



**Agenda**  
**Joint Meeting**  
**Madison County Board of Supervisors**  
**Wednesday, September 6th, 2023 at 7:00 PM**  
**Admin. Building Auditorium, 414 North Main Street,**  
**Madison, Virginia 22727**

**Call to Order**

**Determine Presence of a Quorum/Adoption of Agenda**

**Public Comment**

**Public Hearings**

A. **Case No. S-09-23-14** – Mr. Marvin Jenkins and Mr. Andrew Gayheart have submitted a subdivision application to subdivide a 10.6-acre A1 (agricultural) zoned parcel. The by-right subdivision would create two (2) “new” parcels and one (1) residue parcel. The two (2) new parcels would both contain 3.7-acres, and the one (1) residue parcel would contain 3.2-acres. In June of 2023, the parcel subject to this subdivision request recorded a boundary line adjustment (BLA) with an adjoining parcel identified on Madison County Tax Maps as 42-12A; this BLA expanded Tax Map 42-12A and moved it to the east where it now also adjoins Tax Map 43-3. The subject 10.6-acre parcel is located on Leon Road (Rt. 631) and is identified on Madison County’s Tax Maps as 42-12; an existing dwelling (to be demolished) is located on the parcel and has a postal address of 375 Leon Road, Culpeper, Virginia 22701.

B. **Case No. RZ-09-23-15** – Building Together, LLC (William Camden and Jeri Ward) has applied to rezone a 2.2-acre parcel from A1 (agricultural) to B1 (general business). The subject parcel contains two existing structures: a single-family dwelling containing roughly 1,584 square feet of interior floor area and a two-story commercial structure containing roughly 1,936 square feet of interior floor area. Historically, the subject 2.2-acre parcel’s structures have been utilized for business/commercial purposes, and if rezoned the applicants intend to utilize the

existing structures for by-right business uses, specifically retail and/or professional offices. The subject property contains two postal address points, 6279 and 6267 South Seminole Trail, Rochelle, Virginia; and the parcel is identified on Madison County's Tax Maps as 55-35B.

C. **Case No. RZ-09-23-16** – Mr. Angel Viera has applied to rezone a roughly 1.4-acre

portion of a 4.4-acre parcel from A1 (agriculture) to B1 (business) with conditions.

The applicant is seeking to operate an “automotive repair shop” from an existing garage structure located on the parcel. Historically, the parcel's existing garage structure has been utilized as an automotive repair shop. The subject parcel contains

two postal address points, with the existing garage addressed as 3108 Shelby Road,

and the parcel's existing single-family dwelling addressed as 3090 Shelby Road.

The subject parcel is also identified on Madison County Tax Maps as 55-16.

**Information/Correspondence**

**Public Comment**

**Closed Session**

2.2-3711(A)(1) & 2.2-3711(A)(7)

**Adjourn**

**MADISON COUNTY BOARD OF SUPERVISORS MEETING**

Date: 7:00PM — Wednesday, September 6th, 2023  
Location: Admin. Building Auditorium, 414 N. Main Street

**MEETING #31 — September 6th**

At a Joint Meeting between the Board of Supervisors and the Planning Commission on  
Wednesday, September 6th at 7:00PM in the Admin. Building Auditorium:

PRESENT: R. Clay Jackson, Chair  
Carty Yowell, Vice-Chair  
Dustin Dawson, Member  
James Jewett, Member  
Jonathon Weakley, County Administrator  
Hannon Wright, County Attorney  
Kimberly Turner, Executive Administrative Assistant/ Deputy Clerk  
Ligon Webb, Planning Administrator/Director of Planning, Zoning & Permitting

ABSENT: Charlotte Hoffman, Member

**The Board of Supervisors came to order following the adjournment  
of the Planning Commission’s portion of the meeting.**

**CALL TO ORDER**

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Chairman Jackson called the Board to order.

**DETERMINE PRESENCE OF A QUORUM/ADOPTION OF AGENDA**

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Chairman Jackson advised that a quorum was present. Chairman Jackson mentioned that Supervisor Hoffman was absent but would be back promptly.

