



**Agenda**  
**Board of Supervisors Meeting**  
**Wednesday, June 3, 2020 at 7:00 PM**  
**County Administration Building, Auditorium**  
**414 N Main Street, Madison, Virginia 22727**

**Call to Order, Pledge of Allegiance & Moment of Silence**

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

**Public Comment**

**Public Hearings**

- A) **Case No. S-06-20-10**: A subdivision request by Madison Home Inc. (Pete & Norma Nelson) to subdivide an existing 15 acre parcel creating two (2) new lots/parcels with a residue parcel. The subject parcel is zone A1 (Agriculture) and the three (3) parcels (including residue) would contain 4.1 acres, 4.2 acres and 6.5 acres. In the A1 zoning district the minimum lot size is three (3) acres. The subject parcel is located on Ridgeview Road (Rt. 607) and is identified on Madison County's Tax Map as 24-37.
- B) **Case No. S-6-20-11**: A subdivision request by Diane Atkins, executor for the Madeline Tatum Carter Estate, to subdivide an existing 155.8 acre parcel creating three (3) new lots/parcels with a residual parcel. The subject parcel is zoned A1 (Agriculture) and the four (4) parcels (including residue) would contain 13 acres, 14.6 acres, 5.8 acres and 122.2 acres. The subject parcel is located on Elly Road (Rt. 607) and is identified on Madison County's Tax Map as 50-35.

**Special Appearances**

- C) Worksession on County Administration Center Complex Renovation Project (Norman Smith)

**Information/Correspondence**

**Public Comment**

**Closed Session**

**Adjourn**

## **Madison County Board of Supervisors Streaming Links**

For the Meeting on Wednesday, June 3, 2020 from 7:00 PM until approximately 9:00 PM (EDT)

### **Vimeo**

Madison Board of Supervisors June 3<sup>rd</sup> 7PM Primary Vimeo link

<https://vimeo.com/423659253>

Madison Board of Supervisors June 3<sup>rd</sup> 7PM Secondary Vimeo Link

<https://vimeo.com/423657956>

### **GoToMeeting**

Madison County Board of Supervisors 3JUNE2020 7PM  
Wed, Jun 3, 2020 7:00 PM - 9:00 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/903315725>

You can also dial in using your phone.  
(For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (646) 749-3122  
- One-touch: <tel:+16467493122,,903315725#>

Access Code: 903-315-725

New to GoToMeeting? Get the app now and be ready when your first meeting starts:  
<https://global.gotomeeting.com/install/903315725>

### **Also streaming live on You Tube...**

Open You Tube and search: Madison Virginia County Government



Agenda  
Joint Meeting  
Madison County Planning Commission &  
Madison County Board of Supervisors  
Wednesday, June 3<sup>rd</sup>, 2020 (Planning Commission,  
5:30 p.m. & Board of Supervisors, 7:00 p.m.)  
County Administration Building Auditorium



## Planning Commission

Call to Order

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

- 1) Determine Presence of a Quorum
- 2) Approval of Agenda
- 3) Review of Minutes from the February 19<sup>th</sup>, 2020 Workshop & May 6<sup>th</sup>, 2020 Regular Meeting
- 4) Public Hearings:

**A) Case No. S-06-20-10:** A subdivision request by Madison Home Inc. (Pete & Norma Nelson) to subdivide an existing 15 acre parcel creating two (2) new lots/parcels with a residue parcel. The subject parcel is zone A1 (Agriculture) and the three (3) parcels (including residue) would contain 4.1 acres, 4.2 acres and 6.5 acres. In the A1 zoning district the minimum lot size is three (3) acres. The subject parcel is located on Ridgeview Road (Rt. 607) and is identified on Madison County's Tax Map as 24-37.

**B) Case No. S-6-20-11:** A subdivision request by Diane Atkins, executor for the Madeline Tatum Carter Estate, to subdivide an existing 155.8 acre parcel creating three (3) new lots/parcels with a residual parcel. The subject parcel is zoned A1 (Agriculture) and the four (4) parcels (including residue) would contain 13 acres, 14.6 acres, 5.8 acres and 122.2 acres. The subject parcel is located on Elly Road (Rt. 607) and is identified on Madison County's Tax Map as 50-35.

- 5) Items from Public or Planning Commission
- 6) Adjournment

**Madison County Planning Commission  
May 6, 2020**

The Madison County Planning Commission meeting was called to order by Chair, Mike Mosko, in the County Administration Building auditorium, at 5:30 p.m., to avoid overlap with the BOS meeting. Due to the Covid-19 pandemic, the meeting was also available by conference call and on-line. A quorum was established with the following members present: Mike Mosko, Mike Fisher, Peter Work, Pete Elliott, Danny Crigler, and Steve Carpenter; and participating by telephone were Fay Utz, Nan Coppedge, and Francoise Seillier-Moiseiwitsch. Also present were Ligon Webb, County Planner; Clay Jackson, BOS liaison; Sean Gregg, County Attorney; and Jack Hobbs, County Administrator.

The Agenda was accepted, adding discussion of the By-laws.

Motion was made by Mike Fisher to approve the minutes of the March 4, 2020 Joint meeting as submitted (There was not an April meeting.), seconded by Steve Carpenter, and carried, with all members voting aye.

Ligon Webb reviewed that FEMA has updated the County's **Flood Plain areas**, and it must be approved by September 2020. Approximately 1,100 acres in Madison is in the Flood Plain. Letters were sent to all affected land owners, and there has been little response to that. As the Flood Plain is included in the Zoning Ordinance, the PC must act upon it, and will be discussing it soon.

