



April 21, 2021 – 6:30 p.m.
General District Court – 2 S. Main Street, Madison, VA

Agenda: Planning Commission Workshop

1. Call to Order
2. Determine Presence of Quorum & Review/Approval of Agenda
3. Review of Minutes from March 17, 2021 Workshop
4. Discussion/Review Items (May Joint Public Hearings) :

A) Case No. SP-05-21-03: A Site Plan has been submitted by Dr. Oscar Vega to develop a 2.24 acre B1 (Business) zoned parcel. The subject parcel is located in phase one (1) of the South Park business park adjacent to the Food Lion shopping center. The parcel is proposed to be improved by a two (2) story dental and general office space building with parking; the parcel is identified on Madison County's Tax Maps as 48-13Q.

B) Case No. SU-05-21-04: Judson and Lisa Buchanan have submitted a special use permit application to operate a primitive campground on an A1 (Agriculture) zoned parcel. The parcel is 22.4 acres, and in the A1 zoning district a primitive campground requires a special use permit. The applicants are proposing a total of four (4) campsites, and per submitted proffers if approved the special use permit will not be transferable or assignable. In addition, the applicants are required to follow Virginia Department of Health guidelines regarding on-site bathroom facilities and potable water. The subject parcel, located on

Duet Road (Rt. 642), to-date does not have a postal address. The parcel is identified on Madison County's Tax Maps as 22-45.

C) Case No. SU-05-21-05: On behalf of the Madison County Board of Supervisors and Emergency Services, Network Building and Consulting (NB+C) has submitted an indefinite special use permit application to develop a wireless communication facility (WCF). The proposed WCF will provide public safety radio coverage and a direct line of site microwave connectivity for the County's public safety system. The subject 181.1 acre A1 (Agriculture) zoned parcel is known as "Hoover Ridge Park" and per article one (zoning ordinance) section 14-13-4 (uses requiring a special use permit) WCF's exceeding one-hundred (100) feet in height require a special use permit. The WCF would be confined to a roughly 50' x 50' square foot fenced-in compound; and the lattice tower's proposed height would be 195 feet with an attached four (4) ft. lightning rod. The subject property is located on/near Hoover Ridge, and is owned by Madison County's Board of Supervisors. The subject parcel is identified on Madison County's Tax Maps as 48-43C; this property contains multiple postal address points the closest of which is 335 Hoover Ridge, Madison, Virginia 22727.

5. Proposed Ordinance Amendments to Political Signs
6. Proposed Ordinance Amendment(s) to clarify when VDOT, VDH & RSA approval is needed for approval for recommendations to BoS for SUPs, Rezoning's and Site Plans.
7. Additional Items from Planning Commission or Public
8. Adjournment

Madison County Planning Commission

Workshop Meeting

March 17, 2021

The Madison County Planning Commission Workshop meeting was called to order by Chair, Mike Mosko, in the General District Courtroom, 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 Fay Utz to approve the January 20, 2021 minutes as submitted. The motion was seconded by Danny Crigler, and carried, with all members voting aye.

The first item for review was for a 195' cell tower to be built at Hoover Ridge for the County's emergency services communication needs. Brian Gordon reported that with this tower and the proposed tower at the Hughes River will increase coverage from 60% to 90% of the County. The tower at the nearby Young Farmer's Ground cannot handle any additional antennae, plus the Hoover Ridge site is at a higher elevation. The County is currently paying \$2,200 for space on the Radiant/Beautiful Run site. Building and owning this new tower, the County would be able to collect revenue from up to six vendors on the Hoover Ridge tower. Mike Fisher asked if there will be public hearings on each of the proposed new towers, and Mr. Webb replied yes.

The next case for the April Joint meeting will be a request by **Travis and Sarah Harris to subdivide** a 40.03-acre tract located on N. Seminole Trail near Leon (TM 33-17). They would like to create a 5.5 parcel and a 4.5 parcel sharing a new entrance on US 29 North. The 30-acre residue would be accessed from Mountain Prospect Lane. The tract is zoned A-1 and has VDOT and Health Dept. approvals. Mr. Webb reported the parcel has not been subdivided more than four times in the past ten years. Nan Coppedge asked how the "4 in 10" divisions is verified. Mr. Webb reported he checks the previous Zoning Administrator's detailed records of subdivisions, reviews the Tax Map numbers, and checks with the Commissioner of Revenue. Mike Mosko questioned that the GIS does not show the parcel in the applicant's names. Mr. Webb reported he had seen the December 2020 deed in the Harris's names.

Carty Yowell gave an update on the **Broadband Taskforce**, and asked for the Planning Commission's opinion on the written report sent out. This generated much discussion on whether the group should be a Taskforce or an Authority, and what each is able to do. The consensus however, is a sense of urgency for the County to move forward so that families and businesses have reliable and affordable internet service.

Dan Bond, from Louth Callan Renewables, made a presentation about a **potential solar farm application** on a 91-acre tract of land (TM 48-12C) on Seminole Trail (US 29) next to Yoder's

March 17, 2021

Market. The property is zoned A-1 and B-1, has a good terrain and is close to the electrical substation on Fairground Road. Mr. Bond says it would cost \$10 million to build, and could take 2-3 years to complete, including going through the PJM process. He feels it is a low impact project, and the County could pass an ordinance to generate revenue per wattage generated. These would be fixed panels planted 8 feet in the ground, and are good for about 25 years. At decommissioning, the property is returned to its previous condition. Energy generated could be used for Madison County if REC is interested. Our ordinance requires a 300' buffer, and M1 zoning.

Pete Elliott reported the BOS meeting had focused on 2021-22 budget and discussion on the Broadband Committee/Authority/Taskforce.

There being no further business, the meeting was adjourned at 7:46.

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 at the Madison County Volunteer Fire Station located at 1223 N. Main Street, Madison, Virginia on **Wednesday, May 5th, 2021 at 7:00 p.m.** to act on the following cases:

Case No. SP-05-21-03: A Site Plan has been submitted by Dr. Oscar Vega to develop a 2.24 acre B1 (Business) zoned parcel. The subject parcel is located in phase one (1) of the South Park business park adjacent to the Food Lion shopping center. The parcel is proposed to be improved by a two (2) story dental and general office space building with parking; the parcel is identified on Madison County's Tax Maps as 48-13Q.

Case No. SU-05-21-04: Judson and Lisa Buchanan have submitted a special use permit application to operate a primitive campground on an A1 (Agriculture) zoned parcel. The parcel is 22.4 acres, and in the A1 zoning district a primitive campground requires a special use permit. The applicants are proposing a total of four (4) campsites, and per submitted proffers if approved the special use permit will not be transferable or assignable. In addition, the applicants are required to follow Virginia Department of Health guidelines regarding on-site bathroom facilities and potable water. The subject parcel, located on Duet Road (Rt. 642), to-date does not have a postal address. The parcel is identified on Madison County's Tax Maps as 22-45.

Case No. SU-05-21-05: On behalf of the Madison County Board of Supervisors and Emergency Services, Network Building and Consulting (NB+C) has submitted an indefinite special use permit application to develop a wireless communication facility (WCF). The proposed WCF will provide public safety radio coverage and a direct line of site microwave connectivity for the County's public safety system. The subject 181.1 acre A1 (Agriculture) zoned parcel is known as "Hoover Ridge Park" and per article one (zoning ordinance) section 14-13-4 (uses requiring a special use permit) WCF's exceeding one-hundred (100) feet in height require a special use permit. The WCF would be confined to a roughly 50' x 50' square foot fenced-in compound; and the lattice tower's proposed height would be 195 feet with an attached four (4) ft. lightning rod. The subject property is located on/near Hoover Ridge, and is owned by Madison County's Board of Supervisors. The subject parcel is identified on Madison County's Tax Maps as 48-43C; this property contains multiple postal address points the closest of which is 335 Hoover Ridge, Madison, Virginia 22727.

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. May 5th, 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 these hearings are available for review. The documents can be viewed in person at Madison County's Building & Zoning Office, 410 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



Madison County Planning and Zoning Department
PO Box 1206
Madison, Virginia 22727

SITE PLAN APPLICATION PACKAGE SUBMITTAL

Complete all four pages, sign & date accordingly.

	Property Owner	Developer/Agent	Consultant
Name	Heinz D. Wieland	Dr. Oscar Vega	Hinchey & Baines, PLC
Mailing Address	1422 Old Lampeter Rd.	306 South Main Street	125 East Davis Street, Suite 201
	Lancaster, PA 17602	Madison, VA 22727	Culpeper, VA 22701
Telephone		(540) 948-4488	(540) 829-2220
Email		drvega@madisonfamilydds.com	lee@hincheybaines.com

Development Name Shown on Site Plan Madison Family Dentistry

Tax Map#: 48-13Q Acreage: 2.24 Zoning District: B-1

	<u>Submitted</u>	<u>Not Submitted</u>	<u>Not Applicable</u>
Completed Madison County Site Plan Application Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Application Fee (per Current Fee Schedule)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 copies (and one 11x17 reproducible version)*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Request for waiver of requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>*To facilitate and expedite review, a pdf version is requested.</i>			
Plat Showing Subdivision or Boundary Adjustment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of Flood Plain Boundary on Plat and/or Site Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stormwater Management Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion & Sediment Control Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Completed E&S Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E&S Fee (per Current Fee Schedule)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VDOT Checklist	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic Impact Statement	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Confirmation of Health Department Approval	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I confirm that the above accurately depicts what has been provided to the Madison County Zoning Administrator in application for approval of this site plan and that all items required by the Madison County Site Plan Ordinance on the attached technical review checklist have been provided as indicated.

Consultant

3/29/2021

Date

Madison County Site Development Plan Technical Review Checklist

N/A **Provided**

- ☐ ☒ Name, address, signature and seal of architect, engineer or surveyor
- ☐ ☒ Drawings are no larger than 24" x 36" and otherwise meet specifications per A.6.2 and A6/3

- ☐ ☒ Project Title
- ☐ ☒ Name and signature of developer and all property owners with title sources; signatures of all property owners indicating consent to proposed site plan
- ☐ ☒ Identification of all applicable variances and zoning conditions applicable to this property
- ☐ ☒ North Arrow
- ☐ ☒ Scale
- ☐ ☒ Vicinity sketch drawn to a reasonable scale with landmarks sufficient to identify the location of the property
- ☐ ☒ Development site boundaries
- ☐ ☒ Zoning of site and all adjacent properties
- ☐ ☒ Tax map and parcel numbers of the subject property
- ☐ ☒ Tax map, parcel number, owner and current use of each adjoining property
- ☐ ☒ Calculations showing total area of the proposed development and percentages used for building, parking and open space
 - ☒ Parking spaces and accessible routes to each structure as required by the Uniform Statewide Building Code and the Americans with Disabilities Act
- ☐ ☒ Building setback lines
- ☐ ☒ Existing property features (street, buildings, etc.) to be retained or removed
- ☐ ☒ Elevation datum reference
- ☐ ☒ Existing topography
- ☐ ☒ Proposed grading contours
- ☐ ☒ Identification of areas of development site with 25% or greater slopes
- ☐ ☒ Name and location of watercourses and other water bodies on or adjacent to development site
- ☐ ☒ Limits of the 100 year flood plain and vertical datum correlated to plan topography
- ☐ ☒ Location and size of existing water and sanitary sewer facilities and easements, storm sewer facilities; and drainage easements
- ☐ ☒ Stormwater Management Plan
- ☐ ☒ Erosion & Sediment Control Plan
- ☐ ☐ Written confirmation of VDH approval of wells, septic or other proposed water and sanitary sewer facilities
 - ☐ Developments proposed to be served by central water or sewage disposal system other than RSA, if allowed by County zoning or subdivision regulations: verification of compliance with Sections 15.2-2149 through 15.2-2156 provided. Include detailed plans for proposed water and sanitary sewer facilities meeting all state and local requirements including, but not limited to:
 - ☒ Pipe sizes, types and grades
 - ☒ Connections to central systems
 - ☒ Locations and dimensions of proposed easements and maintenance responsibility (public or private)
 - ☒ Water main locations and sizes

