

## MEETING #6- February 3

At a Joint Meeting of the Madison County Board of Supervisors and the Madison County Planning Commission on February 3, 2016 at 7:00 p.m. in the Madison County Administrative Center Auditorium located at 414 N. Main Street:

PRESENT: R. Clay Jackson, Vice-Chair  
Jonathon Weakley, Member  
Robert W. Campbell, Member  
Kevin McGhee, Member  
V. R. Shackelford, III, County Attorney  
Daniel J. Campbell, County Administrator  
Betty Grayson, Zoning Administrator

### Planning Commission:

#### 1. Call to Order

#### 2. Pledge of Allegiance & Moment of Silence

#### 3. Determine Presence of a Quorum

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

Mr. Yowell introduced three (3) newly appointed commission members:

- ✓ Peter Work
- ✓ Michael Mosko, Jr.
- ✓ Charles Fisher

#### 4. Approval of Minutes

The minutes of the January 5, 2016 joint meeting were approved as presented.

#### 5. Action Items:

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 or tabling. In closing, he asked that applicants remain for the Madison County Board of Supervisor's portion of tonight's meeting.

- a. *Case No. SP-02-16-04: Request by Woodberry Forest School for a site plan for Walker Building Renovation Phase 1C. This property is located off Route 15 (James Madison Highway) near Woodberry Forest and contains 527.710 acres of land, zoned A-1. A letter was received from Anthony Hurlock of VDOT dated January 28, 2016 to approve tonight's request; a letter has also been received from Gene Lewis, Plant Operator, stating that the work on the Walker Building will not have any adverse impact on the water or wastewater plant.*

Stuart Little of SEKIV Solutions was present and stated that tonight's improvements to the existing Walker Building are for site improvements only and not to the inside of the building.

Mr. Yowell, Chair, noted that approval hasn't been attained on erosion/sedimentation and storm water management.

Betty Grayson, Zoning Administrator, advised that Woodberry Forest School has a special use permit as a private school that was attained many years ago; she also noted that the Category C-1 within the County's Ordinance denotes the allowable uses.

After discussion, the Madison County Planning Commission recommended approval of Case No. SP-02-16-04 be approved, with the condition that construction not begin until approval for the erosion/sedimentation and storm water management be obtained.

- b. *Case No. S-02-16-05: Request by Ronald S. & Teresa S. Fishbeck Trustee Properties for a subdivision plat to relocate part of the existing 50 foot right-of-way that serves four (4) lots that were approved on December 7, 2005 by the Madison County Board of Supervisors. This property is located off Route 726 (Sparks Lane) near Aroda, zoned A-1. Final plat has been approved by the Madison Health Department and VDOT.*

Ronald Fishbeck was present and advised that tonight's request will allow the right-of-way to be situated at a higher location on the property to provide future usage and to avoid wash out.

After discussion, the Madison County Planning Commission recommended approval of Case No. S-02-16-05, as presented.

- c. *Case No. S-02-16-06: Request by Eric Walter Vollmecke and Kirk F. Vollmecke for a plat of a subdivision of land to create one (1) lot with residue on Route 603 (Whippoorwill Road) near Duet, zoned A-1. Final Plat has been approved by the Madison Health Department and VDOT.*

Eric Vollmecke was present to answer any questions regarding tonight's request.

After discussion, the Madison County Planning Commission recommended approval of Case No. S-02-16-06 be approved as presented.

- d. *Case No. S-02-16-07: Request by William Wallace Sanford for a plat of a subdivision of land to create one (1) lot with residue on Routes 614, 15 and 634 (Twyman's Mill Road, James Madison Highway and Oak Park Road) at Locust Dale, zoned A-1. Final plat has been approved by the Madison Health Department and VDOT.*

William Sanford was present to answer any questions regarding tonight's request, and noted that in the future, there will be no subdivision located on the aforementioned property, **and also mentioned the placement of an old shooting range on the property.**

The County Attorney noted that there is nothing in the County's Zoning Ordinance that require a subdivision; he noted that tonight's request is being considered because the VOF (Virginia Outdoor Foundation) requires certain criteria in order to attain boundaries of a conservation easement.

After discussion, the Madison County Planning Commission recommended approval of Case No. S-02-16-07 as presented.

Mr. Yowell, Chair, reminded the commission members of the workshop session scheduled for February 17<sup>th</sup>; subcommittees will soon be established to discuss the County's Comprehensive Plan.

The Zoning Administrator noted that there will be no cases to act on at the March Joint Meeting.

Mr. Yowell, Chair, advised that the Commission will decide at the upcoming workshop session whether to discuss further items at the next scheduled meeting in March; discussions will also focused on the transmission line project and what the commission looks to accomplish

## 6. 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

1. Determine Presence of a Quorum
2. Adoption of Agenda

Chairman Jackson called the Madison County Board of Supervisors to order. All members are present – a quorum was established.