The **By-laws** need to be reviewed to address several items:

- Va. Code requires PC to meet at least every two months, & meeting during emergencies
- Should members' compensation rate be in By-laws
- Election procedures to fill positions
- Duties of the Secretary and Zoning Administrator office
- Update that minutes are not read at the meeting, and that electronic mail is used

This matter was referred to the Business Committee, Steve Carpenter, Chair.

Motion was made by Mike Fisher, seconded by Steve Carpenter, and carried, with all members voting aye, to have the workshop meeting on May 20 at 6:30 p.m., and the June 1, Joint meeting at 5:30 p.m., with the BOS following at 7:00 p.m.

Motion was made by Danny Crigler, seconded by Mike Fisher, and carried unanimously to adjourn at 5:58 p.m.

\_\_\_\_\_  
Nan Coppedge, Secretary

\_\_\_\_\_  
Approved

\_\_\_\_\_  
Certified

## PUBLIC NOTICE

Notice is hereby given that Madison County's Planning Commission and Board of Supervisors will hold a joint public hearing in the Madison County Administrative Center Auditorium on **Wednesday, June 3<sup>rd</sup>, 2020**. The Planning Commission's meeting will begin at **5:30 p.m.** The Planning Commission's recommendation(s) will be forwarded to the Board of Supervisors; the Board of Supervisors' meeting will begin at **7:00 p.m.** after the Planning Commission's meeting has adjourned.

**Case No. S-06-20-10:** A subdivision request by Madison Home Inc. (Pete & Norma Nelson) to subdivide an existing 15 acre parcel creating two (2) new lots/parcels with a residue parcel. The subject parcel is zone A1 (Agriculture) and the three (3) parcels (including residue) would contain 4.1 acres, 4.2 acres and 6.5 acres. In the A1 zoning district the minimum lot size is three (3) acres. The subject parcel is located on Ridgeview Road (Rt. 607) and is identified on Madison County's Tax Map as 24-37.

**Case No. S-6-20-11:** A subdivision request by Diane Atkins, executor for the Madeline Tatum Carter Estate, to subdivide an existing 155.8 acre parcel creating three (3) new lots/parcels with a residual parcel. The subject parcel is zoned A1 (Agriculture) and the four (4) parcels (including residue) would contain 13 acres, 14.6 acres, 5.8 acres and 122.2 acres. The subject parcel is located on Elly Road (Rt. 607) and is identified on Madison County's Tax Map as 50-35.

The public is invited to attend the hearing and comment. However, due to Covid-19 comments may be submit by email or in writing beforehand. The meeting will be livestreamed online via multiple platforms. The public may go to the following website for information regarding livestream access and to view documents related to the cases: [www.madisonco.virginia.gov/meetings](http://www.madisonco.virginia.gov/meetings) Copies of the County's ordinances and documents related to the cases are available for review in Madison County's Building & Zoning Office, 414 North Main Street, Madison, VA 22727; documents can be inspected Monday through Friday from 8:30 a.m. to 4:30 p.m. These documents can also be sent electronically by request. Comments or questions can be sent by email to [lwebb@madisonco.virginia.gov](mailto:lwebb@madisonco.virginia.gov), or by calling 540-948-7513.

Ligon Webb, County Planner

FOR OFFICE USE ONLY:

Zone: **A1**  
Fee Amount: **\$1,650.00**  
Receipt #:

Tax Map No: **24-37**  
Date Paid: **5/14/2020**  
Check #: **8737**

By who? **Pete Nelson**  
**502 West Stephens Street**  
**Culpeper, VA 22701**



**MADISON COUNTY**  
**APPLICATION FOR A SUBDIVISION REQUEST**

Date: **5/14/2020**

Property Owner:

Name: Madison Home Inc (Pete & Norma Nelson)  
Address: 502 West Stephens Street, Culpeper, VA  
Phone No.: 540-219-1063  
E-Mail: anasophiamom@earthlink.net

Address of Subdivision Request:

Route No.: 607  
Road Name: Ridgeview Road

Applicant:  Owner  Agent  Surveyor

Name: Madison Home Inc (Pete & Norma Nelson)  
Address: same as above  
Phone No.: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

Type of subdivision request:

Family Division  Subdivision (meeting the requirements of the  
Madison County Subdivision Ordinance and  
Madison County Zoning Ordinance)

TAX MAP: **24-37** ZONING: **A1**

PROPOSED NO. OF LOTS: **2 lots w/ residual** EXISTING ACREAGE: **15 acres**

Is a right-of-way being created?  Yes  No How many lots being served by the right-of-way? **None (entire parcel contains state road frontage)**

I hereby certify that I have the authority to make the foregoing application for a subdivision request and that the information given is correct and will conform to all applicable state and county regulations.

Peter C Nelson  
Signature of Owner / Agent / Surveyor

Peter C Nelson  
Print Name

May 14 2020  
Date

540 219 1063  
Daytime phone number of Signatory

Surveyor or Engineer:

Name: Edward JC Burke, LS  
Address: 508 Mountain Prospect Lane, Culpeper, VA  
Phone No.: 540-718-0027  
E-Mail: ejcbsurvey@gmail.com

APPROVAL DATE: \_\_\_\_\_



**April 22, 2020**

**To: Adam Moore, Willis Bedsaul, VDOT – Charlottesville Residency**

**From: Mr. Ligon Webb, County Planner**

**RE: Request for Subdivision Review Comments – Pete & Norma Nelson  
(Madison Home, Inc.) Subdivision**

Attached you will find copies of a subdivision plat prepared by a licensed surveyor. The subject property is owned by Pete and Norma Nelson and is located on Ridgeview Road (Rt. 607) in Madison County. The property is roughly 15 acres and is identified on Madison County's Tax Maps as 24-37. The proposed subdivision would subdivide the subject property in order to create a two "new" parcel with a residue; and part of the County's review process is to request that VDOT provide comments regarding the subdivision application.

