

November 15, 2007

The Carroll County Board of Supervisors held a Special Meeting jointly with the Carroll County Planning Commission on Thursday, November 15, 2007 in the Board Meeting Room of the Carroll County Governmental Center.

Present were: David V. Hutchins, Chairman  
Ralph J. "Bob" Martin, Jr., Vice-Chairman  
W. Jeff Evans  
Joseph H. Early, III  
Glenna Myers  
Ronald L. Newman, Assistant Administrator  
Bradley Dalton, County Attorney

Planning Commission Members Present:

Larry Chambers, Chairman  
Beverly Tipton, Vice-Chairman  
Namon Strickland  
Sam Dickson  
Emmett Jones  
Oscar Hill

Mr. Hutchins called the Board of Supervisors to Order and Mr. Chambers called the Planning Commission to Order at 6:00 p.m. Mr. Dickson led in prayer and the pledge of allegiance.

Mr. Dalton told that the proposed subdivision ordinance is based on the Wythe County model. He told that the current ordinance is not sufficient for the County needs. He told that several months were spent working on the ordinance and he did not feel he could fix the current ordinance. He told that for Administrator/Agent the Board may want to designate an office as the agent with the Planning Commission being the Administrator.

Mr. Terry Nester, E&S Coordinator, told that for a simple subdivision the entire Planning Commission would not necessarily have to see that and if the agent had questions they could go to the Planning Commission.

Mr. Dalton told that there would be situations where the County will need to enforce the ordinance and someone needs authority to enforce it.

It was a consensus to change the Administrator to be the Planning Commission and the Agent to be the Plan Reviewer.

Mr. Dalton then reviewed the definition of a subdivision.

Mr. Nester told that he strongly suggested that the Board approve the proposed definition.

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Mr. Hutchins told that the public has been asking about the review fee for simple subdivisions.

Mr. Emmett Jones asked if a person deeds a portion of land to children but keeps a life estate what happens when the children start dividing.

Mr. Dalton told that they could further subdivide under the family subdivision. He told that if the father passes away then the family has a right to divide the land.

Mr. Nester asked if the minimum lot size would come into play with this.

Mr. Dalton told that he did not think that it would.

Mr. Early asked what happens if the Health Department will not allow well or septic.

Mr. Dalton told that it was not part of the subdivision ordinance but that it was a Health Department issue. He told that he would have to review the family subdivision and possibly rework it.

#### **ARTICLE 6**

Mr. Dalton told that on 6.1 the Plan Reviewer is the Agent of the Board of Supervisors and the Planning Commission.

Mr. Hutchins asked for a definition of “advertise for sale”.

Mr. Chambers asked if money changes hands is that contracting to sell lots.

It was a consensus to take out “advertise for sale”.

#### **ARTICLE 7**

Mr. Nester told that on Section 7 that it would take more than 7 days to review the plans. He told that on 7.3-2 that water and wastewater needs to be PSA.

Mr. Martin asked what happens if the subdivision starts out simple and becomes complicated.

Mr. Nester told that it would go to the full Planning Commission.

It was a consensus to change mylar to reproducible copies in Section 7.5 and to delete Section 7.6.

#### **ARTICLE 8**

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Mr. Emmett Jones commented about the 25% slope and asked if it could be graded for structure to be on solid flat ground.

Mr. Newman told that the 25% slope was part of the building code.

Mr. Early asked if the building official would need to see the drawings before issuing the permit.

Mr. Hutchins told that they would be building at their own risk. He told that the ordinance could reference the code.

Mr. Early told that he agrees with referencing the building code.

Mr. Oscar Hall told that Section 8.5 is taking saleable land and telling people what they can do with it.

Mr. Martin asked about mobile home parks where the only place where children had to play is in the street.

Mr. Dalton told that we could remove 8.5 and discuss individually under Class A and Class B. He told that in Section 8.15 he would strike "and as a minimum 1:100,000 and would change Virginia Association of Surveyors to Department of Professional and Occupational Regulation (DPOR).

## **ARTICLE 9**

Mr. Nester told that Carroll County is not in compliance with VDOT standards due to Class B or Recreational subdivisions. He told that it would free up Rural Addition money to be used on rural roads.

Mr. Namon Strickland told at one time this was close to \$700,000.

Mr. Martin asked if there were provisions to allow for small divisions that would not be in compliance.

Mr. Sam Dickson told that the County would need to determine which is the most beneficial to the County, the rural addition money or taxes from Class B.

Mr. Dalton told that elimination of Class B frees up rural addition money but it also eliminates complaints from people where snow is not removed, mail delivery, etc.

It was a consensus in Section 9.9-7 to change building to dwelling house and define, to change 35 feet to 30 feet along the front property line and to change to 20 feet at other lines.

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Mr. Evans asked if other areas do the same thing with Class A & Class B or do they have separate standards.

Mr. Martin recommended that for future meeting that there be a sound system so the public could hear.

### **ARTICLE 10**

It was decided in 10.3-1 to change the lot size to 15,000 square feet.

Ms. Tipton told that in 10.3-3 that some people think 1 acre is too much.

Mr. Hill told that some people did not want an acre.

Mr. Early told that this is talking about areas that don't have much infrastructure. He stated that if it has less than one acre then it will have density and the County will need to think about schools and roads.

Mr. Emmett Jones told that one acre would be about 200 feet wide and if its 100 feet wide then it would be about 435 feet deep which would be enough for septic reserve.

Mr. Hutchins suggested changing 5 acres to 2.5 acres in Section 10.3-6 and told that cul-de-sac frontage would need to be reviewed.

It was a consensus to hold the next Joint Meeting on December 13, 2007 at 6:00 p.m.

(Order)

### **ADJOURNMENT**

Upon motion by Mr. Early, seconded by Mrs. Myers and passed unanimously, the Board adjourned at 8:25 p.m. until December 11, 2007 at 6:00 p.m.

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David V. Hutchins, Chairman

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Ronald L. Newman, Assistant Clerk

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