

MEETING #44 – November 5

At a Joint Meeting/Public Hearing of the Madison County Planning Commission and the Madison County Board of Supervisors on November 5, 2015 at 8:00 p.m. in the Madison County Administration 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
Daniel Campbell, County Administrator
Betty Grayson, Zoning Administrator

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 October 7, 2015 joint meeting were approved as presented.

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.

3. Action Items:

- a. Case No. S-11-15-06: Request by Douglas W. and Peggy M. Jenkins for a plat of a subdivision of land to create one (1) lot with residue at 12 Lonnie Burke Road. The residue fronts on Routes 629 and 607 (Lillard's Ford Road and Lonnie Burke Road) near Brightwood, zoned A-1. The final plat has been approved by the Madison Health Department and VDOT.

Douglas and Peggy Jenkins, were present to answer any questions pertaining to tonight's request.

The Planning Commission suspended its portion of tonight's meeting to enter into the public hearing.

b. Public Hearing: Amendments to 2012 Comprehensive Plan

Mr. Yowell, Chair, invited the Board members to provide comments during the public hearing if desired.

Specific information was provided that pertained to:

- The proposed amendment to the 'energy & utility' section of the county's 2012 comprehensive plan
- The desire to attain input from the public, landowners who may be affected, and representatives from the electric companies

It was also noted that following a series of public meetings, it was suggested that a public hearing be scheduled to discuss proposed amendments to the comprehensive plans to designate corridors for electric transmission lines (of 150,000 volts or more) in accordance with state statute 15.2-2223-C-8, and that the Commission is charged with maintenance of the comprehensive plan and to make recommendations to the Madison County Board of Supervisors regarding adoption of the plan.

Mr. Yowell invited representatives from the power companies to provide input (i.e. Dominion Power, First Energy, Rappahannock Electric Co-op, and Potomac Edison).

Greg Baker of Dominion Power advised that during the last communication, the proposed route for the transmission line will be from Remington to Gordonsville, and will request consideration of a line from Remington to Pratts.

The County Attorney questioned whether Dominion Power plans to recommend (to the SCC) approval of just the line from Remington to Gordonsville, and if approved, will there still be a request for a constructible alternative.

Mr. Baker noted that the request will be presented as initially stated and that no constructible alternative will be proposed to the SCC.

Jeffrey Trout, Counsel for First Energy, was present and stated that Potomac Edison isn't planning to build anything, as the entity was dropped from the proposed transmission line project (by Dominion Power). It was noted that in the event there should be any future projects undertaken by First Energy that will involve Madison County, there will be a discussion before anything is submitted to the SCC for review and/or approval. He further urged the County to submit a letter should there be any desire to contact First Energy with any questions or concerns. In closing, he advised that the SCC will ultimately decide where and when any proposed transmission line will be built in the State, and also questioned the County's intention of what is trying to be achieved of the SCC.

Lee Brock of Rappahannock Electric Cooperative was present and stated that the REC is a distribution company that provides service to members. In closing, it was noted that REC did attain lines in right-of-ways after the purchase of Allegheny Power, but has no existing plans to build anything 150Kv or above in any location.

i. Public Comment

Mr. Yowell, Chair, opened the floor for public comment.

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

- Barbara Meadows

Mr. Yowell, Chair, referred to:

- A large map of the proposed corridor
- Identification of parcels that would be affected
- Change in the initial location of the proposed transmission line

In closing, he noted that in the future, there will more than likely be a 150 kV line installed; therefore, the County will need to establish some guidelines in the comprehensive plan to indicate:

- How the line will look
- And request that existing right-of-ways be utilized

Additional comments were made on tonight's issue from the following citizens:

- Kim Smith
- Jim Smith
- Bill Campbell
- Darlene Carpenter
- Lindy Sanford
- Rachel Nichol.
- Jim Alexander
- Robert Legge
- Mike Mosko
- Bill Sanford
- Jonathon Weakley
- Jamie Turner
- Lloyd Williams
- Steve Carpenter
- Phil Brockman
- Sam Wilson
- Fay Utz
- Bob Wilbank