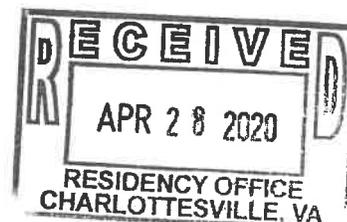
As shown on the survey, the subdivision would create three (3) parcels (including the residual) of 4.1 acres, 4.2 acres and 6.5 acres; the parcels are accessed via three (3) existing entrances located on Rt. 607.

If acceptable please return with signatures in the space provided on the survey plats. You may mail back to the following address: Madison Building & Zoning, PO Box 1206, Madison, VA 22727.

Please feel free to contact me if you have any comments or concerns. Thank you again for your attention to this matter.

Regards,

A handwritten signature in blue ink, appearing to be "L. Webb".





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Madison County Health Department  
PO BOX 67  
Madison, Virginia 22727  
(540) 948-5481 Voice  
(540) 948-3841 Fax

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April 08, 2020

Madison County Subdivision Officer

Re: Review of Proposed Subdivision Plat for Individual Onsite Sewage Systems  
Subdivision, Tax Map/GPIN: 24-37

Dear Madison County Subdivision Officer:

On February 18, 2020 the County of Madison requested that the Virginia Department of Health, via the Madison County Health Department, review the proposed subdivision plat identified above.

This letter is to inform you that the above referenced subdivision plat is **approved** for individual onsite systems in accordance with the provisions of the *Code of Virginia*, the *Sewage Handling and Disposal Regulations* (12 VAC 5-610-10 et seq.), and the *Alternative Onsite Sewage System Regulations* (12 VAC 5-613 et seq.,).

This request for subdivision review was submitted pursuant to the provisions of Section 32.1-163.5 of the *Code of Virginia*, which authorizes the health Department to accept private soil evaluations and designs from an Onsite Soil Evaluator (OSE) or a Professional Engineer working in consultation with an OSE for residential development. This subdivision was certified as being in compliance with the Board of Health's regulations by Curtis Moore, Private OSE. This subdivision approval is issued in reliance upon that certification.

Pursuant to Section 360 of the *Regulations* this approval is not an assurance that Sewage Disposal System Construction Permits will be issued for any lot in the subdivision identified above *unless* that lot is specifically identified on the above referenced plat as having an approved site for an onsite sewage disposal system, and unless all conditions and circumstances are present at the time of application for a permit as are present at the time of this approval. This subdivision may contain lots that do not have approved sites for onsite sewage systems.

This subdivision approval is issued in reliance upon the certification that approved lots are suitable for "traditional systems," however actual system design may be different at the time construction permits are issued.

This subdivision approval has been issued in accordance with applicable regulations based on the information and materials provided at the time of application. There may be other local, state, or federal laws or regulations that apply to the proposed construction of this onsite sewage system. The owner is responsible at all times for complying with all applicable local, state, and federal laws and regulations. If you have any questions, please contact me at (540) 948-5481.

Sincerely,

  
Dwayne Dixon, Environmental Health Supervisor

cc: Curtis Moore, Private OSE



## COMMONWEALTH of VIRGINIA

### DEPARTMENT OF TRANSPORTATION

Stephen C. Brich, P.E.  
Commissioner

1401 East Broad Street  
Richmond, Virginia 23219

(804) 786-2701  
Fax: (804) 786-2940

May 05, 2020

Madison County Zoning  
Attn: Ligon Webb  
P.O. Box 1206  
Madison, Virginia 22727-1206

Re: (T.M. #24-37) – Pete & Norma Nelson- Madison Home, Inc., Subdivision Plat  
Rte. (Route 607 Ridgeview Road), Madison County, VA

Dear Mr. Webb:

The Department of Transportation, Charlottesville Residency Transportation and Land Use Section has reviewed the plat for the above-referenced parcel dated October 21, 2019, revised December 30, 2019, as prepared by Edward J.C. Burke, L.S., and find it to be generally acceptable.

If you have further questions, please contact Willis Bedsaul at (434) 422-9866.

Sincerely,

Adam J. Moore, P.E.  
Area Land Use Engineer  
VDOT - Charlottesville Residency

Chairman  
R. Clay Jackson

Vice-Chairman  
Amber Foster

BOARD MEMBER  
Carty Yowell  
Kevin McGhee  
Charlotte Hoffman

## Madison County Board of Supervisors



County Administrator  
Jack Hobbs

County Attorney  
Sean D. Gregg

414 N. Main Street  
P. O. Box 705  
Madison, Virginia 22727  
(540) 948-7500 (ph)  
(540) 948-3843 (fax)

May 13, 2020

Dear Neighbor,

You are hereby informed that Madison Home Incorporated (Pete & Norma Nelson) has submitted an application to subdivide a property. The submitted application has been reviewed by County staff and a public hearing is scheduled for an upcoming joint meeting of the Planning Commission and Board of Supervisors. **This public hearing will take place on Wednesday, June 3<sup>rd</sup>, 2020 at the Madison County Administrative Center Auditorium located at 414 North Main Street, Madison, Virginia.** Notice of this hearing will be advertised in the Madison Eagle on May 21<sup>st</sup> and 28<sup>th</sup> (advertisement attached); the text of this advertisement states the following:

**Case No. S-06-20-10:** A subdivision request by Madison Home Inc. (Pete & Norma Nelson) to subdivide an existing 15 acre parcel creating two (2) new lots/parcels with a residue parcel. The subject parcel is zone A1 (Agriculture) and the three (3) parcels (including residue) would contain 4.1 acres, 4.2 acres and 6.5 acres. In the A1 zoning district the minimum lot size is three (3) acres. The subject parcel is located on Ridgeview Road (Rt. 607) and is identified on Madison County's Tax Map as 24-37.

