

MEETING #47– December 3

At a Joint Meeting/Public Hearing of the Madison County Planning Commission and the Madison County Board of Supervisors on December 3, 2015 at 8:00 p.m. in the Madison County Administration Center Auditorium located at 414 N. Main Street:

PRESENT: Doris G. Lackey, Chair
Jonathon Weakley, Member
Robert W. Campbell, Member
Kevin McGhee, Member
V. R. Shackelford, III, County Attorney
Daniel Campbell, County Administrator
Betty Grayson, Zoning Administrator

ABSENT: R. Clay Jackson, Vice-Chair

Planning Commission:

Call to Order

Mr. Yowell, Commission Chair, noted that tonight' joint meeting with the Madison County Board of Supervisors is to act on a planning commission case and to hold a public hearing on a proposed amendment to the Madison County Comprehensive Plan.

Pledge of Allegiance & Moment of Silence

1. Determine Presence of a Quorum

Mr. Yowell, Commission Chair, noted that a Quorum was present.

2. Approval of Minutes

The minutes of the November 5, 2015 joint meeting were approved as amended.

Mr. Yowell provided an overview of tonight's meeting process; representatives were asked to approach the podium to provide their name and any information pertinent to tonight's case; questions will be entertained by the Commission members, the public, and then recommended onto the Madison County Board of Supervisors either for approval, denial or tabling. In closing, he asked that applicants remain for the Madison County Board of Supervisor's portion of tonight's meeting.

Mr. Yowell, Chair, noted that the Madison County Planning Commission will suspend its portion of tonight's meeting du

3. Action Items:

- a. Case No. S-12-15-07: Request by Robert Joseph Kane Revocable Trust for a plat of a subdivision of land to create one (1) lot with residue on Route 630 (Thoroughfare Road) near Brightwood, zoned A-1/ The lot will be served by a new fifty foot (50') right-of-way and the residue has an existing entrance on Route 630. The final plat has been approved by the Madison Health Department and VDOT. This case was reviewed at the recent workshop.

Robert Kane was present to answer any questions pertaining to tonight's request.

The floor was opened for comments by the commission and the public.

With no comments being brought forth, Mr. Yowell, Chair, closed the comment session.

After discussion, the Madison County Planning Commission recommended approval of Case No. S-12-15-07 as presented.

The Planning Commission moved to suspend its portion of tonight's meeting to move to the public hearing

b. Public Hearing: Amendments to 2012 Comprehensive Plan [Ordinance ID #2015-6]

Mr. Yowell, Chair, advised that the purpose of tonight's meeting is to consider an amendment to the energy/utility section of the 2012 comprehensive plan for Madison County. Committee members and the County Attorney will be asked to add additional information, if necessary.

A detailed overview was provided regarding tonight's purpose for the public hearing that focused on the recommended amendment (to the comprehensive plan) that was precipitated by the proposed Remington/Pratts/Gordonsville transmission line project (initiated by Dominion Power, Virginia Power and First Energy Services) to upgrade power lines to 230 Kv.

Additional highlights were provided that pertained to:

- The original time frame the County was notified of the proposed transmission line
- The proposed size of the transmission line
- The location of the proposed line
- Local petition signed by 416 local residents to request the comprehensive plan be amended to designate corridors for electric transmission lines of 150,000 volts or more in accordance with State statute 15.2-2223 Paragraph C8
- Responsibilities of the Madison County Planning Commission regarding the comprehensive plan
- Efforts made by a sub-committee to study the proposed transmission line

In closing, it was noted that a public hearing was held on November 5th to attain input from the public regarding the proposal and to advise property owners within the proposed corridor of the amendment to the comprehensive plan; tonight's public hearing was also scheduled after a meeting with the committee and review of the recommendations that were presented.

i. Public Comment

Mr. Yowell, Chair, opened the floor for public comment; individuals were asked to provide name/address for the record, and to keep remarks no more than three (3) minutes; those wishing to return for additional comments will be allowed to do so after all initial comments have been received; citizens were reminded to address all comments to the Commission only and the session will not be interrupted for any type of discussion.

The amendment was read for the public; input was provided on the changes discussed during the initial public hearing held in November 2015 (to include maps of the proposed route).

The following citizen provided comments on tonight's proposed amendment to the County's comprehensive plan:

- Darlene Carpenter
- Edward Carpenter

Mr. Yowell, Chair, advised that once public comment is complete, representatives present from utility companies will be asked to provide input on tonight's matter.

