

Meeting #35—October 4, 2018

The Madison County Planning Commission and the Madison County Board of Supervisors held a joint meeting on October 4, 2018 at 7:00 p.m. in the Madison County Administrative Center Auditorium located at 414 N. Main Street.

PRESENT: Jonathon Weakley, Vice-Chairman
 Kevin McGhee, Member
 Charlotte Hoffman, Member
 Amber Foster, Member
 Jack Hobbs, County Administrator
 Sean Gregg, Interim County Attorney
 Betty Grayson, Zoning Administrator
 Suzanne Long, Acting Clerk

ABSENT: Clay Jackson, Chairman

Board members were present but did not participate during the Planning Commission portion of the session.

1. Call to order. Vice Chairman Weakley called the Board of Supervisors portion of the meeting to order and declared that a quorum was present. It was noted that the Chairman had a prior engagement.

2. Approval of the Agenda

The following proposed additions to the agenda were reviewed.

- 2a. Public Comment**
- 5. Status Report on Flood Plain Maps and Ordinance**
- 6. Board of Equalization Appointment**
- 7. Report on October 6 Criglersville School Auction Preparations**
- 8. Report on October 9 Public Hearings**
 - a. Criglersville Elementary School Disposal**
 - b. Shelby Road Timber Sale**
- 9. Report on Solid Waste Study**
- 10. Public Comment**
- 11. Closed Session (if necessary)**
- 12. Adjournment**

Mrs. Foster made a motion to adopt an agenda with the suggested amendments that was seconded by Mrs. Hoffman. After Vice Chairman Weakley asked for discussion and hearing none, the vote was taken: **Ayes (4): Foster, Hoffman, McGhee & Weakley; Nays (0); Absent: Jackson (1).**

2a. Public comment. Supervisor Weakley asked for public comments.

Gerry Stephenson said Bill Campbell in hospice is not doing well. He is on high dosage of morphine—if he makes it through the night, it's a miracle. Mr. Weakley asked everyone to keep Supervisor Campbell in their thoughts and prayers.

3. Action Items

- a. Case # SP-09-18-10 (TM#48-131):** Request by Heinz D. or Heidrun E Wieland for a site plan and soil and erosion plan for the construction of a road. The disturbed acreage for

the road construction will be 11.3 acres. This property is located off Route 29 Southbound Lane and private Madison Plaza Drive and contains 34.675 acres of land near Madison, zoned Conditional Business, B-1.

Vice Chair Weakley reported that this case had been tabled at the request of the applicant.

b. Case # Z-10-18-13 (TM#5-36).

Request by Dawson Land Investments LLC to amend the existing proffered rezoning of the 2.50 acres with proffers approved on September 7 2005 from Conditional Business, B-1 to Conditional Business, B-1 with proffers attached and to also rezone the 6.647 acres from Agriculture, A-1 to Conditional Business, B-1 with proffers attached This rezoning would be for the entire parcel containing 9.147 acres to be zoned Conditional Business, B-1 with proffers attached by Proffer Statement dated August 21, 2018. This property is located on Route 29 Northbound Lane at Shelby and contains 9.147 acres of land. The tapering and turning lanes have been structured as stated in the proffers of August 21, 2018. Commissioner Stephenson asked about the number of the case, and Chair Yowell corrected and changed the -11 to -13.

Vice Chair Weakley asked the applicants or representatives whether there was anything further to add to the information provided to the Planning Commission.

Bill Gentry deferred comment to property owner Mark Dawson who reported. I spoke with the church and they gave their blessings. And I spoke to the Lambs, and they are fine. This has been a long process, when we first purchased in 2005, and we're finally getting around to deciding what to do. We sat at the Thanksgiving table in 2007 and looked at the numbers of our business, and we saw we dropped about 20%, and 2008 it got worse. It caused us to re-think outlook about the piece of property we'd put all our life savings into. We have a great relationship with our neighbors.

Vice Chair Weakley thanked Mr. Gentry for his support of the applicant.

After Planning Commission Chairman Carty Yowell reported that the application is in conformance with the comprehensive plan, the public hearing was closed.

Supervisor McGhee made a motion to approve the application for Case No. Z-10-18-13 with proffers as recommended by the Planning Commission. The motion was seconded by Mrs. Foster and carried with the following vote: **Ayes (4): Foster, Hoffman, McGhee & Weakley; Nays (0); Absent: Jackson (1).**

4.—It was reported that there was no new inform or correspondence to consider.

5. Status Report on flood plain maps and ordinance. Zoning Administrator Betty Grayson came forward to report that next step on the flood plain map and ordinance update is a community outreach meeting when FEMA and state representatives that will involve County officials, tentatively on November 28 in the auditorium. A notice

would be circulated as soon as the time and place is confirmed. It is anticipated that the session would involve about an hour of presentation outlining the new flood plain maps and a proposed new ordinance.

There was a discussion on public hearing and notice requirements and the County's options in that area. Mrs. Grayson reported that there are an estimated 91 new buildings/houses that could be affected but that does not include all land parcels. Vice Chair Weakley asked for the issue of notifying affected owners of the upcoming floodplain map changes to be placed on the agenda for the next Board meeting.