**In addition, the Planning Commission will be holding a work session on Wednesday, May 20<sup>th</sup>, 2020 (6:30 p.m.) where this application will be discussed. Though this meeting is not a public hearing, you are invited to attend.** This meeting will also be held at the Madison County Administrative Center.

If you have any question, concerns or comments you are encouraged to attend the joint public hearing or work session. Also, please feel free to contact me at the number (or email) below for assistance.

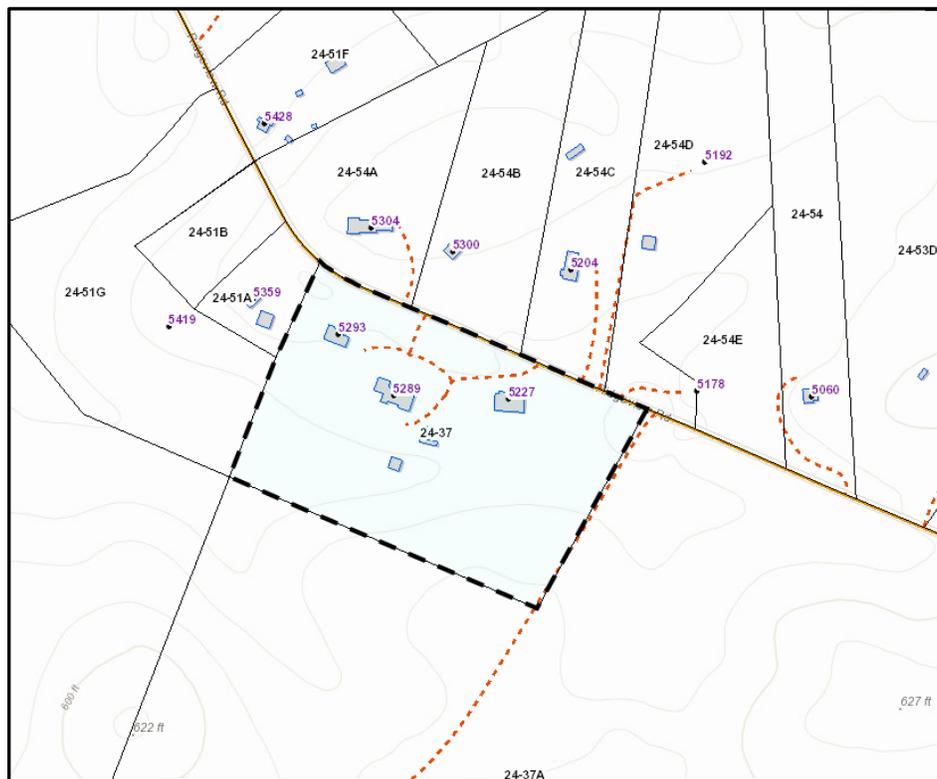
Sincerely,  
Mr. Ligon Webb  
County Planner  
(540) 948-7513  
[lwebb@madisonco.virginia.gov](mailto:lwebb@madisonco.virginia.gov)

**Subdivision Request by Madison Home Inc (Pete & Norma Nelson)**  
**to**  
**Subdivide a 15 Acre Parcel Zoned A1 (Agriculture)**

**Background:** This subdivision request is presented by Pete and Norma Nelson to subdivide an existing 15 acre parcel. The parcels contain three (3) existing single-family dwellings; and two (2) of the dwellings were utilized as assisted living homes for many years (5289 & 5227 Ridgeview Road). The subdivision would create two (2) new parcels with a residual, thus each dwelling would be on an single/individual parcel. The “new” parcels would be 6.5 acres and 4.2 acres; and the residue parcel would be 4.1 acres. VDOT has reviewed the subdivision and finds it to be acceptable. VDOT has signed the plat. Each parcel has a surveyed/mapped existing and reserve septic drain field. Madison County’s Department of Health (VDH) has signed the plats and provided an approval letter.

The subject parcel has not been subdivided in the past 10 years (“4 in 10 rule”) and each parcel has state maintained road frontage.

**Visuals:**

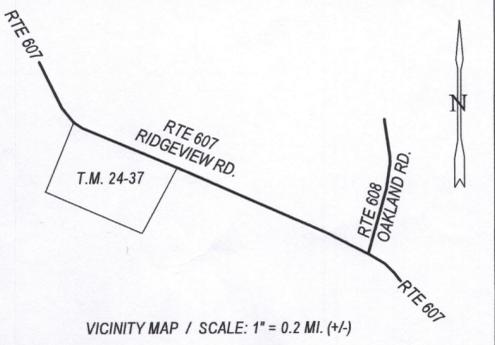
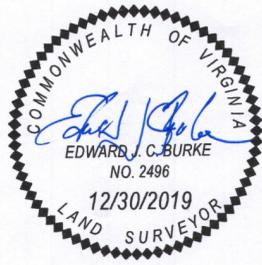




**Recommendation: Approval**

The proposed subdivision meets all County subdivision requirements.

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF MADISON COUNTY, VA.

