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The Carroll County Board of Supervisors held a joint meeting with the Carroll County Planning Commission on Thursday, November 9, 2006 in the Board Meeting Room of the Carroll County Governmental Center.

Present were: Glenna Myers, Chairman
 W. Jeff Evans, Vice-Chairman
 L. J. Jones
 Joseph H. Early, III
 Ralph J. "Bob" Martin, Jr.
 David V. Hutchins
 Gary Larrowe, County Administrator
 Ronald L Newman, Assistant Administrator
 Bradley Dalton, County Attorney
 Larry Chambers, PC Chairman
 Beverly Durnil
 Namon Strickland
 Oscar Hill
 Emmett Jones

Mrs. Myers called the Board to Order and Mr. Chambers called the Commission to Order at 6:03 p.m.

CITIZENS TIME

Mr. Steve Gregson, Agape Motorcoach Retreat, told that he had worked hard on the site and was redoing the cabin to be the lodge. He thanked everyone who had visited the site and told that he was working for this to be something the County could be proud of. He told that this would be a deed restricted area and would be closed from December through the spring. He told that this was not a campground and that the lots would be sold. He told that the coaches were Type A, movable, and be got out quickly for fire safety. He told that any changes in the restrictions or usage would have to meet the approval of the County. He told that this would be a low density, low impact development but would bring a lot of money into the County. He asked the Board to give the development favorable review for the Planning Commission.

Mr. Hutchins asked if the storage area could be used during the time the area was closed.

Mr. Gregson stated that the storage area could only be used while a coach was on site. He told that anything built on site could not be over three feet above ground.

Mr. Tom Slusher told that he had worked with the Subdivision Ordinance since the 1980's. He told that he was concerned that he had heard comments about doing away with the Recreational Subdivision. He told that this had a

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place in the County under the proper guidelines and urged the Board that if a new Ordinance was adopted it be for Carroll County. He told that the Ordinance did need revision but urged caution that changes are not done overnight. He told that the price of land has escalated with developers from other areas coming in the County. He told that all are going to benefit and that this could be made friendly for the people or gates could be put on I-77 and keep them out. He stated that building lots were getting hard to find. He told that there was a definition of a Recreational Subdivision in the Ordinance but there were no guidelines. He told that a Recreational Subdivision needed to be recognized in the Ordinance.

Mr. Dalton asked about road conditions in these developments.

Mr. Slusher told that so many people he sees move into the Recreational Subdivisions are not interested in State maintained roads. He told that they are trying to get away from the rat race. He told that the requirement was a 30' right-of-way but there was no guidance on the improved road width.

Mr. Hutchins commented that the roads should be adequate for rescue vehicles to use.

Mr. Slusher stated that the County should look after the health and welfare of the citizens.

Mr. Eddie Bunn stated that very few subdivisions are built with State roads and asked why developers should spend money if they don't have to. He told that the Recreational Subdivision allows this. He told that from his house he could see the mountain being torn up and there were no restrictions on what is done. He told that there should not be a sudden fix but that it should be given serious consideration.

Ms. Janet Tate told that she had looked at the Patrick County and Floyd County Ordinances and that they require that roads be up to VDOT standards. She told that septic systems have to be maintained and commented that ½ acre lot sizes needs to be changed. She asked how it is considered protecting the health, safety, and welfare of the citizens with recreational roads that are not plowed for snow when people live there year round.

Mr. Darrell Cockerham, County Building Official, discussed road widths needed for fire and rescue equipment and told that there needed to be setbacks from property lines countywide. He told that some definitions needed to be addressed and that there needed to be policing acting in the Ordinance.

Mr. Hutchins asked what the minimum distance was between two residences.

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Mr. Cockerham stated 6' to 10'. He told that the Board needed to address the setback from the road for personal residences and the address placement and size of the 911 sign.

Jerry Bolt, VDOT told that the biggest problem for VDOT was entrances into the highways. He told that people were not coming to VDOT to determine the site distance and told that the required site distance was 610' for 55 mph roads. He told that the Recreational Subdivisions did not have road requirements but that they did have to meet VDOT entrance requirements.

Mr. Strickland asked if this was 50'.

Mr. Bolt told that it could be 30' depending upon usage. He told that if a road served more than 2 residences it was considered a commercial entrance. He told that he would like to see people come to VDOT and get an entrance permit before they get a building permit. He told that the safety of the traveling public was the number 1 concern.

