

Patrick County Planning Commission Meeting

Minutes of April 15, 2014

Present: Ed Anthony, Chairman; Stanly Fain, Vice-Chairman; Gary Griffith; members of the Planning Commission and Danny Foley, member of the Board of Supervisors.

Also Present: Teresa McCormick, Secretary to the Planning Commission; Alan Black, County Attorney and Will Dodson, VDOT-Land Development Engineer representing Carroll, Franklin and Patrick County

Absent: Brenda Quesinberry and Rodney Boyd

Call to Order

Ed Anthony, Chairman called the meeting to order.

Approval of the Agenda:

A motion was made by Stanley Fain to approve the agenda as presented and seconded by Gary Griffith and carried unanimously by all voting members present.

Approval of the Minutes:

A motion was made by Gary Griffith to approve the March 11, 2014 minutes as read and seconded by Stanley Fain and carried unanimously by all voting members present.

15 Minutes Round –Table:

A brief discussion Gary Griffith stated that he had been trying to get in touch with cell tower representatives. Alan Black stated that there has been discussion about installing a cell tower on Tuggles Gap near Chateau Morrisette Winery.

NEW BUSINESS:

Mr. Dodson reviewed with the Board handouts of Regulations and Standards for private drives adjoining the state maintained road for subdivisions. Mr. Dodson stated that in the stopping and sight distances on page F-34 is very critical for a subdivision that meets the state maintained roads. Mr. Dodson reviewed with the Board the Virginia Acts of Assembly-2008 Session – Discontinued road maintenance Section 55.50.3. - Public road easements; maintenance and improvements. A copy of the Regulations and Standards are on file in Tax Mapping.

Mr. Black ask what does VDOT find that local governments or planning commission do in regards to verifying that there is an adequate or legal entrance to a proposed subdivision? Mr. Dodson stated that they contact him to come and do a visual inspection of the subdivision to meet the regulations.

Mr. Black suggested that from VDOT point of view we put in the subdivision ordinance that requires entrances from the subdivision to the VDOT highway meet the VDOT requirements. Mr. Anthony stated that if the Board decides to require that the surveyor put documentation on the survey stating that subdivision meets all VDOT right of way entrance regulations and have a place for the signature from VDOT.

Mr. Fain ask in regards to developers creating a subdivision with 15 lots or more what can we do to see that when they develop the roads that they are kept up to standards. Mr. Dodson stated that VDOT would need to review the

survey plan from the beginning to see the profile of the road, grade requirements and drainage easement to the receiving channel.

In a lengthy discussion Mr. Black stated a roadway with a grade in an access of a grade 16 feet up to 100 foot grade the access grade part would need to be paved. Mr. Dodson stated that we could consider using the Rural Rustic standards which is guidelines for adequate or low volume secondary roads. Mrs. McCormick will get in touch with Lisa Price-Hughes, VDOT Resident, to provide us with this information. A copy of the Rural Rustic Standards is on file in Tax Mapping.

In a lengthy discussion the Board and Mr. Dodson discussed the Storm Water Management Program. No action was taken at this time.

Mr. Black stated that if a developer has proposed 20 to 30 lots do we need to require that the developer leave space or right of way for the adjoining property owners to come through the subdivision. The developer can't have a closed in lot or develop without some kind of access for the neighbors. Mr. Dodson stated that by July, 2014 that law will come into effect a developer would have to share the entrance.

Mr. Fain stated at what point we involve the health department, VDOT and storm water management to review and approved their part on a subdivision. Mr. Black stated that the Board will review and approve a subdivision once we receive a punch list from each department between the preliminary and final plat. The final plat will require signatures from each department. The Board stated that a punch list would only be required on all 3 tiers of the Subdivision Ordinance.

OLD BUSINESS:

No discussion took place.

A motion was made by Stanley Fain to adjourn the meeting and seconded by Gary Griffith and carried unanimously by all voting members present. The next Planning Commission next meeting will be May 20, 2014 at 6 p.m.

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Ed Anthony, Chairman