

**Buckingham County
Planning Commission
June 28, 2021**

At a regular meeting of the Buckingham County Planning Commission held on Monday, June 28, 2021 at 7:00 p.m. in the Peter Francisco meeting room, located within the Buckingham County Administration Complex, the following members were present: John Bickford; Alice T. Gormus; Patrick Bowe; Steve Dorrier; Joyce Gooden and Board of Supervisors' representative Danny Allen. Also present were Nicci Edmondston, Zoning Administrator, and E.M. Wright, Jr., County Attorney. Ashley Shumaker; and James D. Crews were absent.

Re: Call to Order, Quorum Present, Invocation, and Pledge of Allegiance

Chairman Patrick Bowe called the meeting to order. Alice Gormus gave the invocation, Steve Dorrier led the Pledge of Allegiance and it was said by all who were in attendance. Patrick Bowe certified there was a quorum- six of eight members were present. The meeting could continue.

Bowe: Adoption of the agenda. There's one minor change tonight. I think our packages indicated that it was a first time around is actually supposed to read that it was a public hearing tonight. It was advertised as such and the signs were placed so it will be a public hearing. Thank you.

Gormus: So moved.

Bickford: Second.

Bowe: Let's vote on the agenda. All in favor, raise your hand with the amendment or addendum approved six of six.

Commissioner Gormus moved, Commissioner Bickford seconded and was unanimously carried by the Commission to approve the agenda with amendment.

Bowe: Approval of minutes.

Allen: So moved.

Gormus: Second.

Bowe: All in favor, raise your right hand.

Dorrier: Abstain I wasn't at the last meeting.

Bowe: Five of six approved.

Supervisor Allen moved, Commissioner Gormus seconded and was carried by the Commission 5-0-1 with Commissioner Dorrier abstaining to approve the minutes as presented.

Bowe: Public comment.

Edmondston: Mr. Chairman, we don't have anyone signed up for public comment this evening.

Bowe: In that case we'll close the public comment. New business.

Edmondston: No new business.

Bowe: Old business.

Edmondston: Under old business we have a public hearing for case 21-ZMA 283. You may remember the introduction last month its landowner Wayne Beasley and applicant Shelly Mays couch for tax map 196 parcel 38 contains about 1.65 acres, and it's located at 3875 South James Madison highway in Farmville. Miss Mays Couch is asking the Planning Commission to recommend a public hearing date to hear the request for rezoning from agricultural A1 to business B1 for the purpose of operating non retail office space and other permitted uses. And Miss Mays Couch is in the audience tonight and can address any questions or concerns that you may have.

Bowe: Good evening, you want to come up now? How are you this evening?

Mays-Couch: I'm well yourself?

Bowe: I'm fine. Thank you. Do the commissioners have any questions or statements they'd like to make?

Gormus: I thought you did a nice job of explaining last time and I wish you well.
Mays-Couch: Thank you.

Gormus: Well, I'd like to move this on with approval to the next step.

Allen: We haven't opened it up yet.

Gormus: Oh, no. I got excited for a new business.

Mays-Couch: Thank you.

Bowe: Does anybody else have any questions or?

Allen: I know we were talking about offices, but it's professional offices that we're putting it up under right?

Mays-Couch: Yes, sir.

Allen: But what really what you're trying to do is people coming out prison, you go help them, teach them things to do, help them get education they may not have plus jobs, plus, you're there to help them out with whatever you can do, right?

Mays-Couch: Yes, sir. That is one of the businesses that operates in that building. That's LOC Family Services. So that's one of the line of works that we do.

Allen: You got multiple businesses?

Mays-Couch: Yes, sir.

Allen: What is it your other businesses do?

Mays-Couch: The other business is called love over crisis and that helps elderly and disabled individuals get the care that they need in their homes. So we provide care coordination along with other consultations as well. So we really do provide a list of services that basically provide help for the community at large. So there's a lot that we do within the course of a day on different aspects of business.