Mr. Chambers commented that the Planning Commission did not approve a subdivision before VDOT signed off on it.

Mr. Bolt told that some entrances were put in without VDOT or the Planning Commission knowing it and told this was especially true for the 5 acre tracts.

Mr. Newman then passed out material that had been provided by Mr. Joe Roma, Emergency Services Coordinator, concerning the road conditions in subdivisions, material provided by Mr. Larry Petrie from the Health Department, and from Mr. Hutchins.

Mr. Martin stated that Alleghany County has developments where the roads are extremely steep and told that it is coming this way.

Mr. Hutchins commented that they have already started.

Mr. Strickland that roads could be put anywhere if they have the distances for switchbacks.

Mr. Bunn told that he knew of subdivisions where roads have 40% slopes and told that the State requires 12-14% maximum slopes.

Mr. Hutchins asked if safety equipment could get in and out on these roads.

Mr. Bunn told that he would not want to send rescue vehicles into these areas.

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Mr. Hutchins asked what would be safe.

Mr. Strickland commented 14% for a short distance.

Mr. Evans told that safety is a concern but asked how far the County goes. He told that people have money and want to do this and there is freedom of choice. He told that it might be stated that the area is not protected by fire and rescue.

Mr. Hutchins commented that the County would then need to strike public safety from the Ordinance. He stated that roads needed to be made so safety equipment could get in and out.

Mr. Evans commented that he was talking about individual rights.

Mr. Jones stated that if this passed there would not anymore lots be sold along the Parkway.

Mr. Hutchins asked if requiring a 30' right-of-way with 20' improvements was going to slow down development.

Mr. Eddie Leonard stated that it would not. He told that it was 16' in North Carolina and all this was for safety issues.

Mr. Early told that it required more money from the County for developments than it did for farmland.

Mr. Leonard stated that people from North Carolina and Florida did not use these services.

Mr. Early told that it was not just roads but that water and sewer are issues. He told that the Ordinance needed teeth and read from the Comprehensive Plan concerning water and sewer. He told that there needed to be common sense in development and the County needed to figure out how it was going to allow development.

Mr. Newman informed the Board that the Planning Commission had been working on the Comprehensive Plan and that it is ready for comments.

Mr. Early commented that in order to have control over development there needed to be guidance in development and mentioned zoning as a tool for this.

Mr. Dalton stated that the Comprehensive Plan was an important document and told that if there was zoning it must agree with what is in the Comprehensive Plan.

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Mr. Evans stated that the Comprehensive Plan is a road map for the future of the County and contained a lot of facts but that it also contained a lot of opinion. He told that the Planning Commission needed to look at all of this but he was concerned they did not overdo it and make it a burden rather than a help. He told that there were enough rules and regulations.

Mr. Early told that Dr. Chandler had said the County was already behind the power curve in trying to protect what people come to the County for which is its beauty. He stated that the County needed to act sooner rather than later.

Mr. Newman suggested a committee to work on the Subdivision Ordinance.

Mr. Evans stated that Mr. Hutchins was an electrician but that nobody else on the Board was qualified.

Mr. Chambers stated that the Subdivision Ordinance was like the Comprehensive Plan and needed to be reworked. He told that he thought a lot of people are lead to believe that they will get their road paved.

Mr. Dalton stated that everyone could agree that they did not want to stop development but stated that roads needed to be required that were sufficient to get emergency vehicles in and out.

Mr. Martin told that a lot of land on top of mountains is untouched and told that he had proposed a 15 mile addition to the New River Trail but told that it only would work if there was no development. He told that something needed to be left for the future and that the County might have to go to some type of zoning. He told that the Parkway was concerned about development. He told that he hated to see the tops of mountains destroyed and that the Board had a responsibility to maintain the beauty of the County.

Ms. Durnil told that she understood about zoning and individual rights but commented that the information from Mr. Petrie was important in protecting the water.

Mr. Early read from the Comprehensive Plan concerning the intense development along the Parkway.

Mr. Cockerham stated that there needed to be a happy medium and told that several developments are being done by people from Florida who have figured out there is no Ordinances or zoning.

Mr. Early read from the back of a business card from a developer who is not from Virginia that he took large farms and chopped them up into small lots.

