

**Drakes Branch Planning Commission  
Drakes Branch Municipal Building  
Meeting Minutes  
February 25 2026  
7:00 P.M.**

**Members Present:** Phillip Flippen, Dorothea Knott, Jerris Wells, and David West

**Members Absent:** Fred Black, Roscoe Eubanks, Jr., and Janice Wells.

Zoning Administrator, Eugene Wells and Former Planning Commission Chairperson, Deborah Kennedy was also in attendance.

Guests: Lauren Pugh, CRC Planning Director and Ethan Bowman, CRC Regional Planner.

Chairperson Phillip Flippen called the meeting to order at 7:15 P.M. to take care of any business related to the Planning Commission.

The Committee members reviewed minutes from the December 2025 meeting. A motion was made by Jerris Wells and seconded by David West to approve the minutes as corrected. The motion passed by unanimous voice vote of the Planning Commission.

With no further Planning Commission business, David West made a motion to adjourn the Planning Commission meeting and the motion was seconded by Jerris Wells. The motion was carried.

Chairperson Phillip Flippen adjourned the Planning Commission meeting at 7:20 P.M. He thanked Ethan Bowman and Lauren Pugh for all of their good work on the Comprehensive Plan. Commission members all agreed and Chairperson Flippen turned over the meeting to Ethan Bowman and Lauren Pugh to continue working on the Comprehensive Plan.

Ethan Bowman reviewed the Draft of Chapter Seven which was consolidated down to eight top level goals and Chapter Eight - Implementation.

Goal 1: Preserve the Small-Town Character and Quality of Life - **No changes**

Goal 2: Promote Safe, Orderly, and Sustainable Land Use - **No changes**  
Bullet #4 need to include "Agriculture"

Goal 3: **Add "Along the waterways of Twitty's Creek in Drakes Branch"**

Goals 4 through 7 - **No changes**

Goal 8: Final Chapter of the Plan

**Table - Add Soil, Water, and Conservation**

Lauren Pugh shared that she had submitted the Transportation section to VDOT for approval. VDOT's response was to include the following:

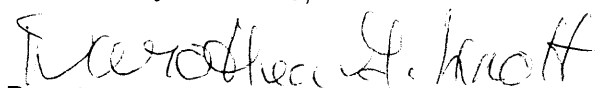
- More Data
- A Crash Map
- Average Annual Daily Traffic
- Measure Roads in Town - Primary and Secondary to include miles

Both Ethan and Lauren reviewed with the Planning Commission an enlarged view of the Drakes Branch Land Use Map. All suggestions were noted and will be made for the final Plan.

The next meeting is scheduled for March 18th.

Phillip Flippen adjourned the meeting at 8:30 P.M.

Respectfully submitted,

  
Dorothea G. Knott,  
Secretary