

## MEETING #2- January 6

At a Joint Meeting of the Madison County Board of Supervisors and the Madison County Planning Commission on January 6, 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.

#### 4. Approval of Minutes

The minutes of the December 3, 2015 joint meeting were approved as amended.

#### 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. S-01-16-01: Request by Jennifer Dobyms for a plat of a subdivision of land to create one (1) lot with residue off Route 621 (Beautiful Run Road) near Good Hope, zoned A-1. The lot and the residue will be served by a new fifty-foot (50') right-of-way. Final plat has been approved by the VDOT and the Madison Health Department.*

Thomas Hogge (of Ruckersville, VA) was present on behalf of the applicant and noted the intention is to have a piece of the original property split (by way of a regular division) in order for a relative to build a home on the site; a new fifty foot (50') easement will be in place along the driveway entering the property to serve both dwellings.

Discussions between Commission members focused on:

- The actual size of the property
- The size of the detached residue.

Betty Grayson, Zoning Administrator, explained that the total acreage was a bit more when the survey was completed, which isn't uncommon.

After discussion, the Madison County Planning Commission recommended approval of Case No. S-01-16.01, with the stipulation that the residue totaling 1.7586 acres will be noted as not being a part of the building lot.

- b. *Case No. Z-01-16-02: Request by Madison County Rescue Squad, Inc., contract owners of property owned by Ashton Carpenter Smith to rezone 3.003 acres from Agriculture, A-1 to Conditional Business, B-1, with proffer statement attached. This property is located at the intersection of Route 29 Northbound Lane (N. Seminole Trail) and Route 680 (Gate Road) near Madison. The 3.002 acres which is a portion of TM 40-54 will be added to the existing property owned by Madison County Rescue Squad, Inc. (TM 40-47) making a total acreage of 15.573. The boundary application plat was approved by VDOT on 12/21/15 to use an existing entrance on Route 680.*

Steve Grayson, President of the Rescue Squad, was present and noted that the squad's contract (to purchase the additional acreage) is contingent upon tonight's action. The property in question is to be conjoined with the twelve (12) acres already attained by the rescue squad. The main purpose of purchasing the three (3.0) additional acres will allow the squad to change the existing entrance off Route 29 onto Gate Road, which will be much safer (as suggested by VDOT) and will allow easier access to the property.

Mr. Yowell, Chair, stated that tonight's request falls in line with the Route 29 corridor study, and feels the proposed entrance will be much safer.

After discussion, the Madison County Planning Commission recommended approval of Case No. Case No. Z-01-16-02.

- c. *Case No. SP-01-16-03: Request by Rapidan Baptist Camp & Conference Center for a site plan to remove four existing cabins and constructing five replacement cabins in the location of the existing cabins that are removed. The property is located off Route 621 (Jacks Shop Road) near Rochelle, zoned Agriculture, A-1. Letter have been received from:*
- *The Office of Drinking Water*
  - *The Department of Environmental Quality (documentation denotes that the new cabins will not exceed the design capacity of the existing sewer plant*
  - *Culpeper Soil & Water Conservation District*
  - *Erosion Plan/Conditions (approved by Brian Daniel, E&S Technician)*
  - *VDOT (letter to denote approval of the existing plan)*

Tony Allen of the Rapidan Baptist Camp Board was present to answer questions pertaining to tonight's request, and stated the total replacement should be 24 instead of 28.

After discussion, the Madison County Planning Commission recommended approval of Case No. SP-01-16-03 to include the conditions recommended by Brian Daniel, E&S Technician.

Mr. Yowell, Chair, referred to an email that he received that advised of the SCC's intent to hold a local public hearing in April 2016 regarding the application presented by Dominion Virginia Power to construct a 38.2 mile, 230 kV transmission line with an existing right-of-way on property in Culpeper, Orange and Albemarle Counties with a proposed in-service date of June 2019 for the project (also published in the Fauquier Times Newspaper).

The County Attorney advised that the SCC entered a scheduling order on December 29, 2015 (which is available in the County Administrator's office for viewing), and will call for Dominion Power to send letters to all of the property owners by February 9, 2016 that reside on the proposed route. It was noted that the main route will be from Gordonsville to Remington which does not go through Madison County. It was also noted that there are still two (2) alternative routes that would go through Madison County that were referred to as "B1 and B4", and would terminate at the Pratts substation. In closing, he noted the meeting will also be advertised in the local newspaper for the public. Regular monitoring of the case will continue by the County Attorney and County Administrator in order to advise the Board how to proceed on this matter.

