

**Buckingham County
Planning Commission
January 23, 2023**

At a regular scheduled meeting of the Buckingham County Planning Commission held on Monday January 23, 2022 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, James D. Crews III; Stephen Taylor; Steve Dorrier; Joyce Gooden, Pete Kapuscinski, Ashley Shumaker and Board of Supervisor Danny Allen. Also present were Nicci Edmondston, Zoning Administrator, and E.M. Wright, Jr., County Attorney.

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

Zoning Administrator Nicci Edmondston called the meeting to order. Danny Allen gave the invocation, James Crews III led the Pledge of Allegiance and it was said by all who were in attendance. Zoning Administrator Nicci Edmondston certified there was a quorum- eight of eight members were present. The meeting could continue.

Edmondston: At this time from the floor, we'll take nominations and considerations for the seating of the chairman.

Allen: I nominate Mr. Bickford.

Crews: Second.

Edmondston: We have a nomination on the floor for a commission member Johnny Bickford to serve as Chairman with a second any discussion? Call for a vote. And we have seven carrying that vote. And I will turn the meeting over to Chairman Bickford.

Bickford: Okay. Thank you. Like to thank the board for their vote of confidence. I'll do my best to uphold my end of the bargain. All right. That brings us to voting for this 2023 Vice Chairman, do I have any nominations from the floor?

Supervisor Allen moved, Commissioner Crews seconded and was unanimously carried by the Commission to appoint John Bickford as chairman for 2023.

Allen: Do we have anybody that wants to be Vice Chairman?

Bickford: Anyone want to volunteer?

Gooden: I nominate Ashley Shumaker.

Crews: Second.

Bickford: All right, have a nomination of Ashley Shumaker in a second. Any other? Seeing none. All in favor? Raise your right hand. You've been drafted.

Commissioner Gooden moved, Commissioner Crews seconded and was unanimously carried by the Commission to appoint Ashley Shumaker as vice-chairman for 2023.

Bickford: Okay, very good. All right. That brings us to approval of the 2023 bylaws and rules of procedure. Those are in your docket. Is anybody have anything they would like to add at this time?

Allen: I have one question to back board and I know the Board of Supervisors we changed as to six o'clock meetings. Right now we're at seven o'clock. This is a good time change it if everybody wants to change it. Change it to six o'clock? That's my thought, see what everybody wants to talk about before we move forward.

Bickford: Open it up for discussion. How's the committee feel about that? That's moving up. I Hour is going to be an issue with getting here

Allen: If it messes up your work. If you have a hard time getting home and getting in on time. It's no big deal.

Bickford: Well, it puts you home earlier hour earlier than normal. So if no one has any problem, do I have a motion to change the time to 6pm?

Allen: I'll make a motion to change it to 6pm.

Taylor: Second.

Bickford: I have a motion and second. Any further discussion? All in favor raise your right, we are changing the time to 6pm for meetings. Is that the only change to the bylaws and rules of procedure?

Supervisor Allen moved, Commissioner Taylor seconded and was unanimously carried by the Commission to approve 2023 bylaws and procedures with changes.

Gooden: Would that be for all our meetings? Would that be our meetings and our work sessions too?

Bickford: I would assume it would be for both? Yes. All right. We'll move on to the approval of of the agenda. Nicci is there any changes to the agenda?

Edmondston: No sir Mr. Chairman.

Bickford: All right, seeing none. Do I have a motion to approve as presented?

Kapuscinski: So moved.

Allen: Second.

Bickford: Further discussion? All in favor raise your right hand. Agenda is approved. We have minutes to approve on December the 27th. regular meeting. Do I have a motion to approve?

Commissioner Kapuscinski moved, Supervisor Allen seconded and was unanimously carried by the Commission to approve the agenda.

Gooden: Correction. Did you find just that one? Did you find it? All right. My voice in Steve's voice kind of run together. So they had my name instead of his name.

Bickford: Okay. All right. Have you got that Lexi? Okay. That's the only change?

Gooden: That's it.

Bickford: Okay. Do I have a motion to approve with the one change?

Allen: I'll make a motion.

Shumaker: Second.

Bickford: All right. Motion is seconded. Any further discussion. All in favor? Raise your right hand. All right, that passes. All right, that will bring us Nicci to our public comment period. Do we have anyone signed up?

Supervisor Allen moved, Commissioner Shumaker seconded and was unanimously carried by the Commission to approve the minutes with changes.

Edmondston: Yes, sir. Mr. Chairman, we have one signed up for public comment that's Cindy Marchetti.

Bickford: Okay. Ma'am, would you come forward and state your full name and address please, you have three minutes to talk.

Cynthia Marchetti: I'm Cynthia Marchetti, district one. I'm here just to ask about the applicator Olympia Moore's application. Sorry, so I'm concerned about the business, the zoning from a one

to business that Miss Moore has proposed in the location. And I don't quite understand why it's gone as far as it's gone already. Because the application actually, I know of hasn't been complete. And it says that all items are required, unless otherwise stated to be submitted in order for the application to be accepted for review. So this is like the third time you're talking about this particular application. And part of the application has a site plan, which evidently, in Buckingham, a site plan is only the plat. And it's not what it's going to be. And I actually talked to a couple other counties, and asked if they're trying to zone from a one or two business, what is the site plan? And that would be the actual what the business is what the business is going to look like, what what's the whole scope of it. So it's kind of odd that you can go zone something business when you don't even have something that you know is going there. And the written narrative empty when I looked at it, it No, no notes or anything. The adjacent landowners, I see that one family that lives on old self-road is not included in in that area, in that adjacent study. So just don't think everything is there to even be talking about this going forward. And I do think it's, it's the right of the people that live in that area. I'm all for business. I mean, business is good, but it needs to be the right business that's going to be you know, looking after the welfare and safety of the people in that community. So That's all I'd like to say.

Bickford: Okay, thank you, ma'am. All right, I will close the public comment period and move to old business with, which is Olympia Moore.

Edmondston: Mr. Chairman, I'm going to read through this case as an introduction once again, Miss Moore has not joined us in person and was not aware that she needed a virtual link. I've reached out to her in the form of an email hoping for a response. Would you like for me to go ahead, or would you like for me to continue to try to reach her? Or would you like for me to just?

Bickford: Well you can continue to try to reach her but go ahead and introduce it. This will be her third attempt. So we're already fairly familiar with everything, but it would be nice if we could ask her a few questions to see if anything has changed in the status of her application.

