

**Buckingham County  
Planning Commission  
May 23, 2022**

At a regular scheduled meeting of the Buckingham County Planning Commission held on Monday, May 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; Ashley Shumaker; Joyce Gooden, Pete Kapuscinski, and Board of Supervisors' representative 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**

Chairman Bickford called the meeting to order. Joyce Gooden gave the invocation, James D Crews III led the Pledge of Allegiance and it was said by all who were in attendance. Chairman Bickford certified there was a quorum- eight of eight members were present. The meeting could continue.

**Bickford:** Adoption of the agenda. Nikki, is there any changes to the agenda?

**Edmondston:** No Sir Mr. Chairman.

**Bickford:** Do I have a motion to approve?

**Gooden:** So moved.

**Allen:** Second.

**Bickford:** All in favor, raise your right hand? Passes. Approval of minutes, April 25 2022. regular meeting.

**Commissioner Gooden moved, Supervisor Allen seconded, and was unanimously carried by the Commission to approve agenda as presented.**

**Gooden:** I have their three corrections to the minutes. And they're on page five. the corrections are where the it says songs. It should be signs. And but I can't get my pages to show. But it's line two and line five. And then there's another line which is the same. songs are written but it should be signs.

**Bickford:** Okay. Lexi have those? Thank you. Very good. Do I have a motion to approve with the changes?

**Allen:** Move with the changes.

**Bickford:** Do I have a second?

**Crews:** Second.

**Bickford:** All in favor, raise your right hand. Minutes are approved, brings us to public comment. Nicci do we have anybody signed up for public comment?

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

**Edmondston:** No sir Mr. Chairman.

**Bickford:** Okay. I will close that and move to old business. First case is SUP 302.

**Edmondston:** Yes, sir. We have a public hearing for case 22 SUP302. Landowner is Dominick Lamonte, Jr. 1833 Mulberry Grove Road Buckingham, Virginia, and the applicant is Erin Reid Lamonte 1833 Mulberry Grove Road Buckingham. The tax map for this special use permit request is 93 parcel 12. It contains approximately four acres and it is located at 1867 mulberry Grove Road Buckingham in the Maysville magisterial district. It is zoned a one and the applicant wishes to obtain a special use permit for the purpose of operating an Airbnb and Bed and Breakfast with six dry campsites. The zoning ordinance of course does not permit an Airbnb Bed and Breakfast and six dry camping sites as permitted by right uses in an a one zoning district, zoning ordinance requires that an Airbnb Bed and Breakfast and or campground campsite obtain a special use permit. I've attached 14 different conditions to this special use permit. The applicant and landowners are both with us this evening to address any additional questions or concerns of the planning commission.

**Bickford:** Okay, thank you. Before I open up the public hearing for this application do any of the commissioners have any questions? Okay, seeing none I will now open up the public hearing. Do we have anyone signed up?

**Edmondston:** No, sir we do not.

**Bickford:** I will close the public hearing and turn it over to the commission. Commissioners do you have anything you want to discuss it or have the applicant come up to reiterate anything, any questions you may have?

**Allen:** I make a motion we approve as is. Send it on to the Board.

**Shumaker:** Second.

**Bickford:** We have a motion and a second to approve and move on to the board. Any discussion? All in favor, raise your right hand. Passes unanimously. Thank you. Next is Roy and Janice Turner.

**Supervisor Allen moved, Commissioner Shumaker seconded, and was unanimously carried by the Commission to move Case SUP22-302 on the Board of Supervisors.**

**Edmondston:** Yes, our next case This case 22 SUP303. Landowners and applicants are Roy and Janice Turner located at 429 Maple Top lane here in Buckingham. The tax maps included for this request are 34 34 with approximately 9.976 acres 34 33 A little over 70 acres' tax map 34 34 lot a 10 acres and 34 34 lot B 7.287. These are all located in the vicinity of 429 Maple Top lane and they are in the James River magisterial district. The applicants request is to obtain a special use permit for the purpose of operating an Airbnb Bed and Breakfast campsites and an event center, events to include but not limited to weddings, reunions, festivals, concerts, crafting art, celebrations of life with up to 1500 attendees. As I mentioned before, all properties are located at the 429 Maple Top lane. And of course our zoning ordinance does not permit this type of request as a by right activity. Thus, the applicants are seeking our special use permit request. Again, we have 14 conditions attached to this special use permit request. And our applicants and landowners Roy and Janice Turner are with us this evening as well.

**Bickford:** Thank you Nicci I will repeat before I open up the public hearing. Do any commissioners have any questions for the applicant? Ill open up the public hearing. Do we have anyone signed up?

**Edmondston:** No sir we do not.

**Bickford:** Okay. I'll close the public hearing and turn it back over to the commission. Commissioners do you have any questions for the applicants or what's your preference?

**Shumaker:** Id move to send this along to the Board of Supervisors as well.

**Dorrier:** Second.

**Bickford:** I have a motion and second to move this forward. Any further discussion?

**Allen:** I have to abstain.

**Bickford:** Right. All right. All in favor moving this forward. Raise your right hand please. Passes and moves onto the Board. Thank you. And good luck. All right. That brings us to John Yoder.

**Commissioner Shumaker moved, Commissioner Dorrier seconded, and was carried by the Commission to move 7-0-1 with Supervisor Allen abstaining to move Case SUP22-303 on to the Board of Supervisors.**

**Edmondston:** Yes, sir. Mr. Chairman, our next case is 22 SUP304 for this landowner and applicant is John Yoder and the property is located at 2750. Ranson road Dillwyn tax map 65 and parcel 13. The request I have for the planning commission this evening is due to the need for additional documentation that I have asked for from the applicant and Mr. Yoder has complied. I'm asking for the public hearing to be canceled, and a public hearing held for this case, our next meeting on June 27 2022. At 7pm.

**Bickford:** Okay, all right. Does that need to be a vote on that or?

**Edmondston:** Since this public hearing the request is to be cancelled? Yes, sir. I would ask that you take motion to move this to a public hearing.

**Bickford:** All right.

**Allen:** So moved to a public hearing for next month.

**Crews:** Second.

**Bickford:** I got motion and a second. Any further discussion? All in favor, raise your right hand. That passes will be on June 27. That brings us to Jonathan King.

