



## MADISON COUNTY BOARD OF ZONING APPEALS

MADISON VIRGINIA 22727

The Madison County Board of Zoning Appeals met on Tuesday, January 21, 2025, at 7:00 p.m., in the Madison County Administrative Auditorium, 414 N. Main Street in the Town of Madison, Virginia. The board members present were Chairman Rodney Lillard, Members Sara Wills and Roger Clatterbuck, Secretary Janet Henshaw, Zoning Administrator Allen Nicholls and new members Kyle Knight and alternate Jessica Davis. Chairman Lillard called the meeting to order at 7:01 PM and determined there was a quorum, asked members if there were any additions or corrections to be made to the minutes from the previous meeting of December 17, 2024. Member Clatterbuck moved to approve the minutes as submitted and member Wills seconded the motion. The minutes were approved by unanimous voice vote. Chairman Lillard addressed...not aware of any bylaws and Chairman Lillard will participate in voting, if not declared the chair needs to declare. Will also start doing verbal motions, no more ballots.

- a) **(Case Number V-1-21-25) Mr. P. Massie Saunders, Jr. on behalf of Central Virginia Services Incorporated (dba Firefly)**, lessee of real property owned by Rappahannock Electric Cooperative (REC) has requested a variance of Madison County Zoning Ordinance 4-4-1 *"Structures shall be located 50 feet or more from any street right-of-way which is 50 feet or greater in width, or 100 feet or more from the center line of any street right-of-way less than 50 feet in width"* on the parcel know as Madison County tax map number 24-311. The applicant is requesting that the required front setback be reduced from 100' to 40' so that a 10'x20' prefabricated masonry building may be installed.

Applicant Massie Saunders Surveyor doing business with Firefly since 2018 spoke...have put 100% of the Hubs for firefly, REC will need to upgrade their system due to demand, trying to put them as close to their distributions lines as possible. So, they could increase the size of their substation and infrastructure. Requesting a variance for building, propane tank, generator. Under the impression it would need to include the bollards, etc the hub is almost twice as far back, everything will be 40 feet further back.

Member Roger Clatterbuck questioned...you will be 40 feet from the road that goes back to the subdivision?

Massie Saunders replied...yes, the front of the property was deemed the road that serves the property and the entrance to the site is off the private road not the state road.

Rodney Lillard questioned...how many feet is it from the centerline of the road to the hut?

Massie Saunders replied...between 60 and 70 feet. The hut is significantly further back.

Member Sara Wills questioned...reason for not pushing all back?

Massie Saunders replied...REC is upgrading their substation.

Rodney Lillard questioned...how many properties access the road?

Massie Saunders replied...I can see one house but not sure exactly how many. Will be doing landscape buffering, visual buffer but not too tall.

Member Suzanne Long questioned...has anyone given any feedback?

Zoning Administrator Allen Nicholls commented...one person has called questioning what was going on and he was excited.

Massie Saunders commented...one neighbor said, "get it done".

County Administrator Jonathon Weakley commented...many grants we received must have fiber huts to do it, looking for universal coverage.

Roger Clatterbuck commented...a lot of the fiber has been run.

Massie Saunders commented...15-mile radius from the hut, have an at home office, it's reliable and blink of an eye.

Suzanne Long commented...move to accept the variance application as presented.

Roger Clatterbuck seconded this motion.

All members saying "Aye", non-opposed.

There were no other or public comments.

**b) (Case Number V-1-21-25-2) The Madison County Board of Supervisors** has requested a variance of Madison County Zoning Ordinance 8-4-1 *"Buildings shall be located 45 feet or more from any street right-of-way which is 50 feet or greater in width or 70 feet or more from the center line of any street right-of-way less than 50 feet in width. The minimum distance which the main building is required to be located from the street right-of-way or center line shall be known as the setback line"* to reduce the front setback on Madison County Tax Map 40-18B from 45' to 35' so that a carport may be installed on the site.

County Administrator Jonathon Weakley presented...existing EMS stating has 2 carports, currently only way to garage, have some other equipment that needs to be stored. Determined to locate both carports on this site. There is an existing modular building, a letter from the Building Official needs to be 10 feet, would encroach on that setback.

Roger Clatterbuck questioned...is it a temporary structure?

Jonathon Weakley replied...the building code requires it to be anchored, technically could be moved, plan for it to be permanent.

Suzanne Long questioned...second one will be moved to the back of the property, will be next to the existing structure in the back of the property.

Rodney Lillard questioned...are the remainder of the renovations within the footprint.

Jonathon Weakley replied...2 different parcels.

Roger Clatterbuck made a motion to approve.

Sara Wills seconded this motion.

All members saying "Aye", non-opposed.

There were no other or public comments.

Rodney Lillard commented...will be looking at code, didn't find any bylaws. Previous meetings were at different times and days. I would like to keep them on the third Tuesday at 7:00 PM in the Administration Building. As the Chairman I can't make a motion, so the BZA board needs to make a motion.

Suzanne Long moves to approve and Roger Clatterbuck seconds. All members saying "Aye", non-opposed.

Rodney Lillard commented...the Zoning office will be responsible for the minutes, packets, agendas and mailings.

Suzanne Long moves to approve and Roger Clatterbuck seconds. All members saying "Aye", non-opposed.

Rodney Lillard commented on nominations for vacancies. Ms. Grayson said it's not the responsibility of the Board of Supervisors but the responsibility of the Board of Zoning Appeals.

Jonathon Weakley commented...can be found with the Madison Code, if there is a vacancy...1 be made aware, 2 post the vacancies. The board makes a recommendation to the Judge.

Rodney Lillard commented...if the County Attorney agrees...party says they may appoint, and other parts say shall appoint.

Jonathon Weakley introduced the new members, Mr. Kyle Knight and Ms. Jessica Davis.

Kyle Knight spoke...I own a local Electrical Company, very interested and looking forward to the opportunity.


Jessica Davis spoke...Madison resident, works for Aetna, worked at Cardinal Home Center for several years. Looking for more ways to be involved.

Jonathon Weakley commented...here to support you and a resource one the Judge signs off and take the oath.

Chairman Lillard asked if there was any further business for the board. There being none, Member Clatterbuck made a motion to adjourn the meeting. The motion was seconded by Member Wills. The motion was unanimously approved, the meeting ended at 7:36 PM.



Chairman-Rodney Lillard



Secretary Janet Henshaw