Allen: As far as the elderly people are you sending nurses or somebody else to like help them at the home?

Mays-Couch: Love over crisis has two service facilitators, three, including if you would include myself, but I do so many other things. But that is one of the things I have under my belt is as a service facilitator, we provide care coordination. So we assist those individuals who are consumers get the care that they need, if they select a family member or a friend, we help those individuals get paid through the state, if they have Medicaid, and we set that those services up, so they don't have to have an agency come in to provide that care, their family members or their friends can provide that care and be paid by the state. So that is something that's, you know, really becoming popular now since covid hit back last year, and it's growing, you know, rapidly and we're trying to continue to keep that growth going.

Bowe: And you stated previously that you were also working with the drug people?

Mays-Couch: LOC Family Services is the organization that works with individuals coming in to the community from incarceration, so that organization provides services for individuals who sometimes are addicted to substances, and we're having to connect to the resources that's needed to help aid them along. And hopefully, you know, our whole goal is to keep them out in the community because it's more costly if they are in the jails or prisons.

Bowe: Anyone else have any more questions?

Dorrier: What would your working hours be? How available would you be?

Mays-Couch: So practically, I'm usually on call my phone rings, several different hours of the night in the morning. But the building is typically open from 9 to about 7:30pm. With, we have about seven staff who operates between those times. So I usually allow them to be flexible according to the best time they can work. And as long as our organization is being productive, we set those times with our staff the way it works for them and for myself as well.

Dorrier: Monday through Friday?

Mays-Couch: Typically, it is Monday through Friday, sometimes you will see a Saturday or Sunday if we need be. If there's emergencies that occur. So our schedules are usually flexible, but typically it is Monday through Friday.

Allen: So only thing I really wanted to make sure of as office professionals is it going to take care of everything you need to do?

Mays-Couch: Yes, sir. That sounds about right.

Allen: That's going to be under B1.

Bowe: Well if nobody else has any more questions. Alice. I guess we're ready for your motion...

Allen: Did you open it? You got to open it.

Bowe: Though we decided we weren't having a public hearing being a nobody showed up.

Edmondston: We don't have anyone signed up but the public hearing is...

Bowe: Okay.

Allen: Yeah, we just got to open and close it either way.

Bowe: We'll open up for public hearing. Close the public hearing. Now Alice, are you ready?

Gormus: Now I'm ready. Okay. I would like to move this on to the Board of Supervisors with their approval and our recommendation that they also approve and let the lady get back to work.

Gooden: I second.

Bowe: Motion has been made and seconded. All in favor, raise your right hand.. That'll be on July the 12th. Board of Supervisors.. Good luck.

Mays-Couch: Thank you so much.

Commissioner Gormus moved, Commissioner Gooden and it was unanimously carried by the Commission to move 21-ZMA283 on to the Board of Supervisors with approval.

Edmondston: Next on the agenda this evening is public hearing for case 21-ZMA 284. This case was also introduced last month. The landowner an applicant is Kyanite Mining Corporation. It's tax map 172 parcel 78 approximately 32 acres located off Plank Road State Route 600, colonial pipeline crosses this property it has no 911 address. It's in the Curdsville magisterial district. Kyanite mining corporation is asking the Planning Commission to recommend a public hearing date to hear the request for rezoning from agricultural A1 to industrial heavy M2 for the purpose of zoning consistency and continuation. I believe Kristin Gee. Yes. is in the audience with us on behalf of Kyanite Mining Corporation to address any questions or concerns you may have.

Bowe: Okay, we'll open the public hearing.

Edmondston: We have no one signed up to speak Mr. Bowe.

Bowe: We will close the public hearing. Would you like to come to the podium please, ma'am?

Kristen Gee: Good evening.

Bowe: Good evening to you. Commissioners help yourselves.

