



Agenda
Joint Meeting
Madison County Planning Commission &
Madison County Board of Supervisors
Wednesday, April 7th, 2021 - 7 p.m.
Madison County Volunteer Fire Station
1223 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 Agenda (Additions or Changes)
- 3) Review of Minutes from the March 3rd, 2021 Planning Commission Workshop

4) Public Hearings:

A) **Case No. S-04-21-02:** A subdivision request by Travis & Sarah Harris to subdivide an existing 40.03 acre parcel creating two (2) new lots/parcels with a residual parcel. The subject undeveloped parcel is zoned A1 (Agriculture) and the three (3) parcels (including residual) would contain 30 acres, 5.5 acres and 4.5 acres. The subject parcel is located on Mountain Prospect Lane (Rt. 716) and is identified on Madison County's Tax Map as 33-17.

- 5) Discussion/Presentation: Mr. Tim Clemons, General Manager, Rapidan Service Authority
- 6) Items from Public or Planning Commission
- 7) Adjournment

**Madison County Planning Commission
Workshop Meeting
March 3, 2021**

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, Francoise Seillier-Moiseiwitsch, Peter Work, Nan Coppedge, Mike Mosko, Steve Carpenter, Danny Crigler, Nathan Cowan, and Pete Elliott. Also present were Ligon Webb, County Planner; Sean Gregg, County Attorney; and Clay Jackson, BOS liaison.

Motion was made by Danny Crigler, seconded by Fay Utz, and carried, with all members voting aye to approve the agenda. Motion was made by Steve Carpenter, seconded by Danny Crigler, and carried, with all members voting aye to approve the minutes of the February 3, 2021 workshop meeting.

Fay Utz reported on the Ag, Conservation, and Residential Committee's meeting about Accessory Dwelling Units (ADU). Mr. Webb had suggested allowing ADU's as a means of increasing rental units and allowing "in-law" suites as second uses on less than 6 acres in A-1 zones, and on less than 20 acres in C-1 zones. The Committee presented a written report recommending the Ordinance not allow ADU's as it increases density inconsistent with the intent of A-1 and C-1 zoning, raises issues with future subdividing, distinguishing short-term rental vs. B&B rentals would be difficult, and enforcement even harder. Each Commissioner was polled and agreed to making no change to the ordinance.

Mr. Webb reported the Shenandoah Hills RV campground/resort work has been slow, but is making progress now. He also reported there has been no recent contact with the Mountaineer Village Apartments (60 unit) developer.

Steve Carpenter reported the Business, Industry, and Sign Committee had reviewed the Ordinance regarding political signs. Because of First Amendment rights and difficulty in enforcement, it is the recommendation to remove Article 12-11 from the Ordinance.

The Committee also reviewed policy on when VDOT and Health Dept. approvals are required before the request can be approved. The Ordinance is clear that Site Plans and Subdivisions (4-4-1 and 4-10) require VDOT and Health Dept. before being approved. Special Use Permits are not as clear, and can differ from case to case. The Planning Commission does not want to slow down projects, and VDOT and Health Dept. approvals are needed to obtain building permits. Consensus was that requests should at least be pending with the Health Dept. before it reaches the Planning Commission. The committee will work on wording.

Nathan Cowan and Steve Carpenter reported from recent BOS meetings: John Sherer was recognized for his work in getting COVID 19 vaccines to Madison residents; the Broadband

March 3, 2021

Committee will ask the BOS to appoint a Taskforce; and the State Building Code will be updated in July requiring more insulation; and houses will be pressure tested.

The meeting was adjourned at 7:52.

Nan Coppedge, Secretary

Approved

Certified

DRAFT

Published in the Madison Eagle on Thursday, March 18th & Thursday, March 25th, 2021

PUBLIC NOTICE

Notice is hereby given that Madison County's Planning Commission and Board of Supervisors will hold a joint public hearing at the Madison County Volunteer Fire Station located at 1223 N. Main Street, Madison, Virginia on **Wednesday, April 7th, 2021 at 7:00 p.m.** to act on the following cases:

Case No. S-04-21-02: *A subdivision request by Travis & Sarah Harris to subdivide an existing 40.03 acre parcel creating two (2) new lots/parcels with a residual parcel. The subject undeveloped parcel is zoned A1 (Agriculture) and the three (3) parcels (including residual) would contain 30 acres, 5.5 acres and 4.5 acres. The subject parcel is located on Mountain Prospect Lane (Rt. 716) and is identified on Madison County's Tax Map as 33-17.*

The public is invited to attend the hearing and comment. Due to health concerns, written comments may be submitted prior to the meeting; written comments received prior to 1 p.m. April 7th, 2021 will be placed into the official staff packet and distributed to the Planning Commission, Board of Supervisor and the public prior to the meeting. The meeting will also be streamed live on the County's Official YouTube channel. Copies of the County's ordinances and documents related to this subdivision, including all documents related to the application, are available for review. The documents can be viewed in person at 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. Comments or questions can be sent via email to lwebb@madisonco.virginia.gov or by calling 540-948-7513.

