



September 16, 2020 – 6:30 p.m.

Agenda: Planning Commission Workshop

1. Call to Order
2. Determine Presence of Quorum & Review/Approval of Agenda
3. Review of Minutes August 19th, 2020 Workshop
4. Update on Large Scale Solar – Commissioner Utz
5. Update on Cellular Tower Application in UNO
6. Consideration of Posting Notice/Signs on Proposed SUP locations
7. Consideration to Amend PC By-Laws to Add:

Article 7 - MEETINGS

6-6 All written comments will be incorporated into the Meeting Minutes by reference to the Author and date, but the written comments will not be read aloud at the meetings.

6-7 Only Madison County Residence will be allowed to address the Planning Commission.

8. Additional Items from the Planning Commission or Public.
9. Adjournment.

Madison County Planning Commission

Workshop Meeting

August 19, 2020

The Madison County Planning Commission workshop meeting was called to order by Chair, Mike Mosko, in the County Administration Building auditorium at 6:30 p.m. A quorum was established with all members present: Fay Utz, Françoise Seillier-Moiseiwitsch, Peter Work, Nan Coppedge, Mike Mosko, Mike Fisher, Danny Crigler, Steve Carpenter, and Pete Elliott. Also present were: Clay Jackson, BOS liaison; Ligon Webb, County Planner; and Sean Gregg, County Attorney.

Ms. Seillier-Moiseiwitsch added two items to the agenda. Motion was made by Danny Crigler to approve the agenda, seconded by Mike Fisher, and carried, with all members voting aye. Motion was made by Danny Crigler to approve the July 15, 2020 minutes as submitted, seconded by Mike Fisher, and carried, with all members voting aye.

There are no cases for the September meeting, but Mr. Webb asked about considering a potential Zoning Ordinance amendment for the development of apartments on R3 zoned property. He has had an inquiry from a developer for property between the Food Lion shopping center and Courthouse Mountain Road. The current zoning ordinance allows 8 units per building, and 8 units per acre, unless the tenants are age 55 and over which could then allow up to 60 total apartments. The apartments would have subsidized rent and the developer would apply for tax credits. To make it more economically feasible, they are considering a multi-story 48-unit building, or two buildings with 30 units each. This would require either a Special Use Permit, or an amendment to the Ordinance. There was much discussion about the benefits of a SUP versus an Ordinance amendment, and the effects on future development. There were also many questions about this specific proposed project, but all commissioners support having affordable housing available in Madison. Mr. Webb stated the developer would be at the September 2 Joint meeting to present the project and answer questions. Tax credit application packages are due in March each year. Mike Fisher reiterated the importance of using the process in place in order to make a recommendation to the BOS. The Commission decided to form a committee to further evaluate requiring a SUP or an Ordinance amendment for all R3 density apartments. A committee meeting was scheduled for August 25 at 1:00 p.m.

Mike Fisher reported most of the August 10, 2020 BOS meeting was on using CARES act monies.

It was clarified that all meetings are **public meetings**, but **public hearings** are held after advertisement for specific issues (for example new policy, amendments, etc.) and are required protocol.

August 19, 2020

Proposed **By-law changes** were reviewed again, reflecting current means of meeting, roles of officers, and record keeping. Motion was made by Steve Carpenter to approve the presented By-Laws, seconded by Danny Crigler, and carried, with all members voting aye, except Pete Elliott, who abstained.

There was discussion of **reading written and electronic correspondence into the record**, which had been quite lengthy at the August 5 Joint meeting; or amending the Ordinance that reference would be made to the author and date of such comments. Mr. Gregg stated Prince William and Loudoun Counties read comments into the record, and it is recommended by the State Office to do so. Mrs. Coppedge plans for the PC minutes to mention the correspondence received as an Attachment to the minutes and that they are available at the Zoning Office and in the video recording.

The discussion of **allowing only Madison County residents/landowners to express comments** during the public comment period will be revisited at the September workshop meeting.

Fay Utz brought up that Culpeper County is having renewed discussions/applications for **utility solar energy sites**, and asked if we felt Madison's policy was up to date. She will review this again.

The definition of "open space" was discussed, with a proposed addition of Article 20-133, that crop land is considered open space. Specific language will be developed and advertised with the next public hearing.

Policy to address that no parking on public roads or public rights-of-way is allowed for outside venues will be addressed at the next joint meeting (amending Article 14-9).

There being no further business, the meeting was adjourned at 8:26 p.m.

Nan Coppedge, Secretary

Approved

Certified