Supervisor Campbell moved the Agenda be adopted as amended, seconded by Supervisor Weakley. *Ayes: Jackson, Weakley, McGhee, Campbell, Hoffman. Nays: (0).*

### 3. Action Items:

- a. *Case No. SP-02-16-04: Request by Woodberry Forest School.....*

Supervisor Campbell moved that Case No. SP-02-16-04 be approved as recommended by the Madison County Planning Commission with the condition that construction not begin until approval for the erosion/sedimentation and storm water management be obtained, seconded by Supervisor Hoffman. *Ayes: Jackson, Weakley, McGhee, Campbell, Hoffman. Nays: (0).*

- b. *Case No. S-02-16-05: Request by Ronald S. & Teresa S. Fishbeck, Trustee.....*

Supervisor Campbell moved that Case No. S-02-16-05 be approved as recommended by the Madison County Planning Commission, seconded by Supervisor Weakley. *Ayes: Jackson, Weakley, McGhee, Campbell, Hoffman. Nays: (0).*

c. Case No. S-02-16-06: Request by Eric Walter Vollmecke & Kirk F. Vollmecke.....

Supervisor McGhee moved that Case No. S-02-16-06 be approved as recommended by the Madison County Planning Commission, seconded by Supervisor Campbell. *Ayes: Jackson, Weakley, McGhee, Campbell, Hoffman. Nays: (0).*

d. Case No. S-02-16-07: Request by William Wallace Sanford.....Eric Walter Vollmecke & Kirk E. Vollmecke....

Supervisor Campbell thanked the applicant for designating property into conservation.

Supervisor Campbell moved that Case No. S-02-16-07 be approved as recommended by the Madison County Planning Commission, seconded by Supervisor Weakley.

Discussion:

Chairman Jackson questions the comments pertaining to a shooting range being situated on the property.

The County Attorney noted that the area on the property where shooting does transpire isn't actually what one would classify as a 'shooting range.'

Mr. Sanford was present and stated that he had a 'shooting range' beside his home without any complaints from his neighbor; further highlights were provided regarding the future placement of a swimming pool twenty-five yards from the site; concerns were also verbalized regarding how VDOT maintains certain roadways; suggested the Board request VDOT to pave Route 671; also verbalized concerns regarding a request for him to attain approval (from the County) and to sign an affidavit in order to sell any excess power back to Dominion Power (for a private credit). In closing, he questioned when the County started becoming involved with an arrangement between a private citizen and Dominion Power, and noted that he was 'selling power', and would be credited for any power that wasn't used.

*Ayes: Jackson, Weakley, McGhee, Campbell, Hoffman. Nays: (0).*

**4. Information/Correspondence (if any)**

**Power Issues:** Betty Grayson, Zoning Administrator, stated that citizens are required to attain a permit from the Building Department to have solar panels placed on their private property, and should also acquire a permit from the Zoning Department. In closing, she advised having no insight regarding the 'sale of power.'

The County Attorney noted that the County's Ordinance characterizes solar panels as an 'accessory use'; he also noted that if a private citizen doesn't use all the power generated by the solar panels, Dominion Power will credit their private account. In closing, he encouraged the Commission to deal with the issue of solar power as he feels there will be additional questions in the future on this matter.

**5. Adjournment**

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

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R. Clay Jackson, Chairman  
Madison County Board of Supervisors

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Clerk of the Board of the Madison County Board of Supervisors  
Adopted on: February 9, 2016  
Copies: Board of Supervisors, County Attorney & Constitutional Officers

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**Agenda**  
**Joint Meeting and Public Hearing**  
**Madison County Board of Supervisors**  
**Wednesday, January 6, 2016 at 7:00 p.m.**  
**Madison County Administration Building, Auditorium**  
**414 N Main Street, Madison, Virginia 22727**



Call to Order

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

1. Determine Presence of a Quorum
2. Approval of Minutes
3. Action Items:
  - a. *Case No. SP-02-16-04: Request by Woodberry Forest School for a site plan for Walker Building Renovation Phase 1C. This property is located off Route 15 (James Madison Highway) near Woodberry Forest and contains 527.710 acres of land, zoned A-1.*
  - b. *Case No. S-02-16-05: Request by Ronald S. & Teresa S. Fishbeck Trustee Properties for a subdivision plat to relocate part of the existing 50 foot right-of-way that serves four (4) lots that were approved on December 7, 2005 by the Madison County Board of Supervisors. This property is located off Route 726 (Sparks Lane) near Aroda, zoned A-1.*
  - c. *Case No. S-02-16-06: Request by Eric Walter Vollmecke and Kirk F. Vollmecke for a plat of a subdivision of land to create one (1) lot with residue on Route 603 (Whipoorwill Road) near Duet, zoned A-1.*
  - d. *Case No. S-02-16-07: Request by William Wallace Sanford for a plat of a subdivision of land to create one (1) lot with residue on Routes 614, 15 and 634 (Twyman's Mill Road, James Madison Highway and Oak Park Road) at Locust Dale, zoned A-1.*

4. Adjournment

**Board of Supervisors**

Call to Order

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2. Adoption of Agenda
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  - b. *Case No. S-02-16-05: Request by Ronald S. & Teresa S. Fishbeck Trustee Properties.....*
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  - d. *Case No. S-02-16-07: Request by William Wallace Sanford.....*
4. Information/Correspondence (if any)
5. Adjournment