Ligon Webb, County Planner



March 10, 2021

Dear Neighbor,

You are hereby informed that Travis & Sarah Harris have submitted an application to subdivide a property. The submitted application has been reviewed by County staff and a hearing to review the subdivision is scheduled for an upcoming joint meeting of the Planning Commission and Board of Supervisors. The County Planner has determined the submitted subdivision application meets all County regulations. **This joint hearing will take place on Wednesday, April 7th, 2021 at the Madison County Volunteer Fire Station located at 1223 N. Main Street, Madison, Virginia.** Notice of this hearing will be advertised in the Madison Eagle on March 18th and March 25th; the text of this advertisement states the following:

Case No. S-04-21-02: *A subdivision request by Travis & Sarah Harris to subdivide an existing 40.03 acre parcel creating two (2) new lots/parcels with a residual parcel. The subject undeveloped parcel is zoned A1 (Agriculture) and the three (3) parcels (including residual) would contain 30 acres, 5.5 acres and 4.5 acres. The subject parcel is located on Mountain Prospect Lane (Rt. 716) and is identified on Madison County's Tax Map as 33-17.*

In addition, the Planning Commission will be holding a work session on **Wednesday, March 17th, 2021 (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 be held at the Madison County General District Court (War Memorial Building) located at 2 S. Main Street, Madison, Virginia.**

If you have any question, concerns or comments you are encouraged to attend the joint 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

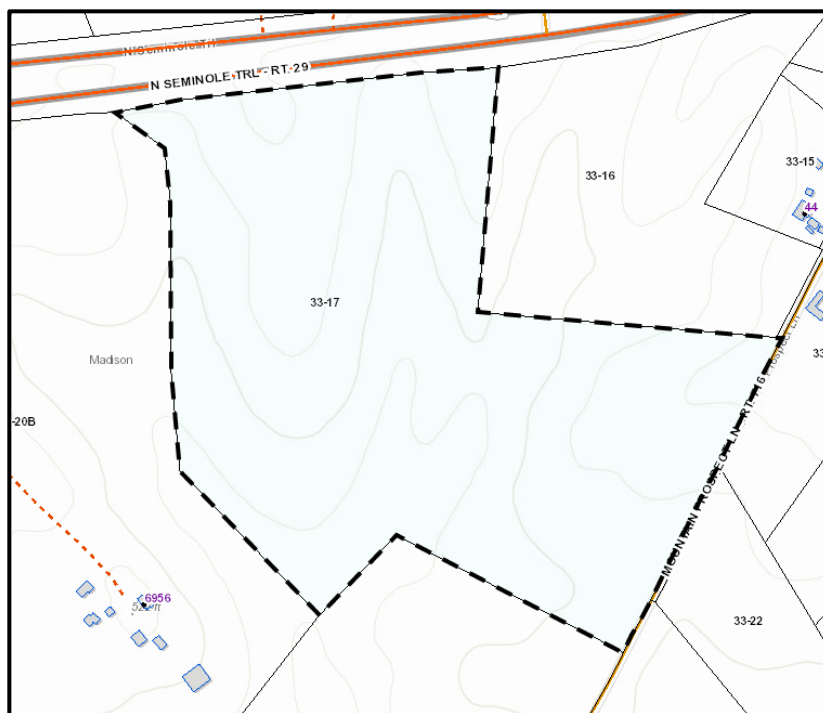
Subdivision Request by Travis & Sarah C. Harris to Subdivide a 40.03 Acre Parcel Zoned A1 (Agriculture)