**Supervisor Allen moved, Commissioner Crews seconded, and was unanimously carried by the Commission to move Case SUP22-304 on to public hearing.**

**Edmondston:** Yes, sir. This is case 22 SUP 305. landowner Jonas Fisher at 1039 Banton Shop Road Dillwyn and the applicant Jonathan king who lives in resides at 328 Johnson station road and the tax map parcel and lot are 95 39A. This is located on Baton Shop Road. And again due to necessary information that was missing on the application. I have asked the applicant landowner for and new application not an amended application but a new application in order to move forward and including information that was left out. So I'm asking for this public hearing to be held at our next meeting June 27 2022 at 7pm as well.

**Bickford:** Okay, thank you. Do I have a motion and second?

**Gooden:** So moved.

**Allen:** Second.

**Bickford:** I have a motion and a second? Any further discussion?.

**Allen:** So you have talked to both of these and they know what they need to have him by next month?

**Edmondston:** Yes, sir. And I actually have an application from one of those and should be receiving the Mr. King, application and what's needed for their new applicants. And as an update to John Yoder since we are talking about that documentation, I do have his VDOT traffic impact determination a statement from VDOT. Something that was a question at last month's meeting and for Jonathan King the same.

**Bickford:** Alright, thank you. Any further discussion? All in favor to move this public hearing or at least postponed until the June 27? Raise your right hand. Passes, we'll see them on the 27th. That brings us to Prinsloo.

**Commissioner Gooden moved, Supervisor Allen seconded, and was unanimously carried by the Commission to move Case SUP22-305 on to public hearing.**

**Edmondston:** Yes Mr. Chairman, the next case is 22 SUP 306. Our landowner and applicants are Laurens and Anne Maries Prinsloo at 781 Bransford. Road Dillwyn Virginia tax map 41 parcel 11. This is located in the Marshall magisterial district and again, due to additional documentation needed which has been completed and turned into my office. I am asking for this public hearing to be held Monday, June 27 2022.

**Bickford:** And I assume they are aware of this you've made them aware.

**Edmondston:** They've completed the new application.

**Bickford:** Do I have a motion?

**Allen:** So moved.

**Crews:** Second,

**Bickford:** Motion and second to postpone this to June 27 to the public hearing. Any further discussion? All in favor, raise your right hand. Moved to 27th. All right, we have the Piedmont companies.

**Supervisor Allen moved, Commissioner Crews seconded, and was unanimously carried by the Commission to move Case SUP22-306 on to public hearing.**

**Edmondston:** Next case is 22 ZMA. 307. Landowners are Elam Stoltzfus Emma Stoltzfus Eli Stoltzfus and Jacob Stoltzfus, the property is located at 25766 North James Madison Highway, in New Canton, the applicant Piedmont companies out of 2671 East Main Street in Lincolnton

North Carolina. The tax map is 69 parcel 49. It does have about 96 acres. Again, this application was missing information to move forward to the next stage of the process, I've had conversation with them and the applicant is working on the completed application. I'm asking for this public hearing to be held on Monday June 27.

**Allen:** So moved.

**Gooden:** Second.

**Bickford:** Motion and second to postpone this to June 27. Any further discussion? All in favor Raise your right hand. Okay. Rescheduled for the 27<sup>th</sup>. Okay, request to unsuspended the case of Ike Yoder's sawmill.

**Supervisor Allen moved, Commissioner Gooden seconded, and was unanimously carried by the Commission to move Case SUP22-307 on to public hearing.**

**Edmondston:** Yes, our next case under old business is case 21 SUP 298 and the request tonight is from Ike Yoder. He is our landowner along with Rebecca Yoder at 7041 Crump Town Road Farmville. And the applicant as I stated is Ike Yoder. The property as tax map 194 parcel 15 and has a little over 122 acres and it is in the Curdsville magisterial district. His request is to obtain a special use permit for the purpose of operating a sawmill. This case was actually introduced in November 2021. A public hearing was held December 27 2021. And after the discussion within the public hearing, Mr. Yoder submitted a request to suspend the consideration of his case while working on the additional information needed to answer the questions posed by the public and the planning commission. So I did on May 2 receive the letter from Mr. Yoder stating Dear Miss Edmondston, my engineer has compiled the attached additional information for my case per the request to the planning commission. Therefore, I'm requesting that my application case SUP 298 be unsuspended and that my case be added to the agenda for the May 2022 Buckingham County Planning Commission packet meeting with the attachment added to their meeting packet. I appreciate your consideration sincerely Ike Yoder. In the audience this evening, I know that the engineer Chip Coleman is available and Mr. Yoder is here in attendance as well.

**Bickford:** Mr. Yoder, would you come forward and state your full name, address and just bring us back up to speed a little bit with your application?

**Ike Yoder:** Evening, my name is Ike Yoder live on 7041 Crump Town road. I've bought more information.

**Bickford:** Any Commissioners have questions for Mr. Yoder? Yes, go ahead.

**Kapuscinski:** Thank you by the way, I visited your place your I mean have you heard from anybody in the area about the noise? Are they concerned about the noise? Did you have any complaints and if you did did you respond?

**Yoder:** I didn't have any complaints.

**Kapuscinski:** As far as the DEQ and the violations? Were you told that you're now settled in on all those?

**Yoder:** We been working with Matt. And he, we've been, he said there isn't anything we can do at this point is try to keep it stabilized until we get the ENS permit, that we're still actually under the violation, we can't get it lifted.

**Kapuscinski:** So I need to ask a question Mr. Chairman, I mean, if he's still in violation, is this something that can move forward?

**Bickford:** As long as he's trying to work it out. Yes, the Commission can move it forward it's the caviat of the Board of Supervisors, they have the opportunity. They can take a different approach, if they choose.

**Kapuscinski:** I saw the place, I saw, I stopped by your house and your wife was kind enough to tell me that you were still at work, but I saw the plateau. The grass is growing, I saw your I saw your landscape fences to try to keep the erosion where it should belong. The concern I have. And it's a concern that for safety more than anything else, Crump Town down road is a real narrow road. So you're going to have about how many trucks coming in and out of there every day?

**Yoder:** Somewhere between 15 and 20 trucks a day,

**Kapuscinski:** I would just make this comment. There are no signs on that road at all, with regard to pedestrian traffic, there are Amish horses and buggies and people with scooters and maybe going up and down that road. And you got big log trucks and semi tractors going in out of your property. I don't have a problem with where it's located. What I concern myself with is the lack of signage on that road. That's probably not your problem. But it's something that I think needs to be noted. I worry about safety of the people, that's an accident look unhappy?