Madison County Site Development Plan Technical Review Checklist

- ☒ Water valve and hydrant locations and spacing
- ☐ Septic setback lines from watercourses
- ☐ Where reasonably accessible to RSA service areas, developer extends water and/or sewer infrastructure & dedicates to RSA
- ☐ Provides for adequate fire protection in accordance with A.8.5 of Appendix A to the Madison County Zoning Ordinance
- ☐
 - ☒ Location of existing and proposed utilities and utility easements
 - ☐ Common/shared easements for franchised cable television operators and public service corporations
- ☒
 - ☐ Proposed streets
 - ☐ Names, state route numbers
 - ☐ Right-of-way easements, lines and widths
 - ☐ Centerline radii and pavement widths
 - ☐ Certification that any street, road or highway to be dedicated to public use has been designated & will be constructed to VDOT standards
 - ☐ Designed and constructed to provide adequate drainage and drainage facilities
 - ☐ Provide adequate vehicular access & do not adversely affect public safety
 - ☐ Public roads designed and constructed to meet state standards necessary for inclusion into secondary system of state highways and Madison County Subdivision Ordinance (Articles 5 & 6)
 - ☐ Private roads designed and constructed to meet Madison County Subdivision Ordinance (Articles 5 & 6); clearly designated not to be maintained by VDOT or Madison County
 - ☐ Monuments to be installed to establish street and property lines within development
 - ☐ Cul-de-sacs designed and constructed as streets, not parking
 - ☐
 - ☒ Ingress and egress to and from development site; distance to centerline of nearest existing street intersection; connection to at least one public road
 - ☐
 - ☒ Off-street parking areas, loading areas, and internal circulation aisles
 - ☒ Names, state route numbers
 - ☒ Angle of stalls
 - ☒ Width of aisles
 - ☒ Specific number of spaces required, with computations
 - ☒ Surfacing specifications for all paved and graveled areas
 - ☐
 - ☒ Proposed structures
 - ☒ Number of floors
 - ☒ Floor area
 - ☒ Height and location of each building or structure
 - ☒ Proposed general use for each building and structure
 - ☐ Multi-family residential: number, size, type of dwelling units identified
 - ☐
 - ☒ Proposed density
 - ☒
 - ☐ Phasing lines and proposed timing of development
 - ☐
 - ☒ Existing trees and tree cover
 - ☒
 - ☐ Proposed clearing areas

April 15, 2021

To: Adam Moore, Willis Bedsaul, VDOT

From: Ligon Webb, County Planner

RE: Site Plan for South Park Phase 1

Hello Adam & Willis – Attached you will find a Site Plan, and other selected documents, for the development of a dental office with general office space on a 2.2 acre commercial zoned lot. The lot (TM 48-13Q) is located in phase one (1) of the South Park business park (aka: the Wieland property). The roadway for the first phase of this development has been satisfactorily completed, as has the water main serving the four (4) lots show in this first phase. Also stormwater controls and BMP have been satisfactorily installed. Currently, we are waiting for final E/S stabilization which should be completed in several weeks weather permitting.

As you know, the subject road connects to Madison Plaza Drive, and will (eventually) continue through to the adjacent “Wieland” property (TM 48-13I) during Phase II (2) of the South Park business park; of course during phase two this road will be connected to US 29.

So, regarding the development of this particular site, does VDOT have any comments? The Planning Commission will be discussing this Site Plan next week at its regular works session, and it’s scheduled for a public hearing at a joint meeting of the Planning Commission and Board of Supervisors on Wednesday, May 5th, 2020.

Thanks again, Ligon

April 15, 2021

To: Ligon Webb, County Planner

From: Willis Bedsaul, VDOT

RE: Site Plan for South Park Phase 1

Ligon,

We'll add it to our list of reviews, and get back with you on our comments.

Thanks, Willis



April 15, 2021

Dear Neighbor,

You are hereby informed that a Site Plan has been submitted by Dr. Oscar Vega to develop an office building on a B1 (business) zoned parcel. In the B1 zoning district Site Plans containing more than 40,000 square feet of disturbed area require a Planning Commission recommendation, and approval by the Board of Supervisors. The submitted Site Plan has been reviewed by County staff and a public hearing has been scheduled for an upcoming joint meeting of the Planning Commission and Board of Supervisors. **This joint hearing will take place on Wednesday, May 5th, 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 April 15th and April 22nd; the text of this advertisement states the following:

Case No. SP-05-21-03: *A Site Plan has been submitted by Dr. Oscar Vega to develop a 2.24 acre B1 (Business) zoned parcel. The subject parcel is located in phase one (1) of the South Park business park adjacent to the Food Lion shopping center. The parcel is proposed to be improved by a two (2) story dental and general office space building with parking; the parcel is identified on Madison County's Tax Maps as 48-13Q.*

In addition, the Planning Commission will be holding a work session on **Wednesday, April 21st, 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

GENERAL NOTES

- All construction shall conform to existing State and County building codes. It is the contractor's responsibility to be aware of all applicable standards and specifications as well as required methods of construction. The contractor shall furnish all materials, labor, and equipment to perform all work, including restoration, for the completed installation of all improvements shown hereon or implied as necessary to complete the proposed improvements.
- The contractor or his agent shall be responsible for digging test pits to determine the exact location of any existing underground utilities prior to the beginning of construction. In particular, test pits adjacent to existing high pressure gas mains shall be performed in the presence of a gas company representative and shall be hand dug according to their instruction. Utilities shown hereon are based on available information.
- No title report was furnished. However, this property is subject to any existing easements, covenants and servitudes of record.
- All erosion and sediment control practices shall be constructed and maintained in accordance with the minimum standards and specifications of the 1992 Virginia Erosion and Sediment Control Handbook and County ordinances. Removal of said controls shall be authorized by the County inspector but, at least, shall not be removed until permanent vegetative cover is established on all denuded areas.
- Construction should be sequenced so that grading operations can begin and end as quickly as possible. Sediment trapping measures, such as silt fences, shall be installed and made functional before any land disturbing activity begins.
- Prior to development, the limits of clearing shall be clearly marked on the property and suitable protective barriers shall be erected five (5) feet outside the dripline of any tree or stand of trees to be preserved within 100 feet of the construction footprint. The barriers shall remain erected throughout all phases of construction. The storage of equipment, materials, debris or fill shall not be allowed with the area protected by the barrier.
- Engineered fill and backfill shall be approved select materials and shall be placed in six to eight inch layers and compacted at optimum moisture, plus or minus two percent, to a density of not less than 95 percent in accordance with A.A.S.H.T.O. T-99 or A.S.T.M. D-698.
- No subsurface investigation has been performed by Hinchey and Baines, PLC to attest to the soil conditions or the presence of toxic or contaminated waste.
- It shall be the responsibility of the contractor or developer to have sufficient soils and foundation testing performed to determine that the support values and C.B.R.'s are adequate for the standards shown on this plan.
- All construction involving problem soils must be performed under the full-time inspection of a professional geotechnical engineer.
- The contractor shall perform necessary grading to preclude the ponding of water on roadways and buildable areas.
- There are no known gravesites on this site. In the event other gravesites are discovered during construction, the Planning Office should be notified immediately. All activities must cease and shall not resume until authorization to proceed is granted by the Planning Office. Gravesites shall be protected in accordance with state law.
- Prior to clearing and grading on slopes 25% or greater, all surface drainage will be routed away from the area to be graded.
- All fill materials and their subgrade will be approved by the soils engineer for this site.
- No portion of the land hereon is located in the F.I.R.M. 100-year special floodplain area zone "A", as indicated on Flood Insurance Rate Map (FIRM) number 51113C0175C, effective date January 05, 2007. The entire property is located in zone "X".
- All wetland permits, if required by federal, state, and local laws and regulations, shall have been obtained prior to initiating grading or any other on-site land disturbing activity.
- The developer shall be responsible for the relocation of any utilities which may be required as a result of this project. The relocation should be done prior to construction.
- The developer shall be responsible for any damage to the existing streets and utilities which occurs as a result of this project within or contiguous to the existing right-of-way.
- All construction in street right-of-way shall be in conformance with standards and specifications of the Virginia Department of Transportation and Madison county.
- There are no known historic buildings or features on site.
- Land Disturbance shall not commence until an Operator has submitted a NPDES Construction General Permit Registration Statement and received a Permit Coverage Number from the Virginia Department of Environmental Quality (DEQ).
- The approved plans and the prepared Stormwater Pollution Prevention Plan (SWPPP) shall be kept on the work site with the Land Disturbance Permit and Construction General Permit and shown upon request.
- The Permittee is responsible for providing as-built documentation that certifies that the completed Stormwater BMPs are in accordance with the approved plans and specifications. The applicant shall provide a written log of regular inspections sufficient to adequately document compliance.
- Any work performed within existing or proposed VDOT maintained Right-of-Way shall conform to the current editions of and latest revisions to the Virginia Department of Transportation (VDOT) Road and Bridge Specifications and Standards. In case of discrepancy or conflict between the Standards, Specifications or Regulations, the most stringent shall apply.
- Prior to initiation of work, a VDOT Land Use Permit for any work within VDOT's Right-of-Way shall be obtained.

APPROVAL BLOCK

COUNTY OF MADISON	
APPROVED BY	DATE
MADISON COUNTY HEALTH DEPARTMENT	
APPROVED BY	DATE
EROSION & SEDIMENT CONTROL	
APPROVED BY	DATE

VDOT APPROVAL

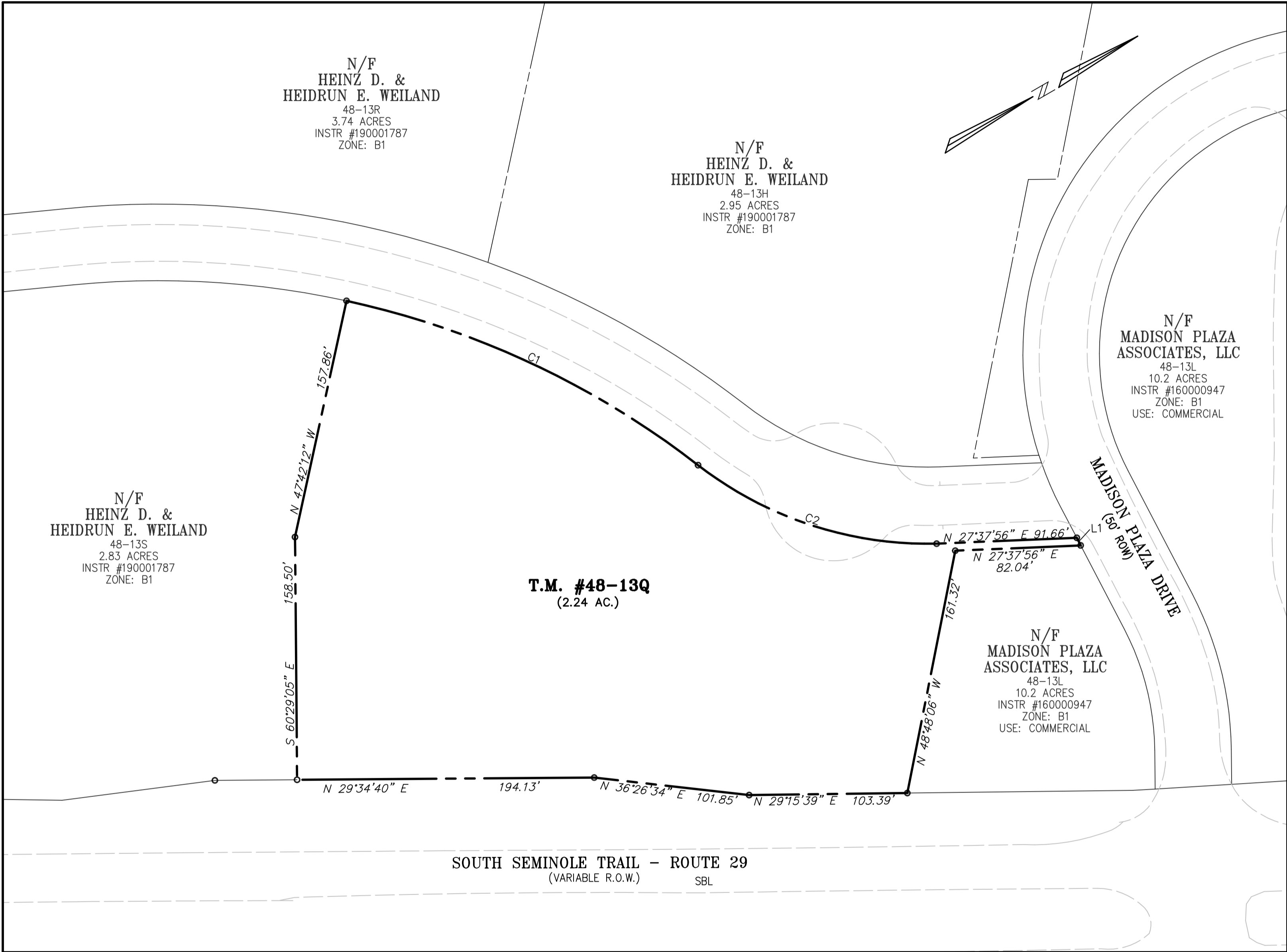
These plans have been reviewed for compliance with current VDOT Specifications and Standards and recommend approval.

