

MEETING #33 – June 6

At a Joint Meeting of the Madison County Board of Supervisor and the Madison County Planning Commission held on Wednesday, June 6, 2012 at 7:00 p.m. in the Madison County Administrative Center Auditorium located at 414 N. Main Street:

PRESENT: J. Dave Allen, Chairman
Doris G. Lackey, Vice-Chairman
Jerry J. Butler, Member
Pete J. Elliott, Member
Jonathon Weakley, Member
V. R. Shackelford, III, County Attorney
Ernie Hoch, County Administrator
Betty Grayson, Zoning Administrator
Brian Daniel, Erosion & Sedimentation Technician

ABSENT: Jacqueline S. Frye, Clerk of the Board

1. Call to Order/Determine the Presence of a Quorum:

Chairman Allen called the meeting to order and advised that all members are present and a quorum was established.

2. Pledge of Allegiance & Moment of Silence

The Board of Supervisors and Planning Commission commenced their meeting with the Pledge of Allegiance and a moment of silence.

3. Adoption of Agenda:

Chairman Allen advised the Board will have a presentation by Ms. Helen Cauthen of the Thomas Jefferson Partnership for Economic Development following tonight’s joint session.

On motion of Supervisor Weakley, seconded by Supervisor Lackey, the Board adopted the agenda as presented, with the following vote recorded:

J. Dave Allen	Aye
Doris G. Lackey	Aye
Jerry J. Butler	Aye
Pete J. Elliott	Aye
Jonathon Weakley	Aye



4. Joint Meeting Agenda:

Case Number: S-06-12-04: Request by Jeremy P. Squire for a plat of a subdivision of land to create one (1) lot with residue on TM 19-3 and boundary adjustment with TM 20-3 (also owned by Jeremy P. Squire) off Route 648 (Finks Hollow Lane) near Syria, zoned C-1. The residue is served by a new entrance off Route 648 and the new lot which is Parcel E will be served by an existing right-of-way that dates back to April 29, 1962 and will serve a total of four (4) lots. The final plan has been approved by the Virginia Department of Transportation.

Dave Lewis, Surveyor, and the applicant were present to answer any questions pertaining to tonight's request.

Supervisor Elliott questioned the Clore property and the fact that the plat was 'put all together.'

Mr. Lewis explained that the aforementioned concern has happened in the past before zoning criteria was put into place; he also feels this took place in the past in order to simplify building records, but not intentionally to deny a landowner division rights.

Ms. Grayson also advised that cases similar to what Supervisor Elliott is questioning were usually placed into land use in the past.

Chairman Allen advised that perhaps the Board should refer the aforementioned concerns onto the County Attorney for advisement, as the Board may not have the authority over this type of matter.

After discussion, on motion of Supervisor Weakley, seconded by [Supervisor Elliott](#), the subdivision request is approved as recommended by the Madison County Planning Commission, with the following vote recorded:

J. Dave Allen	Aye
Doris G. Lackey	Aye
Jerry J. Butler	Aye
Pete J. Elliott	Aye
Jonathon Weakley	Aye

Case Number S-06-12-05, Request by Raymond F. & Nancy K. Headley for a plat of a subdivision of land to create one (1) lot with residue off Route 706 (Turner Drive) near Achsah, zoned A-1. The residue is served by an existing entrance on Route 706. The new lot will be served by a new fifty foot (50') right-of-way off Route 706. The final plat has been approved by the Virginia Department of Transportation and the Madison Health Department.



Nancy Headley, applicant, was present to answer any questions pertaining to tonight's request; she also advised that a dark line has been denoted (on the plans) to indicate a fence line.

After discussion, on motion of Supervisor Elliott, seconded by Supervisor Lackey, the subdivision request is approved as recommended by the Madison County Planning Commission, with the following vote recorded:

J. Dave Allen	Aye
Doris G. Lackey	Aye
Jerry J. Butler	Aye
Pete J. Elliott	Aye
Jonathon Weakley	Aye

Mr. Williams, Chair, advised that the Commission will discuss the Fishbeck amendment during the June Workshop Session on June 20th. In closing, he advised that a public hearing has been scheduled for Tuesday, July 10, 2012 to discuss the amendment and three (3) of the County's Zoning Ordinances.

With no further business, Lloyd Williams, Chair, adjourned the Commission's portion of tonight's meeting.