**Yoder:** Well, what I think it was, should be in your packet. But we've talked to you a couple of different loggers, truck drivers. And everybody agrees it wouldn't make sense to go south. Come on through prospect. So it'd be about a mile and a half proximately to Francisco road. I know there was people concerned about traffic, especially down crossing the river. Narrow bridges, but I don't I don't foresee any heavy truck traffic on there. If any.

**Kapuscinski:** Again, just a concern I don't know if that's within our purview. But other than that it looked like you're coming along pretty well.

**Bickford:** In a way, if it's possible, Mr. Yoder you could steer your, if this goes forward, if you could steer the truck traffic to either 15 and Crump Town road or I mean, excuse me, 636. Or even if you get it to come Appomattox way, it could come down 24 I know it's out of your

control with truck drivers. But if you could steer them away it will be greatly... I think it would go a long way with your neighbors. Now, I did have a couple of quick questions for you. It may have to be Mr. Coleman to answer. This study for the sound and the traffic that's based on your operation sound right now. Correct. Is that right? Would you come forward? I probably should have asked you to come up.

**Chip Coleman:** I'm Chip Coleman with Maxey and Associates. What we came up with on the noise side was there's two pieces of equipment that make the most noise the barker and the chipper. And so we analyze those two pieces of equipment. And the supplier that he's hoping to use provided us information on how much noise... how much noise it makes sound pressure was right at the structure and then 1000 feet, I think it was 1000 feet in a mile. And so then what we did, we just did the calculation to determine what it would be at the right away or the nearest or the property lines. And it ended up coming up to about I think 70 decibels, which was I can only go off with information what 70 decibels is they said it was a dishwasher could be that net amount of noise or even riding in a car at 60 miles per hour makes 70 decibels or probably I was talking right here is about 70 decibels in an office space. So what was your other question?

**Bickford:** Other question was about traffic impact. I saw you already had it but I'd like for it to go on record with you talking that it's well within the normal range of traffic for 636 and Crumtown

**Coleman:** 636 is Francisco?

**Bickford:** Yes.

**Coleman:** Francisco road is a major collector its classified its functional classification by the VDOT. And so then I went to the ASHA, which is the guiding document for VDOT. Determine where how they determined that classification. And, and then it felt fell within the range, even after adding the new traffic from a sawmill. For that road. Well, within it mean, major collector has a pretty pretty big range.

**Bickford:** I don't know if you can answer this. But if Mr. Yoder, five years from now, your saw mill were to take off, if this were passed, and he increased his truck traffic, say by 25%, that would probably still fall into the safety zones you think?

**Coleman:** I would think so let me look.

**Bickford:** Looked like it was quite a bit of leeway with the traffic. That's why I'm just trying to get clarification here.

**Coleman:** So a major collector should fall within the range of 300 vehicles per day to 2600 vehicles per day. And we determined that the proposed saw mill with the existing traffic combined would end up being 735. So you're not even at half.



**Bickford:** So he would have to really have the ability to double his traffic for the saw mill

**Coleman:** I think the question would be do you have the facility built per this special use permit to be able to double the traffic, because he would need more sawmill to have to bring in more traffic.

**Bickford:** And that's, I mean, I read in there that Mr. Yoder probably at some point hope it takes off and he increases his production, which would mean he'd have to upgrade his equipment as well as possibly traffic.

**Coleman:** I would think expand your facility too? Building wise.

\*Inaudible\*

**Coleman:** And the truck traffic.

\*Inaudible\*

**Coleman:** Maybe I just want to make sure I understand the special use permit is for what we're showing, Correct?

**Bickford:** It that well, that's what was little I'm leading towards that is whether I want to limit him to what he's at now, or the level he's at now or something a little bit above that. And then if things work out for him. If it's past and say in 10 years, he could double his production, because he has the orders. Does this commission want him to come back in front of us to do for that improve or enlargement, or whether it would make sense to just say, Okay, you're at that point you want to increase? We will require you to do another traffic study and noise study to make sure that it's still within the requirements, or at least what you're hoping to move forward to. For your neighbors. All I'm trying to do is keep it... help you but also try to keep the consideration of your neighbors.

**Kapuscinski:** I understand going down Fransico road, but at some point in time, these vehicles have to turn down Crump Town correct. So what's the what's the traffic impact for Crump Town? I mean, what's the capacity of that road? That's a real narrow road, and you've already got a semi tractor repair company that's just up the road from him that I mean, when I looked at that lot, they were full of semi tractors.

**Coleman:** All I can do is based on the data that's provided, which VDOT provides us existing traffic counts for every road in the county.

**Kapuscinski:** Crumptown Road is satisfactory?

**Coleman:** Crump Town road was the same, it would be considered a local road, And that range is between 15 vehicles per day and 400 vehicles per day. And with the proposal mill, we'd be looking at 205 vehicles per day.

**Kapuscinski:** So they would be about half.

**Coleman:** By about half at this point for this for this proposed use.

**Kapuscinski:** 200. He's not going to get 200 vehicles a day if he does...

**Coleman:** No that's 205 counting the existing and what he's adding to it.

**Kapuscinski:** Yeah, that's what I'm asking. Thank you.

**Coleman:** Currently it has, according to we use the to 2020 study, because of COVID. They recommend you use the year before for that, and it was 140 vehicles per day existing on that road. And then we're looking to add 65.

**Kapuscinski:** Mr. Yoder? Can I ask you a question? Do you have an occasion to drive horses and buggies up and down that road? And do your friends do the same to come visit you?

**Yoder:** Yes, sir.

**Kapuscinski:** Does it concern you that these roads may be traveled by heavy equipment?

**Coleman:** No it's hard to find a road in Buckingham County that's not traveled. And most of the horse and buggy traffic is going to be the weekend Sundays.

**Kapuscinski:** But you're going to operate six days.

**Yoder:** Five days.

**Kapuscinski:** Five days, you're not operating Saturday and Sunday.

**Yoder:** Well, I didn't want to limit myself to Saturdays just because we're not planning to run. I'm not planning to run Saturdays, but there's always an occasion logger that wants to drop a load of logs or, you know, I didn't want to limit myself to no Saturday's.

**Kapuscinski:** But I'm just concerned with safety the pedestrian safety that goes up and down the road that is a narrow road. And I say there's no signage, I don't know, if there's anything we can make a recommendation for here. But I really believe that traffic, at least in their speed ought to be limited. or somebody's going to get hurt. I mean, I don't want to be sitting here two years from now. And understand a buggy and a horse and a family got run over by log truck because I didn't say something.