APPROVED BY	DATE
VDOT CONTACT: Virginia Department of Transportation (Charlottesville Residency - Land Use) 701 VDOT Way Charlottesville, VA 22911 Contact: Adam Moore Phone: (434) 422-9782 Email: Adam.Moore@VDOT.Virginia.gov	

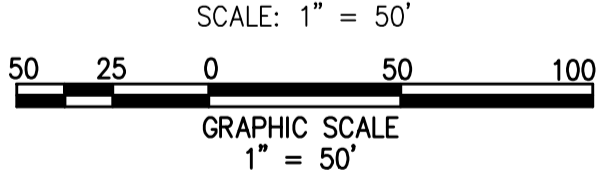


CONTRACTORS SHALL NOTIFY THE "MISS UTILITY" NOTIFICATION CENTER OF PROPOSED EXCAVATION, DEMOLITION, OR BLASTING AT LEAST TWO WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION, DEMOLITION, OR BLASTING IN ACCORDANCE WITH THE VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT. IN ADDITION, NAMES AND TELEPHONE NUMBERS SHALL ALSO BE USED TO SERVE IN AN EMERGENCY CONDITION AS REQUIRED BY SECTION 63-2-2 OF THE FAIRFAX COUNTY CODE.
CONTACT "MISS UTILITY" AT 1-800-257-7777

SITE PLAN FOR
MADISON FAMILY DENTISTRY
TAX MAP #48-13Q
MADISON COUNTY, VIRGINIA



VIEWPORT TITLE



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	255.63'	575.00'	25°28'20"	S 55°01'58" W	253.53'
C2	167.28'	245.00'	39°07'11"	S 48°12'32" W	164.05'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°31'32" W	5.63'

NOTICE REQUIRED

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION OR BLASTING AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS, PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ENGINEER'S CERTIFICATION

THE PROPERTY SHOWN HEREON IS IN THE NAME OF HEINZ D. OR HEIDRUN E. WIELAND AT INSTRUMENT NUMBER 020001729 AS FOUND IN THE LAND RECORDS OF MADISON COUNTY, VIRGINIA.

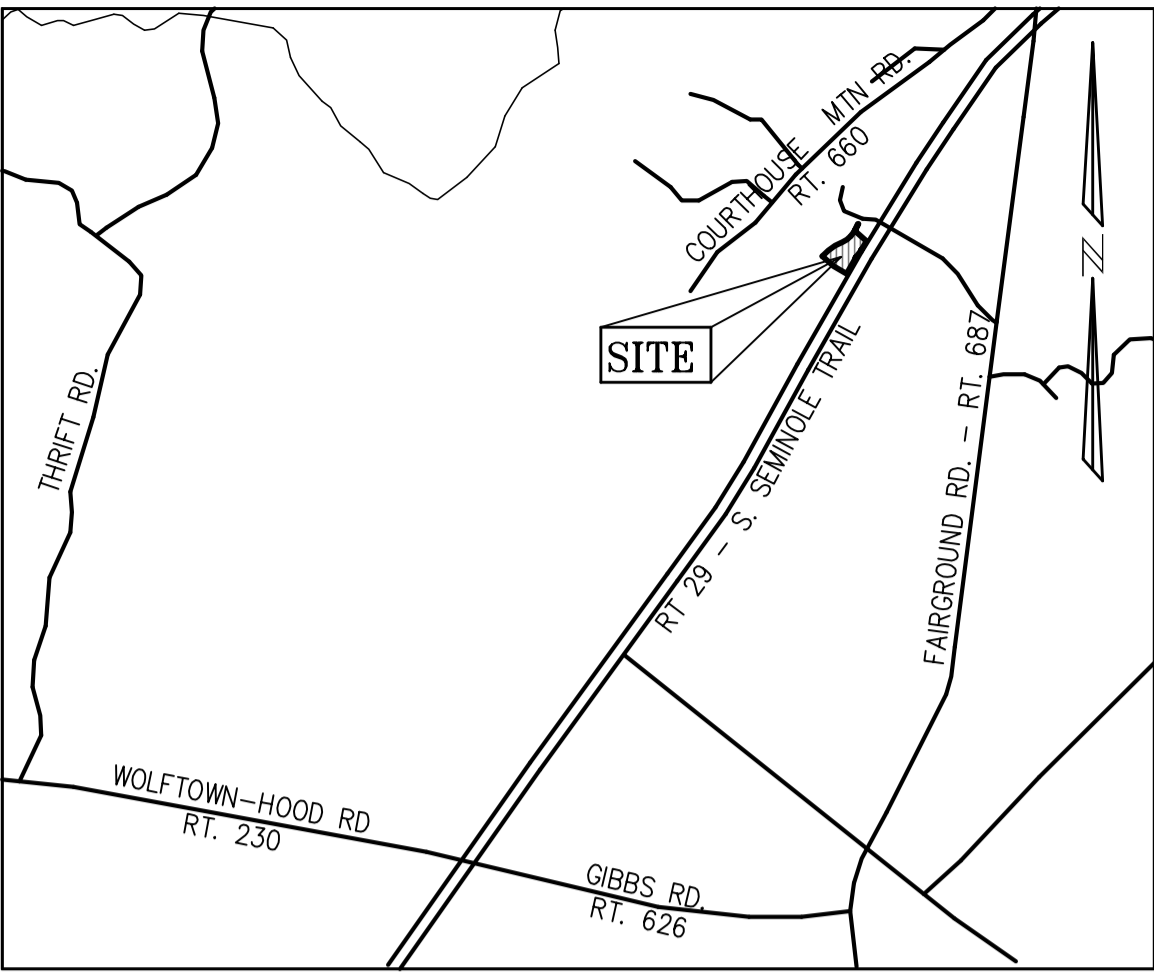
ENGINEER

040234

LICENSE NUMBER

3/29/2021

DATE



VICINITY MAP
SCALE: 1" = 2,000'

PLAN NOTES

- PARCEL IDENTIFICATION: T.M. #48-13Q (2.24 ACRES)
- OWNER: HEINZ D. & HEIDRUN E. WIELAND
1422 OLD LAMPETER RD.
LANCASTER, PA 17602

APPLICANT: DR. OSCAR VEGA
306 SOUTH MAIN STREET
P.O. BOX 304
MADISON, VA 22727
- PROPOSED DEVELOPMENT: PROFESSIONAL MEDICAL OFFICE & PARKING.
- BOUNDARY & TOPOGRAPHICAL INFORMATION TAKEN FROM "PLAT SHOWING 4 LOT SUBDIVISION SURVEY AND PROPOSED DRAINFIELDS AND EASEMENTS TAX MAP PARCEL 48-131 HEINZ D. & HEIDRUN E. WIELAND" BY DAVID C. BLANKENBAKER INC., DATED DECEMBER 3, 2019.
- PARKING TABULATION
PARKING:

REQUIRED: (OFFICE BUILDING) 1 SPACE PER 200 S.F.
8,100 SF BUSINESS FLOOR SPACE/200 = 40.5

PROVIDED: 42 SPACES

USE: DENTAL OFFICE

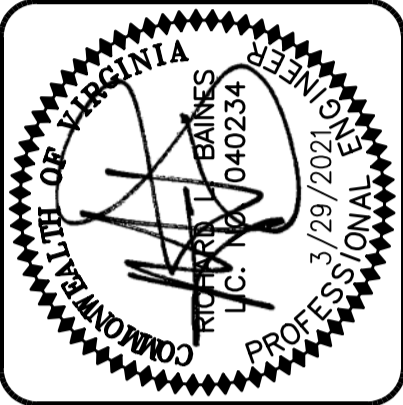
SETBACKS: FRONT: 45' FROM R.O.W.
SIDE/REAR YARDS: 0'

BUILDING HEIGHT:
MAXIMUM ALLOWED: 35'
ACTUAL: 35'
NO. OF STORIES: 2
- THE PROPOSED BUILDING WILL BE SERVED BY PUBLIC WATER AND PRIVATE SEPTIC. (FINAL DESIGN BY OTHERS) SEPTIC IMPROVEMENTS SHOWN ON THIS PLAN ARE FOR ILLUSTRATIVE PURPOSES ONLY.

SHEET INDEX

- COVER SHEET
- BOUNDARY PLAT
- GENERAL NOTES & DETAILS
- SITE PLAN
- GRADING PLAN
- STORM SEWER PROFILES
- PHASE 1 EROSION AND SEDIMENT CONTROL PLAN
- PHASE 2 EROSION AND SEDIMENT CONTROL PLAN
- EROSION AND SEDIMENT CONTROL NARRATIVE & NOTES
- POST-DEVELOPMENT DRAINAGE MAP (QUANTITY PURPOSES)
- STORMWATER MANAGEMENT QUALITY COMPUTATIONS
- PRE-DEVELOPMENT DRAINAGE MAP (QUANTITY PURPOSES)
- POST-DEVELOPMENT DRAINAGE MAP (QUANTITY PURPOSES)
- STORMWATER MANAGEMENT QUANTITY COMPUTATIONS & NARRATIVE
- STORMWATER MANAGEMENT NOTES & DETAILS

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SUITE 201
CULPEPER, VIRGINIA 22701
PHONE (540) 829-2220
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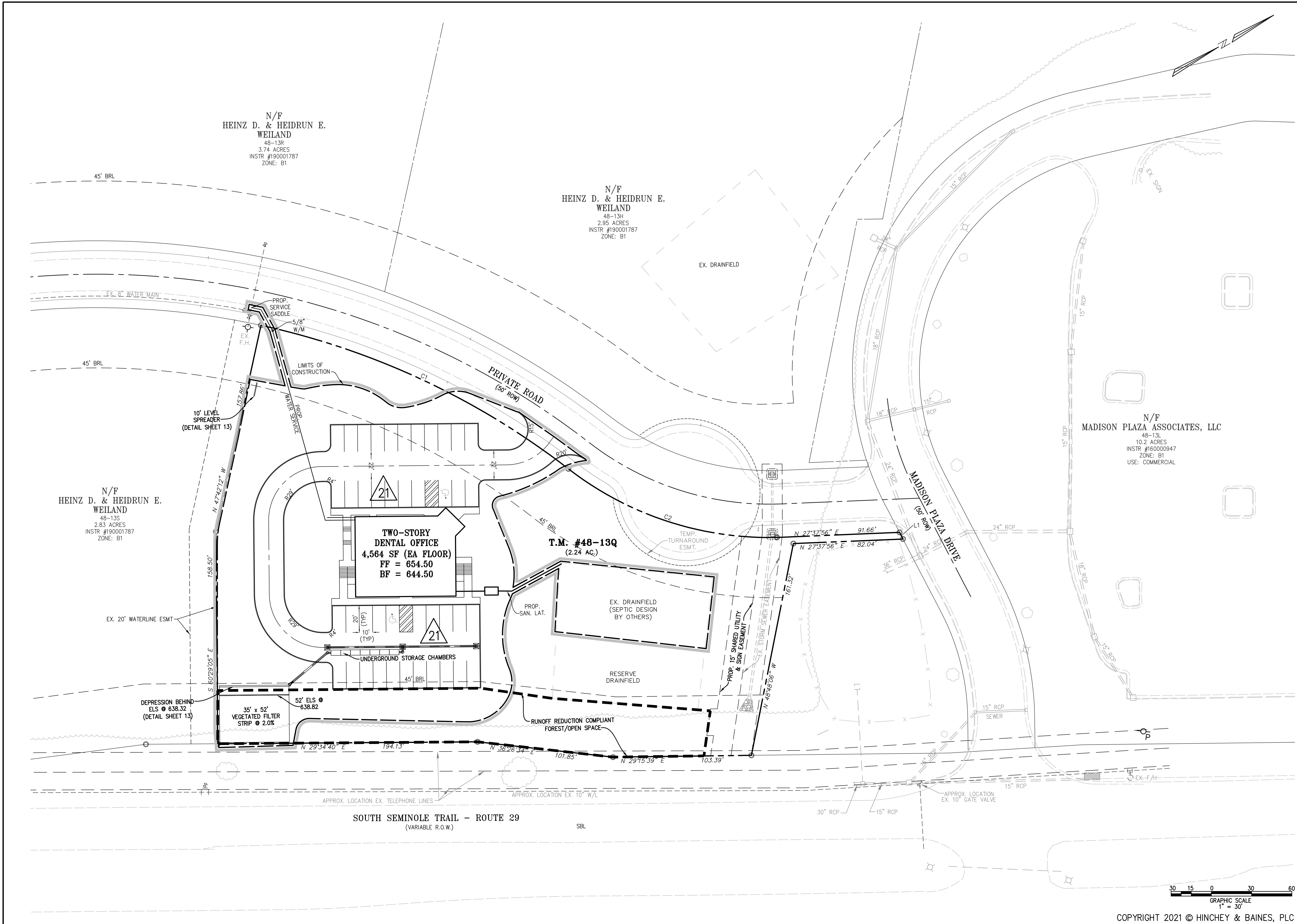
COVER SHEET
MADISON FAMILY DENTISTRY
FORMER RAPIDAN DISTRICT - MADISON COUNTY, VIRGINIA