Edmondston: Yes, sir. So the case before is 22 ZMA 321. The landowner, and applicant is Olympia Moore the tax map is 42 parcel 208. It contains approximately 13.77 acres and it's located at or near 29661. North James Madison highway New Canton in the Marshall magisterial district. It's currently zoned a one. The applicant is requesting rezoning from agricultural to be one for commercial use, and the applicant is asking the Planning Commission to schedule a public hearing for this request. This proposal is located within the Arvonnia New Canton village center which surrounds us route 15 near its entrance into the county from Fluvanna County. It is comprised of several neighborhood businesses such as convenience stores, restaurants and banks, Slate mining, aggregate manufacturing and trucking are industrial uses within are adjacent to this village center. Housing of all types and sizes comprised this village center and an adjacent area. The area is not currently sorted by public water and public sewer. However, the village area does contain various infrastructure assets including railroad access, and a water intake located on the James River. several churches of various denominations dot its landscape and form a unifying core for the community. As in all of the villages the major land use consideration is to ensure that infill development and redevelopment occurs and that future land uses are compatible with

the varied land uses in the area. Because of this each request for zoning special use permits or subdivisions within or in the immediate area that would have an effect upon the village to be given careful consideration. Village centers are an important tool for preserving rural land and character and is the establishment and designated growth areas known as village centers. Encouraging development in such specifically designated areas can limit sprawling and low density development throughout the rural areas. The pattern of new development in the village center should be consistent with traditional neighborhood development patterns. The village center areas are generally appropriate for residential and limited business development, in concert with available water and sewer. New roads within and around the village center should be extensions of the existing road network were new roads from an entirely new network they should relate to and reinforce the character and integrity of the existing roads. Wherever possible road should terminate into other roads, not cul-de-sacs in order to achieve maximum traffic capacity, flexibility and safety. All new roads within the village center should meet VDOT standards however, it is important that such roads be designed to be compatible with the fabric of the village center. The county and development community should continue to work closely with VDOT to achieve flexibility on standards for pavement with and whatnot when a site is within an area plan for public utilities development should connect the system and contribute the appropriate connection fees. In village centers where public water and sewer are not currently planned, the development should be designated so as to conveniently allow central utilities to be retrofitted at a later time. All new development within village centers must provide adequate storm water management for the site. In village centers the county should encourage landowner's developers and community leaders to work cooperatively to establish various civic buildings and public spaces such as greens or squares which can be used for a range of community functions. And it goes on to talk about the identified village areas this is located in close proximity to the Arvonias New Canton village center as before the applicant and continues to work with VDOT to schedule that traffic impact determination analysis which is on page 10. What will be the wishes of the planning commission this evening to set a public hearing February 27 2023 7pm.

Bickford: Before I open it up I'll do one I'm going to give a brief summary if y'all will bear with me and I do have comes to concerns I've read over the minutes pretty thoroughly several times from the December meeting. And where we stand it's obvious that the board is pretty much split on this equally and there's two trains of thought of course one is that does not move forward due to the fact that you don't have quite enough control over what's going in if it's just a zoning changed to business. The other train of thought is this is a one of our growth areas that we establish and therefore it's shes being proactive. Miss Moore that is being proactive to try to change the zoning to bring businesses into her property. There's certainly intention there to help her financially, I'm sure if she can get that the value of the property is a little higher, but also she's paying fees, taking responsibility to pay any additional taxes on it. Two concerns that I've got from reading everything. And going back to some of the other two introductions is, the first one is this board has the authority and the prerogative to not send the application forward, it can doesn't have to go to public hearing. It doesn't. And that's, that's what we're at this board has chose to not send it forward. The problem I have is that I've been on the board a long time. And it's always sort of been the prerogative of the board that if it was a valid, valid application, that we would at least send it on forward to public hearing to get the input from the citizens. That

way you vet it properly, you can see the response of the citizens, and whether it is fitting with them. The way... the pattern we've taken, we bypass that. And we're not even sending it forward to public hearings. So we sought to change the protocol that I recall, and we've been operating under for years. My second concern is a little bit more important to me, if we continue with the pattern and do not move forward to public hearing, we're denying this application and any like it. So therefore any zoning changes in the county will have to be by special use permit. And that would mean any business that's coming into the county or wants to start up in the county would have go through the special use. Which is a three months or four-month process. That's including our growth areas or village centers, because the majority of those, Nicci, I'm not sure what the percentage is, I assume at 90 to 95% of the county is still A1 zone. So we have very limited amount of business zoning already. So any business would have to look at that well, okay, I've got to go through the permitting process. I can tell you will almost certainly that can be perceived by some businesses. That we're discouraging this as we're not, we're not being as business friendly as we should, because it requires them to go through that permitting process. Rather than in his case, the applicant wants to change it over and try to bring business in, they wouldn't have to go before the permitting process. Shes already taken care of that. So anyway, that's a concern that I'm afraid it may be missed. So I'm just bringing it to your attention now. And saying that I'd like to go ahead and introduce it. I don't think we have our applicant yet. Nicci, have you been able to get ahold of Mrs. Moore?

Edmondston: I've actually sent an email and two text messages. I haven't heard anything. Maybe a situation came up?

Bickford: Well, I suspect nothing has changed. I do know, from talking to one of her neighbors that the family had. Some people of her family had contacted some of the neighbors just trying to see what they were, you know, their intentions were. I noticed that in the minutes from the last meeting that she really spoke primarily for restaurant and service station. And I think she'd been realistic about what would probably be the first business to see what attract. So I will turn it over to the commission. And we can sort of discuss it. I'll answer any questions you have on my concerns and why have them. And I was only us all in and then as to some questions regarding why we had these growth corridors and village centers. I was on the when we did the original revision of the comprehensive plan. I was on that subcommittee that helped establish those growth corridors. So I should be able to hopefully answer any questions you have on that. So I will turn it over.

Kapuscinski: I've got some responses to a couple of these remarks first in your absence, and then I think there was at least five people that stood up and discussed in her favor. So it's not that we've ignored what the public had to say about this. And in each case, the business that they would like to see on her property would all be acceptable on SUP. So it's not like we denied the public any access to discussions on this property. That's number one. Number two. So I don't know what precedent you're talking about. I mean, I haven't been on the board that long. But I will tell you that it's not that we would require that every business would have to go through an SUP, because quite frankly, I wouldn't have an I, I wouldn't have an idea what the rest of these people think. But we've explained, we've explained I think more than one of us have already said

that if she had a purpose for that business that would require or at least have her request, a change in the zoning, that wouldn't be a problem. So long as we understood what business it was. It's not it's not a question as to whether or not we're denying her an opportunity to put businesses on a property. The plain and simple fact is, she said she had no intention of selling it, number one, and number two, she's not given us a purpose, Why? So the question is, why do we even entertain this? If she's not planning to sell it? And she's not at least this up to up till now. She's not aware of what she wants to put on it, or at least she's not willing to tell us. So quite frankly, it's not that we're denying her an opportunity for rezoning. It's a question as to whether or not we have to sit here and guess what she wants to do with that property? And in the eventuality that we would accept it, deny people on by right basis, who live around her from standing up and saying no, I don't agree with that.