Additional concerns referenced the fact that:

- PJM controls the grid
- SCC must accept a corridor from the County
- There is an existing 38Kv line in place (in Brightwood)
- Two (2) lines cannot run within the same corridor

The County Attorney noted that the map that was published is substantially inaccurate and that tonight's map does designate a corridor that hasn't been advertised for the public. As a result of the state statute, he suggested that a new legal advertisement be published in order to reduce any risk by moving forward on tonight's matter of concern. In closing, he advised that it wouldn't be necessary to notify every property owner, but that it's essential to provide information to any property owners that may be affected.

After discussion, it was motioned by the Madison County Planning Commission to:

- Defer action on tonight's proposed amendment to the comprehensive plan
- Notify all affected property owners (281 parcels)
- Advertise for an additional public hearing (on tonight's matter) for Thursday, December 3rd at 7:00 p.m. (auditorium)

The County Attorney requested that any tweaking to the proposal be made available to his office prior to publication in the newspaper.

The Planning Commission reconvened its portion of tonight's meeting

Mr. Yowell, Chair, asked the members of the corridor sub-committee to convene briefly and provide recommendations to the Commission at the upcoming workshop scheduled for November 18th at 7:00 p.m.

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 a quorum was present.

2. Adoption of Agenda

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

3. Action Items:

a. Case No. S-11-15-06: Request by Douglas W. & Peggy M. Jenkins for a plat of a subdivision

Supervisor Campbell moved the Board approve Case No. S-11-15-06, as recommended by the Madison County Planning Commission, seconded by Supervisor Jackson. *Ayes: Lackey, Jackson, Weakley, Campbell. Absent: McGhee. Nays: (0).*

Clarification was made by the County Attorney that the Madison County Board of Supervisors will need to remain in session for the Joint Public Hearing Process.

4. Information/Correspondence:

In reference to tonight's matter of discussion, the following members provided comments:

- Supervisor Jackson: Comments focused on the establishment of a corridor; the potential for devaluation of local land; County will be exposed to financial liability (i.e. compensation to affected property owners; the effects of future economic development; the need for the County to be proactive).
- Chairman Lackey: Feels the proposed language (for inclusion in the comprehensive plan) will help the County in the future and protect the citizens; feels that an upgrade in alignment to the existing right-of-way will call for exceptions; questioned the issue of compensation for affected landowners; suggested the County utilize an established formula in order for the Commissioner to reassessment any devalued property.
- Supervisor McGhee: Comments focused on devaluation of land and how the County can address this matter.
- Supervisor Campbell: Verbalized agreement that all affected property owners should be notified.
- Supervisor Weakley: Feels mailings to affected property owners is essential; questioned whether the General Assembly will provide any form of compensation to the locality, and feel that tonight's matter is a property rights issue.

5. Adjournment

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

Doris G. Lackey, Chairman
Madison County Board of Supervisors

Clerk of the Board of Madison County Board Supervisors

Adopted on: December 8, 2015

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





Agenda
Joint Meeting/Public Hearing
Madison County Planning Commission &
Madison County Board of Supervisors
Thursday, November 5, 2015 at 8:00 p.m.
Madison County Administration Building Auditorium
414 N. Main Street, Madison, Virginia 22727



Agenda Items

Planning Commission

Call to Order

Pledge of Allegiance & Moment of Silence

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2. Approval of Minutes
3. Action Items:
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 - b. Public Hearing: Amendments to 2012 Comprehensive Plan
 - i. Public Comment
4. Adjournment

Board of Supervisors

Call to Order

1. Determine Presence of a Quorum
3. Adoption of Agenda
4. Action Items:
 - a. Case No. S-11-15-06: Request by Douglas W. and Peggy M. Jenkins
 - b. Public Hearing: Amendments to 2012 Comprehensive Plan
 - i. Public Comment
5. Information/Correspondence (if any)
6. Adjournment