

Patrick County Planning Commission Meeting

Minutes of May 20, 2014

Present: Ed Anthony, Chairman; Stanly Fain, Vice-Chairman; Gary Griffith, Rodney Boyd; members of the Planning Commission and Brenda Quesinberry; Citizen at Large.

Also Present: Teresa McCormick, Secretary to the Planning Commission; Alan Black, County Attorney; Roger Hayden, Board of Supervisor and Steve Helms, Primland.

Absent: Danny Foley, member of the Board of Supervisors

Call to Order

Ed Anthony, Chairman called the meeting to order.

Approval of the Agenda:

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

Approval of the Minutes:

A motion was made by Gary Griffith to approve the minutes of April 15, 2014 as presented and seconded by Brenda Quesinberry and carried unanimously by all voting members present.

15 Minute Roundtable Discussion:

There was no discussion at this time.

NEW BUSINESS:

Mr. Hayden, Dan River District Board of Supervisor presented to the Planning Commission copies of Code of Virginia 15.2-2242 and Code of Virginia 15.2-2244. Copies of these Codes are on file in Tax Mapping.

Mr. Hayden stated that bringing the county subdivision ordinance in compliant with VDOT regulations would prevent development of subdivisions. Mr. Anthony stated that the Planning Commission met with Will Dotson, Land Development Engineer from VDOT that the entrance site distances of 600 feet may stop the development of most subdivisions. Mr. Stanley stated also that once you start adding the car count to the homes in the subdivision that the entrance site distance would have to be increased. Mr. Hayden was given the information that Mr. Dotson presented to the Planning Commission. No further action was taken at this time.

Mr. Helms, representing Primland stated that the concern of the subdivision ordinance restricting developments in constructing dwellings and selling 1/8 to 1/13 shares or owner of a unit. Mrs. Quesinberry stated at the Blue Ridge Passage Resort they have a Unit Owner Association which owns the land. The dwelling is all that the homeowner purchases.

Mr. Helms stated that being the owner of “Edgeview Development” he could not have paved the subdivision roads to meet VDOT standards. Mr. Helms stated that he organized a Home Owners Association in the development and that the property owners would have to maintain the road.

Alan Black, County Attorney arrived to the meeting.

OLD BUSINESS:

Mr. Black reviewed the information that Will Dotson from VDOT presented at the May Planning Commission meeting. Mr. Black stated that according to Mr. Dotson that we need to have a 40’ wide entrance into the subdivision.

Mr. Black stated that in our subdivision ordinance that Tier 1 has 1 to 4 lots would be creating residences on these lots so therefore it is creating a VDOT approved entrance. Mr. Stanley stated that we need to create a check list for the developer to have completed before the Planning Commission reviews the subdivision. Mr. Black stated that we can require the developer to have a signature on the survey from VDOT approving the entrance.

Ms. McCormick stated should a family subdivision require the same entrance requirements as a non-family subdivision. No action was taken.

Mr. Black stated that Mr. Dotson suggested paving roads inside the subdivision that have a 16’ grade per 100’ incline and above.

Mrs. Quesinberry stated that in the subdivision definitions, roads in subdivisions will not be maintained by County or VDOT and must also be noted on the survey plat. Mr. Stanley stated that definition also needs to be noted on the survey plat on Family Subdivision.

Rodney Boyd left meeting.

The Board agreed to have a meeting to review ordinance on June 10th and to hold a public hearing on June 17th in 2nd floor conference room.

A motion was made by Gary Griffith to adjourn the meeting and seconded by Brenda Quesinberry and carried unanimously by all voting members present. The next Planning Commission meeting will be June 10th 2014 at 6 p.m.

Ed Anthony, Chairman