Bickford: Well, first thing is you haven't had a public hearing. She had people come to speak on her behalf. So there are a lot more people in that community that haven't had an opportunity to voice her up or down Pro or for. As far as the what she wants for the property. She's indicated that she wants something within that business district. Nicci's has provided that list of businesses. So has he specified one No, but she hasn't. She's what he's trying to do is be proactive to say, all right, I'd like to change this to business to try to see if I can get some business to come in here that will meet in the by right. So as I said, in his minutes, he spoke up, I think she's realistic that she's probably not going to get a restaurant, which would be needed. But perhaps a service station, some kind of food store or something along those lines

Kapuscinski: And all that is acceptable on an SUP.

Bickford: Well, that's what I'm saying and what you're saying what I'm telling you and I told my concerns what you're saying is... all of this is agriculture, These village centers they are A1 right now. So if you don't allow a text changes, which she's asking for, and you require SUP, which you're saying you want to because you want to have a more level control over the application, then that means that business has to come there. So you could do that.

Kapuscinski: That's not what I'm saying. I'm saying if she had a reason, I don't care...

Bickford: She gave you a reason she wants to change to business so she could try to bring in a business.

Kapuscinski: Tell us what business. Why? What's wrong with having somebody tell us that they want XYZ business? And if it requires a zoning change? I'm sure we're open to

Bickford: She's already told you. I don't know how many times she can tell you look in your minutes. She said, service station. She'd like to have a restaurant. But it's irrelevant, because she's saying, all right, I want my business here and whatever I could find business that fits in that business district. I'll come to you and that's what I'm asking for.

Kapuscinski: I sat through all three said this is the third session I haven't heard that I really haven't heard that. I heard is that she had no intentions with... at this present time. I have no plans for this property. And I'm willing to open up to the to the needs of the county. That's the only thing I've got. And we asked her. We sat here and we asked her specifically she was and we said to her, what do you want to do with this property? Tell us what you want to do with the property? I don't know. I don't even know if I'm going to sell it.

Bickford: Whether she sells or lease is irrelevant. For what she's asking you for is a change in the zoning. So she can try to find a business to come in and either purchase from her or lease from her which we don't have any control and we don't need to have a control. What she's asking for is to change, the text amendment. Now I agree with you. He's he doesn't have a specific business yet. But what she's trying to be as proactive to say I want business here. I'm asking you to change it. So I can bring a business and make it more advantageous because they won't have to go through the permitting process. She's already done that. But that's why in my second concern, I said there will not be if we stay on the same pattern, which is fine. It's a valid concern. I'm not arguing about validity of your stance, what I'm saying is in each zoning change will have to be by special use permit because every, all these growth corridors, all village center, since they are a one at this point. So unless you agree to a text change to business, and it will be a special use permit, that's all I'm saying. And that's not a valid, I'm not arguing the validity of that it's a valid statement.

Kapuscinski: I thought a text change. Miss Edmondson text change is the text change within the district like a one district would have a text change that would allow additional businesses, so a zoning change and a text change not that same thing?

Edmondston: I think Mr. Bickford meant zoning map amendment change.

Bickford: Correct so in other words, she's doing the process of saying we're going to go through the process to change from a one to business. But you have to agree. What I'm saying is if we do deny that, right now, if we don't at least go to public hearing, we've denied this application for the third time. And that means that any... what you're saying the meet criteria of this board, we're saying, okay, there will not be any zoning changes in the county, unless there's a special use permit.

Kapuscinski: No sir that's not what we're saying. I'm sorry to argue that's not what we're saying. There's another individual in here tonight that wants a zoning change.

Bickford: This will apply to him.

Kapuscinski: I don't I don't think so.

Bickford: Why? Explain to me your rationale.

Kapuscinski: Totally different case.

Bickford: Hows it entirely different? He's asking for change from a A1 to business. That's what he's asking for. That's what she asked for how are they different?

Kapuscinski: The difference is, he's told us what business he wants.

Bickford: All right, if we agree to his change, which I have no problem. I've already talked to him. I have no problem. So what I'm saying is, once you make that change, you're he's he's not obligated to put that in. It's no restrictions from this planning commission that he has to do what he told you, once you change it to business, it's he can put anything in there. He can get halfway through his process and say, Well, wait, this ain't working. I'm going to change over to Super market. That's, that's what I want you to understand. I'm not trying to pick on you. I'm just trying to get you to understand.

Kapuscinski: Your not picking on me. I understand. And I understand the concept, but I will tell you there's a vast difference between what he's asking and where he's asking and where she's at.

Bickford: Hes in a growth corridor, shes in a corridor. Shes in agriculture 1 hes in agriculture 1. Shes asking for change hes asking for change.

Kapuscinski: Did you see the property? Did you see the tank farm next to the property? Did you see those storage units stored on that property before he emptied them out? Did you see it? That's not the same as her property.

Bickford: Hers is timber? What's the difference? its still agriculture. In the eyes of this committee, it's still agriculture A1. It's the same thing. I don't care if its got tanks or not. Its the same thing.

Kapuscinski: But you're arguing we're going to set a precedent I disagree. We're not setting a precedent. I mean, I went out and visited his property. I have no problems with he wants to do I visited her property. I saw four or five, I saw four or five neighbors. I talked to a neighbor that said, What is she going to do with the property? I don't know. I said, Did you talk to her?

Bickford: Okay, let me ask you this. And it's Mrs. Moore and said, I want to put a restaurant there. And we passed it.

Kapuscinski: My question is, why wouldn't you do that on an SUP, you can.

Multiple people talking

Kapuscinski: Talk to me about a business that's not in A1.

Bickford: The next one is a tow service station. A towing business. He's not asking for an SUP he didn't provide an SUP, he's in agriculture. So if we approve his zoning, then we you cannot put conditions on.

Kapuscinski: He's got by right. He's got by right to put that business in there. Right.

Bickford: So if Miss Moore said I was going to put a restaurant in. And that's what I plan to do. And we approved it. You can't put restrictions on her.

Kapuscinski: If she's going to B1.

Bickford: She's a one right now. You would be doing the same thing you'd be doing for the next applicant. But what I'm saying is if you want the control level that you have indicated, that this committee has indicated in the minutes, If you're going to have that individual control and be able to put conditions on it is through the SUP process. Because if not, if you agree to change it with a text amendment, and it goes to business, then you can't put conditions on it because it's by right. Unless it's a business, that not permitted in that district. You see where I'm going with this?

Allen: But unless people come and tell you what they want to do, is no reason to pass them from a one to b one. You're doing it wrong. This is the job of the planning commission is to...

Bickford: Im not arguing that. I said it was valid. The only way you can do that is its got to be a special use permit. Because if you pass it, and you agree...

Allen: im not going to agree.

Bickford: What I'm saying is not I just say it was, for instance, a grocery store. And they wanted, they didn't want an SUP, it's agriculture. They said, they're going to put a grocery store in and you go ahead and agree to that business. They don't have to because you can't put conditions on it because by right. So that's what I'm getting at you to have the level of control that you're asking for. All Text amendments, all rezoning will have to be by special use permit.