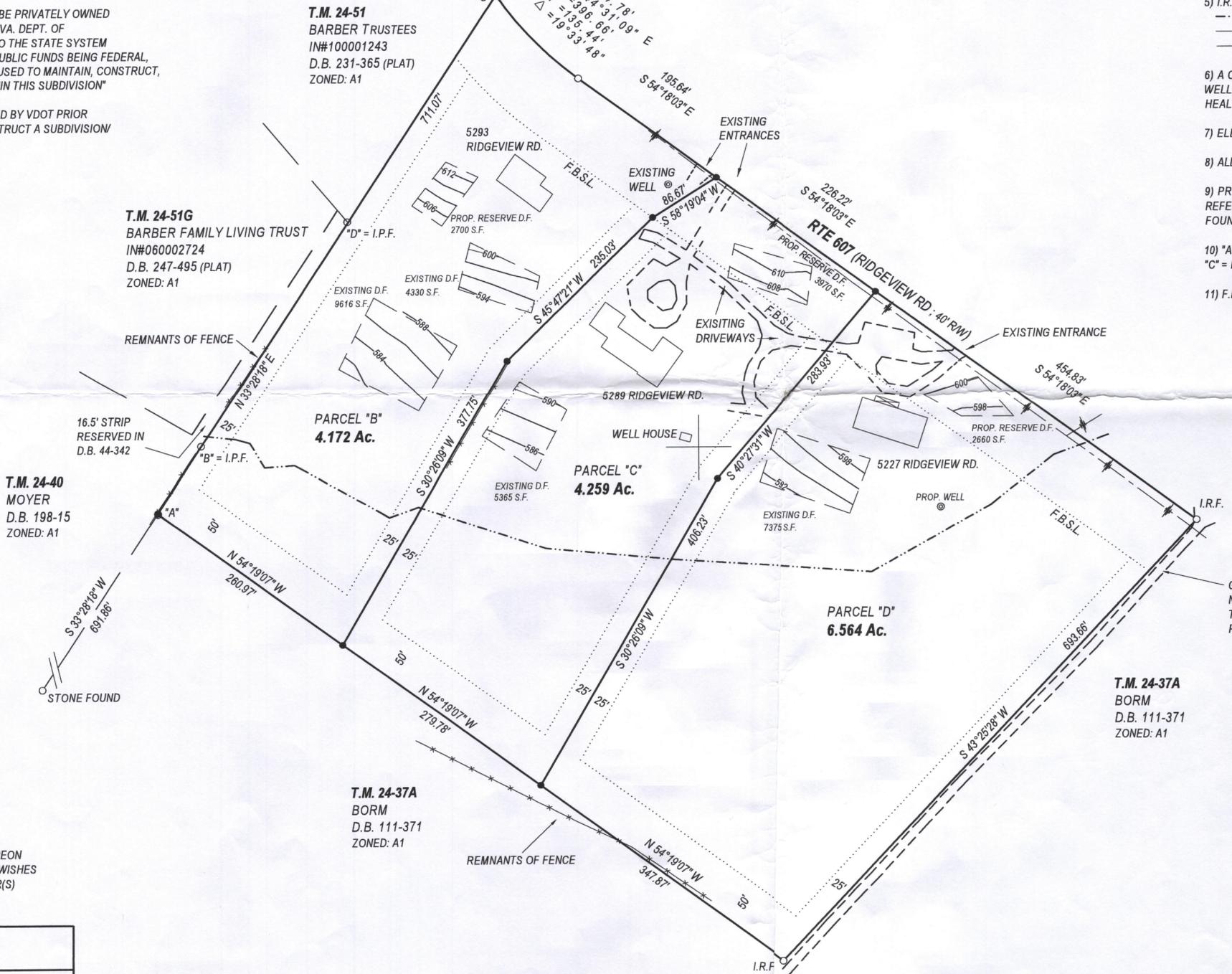


**VDOT NOTES:**

"STREETS IN THIS SUBDIVISION SHALL BE PRIVATELY OWNED AND SHALL NOT BE ACCEPTED BY THE VA. DEPT. OF TRANSPORTATION FOR INCLUSION INTO THE STATE SYSTEM OF SECONDARY ROADS. NO FUTURE PUBLIC FUNDS BEING FEDERAL, STATE, COUNTY, OR LOCAL SHALL BE USED TO MAINTAIN, CONSTRUCT, OR RECONSTRUCT THE STREETS WITHIN THIS SUBDIVISION"  
"A LAND USE PERMIT MUST BE GRANTED BY VDOT PRIOR TO ANY WORK COMMENCING TO CONSTRUCT A SUBDIVISION COMMERCIAL OR PRIVATE ENTRANCE"

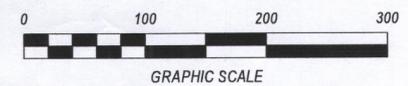
**NOTES:**

- 1) NO TITLE REPORT FURNISHED.
- 2) EASEMENTS, ENCROACHMENTS, AND IMPROVEMENTS NOT SHOWN MAY EXIST.
- 3) UNDERGROUND UTILITIES NOT LOCATED.
- 4) PROPERTY APPEARS TO LIE IN AREA OF MINIMAL FLOOD HAZARD, "ZONE X". MAP #51113C175C, EFFECTIVE DATE: 1/5/2007
- 5) I.R.F. = IRON ROD FOUND / ● = IRON ROD SET / I.P.F. = IRON PIPE FOUND  
 --- = CREEK  
 --- = OVERHEAD UTILITY  
 \* \* \* \* \* = FENCE
- 6) A COPY OF THIS PLAT SHOWING APPROVED DRAINFIELD, WELL, AND HOUSE SITE IS ON FILE WITH THE MADISON COUNTY HEALTH DEPARTMENT.
- 7) ELEVATIONS SHOWN HEREON ARE ASSUMED
- 8) ALL NEW PARCELS CREATED HEREON ARE SERVED BY EXISTING UTILITIES
- 9) PROPERTY SUBJECT TO CEMETERY RESERVATION: D.B. 68-1 (INCORRECTLY REFERENCED IN D.B. 137-1 AS D.B. 61-1; SEE D.B. 99-144). NO CEMETERY WAS FOUND DURING FIELD SURVEY.
- 10) "A" = I.R.S. AT CORNER, "B" = I.P.F. / "A" TO "B" = N 33°23'50" E 91.44'. "B" = 0.12' OFF LINE  
 "C" = I.R.S. AT CORNER, "D" = I.P.F. / "C" TO "D" = S 33°39'37" W 310.42'. "D" = 1.02' OFF LINE
- 11) F.B.S.L. = FRONT BUILDING SETBACK LINE: PARCEL "B" = 293.5', PARCEL "C" = 252.9', PARCEL "D" = 450.6'