SCALE: AS SHOWN

DATE: 3/29/2021

REVISIONS:

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N/F
HEINZ D. & HEIDRUN E.
WEILAND
48-13R
3.74 ACRES
INSTR. #190001787
ZONE: B1

N/F
HEINZ D. & HEIDRUN E.
WEILAND
48-13H
2.95 ACRES
INSTR. #190001787
ZONE: B1

N/F
HEINZ D. & HEIDRUN E.
WEILAND
48-13S
2.83 ACRES
INSTR. #190001787
ZONE: B1

N/F
MADISON PLAZA ASSOCIATES, LLC
48-13L
10.2 ACRES
INSTR. #160000947
ZONE: B1
USE: COMMERCIAL

SOUTH SEMINOLE TRAIL - ROUTE 29
(VARIABLE R.O.W.)

RUNOFF REDUCTION COMPLIANT
FOREST/OPEN SPACE

PROP. SAN. LAT.

T.M. #48-13Q
(2.24 AC.)

TWO-STORY
DENTAL OFFICE
4,564 SF (EA FLOOR)
FF = 654.50
BF = 644.50

UNDERGROUND STORAGE CHAMBERS

DEPRESSION BEHIND
ELS @ 638.32
(DETAIL SHEET 13)

35' x 52'
VEGETATED FILTER
STRIP @ 2.0%

N 29°34'40" E

194.13

N 36°26'34" E

101.85

N 29°15'39" E

103.39

N 48°48'06" W

EX. STORM SEWER EASEMENT

PROP. 15' SHARED UTILITY
& SIGN EASEMENT

161.32

N 27°37'56" E

82.04

N 27°32'56" E

91.66

MADISON PLAZA DRIVE
(60' ROW)

24" RCP

18" RCP

15" RCP

15" RCP

15" RCP

15" RCP

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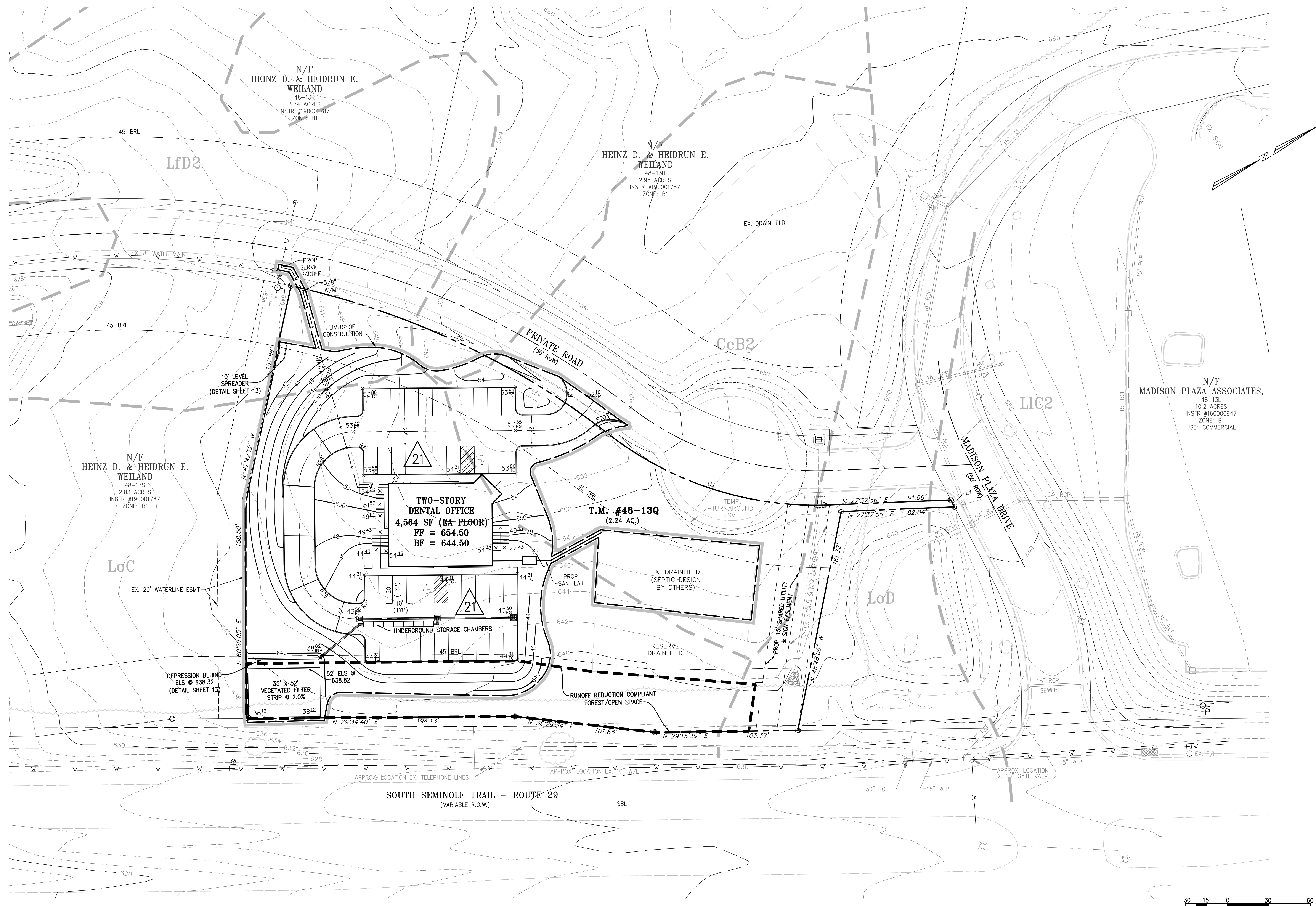
15" RCP

15" RCP

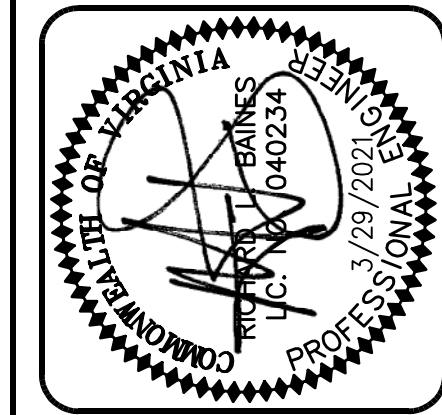
15" RCP

15" RCP

15" RCP



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GRADING PLAN
MADISON FAMILY DENTISTRY

FORMER RAPIDAN DISTRICT – MADISON COUNTY, VIRGINIA

SCALE: 1" = 30'

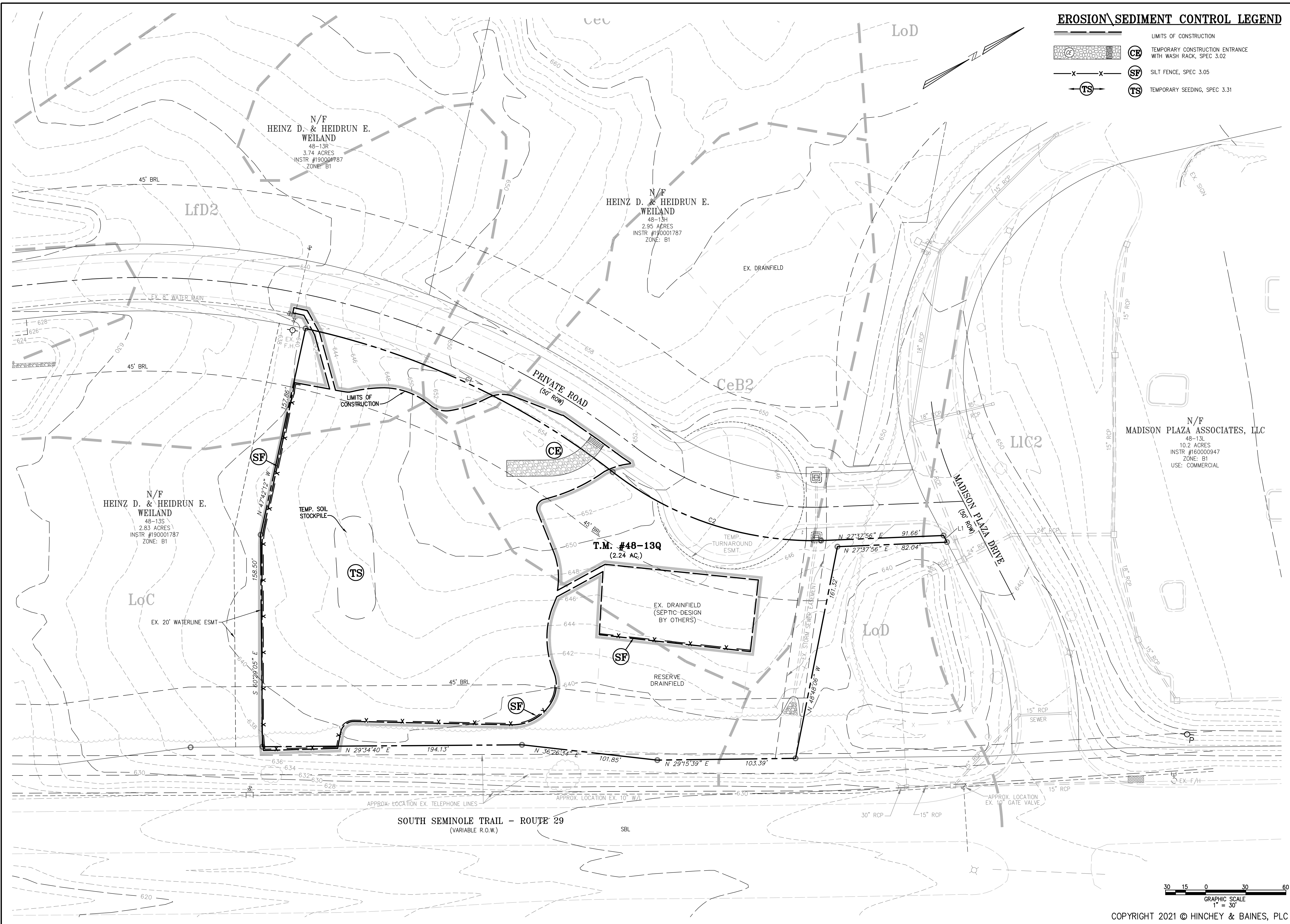
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REVISIONS:

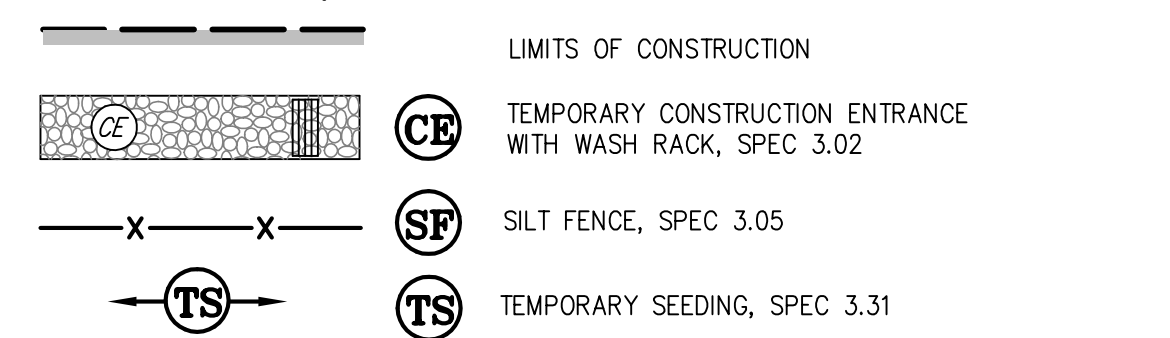
SHEET 5 OF 15

FILE NO. 1375

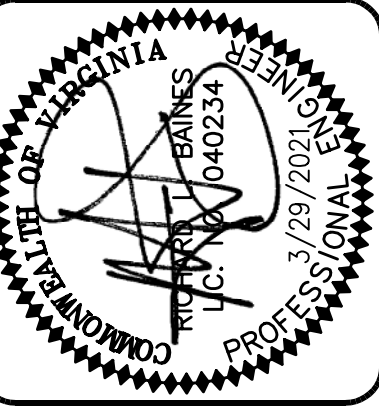
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EROSION\SEDIMENT CONTROL LEGEND



HINCHEY & BAINES, PLC
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125 EAST DAVIS STREET
SUITE 201
CULPEPER, VIRGINIA 22701
PHONE (540) 829-2220
FAX (540) 829-2239



PHASE 1 – EROSION & SEDIMENT CONTROL PLAN
MADISON FAMILY DENTISTRY

FORMER RAPIDAN DISTRICT – MADISON COUNTY, VIRGINIA

SCALE: 1" = 30'

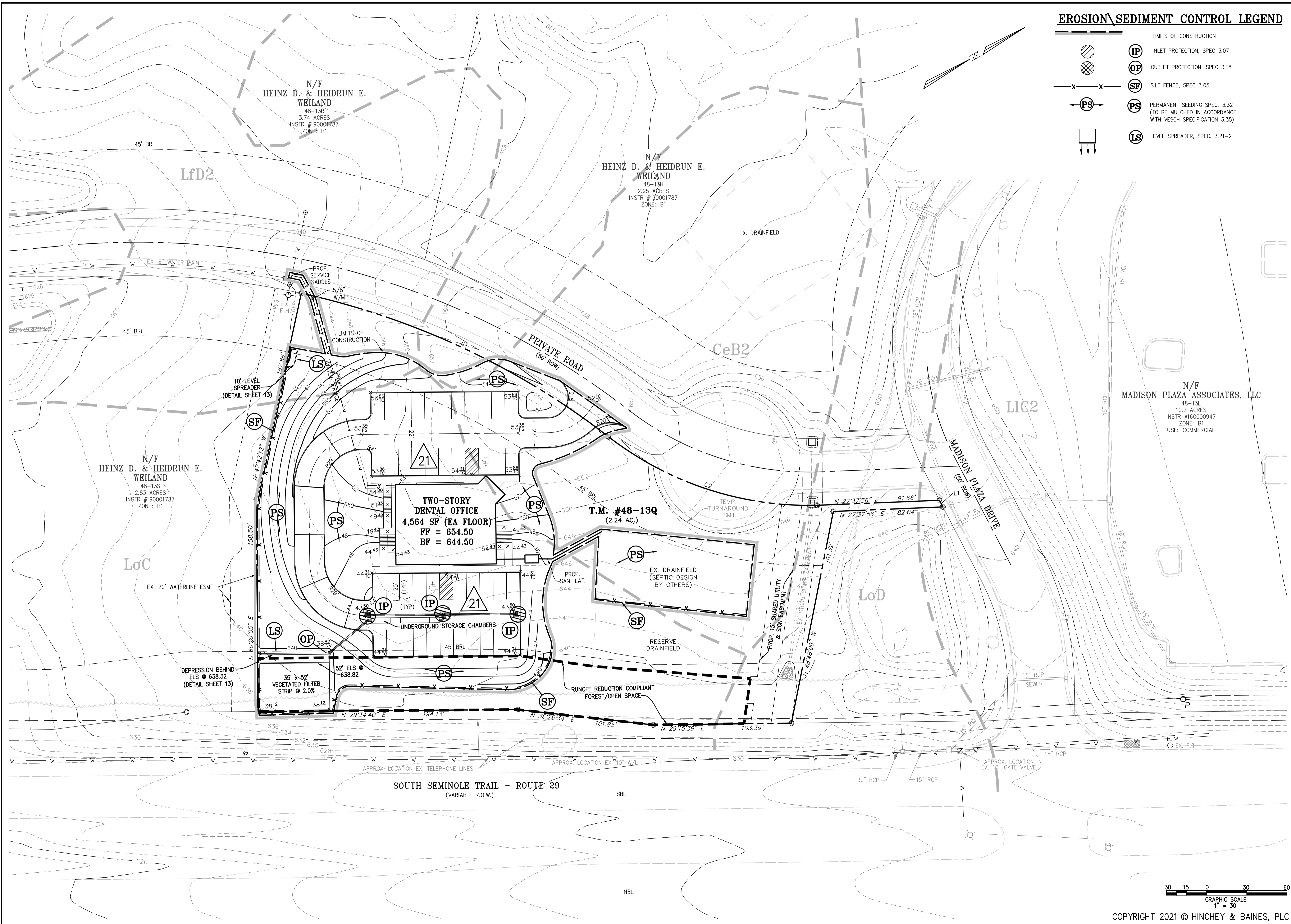
DATE: 3/29/2021

REVISIONS:

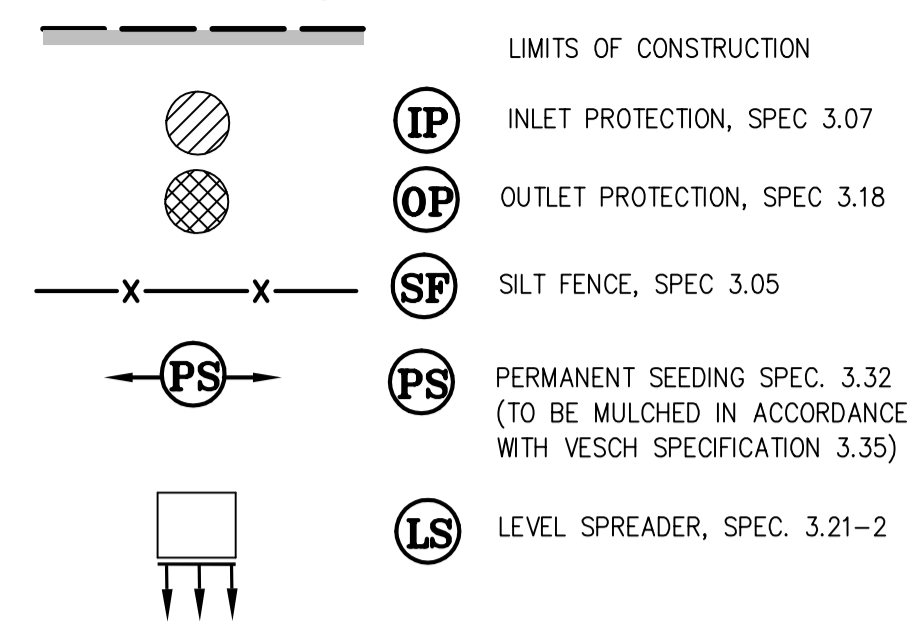
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SHEET 7 OF 15

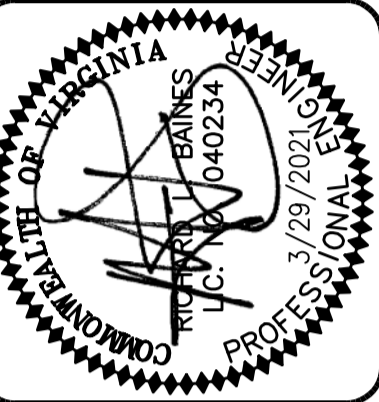
FILE NO. 1375



EROSION\SEDIMENT CONTROL LEGEND



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FAX (540) 829-2239



PHASE 2 – EROSION & SEDIMENT CONTROL PLAN
MADISON FAMILY DENTISTRY

FORMER RAPIDAN DISTRICT – MADISON COUNTY, VIRGINIA

SCALE: 1" = 30'

DATE: 3/29/2021

REVISIONS:

SHEET
8 OF 15

FILE NO. 1375

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WATER QUALITY FACILITY SIZING CALCULATIONS

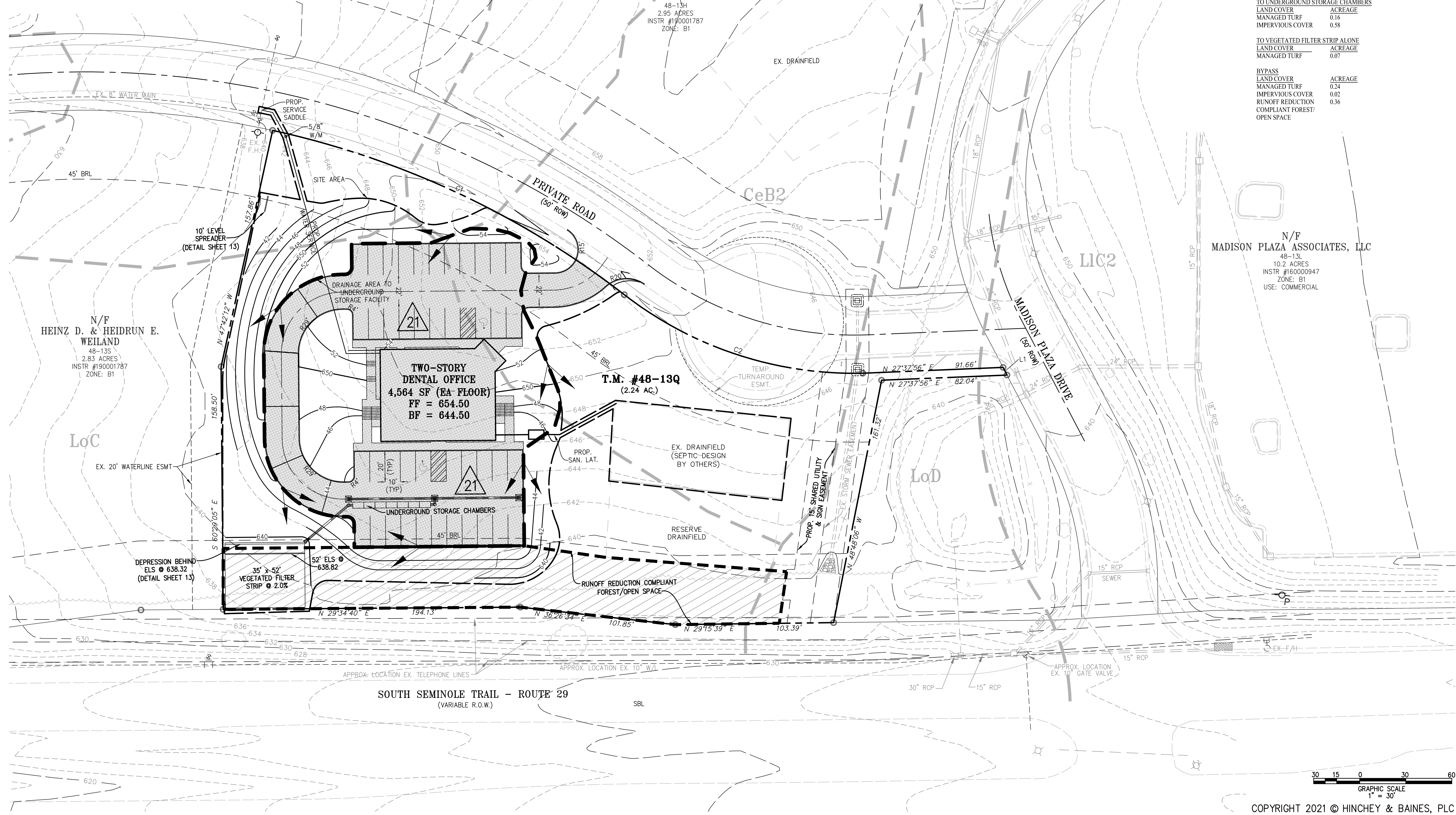
The Stormkeeper sediment strip(s) provide the water quality treatment. The required number of chambers of the sediment strip is based on the Water Quality Design Peak Flow Rate. The rate is calculated per the procedure in VSMH Chapter 11.5.3. as follows:

The CN will be adjusted per equation 11.11 from Chapter 11 of the VSMH:
DRAINAGE AREA A
 $CN = 1000 / [10 + 5P + 10(Qa) - 10(Qa^2 + 1.25QaP)^{0.5}]$
Where $P = 1"$, $Qa = Tv/Area$ or $2,096 \text{ cf}/0.74 \text{ ac} = 0.78"$
Adjusted $CN = 97.8$

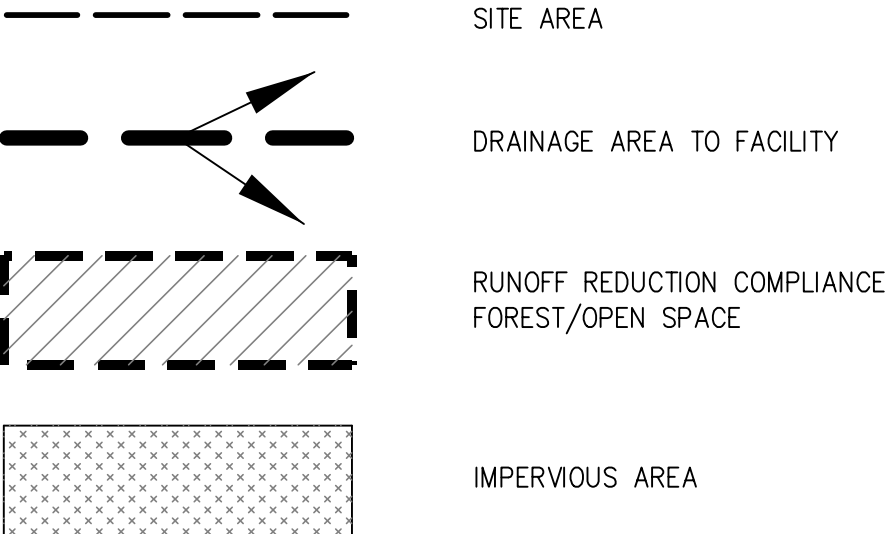
Using $CN = 97.8$ and $Tc = 5$ minute, and $1"$ rainfall,
The Water Quality Design Peak Flow Rate = 0.91 cfs

The Stormkeeper Sk-75 chambers have a design flow rate of 0.15 cfs per chamber.
The number of chambers required for the sediment strip(s) would be $0.91/0.15 = 6.07$ chambers

The proposed sediment strip(s) in Drainage Area A includes a total of 7 chambers.



LEGEND



POST-DEVELOPMENT LAND COVER AREAS

TOTAL SITE AREA = 1.43 ACRES

TO UNDERGROUND STORAGE CHAMBERS	
LAND COVER	ACREAGE
MANAGED TURF	0.16
IMPERVIOUS COVER	0.58

TO VEGETATED FILTER STRIP ALONE	
LAND COVER	ACREAGE
MANAGED TURF	0.07
IMPERVIOUS COVER	0.24
RUNOFF REDUCTION COMPLIANT FOREST/ OPEN SPACE	0.02

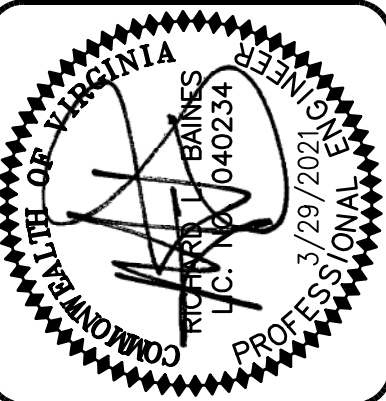
POST DEVELOPMENT DRAINAGE MAP (QUALITY PURPOSES)

MADISON FAMILY DENTISTRY

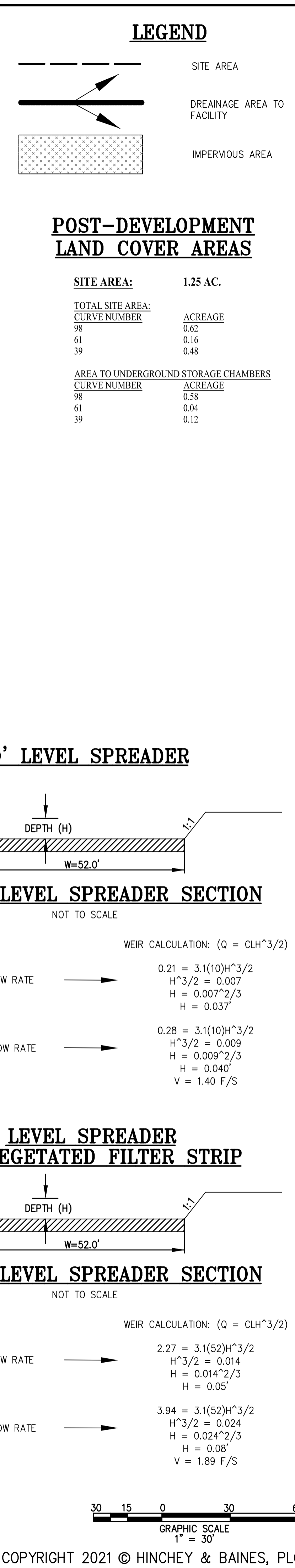
FORMER RAPIDAN DISTRICT - MADISON COUNTY, VIRGINIA

SCALE: 1" = 30'
DATE: 3/29/2021
REVISIONS:

SHEET 10 OF 15
FILE NO. 1375



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PHONE (540) 829-2220
FAX (540) 829-2239

[illegible]

2021-0261

FOR OFFICE USE ONLY:

Zone: **A1**

Tax Map No: **22-45**

By who? **Judson Buchanan**

Fee Amount: **\$500.00**

Date Paid: **3/16/2021**

5607 S. Second Street

Receipt #:

Check #: **001021**

Arlington, VA 22204



**MADISON COUNTY
APPLICATION FOR SPECIAL USE PERMIT**

Date: **3/16/2021**

The undersigned owner/applicant of the following described property hereby applies for a Special Use Permit as required by Article(s) 4-2 of the Zoning Ordinance of Madison County, Virginia.

Owner of Record:

Name: **Judson & Lisa Buchanan**

Address: **5607 S. Second Street, Arlington, VA 22204**

Phone No.: **703-929-4036**

E-Mail: **jud@thistle.pro**

Applicant:

Name: **Judson Buchanan**

Address: **same as above**

Phone No.: _____

E-Mail: _____

TAX MAP: **22-45** ZONE: **A1 (Agriculture)**

OF ACRES TO BE COVERED BY SPECIAL USE PERMIT: **22.4 acres**

LOCATION/ADDRESS OF PROPERTY FOR SPECIAL USE PERMIT: **TBD Duet Road (located at corner of Duet Rd & Dulaney Mt. Road)**

Is this an amendment to an existing Special Use Permit? If yes, provide that SP Number: **N/A**

PROPOSAL/REQUEST:

Mr. Buchanan is seeking to operate a primitive campground on a 22.4 acre A1 (agriculture) zoned parcel. In this district a campground is allowable by special permit. The SUP would not be transferable to any other individual or entity. In total Mr. Buchanan is seeking to develop four (4) primitive camp sites.

I hereby certify that I own the subject property, or have the legal power to act on behalf of the owner in filing this application. I also certify that the information provided on this application and accompanying information is accurate, true, and correct to the best of my knowledge.

Signature of Owner or Agent

Date

Print Name

Daytime phone number of Signatory

Have all the necessary statements, plats, plans and other pertinent information been submitted? ☒ Yes ☐ No

Reviewed by Planning Commissioner:

Date:

Conditions, if any:

Action Taken by Board of Supervisors:

Date:



April 15, 2021

Dear Neighbor,

You are hereby informed that Judson and Lisa Buchanan have submitted a special use permit application to operate a primitive campground on an A1 (agriculture) zoned parcel. In this zoning district a primitive campground requires a special use permit. The submitted application has been reviewed by County staff and a public hearing has been scheduled for an upcoming joint meeting of the Planning Commission and Board of Supervisors. **This joint hearing will take place on Wednesday, May 5th, 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 April 15th and April 22nd; the text of this advertisement states the following:

Case No. SU-05-21-04: *Judson and Lisa Buchanan have submitted a special use permit application to operate a primitive campground on an A1 (Agriculture) zoned parcel. The parcel is 22.4 acres, and in the A1 zoning district a primitive campground requires a special use permit. The applicants are proposing a total of four (4) campsites, and per submitted proffers if approved the special use permit will not be transferable or assignable. In addition, the applicants are required to follow Virginia Department of Health guidelines regarding on-site bathroom facilities and potable water. The subject parcel, located on Duet Road (Rt. 642), to-date does not have a postal address. The parcel is identified on Madison County's Tax Maps as 22-45.*

In addition, the Planning Commission will be holding a work session on **Wednesday, April 21st, 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

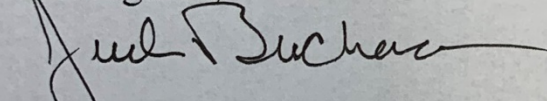
lwebb@madisonco.virginia.gov

April 14th, 2021

To whom it may concern,

Regarding our small 4 tent primitive campground located on tax map 22-45, we would like it known that we are applying for the special use permit and that it would be non-transferable and would not be valid if the property or business were sold. New owners would be required to reapply for the Special Use Permit if they wish to continue running the 4-tent primitive campground.

Best regards,



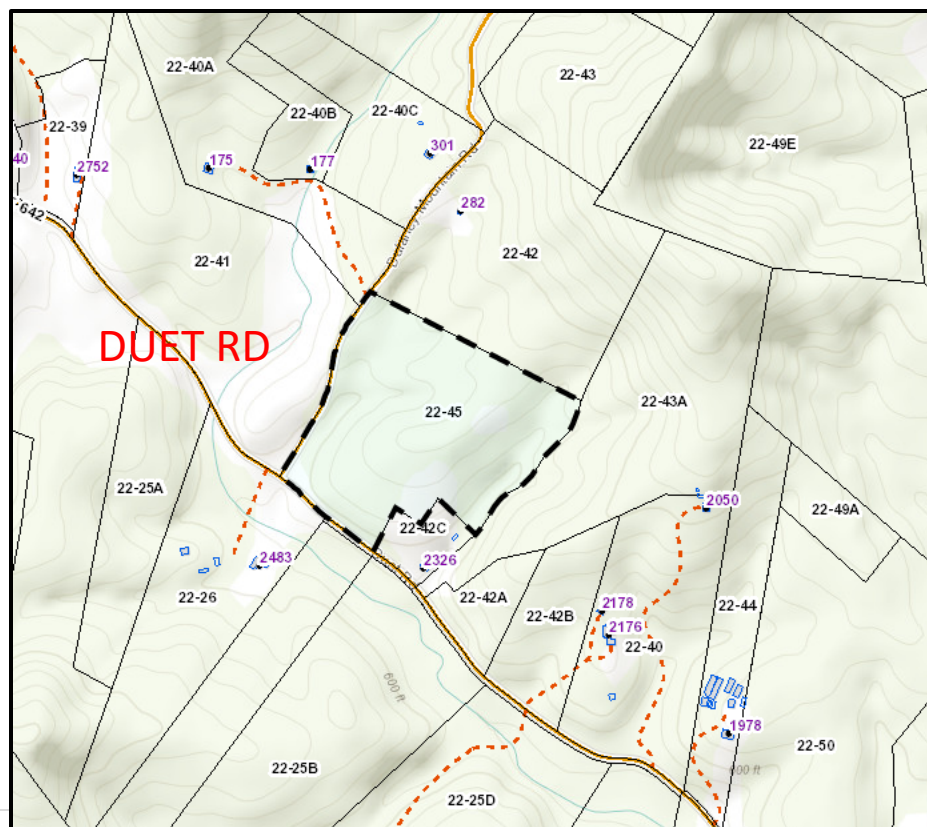
Jud Buchanan

Special Use Permit Request by Judson & Lisa Buchanan for a Primitive Campground in an A1 (Agricultural) Zoning District

Background – Judson and Lisa Buchanan have applied for a special use permit to develop a primitive campground on a 22.4 acre parcel which they own. In the Agricultural zoning district primitive campgrounds are allowable by special use permit; primitive campgrounds are also required to adhere to section(s) 15-A-1 through 15-A-1-10 of the County’s zoning ordinance. The subject property contains an existing accessory structure/dwelling; to-date the property does not have a postal address, but is identified Madison County’s tax maps as 22-45.