Allen: Well, that's what your doing. You are you talking about go ahead and change it from a one to b one. And then she don't have no questions at all. Whoever does a B, one can do it with no questions they can they don't have to come back here.

Bickford: That's what I'm getting. It's by right.

Allen: So they can do what you want to...

Multiple people talking

Bickford: The business has to be listed, if not they have to get a special use permit.

Allen: No the wont. Unless its all the way down at the bottom but up at the top they can do what they want, they can do what they want.

Bickford: That's what I'm saying. If you don't want that, if you want a level of control that you are asking for the commission has said so far, it has to be done by a special use permit

Allen: That's part of our control is to say what you going to build, and we'll give you rules and regulations on what to do with it. And it's in this certain area, we might have to change things. But what you're doing right now is saying, do what you want, when you want. Now in the beginning, I heard she was going to sell the place. I saw paperwork says she was gonna sell it. She wanted to change it so she can get a better price for it. And then now she came the other night and said, No, I don't want to sell it.

Bickford: Again, that's a irrelevant, it's the application, what you're looking at, does it fit to land useful that area. If she sells or lease it doesn't really apply. Because you're what you're your job is to look at it does this application fit in that area?

Allen: No, because what you're going to do is going to run the rest of the county up here and say, I'm going to change it to a B, one, b two, b one. And then you have to say, Okay, since I've done it once, I'm going to have to do it two or three times.

Bickford: Well, that's not really true either because...

Allen: You'll find out.

Bickford: The whole reason shes come before us is because its in one of the growth areas.

Allen: Its in a village center, that what we put in when we done the comp plan. That was areas we want to have growth.

Bickford: And that's what they're trying to achieve.

Allen: No, they're not. They're just trying to do what they want to do. It's not a growth. If you if you come up here and said, I want to put this down. I want to put this there. That's growth.

Bickford: She actually did that.

Allen: No she didn't.

Bickford: She didn't give you exact because she doesn't know. Its still a list of businesses. whether it's five businesses or one it's the same thing.

Allen: Bottom line is its just an improvement for her pocket.

Bickford: Perhaps I don't argue that fact. It's probably benefiting her financially. But also, if she was able to bring in a business that would probably would also benefit this county.

Allen: I said last time if she wanted to wait and bring a business in and come back to us. That'd be great. It would be helpful but she's not doing it.

Bickford: I understand your position. And it's valid. I'm not arguing your position. I'm just saying it what you... My concern was, I just want you to recognize that if we don't at least send it to public hearing and we deny it again, then it's going to be you're setting a precedent that every there will be no zoning changes, text amendments, whatever. No change in zoning unless you have a special use permit.

Kapuscinski: I argue this, what you're allowing us to do is choose between given her a blank check, and somebody else who's at least committed to what they want to do with the property. So that's the difference, John,

Bickford: That has validity but again, I'm what I'm saying is, I don't mean to be picking on calvin but once we agree to his change, we have no control, he can say, I don't want that.

Kapuscinski: But its not a blank check. The man's made a commitment. She's not making a commitment.

Bickford: What commitment has he made its just drawn on paper?

Allen: We haven't got to him yet. We will get to him in a few minutes.

Multiple people talking

Kapuscinski: He came in to a number of us. And he said, This is what I want to do, if she would have come to us and said, This is what I want to do, I'd have probably been inclined to say, Hey, let's go ahead and do it. You got a comprehensive plan coming up. If you want to rezone it resulted in a comprehensive plan. I don't want to do that if I don't know what she's doing.

Bickford: We're beating a dead horse here. So no need to continue.

Kapuscinski: I mean, I'm sorry, I'm not picking on you.

Bickford: And you're fine. I can say your position is valid. I'm not trying to dismiss you. But I'm just trying to point out the consequences of not at least sending it to public hearing, because we're denied it. And therefore, you know, it stops here.

Allen: Yeah, we can keep on denying it. But what I'm saying, if it keeps on coming back to us, the only way we can change it to get her would get rid of it is to have a public hearing. And then if you want to deny it's fine if you don't if you want to accept it, that moves it on to the board.

Bickford: Well, that's a normal protocol that we have operated on until this application. That's why I question why did we... what's different about this application that we chose not to go what we normally do?

Allen: If you read the application, it says we're not supposed to move it forward, until it's all filled out, and it's not filled out, so we can't move it forward. Now, if you want to move forward, only thing you're going to do is have a hearing then you can vote yes or no, whatever you want to do and send it on to the board. That way, you don't have to worry about it coming back up here again. If you want to.

Kapuscinski: Let me ask you a question. I mean, why would I do that? Wouldn't I be remissed to send it on to you as a supervisor, if we don't even agree that the thing has been completed? I mean, are we not doing our job?

Allen: No, I'm just saying, if you don't want to see it, come back here again. Sent it onto the board. But you have to go through a proper channel.

Kapuscinski: Im okay with her bringing it back a dozen times, because maybe on the 12th time, she'll tell us what she wants to do. And we can go ahead and pass it on legitimately. Right now. I think that application is not complete completed. I don't know what the purpose is.

Allen: It's not completed.

Gooden: I have a question For Nicci. Is this application completed for the change?

Edmondston: In the past, there have been applications that we have taken. And what has happened has been reviewed by the Planning Commission and either a public hearing has been scheduled and the applicant has been asked to work a little bit more with v dot sometimes that is the agency, it's hard to get a hold of there's one representative making these changes along with everything else. But before that application after a public hearing before it can be taken on a final recommendation, the Planning Commission has asked them to complete what may be missing there, such as this vdot. So, she understands if she ever were to get a public hearing, if that ever happened to be the case before it can move any further than that she'd have to have vdot that ready for the public hearing, or after that before a recommendation can be made to go to the Board of Supervisors. So this is not the first time that a piece of information has been missing from the application because the applicant has been working diligently to complete that.

Gooden: So Vdot is actually the only thing that's missing?

Edmondston: Yes only thing that's missing adjacent property owners affidavit has been signed by the property owner stating that to the best of her knowledge she has completed all of those. The site plan is simply there's no improvements on it. So yes, the plat will suffice and anything that's actually produced off of Google imagery, such as that just showing the property. And then

her narrative. We've taken the applicants wording for their plans for that property in the past. Yes, ma'am.

Shumaker: Chairman So I want to make sure I'm trying to connect both sides, right. So I understand your concerns. And then the other concern is that they want a plan. So what we're saying is if they come to a plan, and they tell us it's going to be a restaurant, that everyone leaves, you're smiling, we change it to be one because she has a plan for a restaurant. What you're saying is six months from now, if that falls through, she could eventually turn that into one of the less desirable businesses on the by right list of B1. And it's the same thing. So while the best made plan ends fall through, it still becomes the one so it could still be whatever's on that list. So I think the real question here is, are we okay with any of those by right businesses being in that location? And that's the question, I think, also for her neighbors. Now, we're telling you, she hasn't told us specifically what she wants, but there is a narrowed down list of what those businesses could be. So I think the question is, are we as a board and are her neighbors as property owners? Are we okay with that? Is that where we are with things?