**Gooden:** Mr. Chairman. Didn't we have VDOT here discussing what roads that if there were no restrictions on the roads that it was open to all traffic?

**Bickford:** Correct.

**Gooden:** Okay. All right. And the other thing I'm thinking about is the tractor trailer that repair shop that's there. Mr. Jones. Aren't those just the cabs that are there? They're not loaded trucks just they're not loaded trucks as opposed to the loaded trucks going to his sawmill. So it's two different kinds of traffic.

**Bickford:** Normally, that's correct. They are going to drop the trailers and just take the truck.

**Gooden:** So the repair shop, comparing the traffic for the repair shop and the type of trucks that go into the repair shop, and what's going into the sawmill is actually different.

**Bickford:** Correct.

**Gooden:** Okay, I just wanted to make that point. So. But if the road is open to traffic with no restrictions, VDOT says there's no restrictions. And so we follow what VDOT says. So we can't add restrictions if VDOT says there no restriction. Is that correct?

**Bickford:** That's correct. The only thing we can do we have the ability to ask Mr. Yoder the applicant to post some signs

**Gooden:** Okay, for his business.

**Bickford:** Which is just, you know, that still helps. But it doesn't eliminate the problem that Pete is referring to, which is coming down Crumtown Road. Although you're only traveling, I think it's a little over a mile and you can get a speed limit put on Crumtown. But that's requirement is usually if I recall is still by the state troopers. Lower it to 35. That could be something that could be Mr. Yoder, we could ask him to pursue if he chose to. I don't know. I was involved in one time and it got pretty well In the weeds a lot of detail to get it done. So roadside, dropped it but anyhow.

**Gooden:** I just wanted to clarify. So that what I'm thinking is correct.

**Bickford:** Correct. They don't have any restrictions on that road.

**Gooden:** Okay.

**Kapuscinski:** Yeah. I'm not I'm not suggesting that we hold this thing up for that reason. I understand those regulations. But my point being that, as a responsible resident, and as a responsible individual looking for a business permit, it seems to me that this recommendation

would be made. There ought to be signage that there ought to be some caution, you know, precautionary measures taken, because log trucks they're not like tractors, semi tractors, they're just they're just a whole different breed. And I just don't want to see a family get hurt.

**Yoder:** Appreciate your concern. I mean, I would do anything I could as far as signage, but I know very little about it.

**Bickford:** Basically all you really can do is in your instance, you could go to the far north end of your property with road frontage is and put a sign because you own the land and you just say truck entrance, whatever quarter mile slow for truck entrance or something. And you can do it the other way too. It's almost like the temporary signs a logging crew puts up, trucks entering highway. Is that a complete fix? Absolutely not. But at least it does make people aware that there is truck traffic there. I think that's a very reasonable request. Who would you have a problem with that if that became a condition.

**Yoder:** I would have no problem with it.

**Bickford:** Now, I have suggested that if it comes to a point where he needs to or gets to a position where he can enlarge his sawmill that we require him to do another sound and demographics study. I'm just that's just putting it out there. If it does, I don't know how to put it out there for the planning committee, if they prefer that or want to make that a condition.

**Dorrier:** I'd like to make that a condition and we come back, revisit this, if you do expand operation.

**Bickford:** It really wouldn't be coming before the Planning Commission. It would primarily be Mr. Yoder would bring the studies to Nicci saying I'm wanting to expand our business. And here's my updated study for noise and traffic, and it still is in those acceptable ranges. Do you have a problem with that Nicci?

**Edmondston:** I'm just trying to make sure that what you're wanting us to inspect and expect from Mr. Yoder is something that is measurable. So let's kind of address expansion, maybe for a moment. So are you talking about a doubling? I think it was a 50 by 90? Is that what I read? So if he came in to do a complete, what is it that we're going to measure? I mean, he may...

**Bickford:** This commission, we have a right to say... I just didn't want him to have to go through the whole process again, just to enlarge a sawmill as long as it met the criteria and appeased the neighbors and still being a good neighbor, noise wise and traffic wise. But I don't know do you think it's better to have him come back for that? If he chooses to.

**Edmondston:** Then it's left up to me be when he comes in, and he's expanding his business. So if it fits what he's put into this narrative, he's already said, I'm expecting a 50 by 90 building, and I may expand 50 by 90, and I'm going to build an office and he has various buildings. So he's, that's an, that's included here. So is it expanding above and beyond that?

**Bickford:** Well, that's my question. And I guess to Mr. Yoder for clarification, when you, if you're able to produce your production will you need to improve or your upgrade your machinery, you're like chipper or whatever de-barker?

**Yoder:** It depends, I can't, I can't majorly increase production within that size building, I can increase some without changing building size. But to majorly increase, I would have to put more building on it.

**Edmondston:** Is it more from a noise prospective versus the traffic? Because I mean, it is an open vdot roadway. So it's going to be used. So even though Mr. Yoder may say I'm expecting 20 trucks, he could easily have 40 to 50. But that's a open roadway for any truck that's legal, I guess or illegal. That's not up to me either. To operate. So, you know, and the anticipation is if he's opening and operating a successful business, and he's going to have traffic and customers and clients, that's the anticipation of a commercial sawmill. So I want to make sure if there's something that you want me to measure that I'm you know taking the right information. And I don't you know, and I do believe Mr. Yoder has submitted a very complete narrative about what he thinks his business is going to look like and what expansion may include.

**Bickford:** No my main two concerns was just really... and that was for the neighbors was just the noise level and the amount of traffic, as long as they were in the acceptable ranges. I don't see a problem with. And as far as the noise I think he can do a lot of things to well, one first simple thing is, not in your saw mill operational area, but you can plant trees for a buffer.

**Yoder:** There's trees on four sides.

**Bickford:** And I know you've got trees ever you know you could plant some pines loblolly white pine or something. And you know that if it's 10 years from now you want to expand that's going to just give you a lot more buffer to slow the sound down or peat the sound. So I'm not making that a condition. I'm just saying it's a suggestion. That way, if you get, you're fortunate enough and you want to grow your business, that would be a big help with a community. Because they know you're making an effort to try to slow down the sound or possible increase in the sound. I don't know, the question back to the commissioners, do you want to just leave it as is or say?

**Kapuscinski:** The way this is written, you can add another building?

**Bickford:** Yes. It's in the narrative.

**Kapuscinski:** It's in the narrative. I mean, he's well, buffered. I saw it. I mean, I can't imagine that noise is going to bother anybody where he's located I think is ideal. I think we ought to leave it the way it is.