Bickford: Miss Gee I have a question. I wasn't here for the introduction of this. I was just asking, I saw those concerns about notifying Mrs. Thomas on... when you're mining on this property, what is the requirements as a buffer for property lines is 50 feet? Is there anything that says you can't go that close to the property line or what is it?

Gee: For mining purposes? You mean? I'm actually not John I am going to need you. I brought him along just in case. I don't know of there being a buffer.

Bickford: I didn't know either. I was just asking. Do you know if there's a buffer?

John Snoddy: I think that division mineral mining does have a buffer to the property line. I don't know what that is, if you can visualize this property, and the closest neighbor to the property might be Mrs. Thomas.

Bickford: Well, they don't live there.

Snoddy: But that is the closest property owner. We'll call it that. But before that piece of property, as you're traveling from north south along. As you're looking at that piece of property on a map, the colonial pipeline right away, runs, basically, South West to North East, I'll say, and we would never mine because of that right away any further south than the right way, because there are a couple of pipes in the ground.

Bickford: Understandable.

Snoddy: And so the piece of property that you're referencing, Mrs. Thomas's property is even further south than that. So we wouldn't even get to our own property line, much less property boundaries set back set forth by the DMM.

Bickford: That was just a question. I felt I was pretty sure I was going to get so that's the reason I asked, appreciate you.

Snoddy: Your very welcome.

Bickford: Mr. Chairman that's all I have.

Allen: I was trying to look it up while yall talk go ahead.

Gooden: Mr. Chairman, looking at the map, this piece of property is surrounded by your own property anyway.

Gee: Yes. on two sides,.

Gooden: On all sides.

Snoddy: We are the only property owners who touch and we have no comment.

Dorrier: I'm like, Johnny, I wasn't at the meeting last time, but will this use be used for mining?

Snoddy: Yes, sir.

Dorrier: It will be?

Snoddy: Yes.

Dorrier: Okay. That was something I needed to clear up.

Gee: In addition to the quarry.

Dorrier: So okay. Additionally.

Bowe: Just for my own curiosity, all the mining thus far has been up on the mountain. This is kind of in the valley. Does this have to do with the vein or something?

Snoddy: No, sir. The quarries that we operate are, like you said on top of Willis mountain, but we also operate a quarry and have since the 70s. On the east Ridge, a mile and a half to the east of Willis mountain. So across the valley that you just referenced. And this piece of property crosses that ridge. So the most northern crossing that ridge line.

Gormus: Mr. Chairman, as I understand it, this is just a housekeeping issue, to get it in compliance with the rest of the mine around it. That's all it boils down to.

Bowe: So would you want to make a motion?

Gormus: I would like to make a motion that we move this long with our approval. And as for the approval of the Board of Supervisors.

Bickford: I second

Bowe: Motion has been made and seconded. All in favor, raise your right hand. Approved. Y'all will go to the board on the 12th of July. Good luck.

Gormus: Thank you all very much for doing business in Buckingham.

Commissioner Gormus moved, Commissioner Bickford and it was unanimously carried by the Commission to move 21-ZMA284 on to the Board of Supervisors with approval.

Wright: *Inaudible*

Bickford: I did some work for forestry company on 652 Bridgeport Road and we needed to leave a 50 foot buffer. Appreciate that Mr. Wright.

Bowe: Reports.

Edmondston: Your building permit report is included in the packet for informational purposes. And at this time, I don't have anything.

Bowe: Commission matters and concerns hearing none.

Bickford: I make a motion we adjourn, Mr. Chairman.

Gormus: A Second.

Bowe: Motion has been made and seconded. All in favor, raise your right hand. Unanimous. Adjourned.

Commissioner Gormus moved, Supervisor Allen seconded, and was unanimously carried by the Commission to adjourn the meeting.

There being no further business, Chairman Bowe declared the meeting adjourned.

ATTEST:

Nicci Edmondston
Zoning Administrator

Patrick Bowe
Chairman