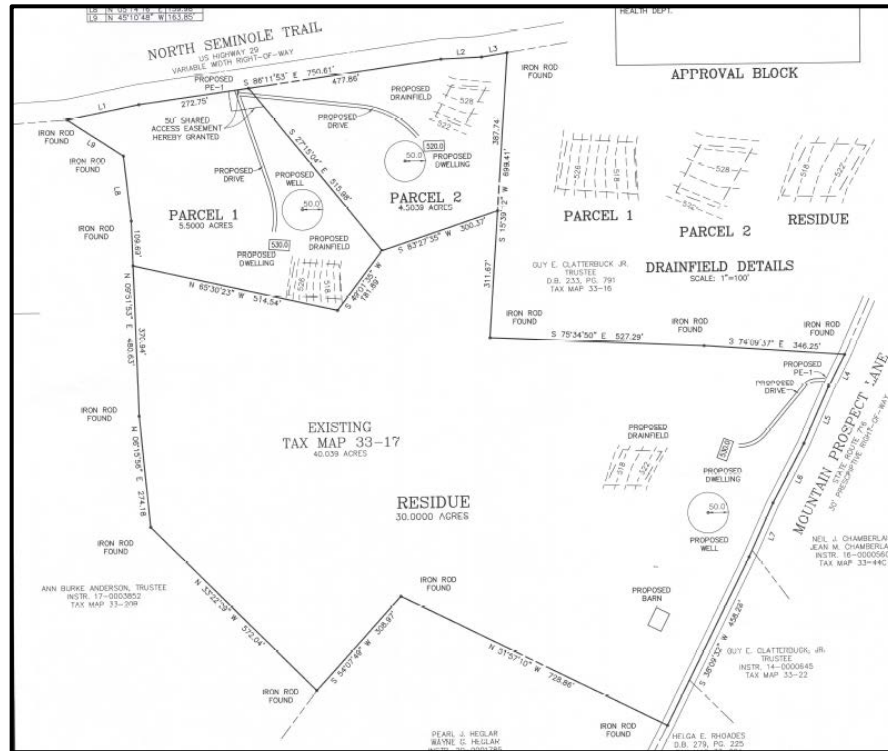
Background: This subdivision request presented by Travis and Sarah Harris to subdivide an existing 40 acre parcel. The subdivision would create two (2) new parcels of 5.5 acres and 4.5 acres. The residual/residue parcel would be thirty (30) acres. VDOT has reviewed the subdivision and finds the proposed shared entrance (located off of Rt. 29) serving the two newly created parcels, and the proposed entrance serving the residual parcel (located off of Mountain Prospect Lane), to be acceptable.

The new and residual parcels have surveyed/mapped septic drain fields with completed soil tests. The soil tests indicated the soils will support a conventional septic system. Madison County's Department of Health (VDH) has provided an approval letter for the three (3) individual septic drain fields.

The Harris' purchased the subject property in December of 2020; it (the property) has not been subdivided in the past 10 years ("4 in 10 rule").

Visuals:





Recommendation: Approval

The proposed subdivision(s) meets the three (3) acre minimum lots size requirement in the A1 zoning district. The parcel has not been subdivided more than four times in the past ten years ("4 in 10" rule). As noted, the proposed entrance on N. Seminole Trail, and Mountain Prospect Lane, are acceptable to VDOT; and all three (3) parcels have VDH approved septic drain field sites. The subject subdivision meets all County code requirements.

Commonwealth of Virginia

Application for Subdivision Review

(page 1 of 2 to be filled out by the Owner or Agent)

VDH Use Only

Health Department ID# _____

Due Date _____

Owner _____

Mailing Address _____

Developer/Agent _____

Mailing Address _____

AOSE _____

Mailing Address _____

Phone _____

Phone _____

Fax _____

Phone _____

Phone _____

Fax _____

Phone _____

Phone _____

Fax _____

Directions to Property: _____

Name of Proposed Subdivision _____

Tax Map _____ Other Property Identification _____ Dimension/Acreage of Property _____

Number of lots proposed _____ Proposed water source (note: new or existing, public or individual) _____

General size of lots _____ (give range if appropriate)

Additional description of subdivision _____

Overview of soils and geology (optional but encouraged) _____

In order for VDH to process a subdivision application you **must** attach a plat of the property showing the location of the proposed onsite sewage disposal systems and the reserve absorption areas (if required) and the location of the water supply system on each lot, if applicable. Each plat or subsection of a subdivision plat shall be accompanied by specific soil information for each lot (absorption area and reserve area). If not provided by the local subdivision ordinance, the district or local health department may require the plat to show streets, utilities, storm drainage, water supplies, easements, lot lines and original topographic contour lines by detail survey or other information as required.

When the OSE site evaluations are reviewed, the property lines, building location and the proposed well and sewage system sites **must** be clearly marked and the property sufficiently visible to see the topography, otherwise this application will be denied.