Additional comments were provided by:

- Eric Stevens
- Lindy Sanford
- Betty Grayson
- Jim Smith (copy of comments submitted and attached to the minutes)
- Frank Gimbel
- Staci Fox
- James Tanner
- Colleen Stevens
- Mike Mosko
- Bill Sanford
- Sally Hill Outten
- **Thorn O'Bannon**
- Jim Alexander

Mr. Yowell, Chair, called for any representatives from the utility companies to speak.

Ms. Lee from REC was present and advised that REC (Rappahannock Electric Cooperative) has no position on tonight's issue, and that REC's job is to serve member owners; REC will work with Madison County in whatever manner possible and with the other twenty-one (21) localities that are now being served.

Mr. Yowell, Chair, questioned the statement regarding 'height/design of poles', and noted that REC had suggested this change, which has been changed to 'structure.'

Citizen members on the corridor committee were asked if they'd like to provide comments.

The following committee member provided a comment:

- Steve Carpenter

With no further comments coming from the public, Mr. Yowell, Chair, opened the floor for comments from the commission members.

Commission members providing comments:

- George (Kim) Beach
- Gerald Stephenson
- Roger Gooding
- Phil Brockman
- Nan Coppedge
- Lloyd Williams
- Carlton Yowell

Additional comments made focused on:

- The petition (circulated by the citizens)
- Support of the proposed amendment (to establish a corridor)
- The fact that a sub-station has been designated at Pratts
- The fact that any expansion of the existing sub-station can only be initiated by a special use permit
- Wording noted in right-of-way agreements (initiated in 1954)
- Proposed amendment (to the comprehensive plan) will protect the majority of property owners

After discussion, the Madison County Planning Commission moved and recommended an amendment (to Ordinance #2015-6 [Amend the Comprehensive Plan 2012 for Madison County]) to change wording from 'poles to "structures" for public utilities.

The Planning Commission reconvened its portion of tonight's meeting

Mr. Yowell, Chairman noted the following highlights:

Establishment of a nominating committee (in accordance with Article 3, paragraph 3.2 of the Commission bylaws):

- Roger Gooding, Fay Utz, Nan Coppedge (Nominating Committee) [Appointments will be made to the Commission at the workshop scheduled for January 20, 2016] January 20th workshop session]
- Election of officers will follow the January 2016 workshop session
- Workshop on December 16, 2015

4. Adjournment:

With no further action being required, Mr. Yowell, Chair, adjourned the Madison County Planning Commission's portion of tonight's meeting.

Board of Supervisors

Call to Order

Chairman Lackey called the Madison County Board of Supervisors' portion of tonight's meeting to order.

1. Determine Presence of a Quorum

Chairman Lackey advised that Supervisor Jackson is out of state; a quorum was present.

2. Adoption of Agenda

Supervisor Weakley moved the Board adopt the Agenda as presented, seconded by Supervisor Campbell. *Ayes: Lackey, Weakley, Campbell, McGhee. Absent: Jackson. Nays: (0).*

3. Action Items:

a. Case No. S-12-15-07: Request by Robert Joseph Kane Revocable Trust.....

Supervisor Campbell moved the Board approve Case No. S-11-15-07, as recommended by the Madison County Planning Commission, seconded by Supervisor Jackson. *Ayes: Lackey, Weakley, Campbell, McGhee. Absent: Jackson. Nays: (0).*

Chairman Lackey called for comments from the Board regarding tonight's case.

Supervisor Campbell moved the Board approve Case No. S-12-15-07, as recommended by the Madison County Planning Commission, seconded by Supervisor Weakley. *Ayes: Lackey, Weakley, Campbell, McGhee. Absent: Jackson. Nays: (0).*

The Madison County Board of Supervisors remained in session for the public hearing process

A request for a five (5) minute break was called by Chairman Lackey.

b. *Public Hearing: Amendments to 2012 Comprehensive Plan [ID #2015-6 [Ordinance to Amend the Comprehensive plan 2012 for Madison County]:*