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Mr. Martin stated that he agreed with Mr. Evans that he should not be on a committee but that there were intelligent people in the room that should be.

Mr. Newman stated that there were people in the room who had told him they would serve on the committee if that is the Board's desire.

Mr. Dalton told that it is a legal requirement for the Board to adopt a Comprehensive Plan but it comes down to the Board making a decision. He told that the Board needed to meet until they make revisions with advice from staff, the Planning Commission, and the public. He told that some areas did not have infrastructure to support growth. He told that he did not think a committee would work and suggested the Board meet and bring in experts for each area.

Mr. Evans told that he did not think the Board should sit in with the Planning Commission as they revise the Ordinance. He stated that the Planning Commission needed to do its part and then send it to the Board.

Mr. Hutchins told that he agreed with this.

Mr. Larrowe stated that the Board would be the red-line group rather than creating the document. He told that the Planning Commission would need to have more working sessions with people who use the documents.

Mr. Early commented that he agreed and stated that there would be outside help needed for zoning.

Mr. Larrowe told that he had checked and Dr. Chandler was not able to be here tonight. He told that he had also checked with him about doing training for the Planning Commission.

Mr. Jones told that Dr. Chandler would want things done the way they are in Richmond.

Mr. Larrowe stated that Dr. Chandler would be the person the County needed him to be.

Mr. Evans stated that the problem with zoning is the personalities involved.

Mr. Early reminded Mr. Evans that he had stated today that the County needed to be proactive rather than reactive. He asked for a straw vote concerning zoning being beneficial to the County.

Mr. Hutchins commented that the County needed organized growth.

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Mr. Evans stated that he could agree with that to a point but that he had watched a man in Grayson County that owned a business and two people was able to hurt his business through zoning.

Mr. Hutchins stated that if the County doesn't have something they will end up with nothing.

Mr. Early commented that it would be money well spent to get Dr. Chandler here.

Mr. Larrowe commented that he had asked for Planning Commission training.

Mr. John Nobili commented that zoning could be beneficial in a populated area like a city or town but not in the County. He told that it could affect property values and rights and that a zoning law would cut down on development.

Mr. Chambers told that the Subdivision Ordinance needed revision just like the Comprehensive Plan and he would welcome input from developers.

Mr. Strickland told that a couple of years ago the Planning Commission made recommendations to the Board and everyone seen what happened.

Mr. Early stated that just because someone gets behind the podium doesn't mean everything they say is true.

Mr. Evans stated that when government steps in some right is given up to get something else. He told that zoning is government intervention into someone's life.

Mr. Larrowe told that he had a list of things that could be worked on that was not that long.

Mr. Chambers told that he had concerns with the roads in the AGAPE development.

Mr. Larrowe told that he had contacted Apple Valley Farm which had 49 sites and that .11 acres was selling for between \$85-140,000, but stated that public utilities were available there and were not here.

Mr. Jones asked how sewer would be done.

Mr. Larrowe told that it would be part of the development and would lot by lot. He told that he had suggested that if there was a change in the use it would have to come back to the Planning Commission for approval.

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Mr. Gregson told that the road would be 24' paved.

Mr. Hutchins asked what it would do to the development if the County required a 30' right-of-way.

Mr. Gregson told that it would make the lots smaller but he did have a plan for this and that the pavement would still be 24'. He told that it would take away from the aesthetics and told that there would be 3' easements on each side of the road.

Mr. Chambers asked if this would be an exclusive area.

Mr. Gregson replied that it would be and there would be three gates.

(Order)

APPROVE AGAPE MOTORCOACH RETREAT

Upon motion by Mr. Evans, seconded by Mr. Strickland, and approved, the Planning Commission approved the AGAPE MOTORCOACH RETREAT with the roads to have a 30' right-of-way.

Mr. Evans told that he did not think a Board member should be on the Planning Commission and announced his resignation from the Planning Commission.

Mr. Newman recommended that the Planning Commission review and update their by-laws.

(Order)

ADJOURNMENT

Upon motion by Mr. Early, seconded by Mr. Hutchins, and passed unanimously, the Board adjourned until November 30, 2006 for the Legislative Dinner at Crossroad.

Glenna Myers, Chairman

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Ronald L. Newman, Assistant Clerk