Bickford: Right now, we don't know what that neighbor all those neighbors want. Because we've not had the public hearing.

Shumaker: We keep saying we don't know what she wants. Well, she has to want one of those things on the by right list right.

Gooden: Chairman I have another question this is for Nicci also, have you known people to change what they are putting on their property.

Edmondston: I've seen cases in the past, those were SUPs, the business completely fell through and they nothing ever operated. I would say that these plans that come through are potential projects. What the applicant is truly asking for is a zoning map amendment from one zone to the other. So the question before you is does the request match the plan for land use in the county, whether they're going to sell it operate anything that's permitted in a b one, what they're asking is for that property to turn into b one, I mean, as the best laid plans, it could be that it's going to be a restaurant, well, maybe the restaurant opens, and two years later, it closes because we incur or encounter some other pandemics, such as COVID, most likely it'd be very tough for any restaurant to survive that so it'd be an empty building, anything that is permitted by right can purchase that building or lease that building and move into that particular location. So the request before you is from an a one to a b one, is it a proper use of land in that particular area?

Kapuscinski: I think we should challenge that particular meeting as well, because quite frankly, I think proper use of land is not our only responsibility, I think our responsibilities to the community as well. I think we have to take a look around. Because if we hurt those people around her, then what good have we done for the county. And that's been my concern all along. When you talk about whether or not that land use, I just absolutely refuse to believe that we're sitting here saying, Yeah, you can put a building here, you can put a well there, you can put a mine over here. That's not what we're here for. I think we're here in part for that. But then the

next question we have to ask ourselves is What did we do to our community? What did we do to our county? Did we really improve the value? If we actually turn around and devalue the property, those neighbors? Did we really help the county? And the answer in my mind is absolutely not because I live in this county. And if somebody did that to my property, I'd be worn mad.

Edmondston: Well, I think it bears a better question. Take a look at the Comprehensive Plan and the specific areas and the growth corridors and where there are actually located and the thought process for planning behind those. I always think that weighing the particular applicants question along with those that live in and around the area as well, but I think it is, you know, when you read through the comprehensive plan, what have you thought for proper planning, I will state that in one of our work sessions with the Planning Commission, in 2020 one of the comments that was made to update page 191 Is that the county should seek special districts for the main corridors of the county that encourage and promote small business growth, though there's a part of the revisions that we'll be working with CRC. So I think that yes, you always remember this, the citizens and the county and the neighbor is near that. But the bigger question is going to be the plan for those growth corridors.

Bickford: We established the growth areas and village centers to encourage growth in those areas because of the lay. Its natural progression of things. So it's going to be when your counties rural the majority of your growth is going to be along your main travel corridors.

Kapuscinski: And I don't have a problem with that. I think it's fine. We have a comprehensive plan. And we decided that that was a one. Now my question is, you go ahead and you want to every time somebody comes here with an SU P, or a zoning change, they're asking us to change the comprehensive plan. And the question, the only question I end up asking my mind is, okay, fine. We go ahead and change our comprehensive plan. What do we do to our community? It's not whether or not the land can be used, land can be used any way you want it. It's whether or not if we change that comprehensive plan, did we do something in the community to either devalue it or hurt those people that live around it? That's the only question we have left to answer.

Bickford: Well, you assuming its hurting them you haven't allowed for the public to speak.

Kapuscinski: I don't know the business.

Bickford: That's what the public hearing is for to let the people come and speak, you're assuming that they don't want it.

Kapuscinski: Here the problem with my allowing it to go to a public hearing. If you allow it to go to public hearing, we turn it down. By right. She has the ability to go back doesn't it go to the board anyway, can she challenge that by going into the board anyway,

Edmondston: a recommendation will come from the planning commission either to approve or disapprove.

Kapuscinski: And if we disagree, what happens?

Edmondston: The board of supervisors will have an introduction and a public hearing to make their decisions.

Kapuscinski: And my argument is, I think we're remiss if we let it even go that far, because we haven't seen what she wants to do with this property. That's the only argument I've made for the last two times in this time as well.

Allen: Her letter in here says I have no plans for the property this time. I don't know why y'all come up with other stuff. Then if you go down to the rest of the paperwork is supposed to be filled out. 10 11 12, skip down to 15 through 24. None of that's filled out. Part of this stuff is supposed to be filled out for this paper work paperwork. Keep reading farther then you...

Edmondston: Page 11. She does not have a special power of attorney affidavit. So she appointed no one to act on her behalf. Page 12 is just...

Allen: No, no, no, no, I'm not talking about page 12. And I'm talking about the numbers on that one page.

Kapuscinski: The written narrative

Allen: On your rezoning Application Checklist. Half that aint filled out then you go down to the bottom here if its not filled out were not supposed to accept it.

Edmondston: In the past when an applicant submits that she goes over that with the planning commission. And the planning commission will ask her to have those things that are completed prior to a public hearing or a recommendation to the board.

Dorrier: Chairman I have a question. Could we look at...? I know I said last month is a two edged sword it really is. But can we look at the bar right list and narrow that down to where we could accept things off the list? And then if we want to approve it off of the list and go with it fine. If we don't, we don't. But could we look at that list? I know it's been read several times and give us an idea. And then if we approve of that list everything on our list, then she'd be okay.

Bickford: Well, if you're going to change the list, that's going to require us, you know, you're changing by right in any district. So you would have to have, we'd have to table this or and then make your changes to the by right in a business. And then that goes through the procedural planning commission then to the Board of Supervisors. But yeah, it could be done.

Kapuscinski: Again, response, Mr. Chairman, there are a lot of things on that b1 list that are also on a one list. And in particularly in on a one list in the SUP area. There's a lot of overlap. All right. There are some things that are not the only argument I'm making is, if she wanted

something that really fit both lists, she could easily get it done by an SUP. And quite frankly, if she needed a zoning change, if there was a business you wanted to put in there, I would not have a choice. I really don't have a problem with somebody explaining what they want to do with their property and having us help them with it. But when somebody says, I don't know what I want to do, I don't know what I don't, I'm not going to lease it. I'm not going to sell it. I just want to change a zoning change. I'm sitting here wondering, what are they using us for? We're not here to help them with their finances. I mean, I'm sorry if she wants a more expensive piece of property. That's not my that's not our venue.