The County Planner will provide a more in-depth analysis of this proposal prior to the May 5, 2021 joint public hearing. However, attached to this packet you will find staff correspondences with the applicants, VDH and VDOT.

Visuals –







April 15, 2021

To: Emily Bourdon, VDH; Jud Buchanan

From: Ligon Webb, County Planner

RE: Waste Disposal at Buchanan's Proposed Campsite

Hello Emily and Judson –

As you both know the Planning Commission will be reviewing Jud's SUP request for a primitive campground at the property he owns on Duet Road next week, and a public hearing before the Planning Commission and Board of Supervisors is scheduled for Wednesday, May 5th, 2021. I have spoken to both of you regarding this matter. So, this email is just to make sure we are all on the "same page" so-to-speak regarding waste disposal for the four (4) proposed primitive camp sites.

From conversations with Jud, it appears his plan is to provide four (4) composting toilets for each camp site. As noted in the letter from Joel Pinnix (PE), Jud's choice of the Nature's Head Composting Toilet appears to be acceptable by VDH standards. However, from my most recent conversation with Jud this morning, in order to meet VDH requirements, in addition to the composting toilet he would also be required to develop a single "pit privy" in which urine would be disposed when the individual composting toilet tanks become full – this privy would need to be constructed to VDH standards.

In addition, if for some reason the SUP is approved and the composting toilets and/or privy are not operational, using a traditional "port-o-john" is acceptable by VDH too. Obviously, Jud desires to have his composting toilets and pit privy operational ASAP, but a port-o-john would be acceptable too in the interim...

Lastly, as we discussed Emily, providing potable water is not required, but if I understood correctly, a sign must be placed on the site stating that potable water is not available.

Emily, let me know your thoughts on these items...having clear plan for waste disposal is obviously a large part of the Planning Commission and Board of Supervisors evaluation of this SUP. It sounds as if Jud has you both have been working on this. I am recommending a simple condition of the SUP be "must comply with all VDH regulations for waste disposal."

Ok, thanks again, Ligon

April 16, 2021

To: Ligon Webb, County Planner; Jud Buchanan

From: Emily Bourdon, VDH

RE: Waste Disposal at Buchanan's Proposed Campsite

Hello Ligon and Jud,

Thank you for the email and it is always good to be on the same page! Yes - Ligon you have summarized the requirements very well. We have received the following:

Application For Pit Privy and Composting Toilets

Letter from Engineer

Manufacturer's Product Specifications

Campground Plan Review and Campground Operation Permit

I will need to go to the site to draw up the permit for the pit privy and make sure that there is proper distance between the pit privy site and any water sources such as wells, spring, or other water features. The health department will provide pit privy specifications.

Jud has told me that he does not intend to provide potable water. He would just need to provide a sign that states "No potable water provided at this campground".

If the campground would like to provide potable water at some point - hand sinks, showers, etc. - the health department would need to approve the water supply and sewage disposal method.

Thanks.

Emily

Emily T. Bourdon

Environmental Health Specialist

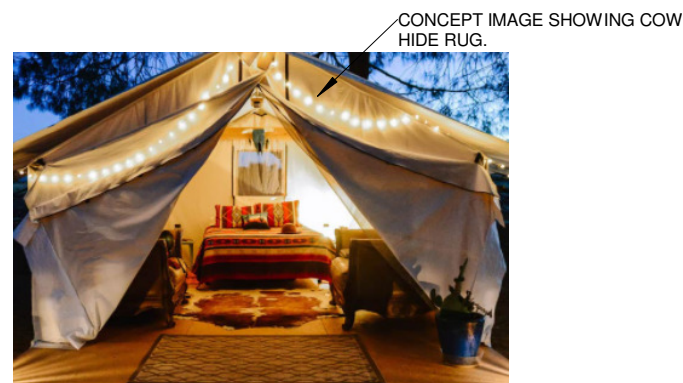
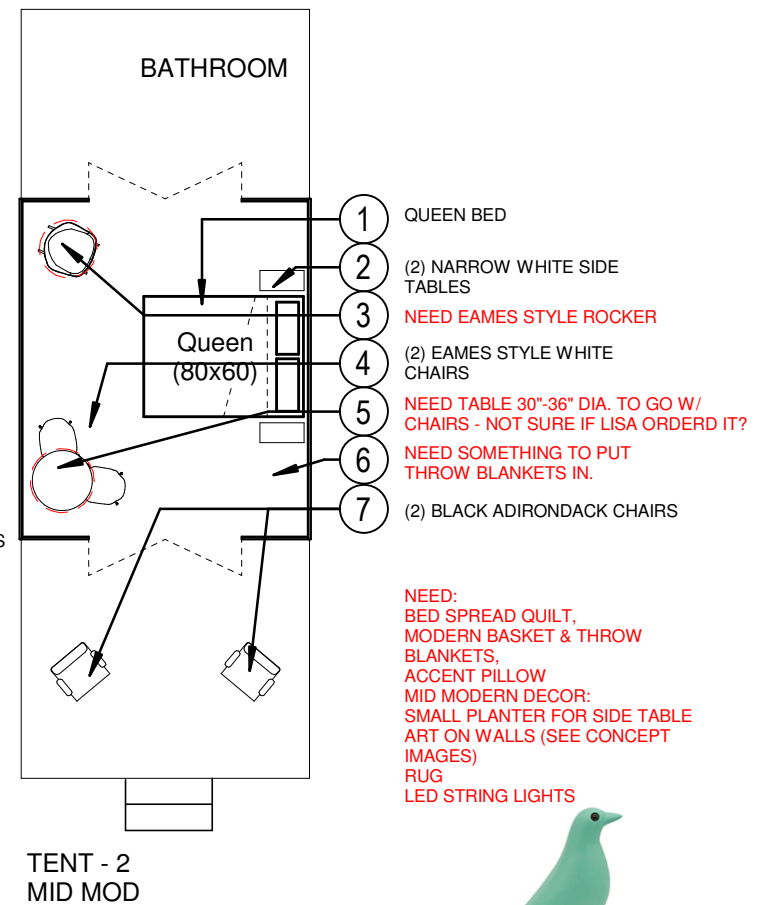
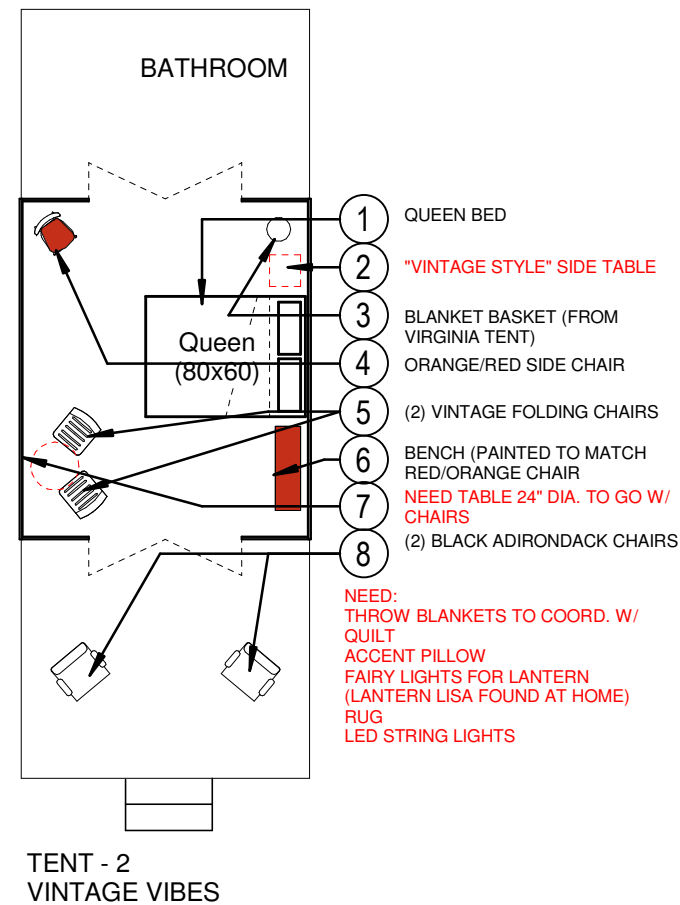
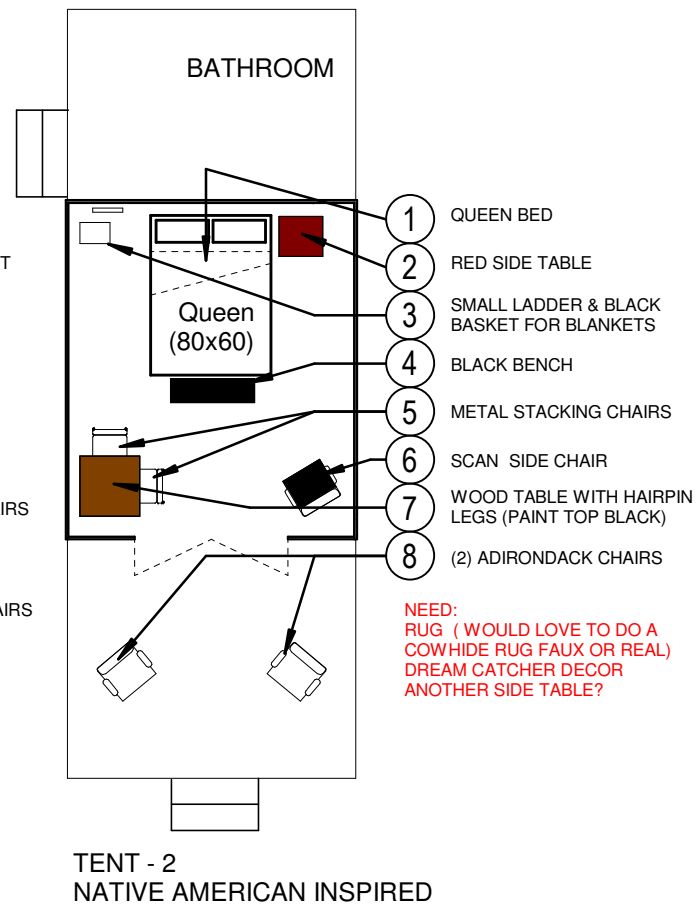
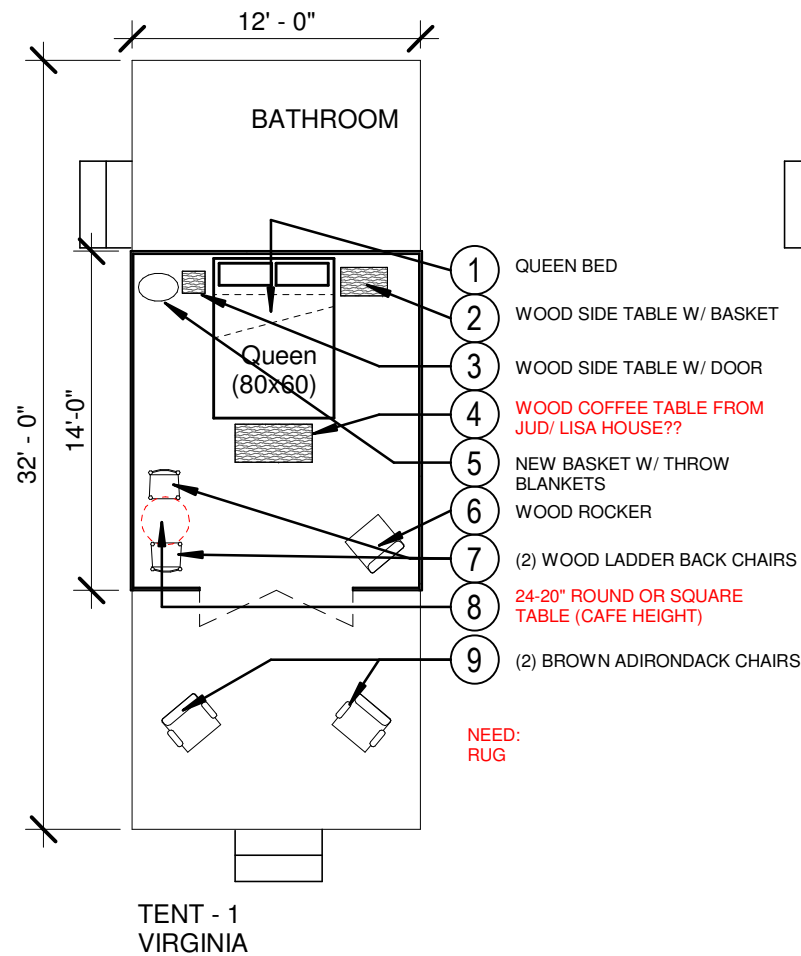
Madison County Health Department

1480 A N. Main Street

Madison, Virginia 22727

Phone: 540.738.4005

Fax: 540.948.3841



THESE LITTLE CANVASES ARE SUPER CHEAP AND WE CAN HANG THEM ON THE SIDES OF THE TENT. THE POT WILL GO ON THE NIGHT STAND WITH AN ARTIFICIAL PLANT IN IT. BIRD GOES ON THE OTHER NIGHT STAND



Eames House Bird, Mid Century Bird Adornment Office Home Decor, Desk Dove Ornament, Arts Pigeon Gifts. Eames Repli...