I give permission to the Virginia Department of Health (VDH) to enter onto the property described during normal business hours for the purpose of processing this application and to perform quality assurance checks of evaluations and designs certified by an Onsite Soil Evaluator (OSE) or a Professional Engineer (PE) as necessary until the sewage disposal system has been constructed and approved.

Signature of Owner/Agent

Date

Application for Subdivision Review

VDH Use Only Health Department ID# _____ Due Date _____	
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Revised 9/25/2014

Ligon Webb

From: Ligon Webb
Sent: Thursday, February 25, 2021 9:18 AM
To: 'Bourdon, Emily'; April Clements
Subject: re: Travis Harris Survey/Plat
Attachments: Travis Harris - Survey.pdf; Harris-VDHRequest.pdf; HARRIS SD SOIL INFO (1).pdf

Hello Emily – I know you spoke with Travis yesterday, attached you will find the VDH request form, survey and soils report for the parcel identified on Madison County's Tax Map as 33-17. If you could review and provide comments it would be appreciated!

Thanks – Ligon

Ligon Webb
County Planner
Madison County
414 N. Main Street
Madison, VA 22727
(540) 478-2240 (Cell)

March 3, 2021

To: Ligon Webb, Madison County Planner

Re: Review of Proposed Subdivision Plat for Individual Onsite Sewage Systems
Subdivision, Tax Map/GPIN: 33-17 (2 *Proposed Lots with Residual*)

Dear Madison County Subdivision Officer:

On February 25, 2021, 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 provision 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 *T.A. Houston, Jr.* 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.

The 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,



Emily Bourdon
Environmental Health Specialist

Ligon Webb

From: Ligon Webb
Sent: Thursday, February 25, 2021 10:29 AM
To: Adam Moore; 'Bedsaul, Willis'
Subject: re: Travis Harris Survey/Plat
Attachments: Travis Harris - Survey.pdf

Adam and Willis – Here is a plat/survey present to the County by Travis and Sarah Harris, TM 33-17. They are creating two new parcels, and the proposed entrance to the two “new” parcels is on N. Seminole Trail. Apparently, you have been working with Travis on this entrance...if you could provide comments it would be appreciated!

Thanks – Ligon

Ligon Webb
County Planner
Madison County
414 N. Main Street
Madison, VA 22727
(540) 478-2240 (Cell)



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

February 25, 2021

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

Re: (Travis & Sarah Courtney Harris -T.M. #33-17) – Subdivision Plat
Rte. (Route 29 Seminole Trail), 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 February 08, 2021 as prepared by Piedmont Land Surveyors, PLC., 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

SURVEYOR'S CERTIFICATE

I RICHARD GUY BURKE, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY AND IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND IS THE PROPERTY ACQUIRED BY TRAVIS N. HARRIS AND SARAH COURTNEY-HARRIS AT INSTRUMENT 20-0002011, AS RECORDED AMONG THE LAND RECORDS OF MADISON COUNTY, VA.

RICHARD GUY BURKE LS #3031

DATE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°57'22" E	179.98'
L2	S 80°32'49" E	100.30'
L3	S 87°18'58" E	63.62'
L4	S 38°30'09" W	89.79'
L5	S 35°38'09" W	152.44'
L6	S 39°43'04" W	164.31'
L7	S 36°05'28" W	144.94'
L8	N 05°14'16" E	159.98'
L9	N 45°10'48" W	163.85'

NORTH SEMINOLE TRAIL
US HIGHWAY 29
VARIABLE WIDTH RIGHT-OF-WAY

PROPOSED PE-1
S 86°11'53" E 750.61'

50' SHARED ACCESS EASEMENT
HEREBY GRANTED

PARCEL 1
5.5000 ACRES

PARCEL 2
4.5039 ACRES

EXISTING
TAX MAP 33-17
40.039 ACRES

RESIDUE
30.0000 ACRES

ANN BURKE ANDERSON, TRUSTEE
INSTR. 17-0003852
TAX MAP 33-20B

PEARL J. HEGLAR
WAYNE G. HEGLAR
INSTR. 20-0001785
TAX MAP 33-21

HELGA E. RHOADES
D.B. 279, PG. 225
TAX MAP 33-22A

GUY E. CLATTERBUCK, JR.
TRUSTEE
INSTR. 14-0000645
TAX MAP 33-22

NEIL J. CHAMBERLAIN
JEAN M. CHAMBERLAIN
INSTR. 16-0000560
TAX MAP 33-44C

PROPOSED DRAINFIELD

PROPOSED DWELLING

PROPOSED WELL

PROPOSED BARN

PROPOSED DRAINFIELD

PROPOSED DWELLING

PROPOSED DRAINFIELD

PROPOSED DWELLING

PROPOSED DRAINFIELD

PROPOSED DWELLING

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PROPOSED DRAINFIELD

PROPOSED DWELLING

COUNTY AGENT
VDOT
HEALTH DEPT.