Gooden: Twice I've heard something about improving the property for her pocket and helping her with her finances. I disagree. I think just about every person has come before us in some way is going to benefit financially from the whatever changes we made from the what they're building to, the route 20 market when they came in to do that before COVID. Everybody who comes before us is in some way every Airbnb, every campground, the ammunitions person, they are benefiting financially. And I'd truly object to saying that Ms. Moore is just trying to line her pockets when I have driven through areas and I've seen signs that have said they are zoned for commercial business or for commercial. And so perhaps somebody driving through, see can see a sign zoned for commercial. Oh, I could put a business there. But everybody, I really am having a difficult be hearing, she is just trying to line her packets when everyone who's come through here, down to Whyko. He has 375 acres. I mean, everybody is looking to financially gain in some way from what may come before us. So I just truly object to that statement that has been made more than one time.

Kapuscinski: Well I apologize if there was an insinuation here, but there wasn't any. The fact is, that was my assumption. And I'll say it again, I don't know any other reason. And quite frankly, she hasn't given us any other reason. And if somebody wants to put a b&b up, or they want to put a garage up, or they come through, and they tell you exactly what they're doing, they're telling you how they want to line their pocket. She hasn't done it.

Gooden: You've said she just wants to line her pockets. And your not the only one who said that.

Multiple People Talking

Gooden: And that's the only reason she wants to do it. I just object to that. We need to look at line, we need to look at...

Multiple People Talking

Kapuscinski: Don't put words in my mouth.

Gooden: Stop talking over me. We need to look at land use.

Bickford: Your right Ms Gooden so we need to concentrate on that. Any application coming forward is going to be of some finical benefit to the applicatnt or they wouldn't be going through

the trouble. So we need to concentrate on land use. So we've gotten to a point where we've gone around around on this. So our choices are to go on and do something either move it to public hearing. or not again, or table it until the applicant can be here hopefully next month, I'll give you three options.

Kapuscinski: I move we deny this going to go into public hearing.

Bickford: Your moving deny the public hearing deny the application. Do I have a second.

Allen: Second. Its too much change.

Bickford: All in favor, raise your right hand. All opposed to that motion, raise your right hand. That's it was 3 for five against. Alright, so now I do have a motion to either table it or move it forward to public hearing.

Commissioner Kapuscinski moved, Supervisor Allen seconded, and was carried 3 yes, 5 no by the Commission to deny Case 22- ZMA231

Crews: I'll make a motion to move it to public hearing that way we can at least be going forward one way or another.

Dorrier: Second.

Bickford: Okay. I have a second. I have a motion a second further discussion? All in favor for that motion? Raise your right hand. 5. All opposed 3. So we'll move to public hearing.

Commissioner Crews moved, Commissioner Dorrier seconded, and was carried 5 yes, 3 no by the Commission to move ZMA231 on to public hearing.

Bickford: Spirited debate. Very good. That will bring us to new business. Jonathan King.

Edmondston: Yes, sir. Mr. Chairman, the next case before you is an introduction of 23 SUP 324. The landowners David Stoltzfus, the applicant is Jonathan king. The property is tax map 196. Parcel 31 contains approximately 56.74 acres and it's located at or near 13603 Francisco road Farmville. It's in the Curdsville magisterial district, it's zoned a one. The applicant wishes to obtain a special use permit for the purpose of operating a private school one room parochial school house the applicant is asking the Planning Commission to hold a public hearing to hear this request. The landowners David Stoltzfus applicant Jonathan King, this property as I mentioned is a one the zoning ordinance does not permit a private school as permitted by right use in an agricultural a one zoning district. However, within this district, a private school may be permitted by the Buckingham County Board of Supervisors, by a special use permit following recommendation by the Planning Commission in accordance with this ordinance and a code of Virginia. The Planning Commission may recommend and the board may impose conditions to

ensure protection of the district if the special use permit is approved. The application and narrative are attached and the conditions are as follows all federal, state and local regulations ordinances and laws be strictly adhered to right of ways and roadway shoulders should not be used for parking, the property shall be kept neat and orderly. The applicant pursues a commercial solid waste container and follow the solid waste ordinance construction for the school show began within two years of the time that the approval by the Board of Supervisors becomes final and non-appealable or this special use permit shall become null and void. All documentation submitted by the applicant in support of this special use permit request becomes a part of the conditions except that any such documentation that may be inconsistent with these enumerated conditions shall be superseded by these conditions. Nothing in this approval shall be deemed to obligate county to acquire any interest in the property to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related here to county zoning administrator and one other county staff member as appointed by the County Administrator shall be allowed to enter the property with proper notice. If a complaint is registered against the property for noncompliance with this permit, any complaints not solely related to this permit will be given to the appropriate department or agency. In the event that any one or more of the conditions is declared board for any reason whatsoever. Such decision shall not affect the remaining portion of the permit which shall remain in full force and effect. And for this purpose, the provisions of this are hereby declared to be severable than any infraction of the above mentioned, conditions could lead to a stop order and discontinuation of the special use permit, if it'd be the wishes of the board is that the applicant and landowner understands the conditions and agrees to the conditions? What are the wishes of the planning commission? Would it be to set a hearing date and time if so, February 27 2023. And I guess that will actually be 6pm? Which I need to correct for the other case as well since the bylaws have been changed tonight.

Bickford: Okay, very good. I assume the applicant is here.

Edmondston: I believe so. Yes, sir.

Bickford: Would you come forward give us full name. Just give us a quick overview.

Jonathan King: Good evening, Jonathan King 328 Johnson Station Dillwyn. Did you have any questions?

Bickford: Well, just give us a quick overview. You want to the school, correct?

King: Yes.

Bickford: I saw I was through there today I saw the new construction already going is that a home that's going on the property?

King: David is building his residence back there.

Bickford: In your narrative, I saw that you're the students up to 30. And they will be brought in by vehicle, driven in, except for the walking, are there many that would be walking?

King: The only ones would be David's at this point. There's nobody close enough at this point. Except For David's.

Bickford: Yeah, that's a pretty busy intersection that's why I was asking. Any other commissioners got any questions for the applicant?

Kapuscinski: One from Miss Edmondson. I don't quite understand. I saw your waste disposal, you got two privies there outside the school, and is basically a septic system that you're going to have pumped out. If I'm not mistaken, similar to what you'd have in a public park or something. Because there's no running water correct?

King: It would have to be pumped if it become necessary.

Kapuscinski: So there's no running water.

King: We usually have a running water on the outside hydrant.

Kapuscinski: There is a hydrant that'll be outside. Cuz my next question is, what do you do for fire protection if you need it?

King: There's a fire extinguisher there in the schoolhouse, it all has been passing code. So I guess it's up to code.

Kapuscinski: I don't know what normally goes on.

Edmondston: If the special use permit for this particular case were to be approved. Ultimately, then the applicant would come back at that time apply for a zoning building permit application, because at that point, we will be able to review it because a special use permit will have been granted which will allow this at that time. They fill out the application, they submit the plans and any OSE permit which would include well in septic from the health department would be included with that application along with the plans, those plans will be reviewed by our building inspector. And of course, if this were granted, I would be able to with a couple other matters on the application, I'd be able to approve this zoning. And then they would be able to obtain their permit. They'd also have scheduled inspections just like any other building permit that has been authorized by the building inspector.