Supervisor Yowell made a motion to approve the agenda as presented, seconded by Supervisor Dawson. *Aye: Jackson, Yowell, Dawson, Jewett. Nay: (0) Abstain: (0) Absent: Hoffman.*

**PUBLIC COMMENT**

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Chairman Jackson opened the floor for public comment. With there being no public comment being brought forward, the public comment opportunity was closed.

**PUBLIC HEARING**

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- A. **Case No. S-09-23-14** – Mr. Marvin Jenkins and Mr. Andrew Gayheart have submitted a subdivision application to subdivide a 10.6-acre A1 (agricultural) zoned parcel. The by-right subdivision would create two (2) “new” parcels and one (1) residue parcel. The two (2) new parcels would both contain 3.7-acres, and the one (1) residue parcel would contain 3.2-acres. In June of 2023, the parcel subject to this subdivision request recorded a boundary line adjustment (BLA) with an adjoining parcel identified on Madison County Tax Maps as 42-12A; this BLA expanded Tax Map 42-12A and moved it to the east

where it now also adjoins Tax Map 43-3. The subject 10.6-acre parcel is located on Leon Road (Rt. 631) and is identified on Madison County's Tax Maps as 42-12; an existing dwelling (to be demolished) is located on the parcel and has a postal address of 375 Leon Road, Culpeper, Virginia 22701.

Chairman Jackson clarified by stating the applicant changed, as recommended by the Planning Commission, the subdivisions of this property. There are three new lots and one residue lot; two are 3 acres, one is 3.6 acres, and the residue lot is 3 acres. Chairman Jackson mentioned this is not how it is depicted in the agenda packet. Chairman Jackson asked the Board if they were good on that part, which they were. Chairman Jackson asked Mr. Webb, Planning Administrator/Director of Planning, Zoning & Permitting, if he had anything to add.

Mrs. Webb, Planning Administrator/Director of Planning, Zoning & Permitting stated if they want to make the change, as recommended by the Planning Commission, that is a fine position to have. Mr. Webb stated he thinks it still reads that, but it would be a simple change. Mr. Webb stated that when the Commissioner of Revenue assigns the tax map number, they are going to call parcel four 42-12A and it would be taxed at 3 acres.

Chairman Jackson asked the Board if they had any questions for Mr. Webb, which they did not. Chairman Jackson asked the Board if they had any questions for the applicant, which they did not. Chairman Jackson opened the floor for public comment. With there being no public comment being brought forward, the public comment opportunity was closed.

Supervisor Dawson made a motion to approve Case No. S-09-23-14 as recommended by the Planning Commission, seconded by Supervisor Jewett. *Aye: Jackson, Yowell, Dawson, Jewett. Nay: (0) Abstain: (0) Absent: Hoffman.*

- B. Case No. RZ-09-23-15** – Building Together, LLC (William Camden and Jeri Ward) has applied to rezone a 2.2-acre parcel from A1 (agricultural) to B1 (general business). The subject parcel contains two existing structures: a single-family dwelling containing roughly 1,584 square feet of interior floor area and a two-story commercial structure containing roughly 1,936 square feet of interior floor area. Historically, the subject 2.2-acre parcel's structures have been utilized for business/commercial purposes, and if rezoned the applicants intend to utilize the existing structures for by-right business uses, specifically retail and/or professional offices. The subject property contains two postal address points, 6279 and 6267 South Seminole Trail, Rochelle, Virginia; and the parcel is identified on Madison County's Tax Maps as 55-35B.

Chairman Jackson clarified by stating with this application there are six proffers that the applicant has submitted and there is the portion about changing the entrance. Chairman Jackson asked Mr. Webb if he had anything to add.

Mr. Webb stated he thought they had everything covered. This property was used as a retail establishment for a while. Mr. Webb stated he thinks the area has a lot going on and it has a turning lane. He believes the engineer recommends moving the entrance down to the turning

lane. They will need to get a VDOT permit and a land disturbance permit for entrance, but he thinks that will be an easy solution.

Chairman Jackson asked the Board if they had any questions for Mr. Webb, which they did not. Chairman Jackson asked the applicant if they had anything to add, which they did not. Chairman Jackson opened the floor for public comment. With there being no public comment being brought forward, the public comment opportunity was closed.