i. *Comments from the Board members focused on:*

- *Supervisor Campbell: Verbalized favor of the proposed amendments; focused on injunction that was filed and how gaining information and knowledge has been made on tonight's issue; thanked the citizens of Madison County, the planning commission and the Board for working together.*
- *Supervisor McGhee: Thanked the commission and committee for working on tonight's issue; feels much education has been attained by all parties throughout the for working together with the County to take a stand on the proposed transmission line project; feels that tonight's amendment will present the County from being completely victimized; questioned impact on land values; encouraged County to continue to be proactive.*
- *Supervisor Weakley: Thanked all parties that have been involved (citizens, County Attorney, Mr. Alexander, commission, sub-committees, etc.); original proposal (to include Pratts) would've called for new rights-of-way (which was eliminated); concerned about property rights; verbalized support of tonight's amendment, but suggested action be delayed on tonight's matter until December Regular Meeting.*
- *Chairman Lackey: Concurred with comments made by the Board members; verbalized support of tonight's amendment; feels tonight's amendment isn't the end of tonight's issue and encouraged the county to be even stronger to resist what some companies may try to do here; focused on injunction that was filed (by the County) with no response to date (from Dominion Power). focused on PJM's decision not to extend a line to Pratts, but through Remington/Gordonsville only; feels there will be no improvements in the distribution lines for Madison County for quite some time (i.e. 10-15 years); suggested that perhaps the Commission look into adding language (regarding utility lines) into the zoning ordinance; feels tonight's proposed amendment is a good start.*

Chairman Lackey opened the floor for public statements.

The following citizens provided input:

- Eleanor Montgomery
- Bill Sanford
- Staci Fox
- Mike Mosko
- Darlene Carpenter

Additional comments focused on the fact that:

- A larger power line will need to be discussed between the utility company and property owner (if additional right-of-way is needed)
- And whether any compensation will be in order.
- The existing right-of-way can go from property line to property line
- There are no plans to expand any existing rights-of-way that are already in place

With no further comments being made, Chairmen Lackey closed the session.

Supervisor Campbell moved the Board act on tonight's amendment, seconded by Supervisor McGhee.

Supervisor McGhee also noted that he feels certain the Madison County Planning Commission will be on top of tonight's issue and will move forward with amending the comprehensive plan; advised of favor of taking action tonight.

Supervisor Weakley noted that he would be in favor of voting, should the Board desire to do so.

Ayes: Lackey, Weakley, Campbell, McGhee. Absent: Jackson. Nays: (0).

Supervisor Campbell noted that the Board approve the amendment (from “poles” to structures”) to Ordinance ID #2015-6 [Amend to act on the amendment on the 2012 Comprehensive plan for Madison County, seconded by Supervisor McGhee. *Ayes: Lackey, Weakley, Campbell, McGhee. Absent: Jackson. Nays: (0).*

Supervisor Campbell moved the Board approve the amendment to Ordinance #2015-6 [Amend the Comprehensive Plan 2012 for Madison County] to change wording from ‘poles’ to “structures” for public utilities, as recommended by the Madison County Planning Commission, seconded by Supervisor McGhee. *Ayes: Lackey, Weakley, Campbell, McGhee. Absent: Jackson. Nays: (0).*

4. Information/Correspondence: None.

5. Adjournment

With no further action being required, on motion of Supervisor McGhee, seconded by Supervisor Weakley, Chairman Lackey adjourned the meeting. *Ayes: Lackey, Weakley, Campbell, McGhee. Absent: Jackson. Nays: (0).*

Doris G. Lackey, Chairman
Madison County Board of Supervisors

Clerk of the Board of Madison County Board Supervisors
Adopted on: January 26, 2016
Copies: Board of Supervisors, County Attorney & Constitutional Officers



Agenda
Joint Meeting/Public Hearing
Madison County Planning Commission &
Madison County Board of Supervisors
Thursday, December 3, 2015 at 8:00 p.m.
Madison County Administration Building Auditorium
414 N. Main Street, Madison, Virginia 22727



Agenda Items

Planning Commission

Pledge of Allegiance & Moment of Silence

- 1. Determine Presence of a Quorum
- 2. Approval of Minutes
- 3. Action Items:

- a. *Case No. S-12-15-07: Request by Robert Joseph Kane Revocable Trust for a plat of a subdivision of land to create (one) 1 lot with residue on Route 630 (Thoroughfare Road) near Brightwood, zoned A-1. The lot will be served by a new 50 foot right-of-way and the residue has an existing entrance on Route 630.*

- b. *Public Hearing: Amendments to 2012 Comprehensive Plan (ID #2015-6 [Ordinance to Amend the Comprehensive Plan 2012 for Madison County])*

- i. *Public Comment*

- 4. Adjournment

Board of Supervisors

Call to Order

1. Determine Presence of a Quorum
2. Adoption of Agenda
3. Action Items:
 - a. *Case No. S-12-15-07: Request by Robert Joseph Kane.....*
 - b. *Public Hearing: Amendments to 2012 Comprehensive Plan [ID #2015-6 [Ordinance to Amend the Comprehensive Plan 2012 for Madison County]]*
 - i. *Public Comment*
4. Information/Correspondence (if any)
5. Adjournment