Kapuscinski: Okay. Thank you.

Bickford: Any other commissioners have any questions for the applicant? You can sit down, sir. All right. What is the pleasure of the commission? Want to move this forward to public hearing?

Allen: So moved.

Taylor: Second.

Bickford: Motion and a second to move forward. Any further discussion? All in favor, raise your right, unanimous. We'll see you on February 27 at 6pm. All right, that brings us to Calvin Bachrach.

Supervisor Allen moved, Commissioner Taylor seconded, and was carried unanimously by the Commission to move 23-SUP324 on to public hearing.

Edmondston: All right. The next case for introduction is 23 ZMA 325. Landowner and applicant is Calvin Bacharach the property information will be taxed map 126 parcel 11. Lot A contains just over two acres 2.099 acres, and it's located at or near 5784 Buffalo road Dillwyn it's in the Marshall district. zoning district is a one. The request before you is that the applicant is requesting rezoning from a one agricultural to be one business for commercial use. The applicant is asking the Planning Commission to schedule a public hearing for this request. As I mentioned, the property is located at or near 5784 Buffalo road Dillwyn This property is currently zoned a one the landowner and applicant is Calvin Bachrach this proposal is located within this Sprouses corner, Dillwyn, alpha high growth area an area where intense broad mixtures of land uses are to be clustered. For purposes of planning policy, the high growth areas defined as land within a designated area, the high growth areas generally appropriate for residential business and limited industrial development of medium and higher density. In concert with available public utilities. All or portions of the area may become appropriate for higher density land uses which require a public utility service the concept of clustering development within the high growth area can be applied in multiple ways to establish the foundation debt foundation for our growth management strategy for Buckingham development can be clustered in this Sprouses corner Dillwyn Alpha high growth area where there are suitable road capacity, proximity to public services and current and potential public utilities. Development also can be clustered around the small existing settlements located at the intersections of key transportation corridors. Lastly, individual residential subdivisions can be laid out in a clustered compact and efficient pattern of development. By clustering new developments several objectives can be achieved including the capacity of the road system can be preserved to the maximum possible extent so the expenditures on new roadways and other facilities can be kept to a minimum, public services can be most efficiently provided to the new development, the scenic quality of the rural landscape can be best maintained as development continues existing farms from farmland intensive agricultural facilities and the timber industry can be preserved and enhanced. Furthermore, this high growth area contains characteristics similar to the Virginia code definition of urban development areas through legislation in 2014. The General Assembly has directed the transportation improvements to support EDA is to be considered in both the needs assessment contained in the long range plan known as V trans as well as be considered in the House bill state prioritization process for project selection. This designated growth area discussed here and has been found to meet the intent of the Code of Virginia section 15.2 Dash 22 23.1. The Sprouses corner Dillwyn Alpha

high growth area contains characteristics similar to the Virginia code definition of an urban development area. Urban development areas can cover a wide variety of community types ranging from small town or village centers. To suburban activity areas to urban downtown's, uda can have local governments and regional entities focus investments and create great places that attract businesses and workers alike. Under the Virginia code designation per the office of intermodal Planning and Investment. UDA can be any areas designed by locality and their comprehensive plan for higher density development that can incorporate the principle of traditional neighborhood development. Traditional Neighborhood Development embodies classic characteristics of traditional community such as walkable neighborhood centers, interconnected streets and blocks diversity of land uses easy access to jobs, housing and recreation via variety of travel options, principles for the transportation efficiently and use and design guide through legislation. The General Assembly has directed that transportation improvements to support UDA as we consider to both the needs assessment contained in the long range plan. What are the wishes of the planning commission? Would it be to set a public hearing February 27 2023 6pm? The applicant is in the audience with us this evening.

Bickford: Thank you very much. Mr. Bachrach would you come up state your full name address and just give us a quick overview.

Calvin Bachrach: Calvin Bachrach Gold Hill District What do you need from me?

Bickford: Just tell us just quickly what you plan to put up, I know in the narrative there you said a tow service.

Bachrach: Wanted to put a towing service up with a building 40 by 60 and 80 by 80 fenced lot.

Bickford: I saw that you've already got approved by the VDOT for the entrance as it exists.

Bachrach: They said the existing entrance was fine.

Bickford: What's your time of operations you think you'll be operating under?

Bachrach: Towing businesses in 24 hours but it's not, It's not maned like a store or like the body shop with men. It's cell phone usually from your house. So you might be going in there to drop one off. The trucks don't make any more noise than a diesel pickup truck. I can't imagine that would bother there's only one house there can't imagine they would hear a truck coming and going.

Bickford: That's the questions I have commissioner, anyone have any?

Kapuscinski: Yes. You and I met on property and you were explained to me because I asked you why you wouldn't want to do this with an SUP could you go through that explanation and tell us why you want a zoning change versus an SUP because you could certainly put up that barn under an SUP.

Bachrach: Yes, I'm not a fan of the SUPS if at any time I wanted to do anything else if we needed to add on to the building or anything it would have to come back for more SUPs

Kapuscinski: That true Miss Edmondston, that If he had to add on to the building, he'd have to come back and get another.

Edmondston: Yes add on or expand or change anything. The parameters that were approved in that condition, that'd be correct, he'd have to come back start the process over.

Kapuscinski: But if we allow this zoning change, am I correct in saying that there are no conditions that go with it.

Edmondston: Its just like the other case before you this evening, if it's an a one to a be one,

Kapuscinski: Because we talked about your neighbor next to you. And we talked about putting some kind of a boundary between you and them so that they wouldn't be bothered by what you were doing over there. And you said that you'd be willing to plants trees, but obviously, that's a commitment by you, wouldn't be, it couldn't be, it wouldn't be a condition that we could put on it.

Bachrach: I wouldn't mind doing it. We talked about the trees, and you plant them five to 10 years before its going to have the benefit out of them getting high enough.

Kapuscinski: You talk to the neighbor?

Bachrach: I have not caught them yet.

Bickford: You might be better rather than trees to do a privacy fence

Bachrach: That would be fine. The way the site is set up, the property line drops, Maynard had dug that out made it level years ago.

Bickford: So you'd still be able to see over top of it.

Bachrach: Right so its going to be looking right over top of the privacy fence, it probably drops, six feet or more.

Bickford: And other questions from commission?

Allen: But your still talking about a privacy fence. People looking at it from the road seeing cars back there.

Bachrach: He's just talking about a fence between me and the neighbor.

Allen: It's not gonna make a difference.

Bachrach: By the way the grade is, wooden privacy fence or so I don't think it would do any good. I think the trees would be better, but it will take a while. I can't bring in 40 foot trees.

Kapuscinski: At any point in time, you also explained to me at any point in time you are going to have a large number of wrecked cars sitting in front of that barn correct?