## 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

1. **Call to Order**
2. **Determine Presence of a Quorum**
3. **Adoption of Agenda**

Suggested revisions to the Agenda:

Add:

- *Blue Ridge Committee Information*
- *PRA Request*

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

## 4. Action Items:

- a. *Case No. S-10-16-01: Request by Jennifer Dobyns.....*

Supervisor Weakley moved that Case No. S-10-16-01 be approved as recommended by the Madison County Planning Commission with the stipulation that the residue totaling 1.7586 acres will be noted as not being a part of the building lot, seconded by Supervisor Campbell. *Ayes: Jackson, Weakley, McGhee, Campbell, Hoffman. Nays: (0).*

- b. *Case No. Z-01-16-02: Request by Madison County Rescue Squad.....*

Supervisor Campbell verbalized concerns regarding:

- Whether the three (3) acres to be purchased is a part of the fenced in portion of the property
- Whether the squad will be required to pay rollback taxes
- Portion of the property in land use
- County guidelines pertaining to property located in a fenced area

Mr. Grayson stated that the existing property is narrow and goes down Gate Road about 500 feet; the valley just past the barn will be purchased by the rescue squad and will serve as the entrance to the facility. In closing, he stated there are actually crops on the property and only about an acre is still being farmed by a local family.

Supervisor Campbell moved that Case No. Z-01-16-02 be approved as recommended by the Madison County Planning Commission, seconded by Supervisor McGhee. *Ayes: Jackson, Weakley, McGhee, Campbell, Hoffman. Nays: (0).*

c. *Case No. SP-01-16-03: Request by Rapidan Baptist Camp & Conference Center.....*

Supervisor Weakley moved that Case No. SP-01-16-03 be approved as recommended by the Madison County Planning Commission, to include the conditions recommended by Brian Daniel, E&S Technician, seconded by Supervisor Campbell. *Ayes: Jackson, Weakley, McGhee, Campbell, Hoffman. Nays: (0).*

## 5. Information/Correspondence (if any)

**Blue Ridge Committee:** Supervisor Weakley stated that contact has been made (as per the Board's request) with Mr. Bruce Bowman and Mr. James Ballard to assess whether they'd like to serve as citizen representatives on the Blue Ridge Committee. Mr. Bowman has advised a desire to be reappointed to the Committee, and Mr. Ballard has also advised that he'd be willing to serve as an alternate. In closing, he questioned if it was the Board's desire to have them apply or move forward with action to reappoint and/or appoint both individuals.

Supervisor Campbell: Feels that Mr. Ballard has been a valuable asset in the position in the past; suggested the County proceed with appointing both individuals to serve.

Supervisor Campbell moved the Board reappoint Mr. Bruce Bowman (voting member) and also appoint Mr. James Ballard (alternate) to serve as the citizen representatives on the Blue Ridge Committee, seconded by Supervisor Weakley.

Supervisor Weakley explained that Mr. Bowman was established as the voting member in the past, and that the alternate position would have voting capability in the absence of the voting member.

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

**PRA:** Chairman Jackson noted that at the recent meeting, the PRA expressed a need and interest in attaining the two (2) storage buildings located behind the Old ABC Building, and have asked the Board to consider this matter. The PRA has noted they will assume responsibility of relocating the buildings if today's request is approved.

Supervisor Campbell moved the Board allow PRA to assume ownership of the two (2) storage buildings (housed at the Old ABC Building) and assume responsibility to remove the buildings, seconded by Supervisor McGhee.

Supervisor McGhee asked if the Board has any obligation since the buildings were advertised for sale.

The County Administrator advised that since sealed bids were solicited for the buildings, anyone submitted a bid after tonight's decision (by the Board) will be advised of said decision. In closing, he noted that any respondents that have already submitted a bid will be advised of tonight's discussion and bid requests may be transferred to a related public agency. .

Supervisor Campbell amended his original motion to include that anyone submitting a sealed bid, will be notified of tonight's discussion, seconded by Supervisor McGhee. *Ayes: Jackson, Weakley, McGhee, Campbell, Hoffman. Nays: (0)*

## 6. 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).*

R. Clay Jackson, Chairman  
Madison County Board of Supervisors

Clerk of the Board of the Madison County Board of Supervisors

Adopted on: January 26, 2016

Copies: R. Clay Jackson, Jonathon Weakley, Robert Campbell, Kevin McGhee, Charlotte Hoffman  
V. R. Shackelford, III, 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**



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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4. Adjournment

Board of Supervisors

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  - b. Case No. Z-01-16-02: Request by Madison County Rescue Squad .....

c. Case No. SP-01-16-03: Request by Rapidan Baptist Camp & Conference Center .....

- 4. Information/Correspondence
  - a. Blue Ridge Committee*
  - b. PRA*
- 5. Adjournment

\*ADDITION(S) DENOTED IN ROYAL BLUE WITH YELLOW HIGHLIGHT\*