5" Plant Pot with Stand, Mid Century Modern Ceramic Flower Planter Pot with Perfectly Fit Bamboo Stand, Plant...

1 TENT PLANS 1/8" = 1'-0"

Big Diper Ranch TENT PLANS

02/28/21



March 31, 2021

Jud Buchanan
(judbuchanan1@gmail.com)
c/o Big Dipper Ranch
Etlan, VA

Re: Nature's Head Composting Toilet

Dear Jud,

As requested, I have reviewed the Nature's Head Composting Toilet for use at your primitive camp sites. The primary mechanisms of the toilet are waste separation (separating urine from feces) and composting with sphagnum peat or coconut coir. Both sphagnum peat and coconut coir are recognized and approved media used in other treatment units approved by the Virginia Department of Health.

A limited review of on-line resources finds that Nature's Head Composting Toilet is highly ranked with regard to other composting toilets. The Chicago Tribune ranked it BEST in June 2020; Bob Villa ranked it "Best Bang for the Buck"; Treehugger ranked it BEST OVERALL in 2021; the Spruce ranked it BEST OVERALL in 2021; and, Tiny House ranked it their TOP PICK in 2021.

The current Sewage Handling and Disposal Regulations (12VAC5-610-980) requires a composting toilet to be NSF-41 certified. However, primitive campgrounds are not required to have toilets, showers, lavatories, electrical connections or any combination thereof (12VAC5-450-183). Therefore, a variance to the NSF-41 certification is warranted for this limited application.

Based on my review of comparable composting toilets, it is my opinion that Nature's Head Composting Toilet is a suitable choice for your proposed use and will function as designed as long as the manufacturer's recommendations are followed.

Feel free to contact me with any questions,

Sincerely,

Obsidian Onsite Services, Inc.

www.ObsidianEngineering.com

PO Box 100, Tappahannock, VA 22560
804-347-7176 FAX 208-078-1458



SUNFORGER Flame Resistance Certification

Date: 2/22/2021

Specification: CPAI-84 (1995 Revision)

Customer: DAVIS TENT & AWNING

Lot: M 24059

Cust. Lot: WILL020221

Yards: 19,978

We certify this lot has been tested according to section 7 (wall & top)
of CPAI-84 and meets all the requirements
section 3.2.


TINA L WARREN
MF&H TEXTILES

April 15, 2021

TO: Adam Moore, Willis Bedsaul – VDOT

FROM: Ligon Webb, County Planner

RE: VDOT Review – Primitive Campground

Hello Adam and Willis –

Attached you will see a map for a 22.4 acre parcel (TM 22-45). The parcel is zoned agriculture, and the owners (Judson and Lisa Buchanan) have applied for a special use permit to operate a primitive campground on the site. The total number of camp sites would be four (4) individual sites. The property has an existing entrance on Duet Road (Rt. 642).

The entrance appears to have good site distance, and given that the proposal is limited to four (4) sites, the expected daily traffic volume should be well under the requirements for a low volume commercial entrance – which I believe is 50 vehicle trips per day or more.

The County's Planning Commission will be discussing this SUP next Wednesday (4/21) at their work session, and it is scheduled for a joint public hearing before the Planning Commission and Board of Supervisors on Wednesday, May 5th, 2021.

Any comments you could provide regarding this SUP would be appreciated.

Thanks again, Ligon

To: Ligon Webb, County Planner

From: Willis Bedsaul, VDOT

RE: VDOT Review – Primitive Campground

Hello Ligon,

I'll put you on my schedule for next week's review of the existing entrance, the subject entrance land use category will be a low volume commercial entrance in which it will have to meet VDOT's requirement on stopping sight distance.

Regards, Willis

FOR OFFICE USE ONLY:Zone: **A1**Tax Map No: **48-43C**

By who?

Fee Amount: **N/A**

Date Paid:

Receipt #:

Check #:

**MADISON COUNTY
APPLICATION FOR SPECIAL USE PERMIT**Date: **March 11, 2021**

The undersigned owner/applicant of the following described property hereby applies for a Special Use Permit as required by Article(s) 14-4-2, 14-13 of the Zoning Ordinance of Madison County, Virginia.

Owner of Record:Name: **Madison County Board of Supervisors**Address: **PO Box 705, Madison, VA 22727**Phone No.: **540-948-7500**

E-Mail:

Applicant:Name: **Madison County Board of Supervisors and Emergency Services**Address: **PO Box 705, Madison, Virginia, 22727**Phone No.: **540-948-5144**E-Mail: **bgordon@madisonco.virginia.gov**TAX MAP: **48-43C** ZONE: **A-1**# OF ACRES TO BE COVERED BY SPECIAL USE PERMIT: **.33 acres**LOCATION/ADDRESS OF PROPERTY FOR SPECIAL USE PERMIT: **335 Hoover Ridge, Madison, VA 22727.**Is this an amendment to an existing Special Use Permit? If yes, provide that SP Number: **N/A**

PROPOSAL/REQUEST: **To construct a 195' self support structure with a 4' lighting rod (overall height of 199') within a 50' x 50' fenced compound.**

I hereby certify that I own the subject property, or have the legal power to act on behalf of the owner in filing this application. I also certify that the information provided on this application and accompanying information is accurate, true, and correct to the best of my knowledge.

Signature of Owner or Agent

2-16-21
Date

Print Name

703-772-5132
Daytime phone number of Signatory

Have all the necessary statements, plats, plans and other pertinent information been submitted? ☒ Yes ☐ No

Reviewed by Planning Commissioner:
Conditions, if any:

Date:

Action Taken by Board of Supervisors:
Conditions, if any:

Date:

APPROVED: ☐ **DENIED:** ☐ **Betty C. Grayson, Zoning Administrator**

Date:



April 15, 2021

Dear Neighbor,

You are hereby informed that Madison County's Board of Supervisors and Emergency Services has submitted a special use permit application to develop a wireless communication facility ("WCF" a.k.a. Cell Tower) on an A1 (agriculture) zoned parcel. In all zoning district a WCF requires a special use permit. The submitted application has been reviewed by County staff and a public hearing has been schedule for an upcoming joint meeting of the Planning Commission and Board of Supervisors. **This joint hearing will take place on Wednesday, May 5th, 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 April 15th and April 22nd; the text of this advertisement states the following:

Case No. SU-05-21-05: *On behalf of the Madison County Board of Supervisors and Emergency Services, Network Building and Consulting (NB+C) has submitted an indefinite special use permit application to develop a wireless communication facility (WCF). The proposed WCF will provide public safety radio coverage and a direct line of site microwave connectivity for the County's public safety system. The subject 181.1 acre A1 (Agriculture) zoned parcel is known as "Hoover Ridge Park" and per article one (zoning ordinance) section 14-13-4 (uses requiring a special use permit) WCF's exceeding one-hundred (100) feet in height require a special use permit. The WCF would be confined to a roughly 50' x 50' square foot fenced-in compound; and the lattice tower's proposed height would be 195 feet with an attached four (4) ft. lightning rod. The subject property is located on/near Hoover Ridge, and is owned by Madison County's Board of Supervisors. The subject parcel is identified on Madison County's Tax Maps as 48-43C; this property contains multiple postal address points the closest of which is 335 Hoover Ridge, Madison, Virginia 22727.*

In addition, the Planning Commission will be holding a work session on **Wednesday, April 21st, 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

Elisha A. Kiser
Network Building and Consulting
120 Eastshore Drive, Suite 300
Glen Allen, VA 23059

March 11, 2021

Ligon Webb
Madison County
P.O. Box 1206
414 N. Main Street
Madison, VA 22727

Re: Special Use Permit Application for Wireless Communications Tower
Tax Map No: 48-43C
Address: 199 Primary School Drive, Madison, VA 22727 (the “Subject Property”)
Applicant: Madison County Board of Supervisors and Emergency Communication
 (“Madison County” or the “Applicant”)
Madison County Site Name: Parks and Rec

Dear Mr. Webb:

On behalf of Madison County, please accept the enclosed application for a Special Use Permit (SUP) (the “Application”) authorizing the use of a portion of the Subject Property for the purpose of erecting a 199’ self-support wireless communications tower. My company, Network Building + Consulting, LLC, represents Madison County on this Application and is acting as its agent to obtain all permits and approvals.

The Subject Property

The Subject Property is owned by the Madison County Board of Supervisors (the “Property Owner”). It is zoned Agricultural District (A1). Although the Subject Property consists of over 181.882 acres, only a 3,136 square foot portion (56’ x 56’) is being leased by the Applicant (the “Lease Area”) for the purpose of erecting and operating a wireless communications tower.

The Proposed Wireless Communications Tower

Madison County requests approval to construct, own and operate a self-support tower with an overall height of 199’ (195’ with a 4’ lightning rod). The tower and associated ground equipment will be surrounded by a 50’x 50’ fenced compound located within the Lease Area. As shown on the tower elevation drawing found on page C-2 of the enclosed Concept Plan, Madison County will install its antennas, microwave dishes, and related equipment on the tower at an elevation of 50’, 80’ and microwave dishes at an elevation of 135’, 140’ and 145’.

Purpose of Application: Improve Coverage of Existing Wireless Network

The proposed tower will improve Madison County's public safety communications services throughout the county as part of a public safety communications network in Madison County.

Compliance with the Zoning Ordinance

Per Article 14-13-4 of the Madison County Zoning Ordinance, wireless communications facilities are permitted in the A1 District subject to approval of a special use permit by the Board of Supervisors. A wide variety of uses are permitted by right or by special use permit in the A1 zoning district; therefore, the proposed tower will not change the character of the A1 zoning district.

Madison County has strategically located the proposed wireless communications tower in a location amongst a mature growth forest to minimize visual appearance.

Consistency with Comprehensive Plan

The County's 2018 Comprehensive Plan includes certain goals in which the proposed wireless communications tower is consistent. Specifically, the proposed tower will: (1) provide optimal public safety radio coverage and a direct line of site microwave connectivity for other towers in the public safety system needed for system resiliency; (2) blend into the surrounding environment; and (3) provide future carriers an opportunity to collocate their equipment.

Submittal Materials

In accordance with the Zoning Ordinance, I have enclosed the following with the SUP application:

- (1) Special Use Permit Application
- (2) Project narrative
- (3) Parcel Card and property deed
- (4) 1A Survey and FAA Determination
- (5) Wireless Carrier Letters
- (6) WCFs in the Vicinity
- (7) RF Propagation Maps
- (8) List of Property Owners within 1000 ft
- (9) Proof Balloon Test Advertisement
- (10) Photo Simulations
- (11) Seventeen (17) 11'x17' sets of Zoning Drawings

Thank you in advance for your consideration and please do not hesitate to contact me to discuss any of the enclosed application materials. I look forward to working with you on this project.

Sincerely,

Elisha A. Kiser

Elisha A. Kiser
Site Acquisition Manager
Network Building and Consulting
120 Eastshore Drive, Suite 300
Glen Allen, VA 23059
804.456.6799 Mobile