**Bickford:** Any other points of view?

**Allen:** I see your listing for you distance over 1000 feet. So that mean, it's over 1000 feet to the first home.

**Yoder:** Yes, sir.

**Allen:** I won't sure. Im just making sure.

**Bickford:** I think the only close neighbor you have is Blue Rock. And that's all timberland. And I don't foresee any kind of building in that going up. But as far as residents, it's yeah, the 1000 feet. Maybe I'm worrying about nothing. I don't want to complicate the issue for Nicci or Mr. Yoder.

**Dorrier:** If it's in a narrative that he has, I don't think that we can change it. Or maybe we should leave it like it is it probably be best because it's all written down the way he wanted it and the way Nicci has it all printed out. So we may want to just leave it.

**Bickford:** Any other questions for Mr. Yoder before we make a decision Mr. Yoder you can sit down Thank you sir. Any further discussion?

**Kapuscinski:** I would like to make motion we move this thing forward.

**Bickford:** Okay. Have a motion. Do I have a second?

**Dorrier:** Second.

**Bickford:** Motion and a second. Any further discussion? All in favor, raise your right hand passes unanimously. Thank you Mr. Yoder. New business is Aaron Revere Tiger fuel.

**Commissioner Kapuscinski moved, Commissioner Dorrier seconded, and was unanimously carried by the Commission to move Case 21-SUP298 on to Board of Superviors.**

**Aaron Revere:** Good evening, I'm on the phone.

**Edmondston:** This is Aaron Revere. He is one of the individuals hes actually the applicant for both of these cases. This evening. I am going to read the introduction for both. But I also want to be very forthcoming with the conversation that Aaron Revere and Kelsey Chalon, who's an engineer with shimp engineering who has done the layout and coordination of this project for Tiger fuel. So if you just give me a moment, to gather to read the very first introduction, which is case 22 ZMA ZTA 308. The landowner is James Madison Highway LLC. They're located at 200 Carlson Road in Charlottesville and our applicant is J Aaron Revere who is on with us this evening out of 13 Stone Hurst Green, Richmond, Virginia. The property the tax map is 125 Parcel five lot five. It contains just under one acre and it's located at Buckingham center drive. It's in the Curdsville magisterial district. It's currently zoned, actually be one. The zoning map amendment the applicant is asking the Planning Commission to recommend a public hearing

date to hear the request for a zoning map amendment rezoning from business b one to light industrial m one for the purpose of business expansion and the zoning text amendment to add LP gas natural gas storage to a list of special uses in an M one light industrial zoning district. As I mentioned, this property is located at Buckingham Center Drive. James Madison highway Tiger fuel owns this this is currently the market it was previously Lucky's on route 15 in Dillwyn. The purpose of this request is to provide LP storage that will enable better regional service to their local customers residential and commercial. And the request is to hold a public hearing to hear this request that would be June 27 2020 7pm. But before you make a motion for a public hearing for that, I would like to read the introduction to case 22 SUP 309. And then some discussion that was held just within the most recent few days and this is 22 SUP 309. Our landowner is James Madison highway LLC. And our applicant again is J Aaron Revere. The property is the same, it's tax map 125, parcel five lot five, just under an acre in the Curdsville district at Buckingham Center Drive, it is one of the four lots located directly behind the market owned by Tiger fuel, which is James Madison Highway LLC. And the request for this is to recommend a public hearing to hear the request for a special use permit for the LP and natural gas storage and the M one light industrial zoning district which is what the request was for in the in the previous introduction. And once again, this would be to enable their better regional service they are zoned currently b one and a b one does not allow for and an STP at this point for the LP and natural gas storage. Now, I'm asking for a public hearing for both of these cases on June 27 2022, at 7pm and the most recent days, myself, Kelsey and Aaron have reviewed this case along with some legal counsel from EM Wright our county attorney, and in order to maintain zoning consistency, we're in that particular area off of Route 15, it is a b one zoning district closer to some of the grandfathered wood yard, you would see an M one along the industrial park, there's an M one and of course, there is a proposal in place to maintain the integrity of a portion of that. But along that 15 corridor, it's a b one. And the way that a gas or convenience store has operated in the past is that they currently have a source of you know, tanks of propane. That's not a distribution service. But certainly it's there. This would be you know, ancillary service for an existing business. So in an effort to maintain that be one zoning district in the in the surrounding vicinity of Dillwyn. As zoning administrator, I feel that it would be a better request for Aaron and Kelsey and James Madison highway LLC to maintain their b one zoning district but add a zoning text amendment and apply for an SUP for LP and natural gas storage in a b one zoning district versus a rezone or a zoning map amendment to m one does that. Too many words from your zoning administrator since I talked too much, but just an effort to, you know, ensure the integrity of that district and to our current businesses and business prospects to operate, you know, to their fullest capacity?

**Kapuscinski:** What would be the what would be the issue with regard. Let's say for example, we leave it the b one and then he does get permission to put these big tanks in behind Lucky's that's where it's at. Right? The question is, what would there then be restrictions for that operation that would not be there for an M one?

**Edmondston:** So in a b one, this does not exist even as an SUP permanent request. That's where the zoning text amendment would come from. So we would move away from the zoning map

amendment to rezone this 1.99 acre lot to an M1 it would be sitting directly in the middle of B one zone property.

**Kapuscinski:** Okay, so let's say you don't do that, let's say we so as a b one, if he got some sort of a variation, he could still put those big tanks where he wants them right?

**Edmondston:** What we're asking this evening is a zoning text amendment to a b one zoning district which would add the LP and natural gas storage to a b one zoning district and then our applicant would apply for a special use permit for that same purpose.

**Kapuscinski:** So would that mean that anybody who wanted to bring tanks into a b1 for that region could do so?

**Edmondston:** Only with a special use permit request we are adding this to a list of SUPs not by right usage in a b one.

**Kapuscinski:** B one is basically commercial right?

**Edmondston:** B One is your business district.

**Allen:** That's what the biggest part of Dillwyn is already a big one.

**Dorrier:** Are we talking about large tanks or do you know that?

**Edmondston:** So Aaron, I'm going to defer to you if you're available? I know that I see lots of Tiger trucks delivering propane to homeowners and businesses, but that may be a better question to address.

**Revere:** I'm here I'm sorry, I have bad service. It's kind of in and out. I apologize for that. But Good evening, everyone.