Supervisor Jewett made a motion to approve Case No. RZ-09-23-15 as presented with the additional six proffers, seconded by Supervisor Dawson.

Supervisor Yowell asked if they could add that those conditions are recommended by the applicant for the record.

Supervisor Jewett agreed to the amendment, as did Supervisor Dawson.

*Aye: Jackson, Yowell, Dawson, Jewett. Nay: (0) Abstain: (0) Absent: Hoffman.*

- C. **Case No. RZ-09-23-16** – Mr. Angel Viera has applied to rezone a roughly 1.4-acre portion of a 4.4-acre parcel from A1 (agriculture) to B1 (business) with conditions. The applicant is seeking to operate an “automotive repair shop” from an existing garage structure located on the parcel. Historically, the parcel’s existing garage structure has been utilized as an automotive repair shop. The subject parcel contains two postal address points, with the existing garage addressed as 3108 Shelby Road, and the parcel’s existing single-family dwelling addressed as 3090 Shelby Road. The subject parcel is also identified on Madison County Tax Maps as 55-16.

Chairman Jackson clarified by stating they have five rezoning conditions that the applicant had put forward. Chairman Jackson asked Mr. Webb if he had anything to add.

Mr. Webb stated that Pete Elliott, a Planning Commission member, stated it better than he did; he agrees that it has been there, and the conditions are going to bring the building up to code. Mr. Webb stated he thinks they will be good neighbors and keep the lot clean and orderly and they have the conditions to ensure they do if need be.

Chairman Jackson asked for clarity that the conditions go with the land, not the applicant.

Mr. Webb stated that was correct.

Chairman Jackson asked the Board if they had any questions for Mr. Webb, which they did not. Chairman Jackson asked the applicant if they had anything to add, which they did not. Chairman Jackson opened the floor for public comment. With there being no public comment being brought forward, the public comment opportunity was closed.

Supervisor Yowell made a motion to approve Case No. RZ-09-23-16 to include the conditions as recommended by the applicant, seconded by Supervisor Jewett. *Aye: Jackson, Yowell, Dawson, Jewett. Nay: (0) Abstain: (0) Absent: Hoffman.*

**INFORMATION/CORRESPONDENCE**

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There was no information/correspondence.

**PUBLIC COMMENT**

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Chairman Jackson opened the floor for public comment. With there being no public comment being brought forward, the public comment opportunity was closed.

**CLOSED SESSION**

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Supervisor Yowell made a motion to convene in closed session pursuant to Virginia Code Sections: 2.2-3711(A)(1) and 2.2-3711(A)(7), seconded by Supervisor Dawson.

*Aye: Jackson, Yowell, Dawson, Jewett. Nay: (0) Abstain: (0) Absent: Hoffman.*

Supervisor Yowell made a motion to re-convene in open session, seconded by Supervisor Dawson. *Aye: Jackson, Yowell, Dawson, Jewett. Nay: (0) Abstain: (0) Absent: Hoffman.*

Supervisor Yowell made a motion to certify by roll-call vote that only matters lawfully exempted from open meeting requirements pursuant to Virginia Code Sections 2.2-3711(A)(1) and 2.2-3711(A)(7) and that were identified in the motion to convene in closed session were heard, discussed, or considered in the closed meeting, seconded by Supervisor Dawson.

*Aye: Jackson, Yowell, Dawson, Jewett. Nay: (0) Abstain: (0) Absent: Hoffman.*

*As a result of the Closed Session, the Board did not take further action.*

**ADJOURN**

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With there being no further business to conduct, Supervisor Jewett made a motion to adjourn, seconded by Supervisor Dawson. *Aye: Jackson, Yowell, Dawson, Jewett. Nay: (0) Abstain: (0) Absent: Hoffman.*

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R. Clay Jackson, Chairman  
Madison County Board of Supervisors

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Jonathon Weakley, Clerk  
Copies: Board of Supervisors, County Attorney & Constitutional Officers  
Adopted on: September 12th, 2023.