GRAVEL DRIVE NOT AN OUTLET FOR T.M. 24-37 OR ANY PARCELS CREATED

PLAT OF DIVISION SURVEY:  
**MADISON HOME INCORPORATED PROPERTY**  
T.M. 24-37; D.B. 137-1 (REF: PLAT, D.B. 111-374)  
5294, 5289, 5227 RIDGEVIEW RD.  
ZONED: A1  
FORMER ROBERTSON MAGISTERIAL DISTRICT  
MADISON COUNTY, VIRGINIA  
FIELD SURVEYED: 6/1/2018 - 6/19/2018, 10/3/2019 - 10/21/2019, 12/22/2019  
PLAT: 10/21/2019, REVISED PLAT: 12/30/2019



EDWARD J C BURKE SURVEYING, LLC  
508 MOUNTAIN PROSPECT LANE  
CULPEPER, VA. 22701 (540) 718-0027  
(c) copyright 2019

APPROVALS	
OWNER	
OWNER	
COUNTY AGENT	
HEALTH DEPT.	<i>[Signature]</i> 4-8-20
VDOT	<i>[Signature]</i> 5/1/20

THE SUBDIVISION SHOWN HEREON IS IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNER(S)

**MADISON COUNTY  
SUBDIVISION & BOUNDARY LINE  
REQUEST APPLICATION**

Date: 03/24/2020

Permit #: 2020-0228

Property Owner:

Name: Madeline Tatum Carter Estate

Address: 70 Lorraine Ave., Mt Vernon, NY 10553

Phone No.: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Address of Subdivision Request Route #/Road Name: Elly Rd. (Rt. 607)

Applicant:

Owner     Agent     Surveyor

Name: Diane Atkins

Address: 70 Lorraine Ave., Mt. Vernon, NY 10553

Phone No.: 914.497.4165

E-Mail: \_\_\_\_\_

Type of Request:

Family Division     Subdivision     Boundary Line Adjustment

(Division requests must meet the requirements of the Madison County Subdivision and Zoning Ordinances)

Tax Map: 50-35    Zoning: A-1    Proposed No. of Lots: 3    Existing Acreage: 155.8    New Lot Acreage: See Below

Is a right-of-way being created  Yes     No    How many lots being served by the right-of-way?

Note: **Subdivision of property of 3 additional lots 155.8 acres. Created parcels would be 13.0 ac. (Lot 1), 14.6 ac. (Lot 2) and 5.8 ac. (Lot 3) with the residual 122.2 ac.**

I hereby certify that I have the authority to make the foregoing application for a subdivision request and that the information given is correct and will conform to all applicable state and county regulations.

Signed Copy on file  
\_\_\_\_\_  
Signature of Owner or Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Daytime phone number of Signatory

Surveyor/Engineer:

Name: William P. Campbell

Address: PO Box 745, Madison VA 22727

Phone No.: (540) 948-3909

Email: \_\_\_\_\_

**APPROVED BY ZONING OFFICE**

\_\_\_\_\_  
Ligon Webb, County Planner

Date: \_\_\_\_\_

Office Use Only:

Fee Amount: \$1,800.00

Date Paid: 03/24/2020



*Cert. Mailed to VDOT  
on 2/21/2020*

**February 21, 2020**

**To: Adam Moore, Willis Bedsaul, VDOT – Charlottesville Residency**

**From: Mr. Ligon Webb, County Planner**

**RE: Request for Subdivision Review Comments – Madeline Tatum Carter Estate**

Attached you will find copies of a subdivision plat prepared by a licensed surveyor. The subject property is owned by the Madeline Tatum Carter Estate and is located on Elly Road (Rt. 607) in Madison County. The property is roughly 155.8 acres and is identified on Madison County's Tax Maps as 50-35. The applicant has applied to subdivide the subject property in order to create three (3) new parcels (not including residual); and part of the County's review process is to request that VDOT provide comments regarding the subdivision application.

As shown on the survey, the newly created parcels would be 13.0 acres (lot 1), 14.6 acres (lot 2) and 5.8 acres (lot 3). The residual would be 122.2 acres.

If acceptable please return with signatures in the space provided on the survey plats. You may mail to the zoning office's address provided above.

Please feel free to contact me if you have any comments or concerns. Thank you again for your attention to this matter.

Regards,

A handwritten signature in black ink, appearing to be "LW", written over a horizontal line.

February 20, 2020

Madison County Subdivision Officer

Re: Review of Proposed Subdivision Plat for Individual Onsite Sewage Systems  
Subdivision, Tax Map/GPIN: 50-35, lot 1, 2, 3 and residue

Dear Madison County Subdivision Officer:

On 1/9/20 the County of Madison requested that the Virginia Department of Health, via the Madison County Health Department, review the proposed subdivision plat identified above.