**Bickford:** Did you hear the question?

**Revere:** Yes, sir. These tanks are about the size of a of a tractor trailer tank. And they will be used to give us a new outpost outside of Charlottesville where we can refill our Bobtail trucks. The Bobtail trucks are the ones that are about the size of a water truck that if y'all seen one of those or standard home delivery trucks, where we can go fill commercial and residential homes in the region here and that's it's a spot for us to be able to refill those they will be it'll be a secure site. And you only we will only be filling our own trucks here. We'll still keep the self-serve up there at Lucky's that still exists today. And keep all that operation going up there. So this will just be support for the propane business behind the Lucky's facility.



**Kapuscinski:** So when I read the... I'm addressing this to you, did you include in including your narrative, the improvements that you want to make to that lot? I mean, that last sets low. So what do you intend to do to get those trucks in and out of there?

**Revere:** We did this this lot is even with Buckingham circle, Buckingham center circle there. So we do have a site plan that we have submitted preliminary site plan that we provided Miss Edmondson and if it works, works well, the reason we made the adjustment, I think she said it is instead of the M one, but to b one is because if there's any other improvement on neighboring lots think that some ideas on your property next to us. The setbacks here would be much more preferential for us to stay in b1 so that we could actually maintain use of the property that we just purchased. So we appreciate Miss Edmondson helping guide us in that direction. So we're good with everything that she has said and are prepared to kind of proceed with, with site plans and drawings and everything. But yes, they can come in and out of that location there off of Buckingham Circle Drive the loop in still and pull out in terms of traffic because that was the topic of the prior application. It would probably be two trucks to fill the tank a week. So that's basically our regional tractor trailers, which is smaller than a standard 18 Wheeler but our regional tractor trailers, maybe two a week if business is good. And then probably two Bobtail trucks a day, which are the home delivery trucks that are drivers us. So very minimal traffic in and out of the location that would be secured again by our our team.

**Kapuscinski:** Secured? Does he mean he's going to be fenced in? Is that the idea?

**Edmondston:** You do you have a preliminary site plan. There are four lots actually located directly behind this facility as it operates now. And Aaron and Kelsey have submitted the way that this works. So this would be Buckingham center drive as it as 1003 Main Street is your point of ingress and egress. And this is the road that kind of comes between the store now and McDonald's and there's kind of a cul de sac turn around here that he's referring to. And I'm sorry, did I miss part of your question?

**Kapuscinski:** Is it going to be fenced? Is that what he said? He's planning to secure it, is he going to secure it with the fence?

**Bickford:** That was one of my main questions.

**Edmondston:** That would be a question for Aaron.

**Bickford:** Do you have fencing around? For protection?

**Revere:** Yes, we will secure the facility daily. And basically, it'll only be open as our drivers need to come and access the site locally. We'll lock it. And it sounds like you're looking at the overall site plan. Lucky's behind Lucky's the immediate lot there. We ultimately envision a new and improved carwash above the single bay that is currently at Lucky's there, but you're right, we need to work on some grade ideas on that that property as well as the one next to it there that also has frontage on Main Street, then this one with propane. And then we have the other lot that has

frontage on Main Street. And we're opening ideas on the two lots for Main Street. We've looked at some self-storage as well as a few other ideas for other buildings to put up that may be complimentary or supportive, the other businesses that are looking for a place to reside in the community. But that's TBD. First and foremost, it's just it did plan that to continue to work on the propane business. We're lucky to have down on this part of the world. So thank you.

**Bickford:** Are your tanks oriented horizontal or vertical?

**Revere:** Horizontal.

**Bickford:** Just want to make sure

**Revere:** Yeah, At the end of the tank would be the little box that would have the pump and everything to either load or unload from the tank right there secure it in a in a box. Yep

**Bickford:** Thank you. Other questions?

**Allen:** One tank? Two tanks? How many tanks did he say?

**Edmondston:** In the packet there's it's a small rendering that may be why it's hard but there's a drawing by shimp engineering and it does show two tanks currently they are parallel to Buckingham center drive the first introduction the case 22 ZMA ZTA. They're just after the zoning overlay in the packet. 332 in your packet.

**Shumaker:** Nicci, maybe this is a sorry a question for you. I know that there's a location of an aboveground tank off I think it's Camden street down there, fenced in on the right that's been there for years and then the other above ground tanks are between Seay Mill and the old Saxons gas.

**Edmondston:** Camden street would be a grandfather town.

**Shumaker:** That's what I was asking. So do we have any recent applications for above ground fuel storage in the time of Buckingham zoning?

**Edmondston:** We don't in the last 30 years.. Places that this happened was Buckingham farm supply and Seay milling currently does. We're grateful for them and Buckingham farm supply when it existed and very grateful for Tiger fuel and their ability to be a great partner business partner with Buckingham and serve as our clients. But yes, to answer your question.

**Shumaker:** For conditions I was thinking we probably need to highlight if there's something comparable in other counties or something similar for other cases, that will be relevant either for fire suppression or hazmat and spills or you know, fire EMS involvement of some sort that would be my only thought.

**Edmondston:** Generally, that would be worked out from the engineering perspective with local state and federal guidelines. But please remember, we may need to have more discussion about this, what I'm really asking for, and we can set more specific conditions as we hold a public hearing next month. But I am asking for a public hearing to be held for a zoning text amendment SUP in a b one for this purpose. But yes, I will go back through these meeting minutes and make sure that I have all of everyone's concerns match conditions.

**Kapuscinski:** One more comment there if I'm looking at this properly. This property if I'm looking directly at the property off to the far right, there's the school Correct?

**Edmondston:** Yes, if your...

**Kapuscinski:** And then there's some kind of a soccer field, just almost directly behind it. If you change the zoning, or if you put a variance to the zoning to allow tanks to go into a b one area. I guess I'm just picturing in my mind that there may be other requirements to put cylinders of gas in an area that's close by does that then really become a concern given the fact that the neighborhood really doesn't look like the kind of neighborhood you want to have a lot of gas storage.