APPROVAL BLOCK

PARCEL 1

PARCEL 2

RESIDUE

DRAINFIELD DETAILS
SCALE: 1"=100'

GUY E. CLATTERBUCK, JR.
TRUSTEE
D.B. 233, PG. 791
TAX MAP 33-16

VICINITY MAP
SCALE: 1" = 2000'

NOTES

- THE PROPERTY SHOWN HEREON IS LOCATED IN MADISON COUNTY AT TAX MAP 33-17 AND IS ZONED A1.
- THE PROPERTY SHOWN HEREON ARE NOW IN THE NAME OF THE FOLLOWING:
TRAVIS N. HARRIS
SARAH COURTNEY-HARRIS
1610 ORANGE ROAD
CULPEPER, VA 22701
AS RECORDED AT INSTRUMENT 20-0002011 AMONG THE LAND RECORDS OF MADISON COUNTY, VIRGINIA.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON EXISTING LAND RECORDS OF MADISON COUNTY, VIRGINIA AS RECORDED AT PLAT BOOK 42, PAGE 33, AND A FIELD SURVEY PERFORMED BY THIS FIRM ON FEBRUARY 8, 2021.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HERewith. PIEDMONT LAND SURVEYORS HAS NOT BEEN PROVIDED A TITLE REPORT AND THEREFORE THIS PLAT DOES NOT NECESSARILY INDICATE THE EXISTENCE OF ALL COVENANTS AND RESTRICTIONS ON THE PROPERTY.
- THE PROPERTIES SHOWN HEREON LIE IN ZONE "X", AREAS OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR FAUQUIER COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 51113C0175D, EFFECTIVE DATE: SEPTEMBER 18, 2020.
- SETBACKS:
FRONT - 50'
SIDE - 25'
REAR - 50'
- IRON PIPES SET AT ALL NEW LOT CORNERS.

OWNER'S CONSENT

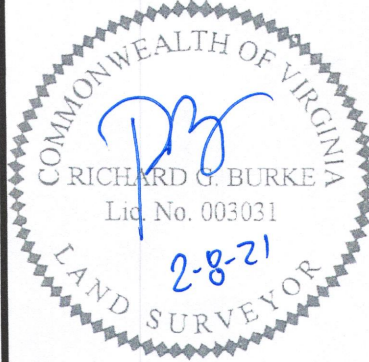
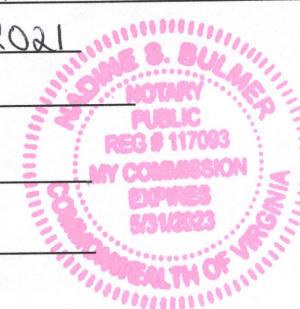
THE PLATTING AND SUBDIVIDING OF THE LAND OF TRAVIS N. HARRIS AND SARAH COURTNEY-HARRIS, AS RECORDED AT INSTRUMENT 20-0002011 AMONG THE LAND RECORDS OF MADISON COUNTY, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

TRAVIS N. HARRIS 2-23-21
DATE

SARAH COURTNEY-HARRIS 2/23/21
DATE

NOTARY PUBLIC

SUBSCRIBED AND ACKNOWLEDGED BEFORE ME Madeline Bulmer, Notary
THIS 23rd DAY OF February 2021
COUNTY Culpeper STATE VA
Madeline S. Bulmer
NOTARY PUBLIC
MY COMMISSION EXPIRES 5-31-2023



A SUBDIVISION PLAT
OF THE LAND OF
TRAVIS N. HARRIS
AND
SARAH COURTNEY-HARRIS
PLAT BOOK 42, PAGE 33
BRIGHTWOOD PRECINCT
MADISON COUNTY, VIRGINIA
DATE: FEBRUARY 8, 2021
SCALE: 1"=150'



P.O. BOX 250
RIVERVIEW, VA 22737
Phone: (540)222-5037
piedmontlandsurveyors.com
richard@piedmontlandsurveyors.com

G:\Survey\jobs\Tax Map 33-17, Madison, VA.dwg