This letter is to inform you that the above referenced subdivision plat is **approved** for individual onsite systems in accordance with the provisions of the *Code of Virginia*, the *Sewage Handling and Disposal Regulations* (12 VAC 5-610-10 et seq.), and the *Alternative Onsite Sewage System Regulations* (12 VAC 5-613 et seq.,).

This request for subdivision review was submitted pursuant to the provisions of Section 32.1-163.5 of the *Code of Virginia*, which authorizes the health Department to accept private soil evaluations and designs from an Onsite Soil Evaluator (OSE) or a Professional Engineer working in consultation with an OSE for residential development. This subdivision was certified as being in compliance with the Board of Health's regulations by . This subdivision approval is issued in reliance upon that certification.

Pursuant to Section 360 of the *Regulations* this approval is not an assurance that Sewage Disposal System Construction Permits will be issued for any lot in the subdivision identified above *unless* that lot is specifically identified on the above referenced plat as having an approved site for an onsite sewage disposal system, and unless all conditions and circumstances are present at the time of application for a permit as are present at the time of this approval. This subdivision may contain lots that do not have approved sites for onsite sewage systems.

This subdivision approval is issued in reliance upon the certification that approved lots are suitable for "traditional systems," however actual system design may be different at the time construction permits are issued.

This subdivision approval has been issued in accordance with applicable regulations based on the information and materials provided at the time of application. There may be other local, state, or federal laws or regulations that apply to the proposed construction of this onsite sewage system. The owner is responsible at all times for complying with all applicable local, state, and federal laws and regulations. If you have any questions, please contact me at (540) 948-5481.

Sincerely,



Susan Fortenberry, Environmental Health Specialist Senior

cc: Nicole Waddy, AOSE



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

1601 Orange Road  
Culpeper, Virginia 22701

Stephen C Brich, P.E.  
Commissioner

March 05, 2020

Madison County Zoning  
Attn: Ligon Webb  
P.O. Box 1206  
Madison, Virginia 22727-1206

Re: (T.M. 50-35) – Madeline Tatum Carter- Estate Division Plat  
Rte. (Route 607 Elly Road), Madison County, VA

Dear Mr. Webb:

The Department of Transportation, Charlottesville Residency Transportation and Land Use Section has reviewed the plat for the above-referenced parcel dated December 19, 2019 as prepared by William P. Gimbel, L.S., and find it to be generally acceptable.

If you have further questions, please contact Willis Bedsaul at (434) 422-9866.

Sincerely,

A handwritten signature in blue ink that reads "Adam J. Moore".

Adam J. Moore, P.E.  
Area Land Use Engineer  
VDOT - Charlottesville Residency

Chairman  
R. Clay Jackson

Vice-Chairman  
Amber Foster

BOARD MEMBER  
Carty Yowell  
Kevin McGhee  
Charlotte Hoffman

## Madison County Board of Supervisors



County Administrator  
Jack Hobbs

County Attorney  
Sean D. Gregg

414 N. Main Street  
P. O. Box 705  
Madison, Virginia 22727  
(540) 948-7500 (ph)  
(540) 948-3843 (fax)

May 13, 2020

Dear Neighbor,

You are hereby informed that Madeline Tatum Carter Estate (Diane Atkins, Executor) has submitted an application to subdivide a property. The submitted application has been reviewed by County staff and a public hearing is scheduled for an upcoming joint meeting of the Planning Commission and Board of Supervisors. **This public hearing will take place on Wednesday, June 3<sup>rd</sup>, 2020 at the Madison County Administrative Center Auditorium located at 414 North Main Street, Madison, Virginia.** Notice of this hearing will be advertised in the Madison Eagle on May 21<sup>st</sup> and 28<sup>th</sup> (advertisement attached); the text of this advertisement states the following:

**Case No. S-6-20-11:** A subdivision request by Diane Atkins, executor for the Madeline Tatum Carter Estate, to subdivide an existing 155.8 acre parcel creating three (3) new lots/parcels with a residual parcel. The subject parcel is zoned A1 (Agriculture) and the four (4) parcels (including residue) would contain 13 acres, 14.6 acres, 5.8 acres and 122.2 acres. The subject parcel is located on Elly Road (Rt. 607) and is identified on Madison County's Tax Map as 50-35.

**In addition, the Planning Commission will be holding a work session on Wednesday, May 20<sup>th</sup>, 2020 (6:30 p.m.) where this application will be discussed. Though this meeting is not a public hearing, you are invited to attend.** This meeting will also be held at the Madison County Administrative Center.

If you have any question, concerns or comments you are encouraged to attend the joint public hearing or work session. Also, please feel free to contact me at the number (or email) below for assistance.

Sincerely,  
Mr. Ligon Webb  
County Planner  
(540) 948-7513  
[lwebb@madisonco.virginia.gov](mailto:lwebb@madisonco.virginia.gov)

**Subdivision Request by Madeline Tatum Carter Estate (Diane Atkins, Executor)**

to

**Subdivide a 155.8 Acre Parcel Zoned A1 (Agriculture)**

**Background:** This subdivision request is presented by Diane Atkins to subdivide an existing 155.8 acre parcel. The subdivision would create three (3) new parcels with a residual. The “new” parcels would be 13 acres, 14.6 acres and 5.8 acres; and the residue parcel would be 122.2 acres. There is an addressed dwelling/structure on the residual parcel, but it appears to be in poor condition. VDOT has reviewed the subdivision and finds it to be acceptable. VDOT has signed the plat. Each parcel has a surveyed/mapped drain field. Madison County’s Department of Health (VDH) has signed the plats and provided an approval letter.

The subject parcel has not been subdivided in the past 10 years (“4 in 10 rule”) and each parcel has state maintained road frontage.

