

## MEETING#17– March 18

At a Joint Board-Planning Workshop Session of the Madison County Board of Supervisors and the Madison County Planning Commission at 7:00 p.m. on March 18, 2015 at the Madison County Administrative Center Auditorium located at 414 N. Main Street:

PRESENT: Doris G. Lackey, Chair  
R. Clay Jackson, Vice-Chair  
Jonathon Weakley, Member  
Robert W. Campbell, Member  
Kevin McGhee, Member  
V. R. Shackelford, III, County Attorney  
Ernest C. Hoch, County Administrator

### Board of Supervisors

#### Call to Order

#### *Pledge of Allegiance & Moment of Silence*

1. **Determine Presence of a Quorum/Adopt of Agenda**
2. **Dominion Virginia Power & First Energy Project Announcement**
  - a. Remington-Pratts-Gordonsville Transmission Project  
Greg Mathe, Manager, was present to provide a full overview of the proposed energy project. Documentation provided for discussion focused on project segments involved with the project. Additional information provided focused on:
    - REC representatives are working with Dominion and First Energy
    - Letters to potentially effected landowners going out this week
    - Projects costs: \$240,000,000.00 (Dominion \$120,000,000.00; First Energy \$120,000,000.00)
    - Project construction to start in 2017
    - County Attorney is aware of project
    - Possible announcement at Planning Commission workshop (3'18'15 @ 7:00 p.m.)
    - Public Hearing: Madison County High School (April 2, 2015 - 5:00 p.m. to 8:00 p.m.)
    - Public Hearing: Culpeper Eastern View High School (April 15, 215 – 5:00 p.m. to 8:00 p.m.)
    - Public Hearing: Gordonsville (TBD)

Concerns from the County focused on:

- Location of Woodberry Forest School (on the map)
- Whether the lines will be constructed with 'single' poles

Mr. Mathe provided an overview of the responsibilities of all participating parties involved. It was noted that Rappahannock Electric has been provided copies of all required documentation from all participating members involved in the project. In closing, an additional packet was provided to the County for review/consideration.

### 3. **Adjournment**

With no further discussion on the project announcement, the Madison County Board of Supervisor adjourned this portion of tonight's meeting.

### Madison County Planning Commission

#### Call to Order

1. **Determine Presence of a Quorum/Adopt Agenda**
2. **Approval of minutes from the prior Planning Commission Workshop Meeting Budget Discussions:**

Minutes from the prior workshop meeting were approved as presented.

3. Case No. S-04-15-01: Request by Marvin J & Sue F. Tucker for a plat of a subdivision of land to create one (1) lot with residue on Route 616 (Locust Grove Church Road) near Good Hope, zoned A-1, Tax Map Number 64-113. The plat has been approved by VDOT and the Madison Health Department.

Questions from the Commission focused on:

- The amount of required residue

Ms. Grayson noted the residue is fifteen feet (15'); she also noted the applicants will be present at the April Joint Meeting to answer any questions pertaining to the request. In closing, she noted the public hearing on the B-1 zoning ordinance changes.

4. Discussions concerning changes in the penalties for violations of zoning ordinances:
5. Upcoming public hearing 4-1-15 on changes to B-1 Zoning

Ms. Grayson advised the public hearing on the B1 zoning changes has been scheduled for the April Joint Meeting scheduled for April 1, 2015.

Lloyd Williams, Commission Vice-Chair, was present and advised that changes on the proposed changes to B1 zoning has been discussed with the Board of Supervisors during the February Workshop Session; the meeting has been appropriately advertised by the County Attorney.

Ms. Grayson provided the Commission members with documentation regarding special use permits; reference was made to section A-2-1 regarding 'Apartment/House & Existing Structures Only', with the recommendation that reference to 'three or more families' be removed to include 'anything above one family' as being a 'multi-family dwelling.' In closing, she advised the definition could be worded as 'two or more' or 'anything above one family'.

After discussion, it was the consensus of the Commission to list the definition as 'more than one family.' In closing, it was noted that discussion on the wording changed will be done at the public hearing scheduled for the April Joint Meeting.

#### **Committee Reports:**

Garold Stephenson verbalized concerns regarding changes to the County's Zoning Ordinance and whether the proposed changes are in line with recommendations made by the General Assembly.

The County Attorney provided input on the proposed structural changes to the zoning ordinance. Reference was also made regarding general provisions and civil content. It was also noted that enforcement of violations to the Zoning Ordinance must be classified as a misdemeanor if the violation results in physical injury (based on enabling legislation).

Supervisor Jackson questioned the mechanics involved if the County was to request the removal of a structure.

The County Attorney advised the section in question only applies if court proceedings require that a structure must be removed.

Mr. Williams, Commission Vice-Chair, suggested the public hearing on this matter be scheduled on the agenda for the May Joint Meeting; Commission members were encouraged to review documentation presented and provide concerns during the April Joint Meeting session. In closing, he suggested the item be added to the May Joint Meeting Agenda as a public hearing matter.

#### **Miscellaneous:**

Mr. Williams, Commission Vice-Chair, verbalized concerns regarding the manner in which tonight's meeting on the proposed energy project was scheduled and held during the Commission's monthly work session.

Daniel Crigler, Commission member, questioned how the Commission and the Board of Supervisors will be involved with the proposed substation as discussed by Dominion and First Energy.

The County Attorney advised that Virginia Code §15.2-2232 has been researched concerning the legal status of a comprehensive plan, and does contain wording that advises that 'any new public utility or public service facility has to be found in conformity of the comprehensive plan.' He noted the planning commission will be required to review conformity, make a recommendation to the Board, and the Board would have to act on the request. It was also noted there may be a probability that the Virginia Code section is preempted by federal law and/or procedure, and this will need to be assessed. In closing, he noted that Dominion has been made aware of the statute.

Mr. Williams, Commission Vice-Chair, noted that based on the wording in the current Ordinance, the County's transmission lines are allowed 'by right' and substations are 'by special use permit' with the exception of R1-R2. In closing, he noted the County's Comprehensive Plan states that requests should be consistent.

Ms. Grayson advised that in discussion with representatives, it was noted that Dominion will be building the transmission line and that First Energy will be responsible for building the substation. Information on the County's comp plan and ordinances was provided for information. Although representatives will be contacting the County in the near future, the County will also need to know the exact location of the property on which the proposed transmission line and substation will be placed.

## 6. Adjournment

With no further action being required, tonight's meeting was adjourned.

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Doris G. Lackey, Chairman  
Madison County Board of Supervisors

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Clerk of the Board of Madison County Board Supervisors

Adopted on: May 12, 2015

Copies: Doris G. Lackey, R. Clay Jackson, Jonathon Weakley, Robert Campbell, Kevin McGhee,  
V. R. Shackelford, III & Constitutional Officers



**Agenda**  
**Joint Board-Planning Workshop**  
**Madison County Board of Supervisors**  
**Wednesday, March 18, 2015 at 7:00 p.m.**  
**Madison County Administration Auditorium**  
**414 N. Main Street**  
**Madison, Virginia 22727**



## Board of Supervisors

### Call to Order

### *Pledge of Allegiance & Moment of Silence*

### 1. Determine Presence of a Quorum / Adopt agenda

- 2. Dominion Virginia Power and FirstEnergy, Project announcement**
  - a. Remington-Pratts-Gordonsville Transmission Project

### **3. Adjournment**

#### **Madison County Planning Commission**

##### **Call to Order**

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