Other Items

a. Thomas Jefferson Partnership for Economic Development (Presentation by Ms. Helen Cauthen)

Chairman Allen advised that Ms. Helen Cauthen, President of the Thomas Jefferson Partnership for Economic Development, is here to provide a presentation to the Board and Commission.

Ms. Cauthen stated that she has been the President of the partnership for about four (4) months and was previously employed as a regional developer in Louisville, Kentucky and in North Carolina, where she worked on a number of projects, and as a project manager in Allentown, Pennsylvania. Tonight's presentation included a map that contained information on the Virginia Small Business Development Center, and for the Piedmont Workforce Network, of which Madison County is currently a part of (in conjunction with Culpeper County). Furthermore, she advised that TJPED performed research in providing workforce development solutions and entrepreneur information to promote small business growth – this information has been posted on the website and includes information about Madison County. Additionally, a brief synopsis has also been uploaded for each participating jurisdiction, and the packet also includes information regarding the workforce summary analysis for the region.



Ms. Cauthen thanked the members who were able to attend the recent 'unveiling' on April 12, 2012 in Culpeper County for lunch and to attain more information about the study that was conducted. Essentially, TJPED is based in Charlottesville, Virginia with a territory extending from Charlottesville, to Culpeper, Nelson and Louisa Counties.

Ms. Cauthen advised the cost of the joint study cost about \$153,000.00, and Madison contributed \$1,000.00 in order to receive the benefits provided regarding economic development that can be attained by 'working together.' The report contained information gained from a cluster analysis on participating localities and has been posted online for review. Furthermore, input was also provided with regard to technology in an effort to formulate recommendations for the region, and tonight's packet also contains information gleaned from the workforce analysis and the scientific study that was performed on a 'primary day' in Madison County. Focus was made on a relative job multiplier, ideas on how to bring a company into the area, as well as what can be generated for Madison County just by creating one (1) job.

Ms. Cauthen indicated the beauty of the region is very important, and care must be taken so as to not bring in a company that will impose an undesirable impact on the locality. Furthermore, the regional information provided addressed classes that are offered at the regional level and it is anticipated that an additional data center may be put into place in Charlottesville. Additionally, information was collected on communications from a security perspective (i.e. fiber) to include all regions involved in the study. The packet also provides three (3) main targets of interest and recommendation, and she stressed that the partnership is here to assist each locality in doing whatever 'it' wants to do, as well as to provide support with ways to encourage agri-business within the following specific target areas:

- i) Dog/cat food processing;
- ii) Technology;
- iii) Meat processing;
- iv) Butter/creamery manufacturing;

which are deemed to provide solid growth and earnings for the locality.

In the area of business/financial services, there are three (3) targeted areas which include:

- i) Electronics;
- ii) Telephone call center;
- iii) Design services;



with descriptions provided in the report to denote referenced examples and supportive criteria, employment/wage growth percentages, as well as the benefits that come when the 'right' companies are attracted to a region. Also, there is information provided to denote ways to attract teen employment, as well as how to attract commuters to the area.

In closing, TJPED will plan to meet with the participating localities in an attempt to put 'action onto paper' so as to have specific ideas in place.

Concerns expressed by the Supervisors were as follows:

Supervisor Butler asked whether Madison County's membership in TJPED will expire June 30, 2012, to which Ms. Cauthen advised the partnership will be happy to help Madison County; she also advised that full membership generally costs about \$12,500.00 per locality; however, she hopes to be able to show localities that they'll receive double the amount of services for the associated costs. In closing, she feels that by working together, everyone gains the benefit of the prospective benefits the partnership can provide.

Supervisor Lackey questioned whether the partnership has any type of report to denote what has been accomplished for participating regions, as she believes Madison County has been involved with the partnership since the 1990's.

Ms. Cauthen advised the partnership does have some data available; however, due to the recent relocation of the office, she hasn't had an opportunity to sort through everything. In closing, she will review the information on file and report back.

Supervisor Elliott advised that Madison County is unable to provide water and sewer to potential businesses; therefore, since the County (contributed \$12,500.00) is unable to provide the aforementioned amenities, would this cause potential businesses to go to Culpeper County (or elsewhere), as the lack of these services may prove to be a shortfall for the County overall, despite having contributed the above referenced funding.