Bachrach: The majority of its insurance stuff. An insurance company's not going to leave a car there because they don't want to pay storage on it. So that's usually a week tops. As far as junk. I don't like junk sitting around for those of you that know me know CNC motors I've tried to keep that clean for 30 years. And I don't want a junkyard.

Kapuscinski: Why don't you explain to us what was in that yard before you cleaned it up. And also your neighbor, the tank, the tank farm?

Bachrach: Not going to talk bad about the railroad. I think they make a good neighbor. But I mean, it's the tank farm. That where they store their butane tanks I believe they are.

Kapuscinski: Right and what was on your property?

Bachrach: Just storage containers on it. And years before that. Maynard had the truck tractor trailers there.

Kapuscinski: you aware of any complaints from that neighbor up till now? Are we aware of any complaints from the neighbor up till now?

Bickford: I Do not personally, you might ask Nicci that.

Kapuscinski: Had there ever been any complaints about from the neighbor about what was there?

Edmondston: Not that I'm aware of to my office.

Bickford: Any other question from the commissioner for the applicant?

Allen: I'd like to make a motion that we go ahead and put it to a public hearing.

Taylor: Second.

Bickford: Have a motion and second to move on to public hearing. Any further discussion? All in favor, raise your right hand. We will be see you on February 27. You'd be the third on the docket. Nicci brings us to your report.

Supervisor Allen moved, Commissioner Taylor seconded, and was carried unanimously by the Commission to move 23-ZMA25 on to public hearing.

Edmondston: Building permit report is included for your information. And I don't have anything for zoning administrator this evening.

Bickford: Commission matter and concerns anyone have anything they'd like to say, Joyce.

Gooden: I do. I actually have several concerns. And what I'd like to do is if we could have a work session so that we could discuss, go through rather than sitting here doing it tonight for some of my concerns. Our next work session is scheduled for the 21st of February. And we have a class coming up in March, and I'm also thinking that work session will give those of us who are going to that class, some questions we can propose, also and kind of help give some guidance, or I'll be getting some guidance. Maybe I should say it that way. I'll be getting some guidance. Okay. But there are a couple of concerns that we've done some things here. And I can't, I'm having difficulty following it. And one of the things when I think of lack of equity and treatment we recently, the Firefighters came in and asked for six up to 6000 people at an event. The surveyor told them the property was best for 4500 people. But they only had 28 acres. But, you know, Whyko had 375 acres, and we limited him to 1500. I don't get the equity in that. And it is not a discussion of whether or not I support the firefighters, let me say this, I was at the tractor pull. I got pictures on my phone at the tractor pull. And we supported the tractor pull with money, but just the equity in that you're telling one set of people that they can only have 1500. And yet when they came it was 6000. We kind of went okay. So that's a concern of mine. And the other big concern was, was Olympia Moore and that bothered me that whole discussion that as much discussion as we've had. I have mixed questions about that. Because we've had other people present with no plan. I want, I just want to do this. I'm not following how this is being presented. And then the last meeting we had, after Miss Moore left, I thought we had already voted. And then we started up another discussion of her case. And that didn't I'm not following it. So I'm asking for is, maybe a work session so that we can go through this and sit down without having to listen to...

Bickford: I will address last because we talked about that. And after reading the minutes thoroughly, I realized Yes, it started with her case but was really more of a discussion of zoning. So I don't have heartburn about that. Because her case was the catalyst that started it which was a good conversation about zoning and pluses and minuses... but we will do that. And if we'll go ahead and set for work session on the 21st of February six o'clock. And I would also suggest to the commissioners, if we have time to think along the lines, we're in the process of doing revision on a comprehensive plan. Look at your zoning, look at these growth areas. See if it's something you want to change, also look at the by rights in the areas that we got like the business. That's certainly one, it's been in the forefront here, especially tonight night with two applications. And see, read over and see if it's something you don't really want in there. And that way we can we can look to change it out.

Gooden: Those were so in my concerns that I was just requesting can we do a work session on, because I know I plan to go to the class. But I don't know if everybody else plans, you know everybody may not take that up. It's offered to us.

Bickford: Well, it should be time to hopefully, you know, expand out into some of these others, we're going to be involved in the rewrite of the comprehensive plan. So if we have some time, it would be very beneficial to maybe discuss some of the things that have come up with our applications, the zoning, what's in a by right in that district. And also, because we will have the authority to modify it, change it, and do it.

Kapuscinski: So how's this comprehensive plan going work? I mean, you're together with a couple of supervisors, you people are going to develop this with CRC or somebody?

Bickford: Well, actually, Nicci, I'm going to let you answer that question, or Danny can actually probably answer it better. Y'all authorized the company to do most of it didn't you?

Allen: That's what's supposed they are supposed to be working on right now.

Lap: How does it work? I mean, the how does it work does did they create a comprehensive plan, go back to the supervisors or go back to you, how does this work?

Bickford: It has been the process before they will do a rewrite, and it'll be drafts. It will then come to the Planning Commission for us to review, sometimes we do it in a work session, which has in the past been a joint meeting where the Planning Commission and the Board of Supervisors go over the draft and it may require a couple, then you're going to have community meetings, to invite stakeholders, people to come, citizens, to look at what you've done, you know, make suggestions, what's our priorities, and you try to incorporate that into the culture.

Kapuscinski: Any idea the timing on all this?

Bickford: It usually takes months.

Edmondston: Because it's work sessions between the Planning Commission and the board, it has to have a public review and sometimes there may be other committees.

Bickford: Well, the first, yes, usually, it can be if needed. It's usually a subcommittee of the planning commission if necessary. In this time around because the company is doing it, it may not be necessary, we may be able to address everything the draft through the planning commission and Board of Supervisors, either in work sessions, you know, individually or jointly. And you do it, you sort of take a section by section, do revisions critique it then send it back to them and then you take on another.

Kapuscinski: Is there a deadline date for the CRC to have their draft?

Edmondston: I don't know. That's something that the Board of Supervisors approved. And Carl Carter, the County Administrator has engaged with CRC with their letter and their plan of action. We've not been given a schedule as of yet.

Bickford: It is required. If I recall, every five years, you're supposed to have a rewrite of the comprehensive plan.

Kapuscinski: So what is this meeting on the 21st?

Bickford: Oh, this is just a work session for us.

Kapuscinski: It'll be six o'clock where?

Bickford: Six o'clock here. We'll take up the issues that Joyce has brought forth. And then if we have time, we'll start talking about perhaps some of the zoning changes you might look to see, these village centers were just basically established golly a while ago. 12 13 years ago, I think

Kapuscinski: That work session a public thing?

Edmondston: Yes. Open to the public. There's no public comment.

Bickford: They are privy to what you're discussing. All right, if that's all this, I have a motion to adjourn?

Kapuscinski: So move.

Allen: Second.

Bickford: Have a motion and a second to adjourn. All in favor, raise your right hand. Thank you, we are adjourned.

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

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

ATTEST:

Nicci Edmondston
Zoning Administrator

John Bickford
Chairman