6. Board of Equalization – The County Administrator reported that Ms. Kim Pumphrey has indicated that she is willing to serve on the Board of Equalization if appointed. Mrs. Foster made a motion that was seconded by Mrs. Hoffman to nominate Kim Pumphrey for service on the Board of Equalization. Vice Chairman Weakley noted that would result in the County having a full slate of five members. The motion passed according to the following vote: **Ayes (4): Foster, Hoffman, McGhee & Weakley; Nays (0); Absent: Jackson (1).**

7. Report on October 6 Criglersville School auction preparations. The County Administrator reviewed the Criglersville school auction plan. All present were reminded that that this is more than an auction; it is also a chance for people to walk through the building.

8. Report on October 9 Public Hearing. The County Administrator gave a report on public hearings organized for the October 9 Board meeting as follows.

a. Criglersville Elementary School Disposal

The summary of the Committee's recommendation is that no good use for the school building as it is today has been found, but the County ought to keep an open mind and solicit proposals that would result in its reuse. The committee suggests that the County should sell the property and if no good offer comes in the County ought to demolish the school and voting house buildings. There would be a presentation targeted to the audience explaining how the Committee came to its recommendation before the public hearing. In an effort to expedite progress on the matter if approved, the County Administrator asked for comments on a draft request for proposals document.

b. Shelby Road Timber Sale

After the required public hearing on the timber sale, the consultant's invitation to bid document, a timber quantity estimate and a report on a boundary line survey issue would be presented for discussion.

On behalf of the Board, Mr. Weakley welcomed Mr. Sean Gregg as the new County Attorney. Mr. Gregg thanked the members for the appointment and reported that he had spoken to former County Attorney Shackelford earlier who sends his regards.

9. Report on Solid Waste Study. The County Administrator reported that the Transfer Station/Solid Waste Hauling/Disposal Contract consultant has indicated that it would be ready with a report to the Board on Oct. 23 and suggested that the Board convene at 5:00 PM that day to hear the report.

10. Public Comment

Pete Elliott. I heard Betty say that by Brian's review, there are some 91 buildings now in the flood plain. That is going to change tax liability. I hope this goes into consideration how this impacts our tax base. This changes the valuation of the buildings.

Vice Chair Weakley: I suggest to the Board that we talk about this on Tuesday. Zoning Administrator Grayson said I think Brian has made the assessors aware of the put this issue in the future. I would ask Jack to put this on the agenda for the next meeting, as old Business. Zoning Administrator Grayson: This is probably something we want to talk with them about at the Flood plan meeting. When you look at the map, you see some properties came out of the flood plain designation. Some came out, but there is not enough to cover for those now in.

Mr. Weakley: We thank Suzanne Long for taking the meeting minutes.

11. Closed Session (none).

12. Adjournment. There being no further business, Mr. McGhee made a motion to adjourn that was seconded by Mrs. Foster that passed with the following vote: **Ayes (4): Foster, Hoffman, McGhee & Weakley; Nays (0); Absent: Jackson (1).**



Agenda

Joint Meeting

Madison County Planning Commission &
Madison County Board of Supervisors
Wednesday, October 4, 2018 at 7:00 P.M.
County Administration Building Auditorium
414 N. Main Street, Madison, Virginia 22727

Planning Commission

Call to Order

Pledge of Allegiance & Moment of Silence

1. Determine Presence of a Quorum
2. Approval of Minutes
3. Action Items.

48-131 a. Case No. SP-09-18-10. Request by Heinz D. or Heidrun E. Wieland for a site plan

And soil and erosion plan for the construction of a road. The disturbed acreage for the road construction will be 11.3 acres. This property is located off Route 29 Southbound Lane and private Madison Plaza Drive and contains 34.675 acres of land near Madison, zoned Conditional Business, B-1.

55-36 b. Case No. Z-10-18-11. Request by Dawson Land Investments LLC to amend the existing proffered rezoning of the 2.50 acres with proffers approved on September 7, 2005 from Conditional Business, B-1 to Conditional Business B-1 with proffers attached and to also rezone the 6.647 acres from Agriculture, A-1 to Conditional Business, B-1 with proffers attached. This rezoning

would be for the entire parcel containing 9.147 acres to be zoned Conditional Business, B-1 with proffers attached by Proffer Statement dated August 21, 2018. This property is located on Route 29 Northbound Lane at Shelby and contains 9.147 acres of land.

4. Adjournment

Board of Supervisors

Call to order

1. Determine Presence of a Quorum
2. Adoption of Agenda
3. Action Items:

48-131 *a. Case No. SP-09-18-10: Request by Heinz D. or Heidrun E. Wieland for a site plan and soil and erosion plan....*

55-36 *b. Case No. Z-10-18-11: Request by Dawson Land Investments LLC to amend the existing proffered rezoning.....*

4. Information/Correspondence (if any)
5. Closed Session (if necessary)
6. Adjournment