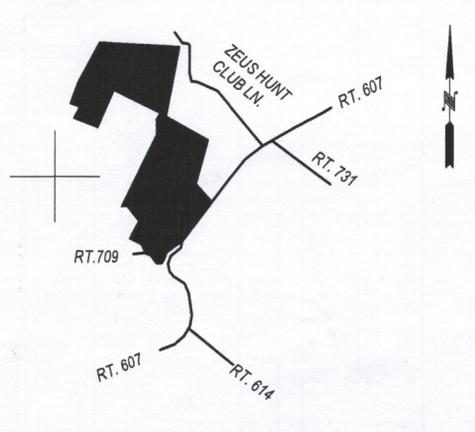
**Visuals:**



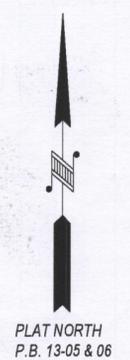


**Recommendation: Approval**

The proposed subdivision meets all County subdivision requirements.



VICINITY MAP / 1" = 0.5MI. (+/-)



**COURSES ALONG CENTER OF CREEK FROM "A" TO "B"**

N 57°04'34" W	19.73'
N 49°12'49" E	20.89'
N 16°02'51" E	20.71'
N 54°05'18" E	15.03'
N 36°43'42" E	16.08'
N 64°43'05" W	14.79'
S 66°35'59" W	8.47'
N 46°41'03" W	11.95'
N 01°53'46" W	14.22'
N 41°48'38" W	23.15'
N 22°03'03" E	22.67'
S 78°00'19" E	21.65'
N 35°35'23" E	25.02'
N 00°59'17" E	23.13'
N 35°49'15" E	18.73'
N 08°21'57" W	22.01'
N 13°09'08" E	35.12'
N 76°02'59" E	16.08'
N 02°09'15" E	21.64'
N 31°46'00" E	3.50'
N 47°53'06" E	20.50'
N 15°32'19" W	14.63'
N 24°46'24" E	15.24'
N 09°49'37" E	39.16'
N 60°14'09" E	12.69'
N 31°07'24" E	16.42'
N 02°20'09" W	13.54'
N 47°16'37" E	26.29'

**VDOT NOTES:**

"STREETS IN THIS SUBDIVISION SHALL BE PRIVATELY OWNED AND SHALL NOT BE ACCEPTED BY THE VA. DEPT. OF TRANSPORTATION FOR INCLUSION INTO THE STATE SYSTEM OF SECONDARY ROADS. NO FUTURE PUBLIC FUNDS BEING FEDERAL, STATE, COUNTY, OR LOCAL SHALL BE USED TO MAINTAIN, CONSTRUCT, OR RECONSTRUCT THE STREETS WITHIN THIS SUBDIVISION"

"A LAND USE PERMIT MUST BE GRANTED BY VDOT PRIOR TO ANY WORK COMMENCING TO CONSTRUCT A SUBDIVISION/ COMMERCIAL OR PRIVATE ENTRANCE"

**CURVE DATA RTE 607 : #1 - 5 CURVE DATA RTE 709: #6-11**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
1	4251.791'	165.34'	165.32'	S 50°13'35" W	2°13'41"
2	10700.296'	298.33'	298.32'	S 48°18'50" W	1°35'51"
3	10700.296'	83.48'	83.48'	S 47°17'30" W	0°26'49"
4	756.418'	35.35'	35.35'	S 45°43'45" W	2°40'40"
5	756.418'	131.59'	131.43'	S 39°24'23" W	9°58'04"
6	220.627'	52.98'	52.85'	S 61°47'18" W	13°45'33"
7	699.495'	135.63'	135.41'	S 63°06'48" W	11°06'33"
8	417.785'	160.22'	159.24'	S 46°34'20" W	21°58'22"
9	87.283'	79.85'	77.09'	S 61°47'33" W	52°24'48"
10	63.365'	66.05'	63.10'	N 62°08'26" W	59°43'15"
11	130.905'	111.60'	108.26'	N 56°42'15" W	48°50'53"

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF MADISON COUNTY, VA.

THE SUBDIVISION SHOWN HEREON IS IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNER(S)

**APPROVALS**

OWNER \_\_\_\_\_

OWNER \_\_\_\_\_

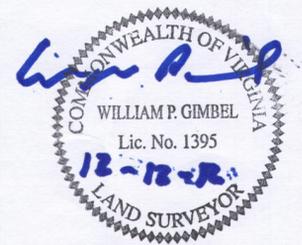
COUNTY AGENT \_\_\_\_\_

*James Patterson* 2-20-20  
HEALTH DEPT.

*Delana Johnson* 3/5/20  
VDOT

- NOTES:**
- 1) NO TITLE REPORT FURNISHED
  - 2) EASEMENTS, IMPROVEMENTS AND ENCROACHMENTS NOT SHOWN MAY EXIST
  - 3) ● DESIGNATES ROD SET, ..... = SETBACK, --- = ROAD, I.R.F. = IRON ROD FOUND
  - 4) PROPERTY ZONED A1
  - 5) PROPERTY LIES OUTSIDE THE 500 YEAR FLOOD ZONE HAZARD (ZONE X)

PLAT OF DIVISION SURVEY:  
**MADLINE TATUM CARTER** estate  
 T.M. 50-35 ; WF#19000065, IN#060001472, P.B. 13-5&6  
 MADISON COUNTY, VIRGINIA  
 DECEMBER 12, 2019



(c) copyright 2019  
 WILLIAM P. GIMBEL, L.S.  
 P.O. BOX 745  
 MADISON, VIRGINIA 22727-0745  
 (540) 948-3909