Ms. Cauthen advised that she is relatively new to the area and is unsure; however, she feels the partnership's job is to help the County get 'its money's worth' as well as a good return on its investment. In closing, she feels the aforementioned concern may bring different results for Madison County than surrounding localities; therefore, she will need to assess how the partnership can assist in working through this concern, as there will be times when particular requests can only be accommodated by localities that can fulfill the required need(s).

Supervisor Weakley asked if Madison County would be notified in the event that potential businesses may be willing to review alternative options.



Supervisor Lackey asked about the relationship between the partnership and the State, as well as other agencies that may be designated 501C3 (non profit).

Supervisor Weakley referenced the concern brought forth by Supervisor Elliott and questioned if the partnership would notify Madison County in the event such an incident was to take place.

Ms. Cauthen advised that the partnership will work with the locality to provide information and determine if Madison County is able to fulfill the need for alternative projects. In closing, she reiterated that the partnership will work to identify what types of projects would work best within the community and/or region.

Commission members verbalized concerns as follows:

Lloyd Williams, Chair, advised that the County's Comprehensive Plan has a number of baseline businesses in existence at this time; therefore, he questioned if the partnership's study has included all of the information, as it appears there's only about thirty-three percent (33%) denoted in the study.

Ms. Cauthen advised partnership does list the pertinent information, which also includes demographic. In closing, she advised that further information can also be found online.

Nan Coppedge, Commission member, asked whom citizen inquiries should be referred to (i.e. Chairman of the Board or the County Administrator).

Chairman Allen advised that citizens may contact the County Administrator.

Ms. Cauthen advised the partnership will be happy to assist the County with inquiries, if needed.

Carlton Yowell, Commission member, asked if there was any information available regarding whether there have been any creative requests presented by companies (with localities) in order to 'close a deal.'

Ms. Cauthen advised that most requests she has dealt with were relatively 'straight forward'; however, information has been attained regarding whether a locality has the available workforce that a potential company may be in need of (i.e. full-time, part-time, available work skills) which is very helpful. In closing, she stated that some companies investigate possible projects although financing may not yet be in place.

Phil Brockman, Commission member, asked if the County could implement a plan that would increase tourism dollars for the locality.



Ms. Cauthen advised the partnership leans more towards commercial development and looks at tourism as being a separate group; however, the partnership will be happy to try to offer some assistance with the best possible resources available.

Clay Jackson, Commission member, questioned whether the partnership would be willing to promote tourism if it incorporated resources and development, similar to a standard business.

Ms. Cauthen advised that the partnership has helped to implement retail development; however, at the regional level, the partnership looks as 'specific' projects that are more commercially oriented.

Ray Goodall, Commission member, questioned whether the partnership could provide an example of projects the partnership has developed in localities. In closing, he questioned about the investments and contributions.

Ms. Cauthen advised that there are examples available; however, she didn't bring anything tonight to provide as a part of her presentation. Furthermore, at the regional level, the partnership is a key marketing component, but once an actual project is in place, the partnership will help promote the project and recruit it to a specific area, which will also benefit the locality(ies); if the partnership is successful in helping Madison County by supporting its efforts, the locality may also be able to receive the credit and manage the full scope of the project.

In closing, Ms. Cauthen advised that the partnership gains funding from various companies and organizations with contributions ranging from \$500.00 to \$40,000.00; the partnership doesn't receive funding from the State, but does utilize regional partnerships as they're formed.

Supervisor Lackey asked for the name of the State's agency, to which Ms. Cauthen advised was the Virginia Economic Development Partnership (which contains several sub-agencies).

Chairman Allen thanked Ms. Cauthen for attending tonight's session.

5. Information & Correspondence (if any)

Chairman Allen asked if there was any further information and/or correspondence, and there was none.

6. Adjournment

With no further action being required by the Board, on motion of Supervisor Lackey, seconded by Supervisor Weakley, Chairman Allen adjourned the meeting, with the following vote recorded:



J. Dave Allen	Aye
Doris G. Lackey	Aye
Jerry J. Butler	Aye
Pete J. Elliott	Aye
Jonathon Weakley	Aye

J. Dave Allen, Chairman
 Madison County Board of Supervisors

Jacqueline S. Frye, Clerk of the Board

Adopted on: July 10, 2012

Copies: J. Dave Allen, Doris G. Lackey, Jerry J. Butler, Pete J. Elliott, Jonathon Weakley,
 V. R. Shackelford, III & Constitutional Officers