**Edmondston:** Well, that allows you through by way of a special use permit to determine if you're going to set different amended conditions for each request as it comes in. So once again, this is not a by right This would be a special use permit and a b one. And as the Planning Commission and the board moves forward in decisioning and making recommendations for this, that's where you're allowed to place the conditions does it fit if it does, you know, partner well with the county does it need two tanks, one tanks or maybe it needs to have a 10-foot fence and always locked or completely buffered by evergreens? I'm not sure what I believe that this would be a case by case request that will come to you by any particular business owner. But yes, as Planning Commission and Board you would have the ability to set certain conditions to maintain the integrity of the zoning district and the safety of all of those surrounding

**Kapuscinski:** One other question to Mr. Revere, are you still there? Mr. Revere?

**Revere:** Yes, I'm here. Yes, I'm here. Its in and out. But yeah.

**Kapuscinski:** What are you planning for tarmac? Are you going to have a stone lot? Are you going to have a tared lot? What are you going to do? What's the landscape?

**Revere:** I think that would be a lot A gravel lot there around these, and we can certainly do perimeter landscaping as part of the SUP application to make sure that it's extended, the aesthetics are appropriate for the area. And then in terms of all the safety that you said, yes, that that is a concern to us as it is everyone else. And all of that will, of course, go through the review state reviews, you know, for, for the storage and everything. But yes, gravel, I think it's the

surface area, although we have been talking about paving that as well. So it's up in the air, if y'all have a preference, we're open to your preference.

**Kapuscinski:** Thank you.

**Bickford:** Yeah. I think that idea of buffering it to at least to the east to block view of the school, and then they also have a building and business now, it is quite a way over. But at least a school. That'd be the East boundary line. Think that would be very reasonable. And would it be beneficial.

**Kapuscinski:** Can we set that as a condition?

**Bickford:** We can ask and require that.

**Edmondston:** So were asking for?

**Bickford:** Some kind of evergreens or something that would be my concern is primarily the East boundary line, or the one facing the school. Just to take the appearance off of it. Mr. Revere, did you hear that discussion?

**Revere:** Yes, the East boundary line and we concur. And I believe Nicci, correct me if I'm wrong. It's a 20 or 25 foot setback that we would need to have there anyway, between our surface that will have plenty of room for landscaping and a visual buffer or any that.

**Edmondston:** You would have..

**Revere:** Or more then that.

**Edmondston:** Yes.

**Kapuscinski:** Thank you.

**Revere:** Absolutely. Thank you all.

**Bickford:** Okay. Any other discussions about this request? Have a motion to approve?

**Kapuscinski:** So moved.

**Bickford:** Nicci, I'm going to have to get you for clarification. A zoning text amendment with special use permit?

**Edmondston:** Yes. So a zoning text amendment in a b one for LP and natural gas storage and an SUP for that purpose.

**Bickford:** Okay. Do they have to be voted on separately?

**Edmondston:** Actually, for this motion, this would be a combined case. One vote for this. But when you actually have this for the public hearing. You'll do two.

**Bickford:** I don't want to repeat. Did everybody hear her?

**Dorrier:** I got you. Second.

**Bickford:** We have a motion to approve and second. Any further discussion? All in favor, raise your right hand. That passes Mister Revere, we'll see you on June 27.

**Revere:** I look forward to meeting you all thank you so much.

**Commissioner Kapuscinski moved, Commissioner Dorrier seconded, and was unanimously carried by the Commission to move Case SUP22-309 on to public hearing.**

**Bickford:** Thank you, sir. Brings us to Brian Shaw.

**Edmondston:** Yes, sir. Our next introduction is case. 22 SUP 310. The landowner is Brian Shaw. And the applicant is Shaw G LLC at 2656 West James Anderson Highway Gladstone. Tax map is 132 parcel four there's approximately 2.91 acres in this parcel and it is again located in the James River magisterial district is currently zoned a one and the applicant wishes to obtain a special use permit for the purpose of operating a convenience general store. The applicants asking the Planning Commission to hold a public hearing for this request. This location building served as a grandfather general store in the past but does not operate, has not operated in a time period greater than two years, thus losing the grandfather status and necessitating the special use permit application request in our zoning ordinance. In a one zoning district a convenience General Store has to be 2000 square feet, which this is right in the approximate square footage for this store and have no more than four pumps. Mr. Shaw did confirm that he would not have more than four petroleum gas pumps at this location. We do have conditions attached to this request they are our standard 11 It does not address lighting or hours of operation or things of that nature. But I am asking a public hearing to be held on June 27 2022. At 7pm I do notice that Mr. Shaw, if he was here earlier, he's not here now. But I know he'll be available at the public hearing.

**Bickford:** Commissioners have any questions, suggestion?

**Kapuscinski:** No questions, Mr. Chairman, but I did see the property and quite frankly, there is a store there Spear Mountain grocery, I think it is. And it would be an improvement.

**Bickford:** Ive actually stopped there four years ago when it was running...

**Kapuscinski:** And I got to tell you, those people do have to run 18 miles now to go to a store. So the few people that do live out there would considered a convenience. I thought it was a good idea.

**Bickford:** It is definitely well needed in the area and no doubt about.

**Kapuscinski:** Do you know whether or not that stone house thats left to the building does that go with the properties did he did they buy that too?

**Edmondston:** It was actually about six acres of property was divided, so that the store would have its own separate parcel and Mr. Shaw owns the home.

**Kapuscinski:** Mr. Shaw does own the home. Okay. All right. Does he reside there too?

**Edmondston:** I don't know.

**Kapuscinski:** Yeah, I thought it was great idea actually.

**Bickford:** Okay, any other discussion?

**Allen:** This store has been here for a while right?

**Bickford:** Oh yeah a long time.

**Allen:** If I'm looking at it, right, it's kind of across from 604.

**Bickford:** Just down the road. For maybe, I don't know a half a mile. I don't even know if it's a half it might be a quarter of a mile.

**Allen:** Yeah, I'm trying to look around here.

**Bickford:** It was an older couple who ran it for years. Good business, because there's a good location. What's the pleasure of the commission?

**Shumaker:** I moved that we move it to public hearing on June 27.

**Crews:** Second.

**Bickford:** A motion and a second to move us forward a public hearing on June 27. Any further discussion? Passes unanimously. All right. It brings us to Mr. Elam Stoltzfus.

**Commissioner Shumaker moved, Commissioner Crews seconded, and was unanimously carried by the Commission to move Case SUP22-310 on to public hearing.**

**Edmondston:** Yes, sir. Our last case under new business this evening is introduction for case 22 SUP 311. The landowners are Elam Stoltzfus, Emma Stoltzfus, Jacob Stoltzfus and Eli Stoltzfus. They reside at 25766 North James Madison highway, New Canton and the applicant this evening is Elam Stoltzfus his property is located at tax map 69 parcel 49. It does have a little over 99 acres and it is in the Marshall magisterial district. It's currently zoned a one, the applicant wishes to obtain a special use permit for the purpose of operating an agricultural based business and this would be feed and supplies and the applicant is asking the Planning Commission to hold a public hearing to hear this request. We do have 11 conditions attached to this at this point, what will be the wishes of the planning commission to hold a public hearing on June 27 2022. At 7pm. Also, Mr. Stoltzfus was on he had joined us virtually, he's had to drop off he is out of town this evening. But I do anticipate him to be at the public hearing if you choose to hold one.

**Bickford:** I will say that he gave me a call to let me know that he was not going to be here. I believe I'll recall his sister's getting married. And he had to be there. So he was very accommodating on trying to get as much information to me as possible. The only question I have on it, and I know you cannot answer this Nicci is you're going to have two commercial entrances close. Has the highway department said anything about that if the... if we pass the Dollar General, Piedmont Companies. That's where both entrances are going to be. I mean, there's distance between them. But I just wondered if that might be an issue with this application.

**Edmondston:** The only thing that I will use to address that is yes, there have been some casual conversations held between vdot because of course they've seen both applications. And the vdot statement that Mr. Edwards signed in April does state that the applicant has been informed that depending the construction of the proposed business on an adjacent property, I think that may be referring I'm not sure he may be required to relocate his entrance to accommodate entrance spacing standards. So but that would be probably... If I can have vdot participate next month as well.

**Bickford:** It'd be nice to know if they're going to have any issues with two commercial entrances that close, although the amount of traffic on this one will be pretty minimum, but it's still going to be close, don't know if that they might end up having a better route or having a shared entrance or that may complicate things. Whatever their take is on it.

**Edmondston:** I can have them present.

**Bickford:** Thank you. That was my only question. Any other commitments I have anything they want to ask?

**Kapuscinski:** I'd like to make a motion to move this forward.

**Allen:** Second.

**Bickford:** We have a motion and second to move this forward to public hearing, of course on June 27. Any further discussion? All in favor raise your right hand, passes unanimously. We will see you on the 27th. Thank you. Nicci that brings us to the building reports and your report.

**Commissioner Kapuscinski moved, Supervisor Allen seconded, and was unanimously carried by the Commission to move Case SUP22-311 on to public hearing.**

**Edmondston:** The building permit report is included for your information. To point out if everyone's you know paying attention to new homes, I don't just count the stick built dwellings. There are 11 that meet the definition of new dwellings which are single wide manufactured, you know, multi wide homes modular and stick built there are 11 new dwellings along with many different additions and improvements to properties here in the county. And then the only other thing that I'd like to include in the zoning administrative report, I know that you all as the planning commission, do such a diligent job in maintaining the integrity of the districts and ensuring that, you know, roadways, noise, things that would ensure the safety and protection of our citizens are always part of, you know, your utmost attention to all of these permit requests. And that just brings me to a few things that I'm seeing in my office as zoning administrator, of course, you know, the volume of land transactions in the last couple of years as far as people purchasing, buying, selling, subdividing, we took a look at Georgia Creek, the subdivision at Forest Ridge, there have been in the last year some instances with a landowner that did not have the necessary right of way to her property, it was on a private road that had never been committed to the Vdot system. And what we myself, County Administrator and county attorney did was to ensure that there a bond was in place for the development of section seven and forest Ridge because, you know, we do have a responsibility to ensure the fire and EMS and that the citizens that reside in Buckingham County are safe and at all points that we're able to reach them for our level of services and they're able to access those services as well, when in the last few months, there have been many divisions of large tracts of land in Buckingham and currently our zoning ordinance states that any parcel or parcels that are divided. And I believe it's under 11, and under a 20 to 39.9 acres. They don't have to have road frontage; they can have the minimum of a 50 foot right of way. We're seeing lots of those some individuals that purchase these don't understand that a right of way is not that's not a vdot roadway. There are also no teeth within those types of subdivisions. So if you're living at the back end of a 10 acre 10 Parcel division out of 300 acres, and you can't get out in a snowstorm and you're stuck there with your child and you fell off the front deck and you broke your leg. It's just you and your child sitting there. I use that worst case scenario because those are things unfortunately that do happen. If a firetruck can't get to them, or they have to cut their way through that there's no responsibility to roadway maintenance. So I'm just letting you know that as hard as we work on some things, there may be other areas that we need to address. I know tonight we've heard many different conversations over what Crump Town and Francisco road How do we ensure safety well, you know, with this seller's market that, you know, we've been in for a little while, there are many divisions that we may face different challenges on so we want to make sure that that it's more of an opportunity than a challenge. And I bring this up, because I may, in our next meeting, have something a bit more formal for us to address in our zoning ordinance to ensure that we're doing everything that



we possibly can for proper planning purposes within the subdivision ordinance, so that's really just a little introduction of a tidbit of information that I have for you, but I will formally bring something to you next month and our June 27. Meeting, it will not need a public hearing. At this point.

**Kapuscinski:** Are we overstepping by asking for a lot of these things, I just need. I'm new. So I just need to know that I mean, we talked about...

**Edmondston:** Within the subdivision ordinance?

**Kapuscinski:** For an example, we talked about Crumptown road being narrow. I mean, is that out of our purview? Or should we?

**Edmondston:** No, absolutely not. I believe that, as I mentioned before, that your due diligence, you speak directly to the constituents and the citizens of this county when things are allowed to happen that aren't a by right usage, and it is where you're coming in and it's a concession, it's an application to do something that's not a given right to a landowner. So when you do that, you know, if a proper application is made, and proper conditions are set, then someone would be able to operate a business or, or the request that they've set forth, but the neighbors in that area and anyone else that could be traveling through, you're helping to ensure that that they stay safe. So thank you. I appreciate that.

**Bickford:** Any commissioners have anything they want to discuss or concerns at this time?

**Gooden:** Nicci, we, earlier we spoke of classes.

**Edmondston:** Yes, ma'am. The last time I sent an email to they were held through VCU. I received a zero response from an email and a phone call to them. But I am more than happy to look back at that into that again for you. Absolutely Miss Gooden.

**Gooden:** Thank you. I appreciate it.

**Bickford:** All right. If I see no one has any other thing. Do I have a motion to adjourn?

**Kapuscinski:** So moved.

**Allen:** Second.

**Bickford:** Motion and a second to adjourn. All in favor? Right hand. Approved. Thank you

**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:

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Nicci Edmondston  
Zoning Administrator

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John Bickford  
Chairman