

**Buckingham County  
Planning Commission  
Regular Meeting  
May 23, 2016**

At a regular meeting of the Buckingham County Planning Commission held on Monday, May 23, 2016 at 7:00 p.m. in the Peter Francisco meeting room, located within the Buckingham County Administration Complex, the following members were present: John E. Bickford, Chairman; Alice T. Gormus, Vice-Chair; Patrick Bowe; James D. Crews; Sammy Smith and Chet Maxey. Also present were Rebeca S. Cobb, Zoning Administrator, and E.M. Wright, Jr., County Attorney. The following members were absent: Royce Charlton, III and Danny R. Allen, Board of Supervisors' representative.

**Re: Call to Order, Invocation, and Pledge of Allegiance**

Chairman Bickford called the meeting to order and Vice-Chair Gormus gave the invocation. Commission Smith led the Pledge of Allegiance and it was said by all who were in attendance.

**Re: Quorum Present**

Chairman Bickford certified there was a quorum - six of eight members were present. The meeting could continue.

**Re: Adoption of Agenda**

**Bickford:** Ms. Cobb is there any changes to the agenda?

**Cobb:** No sir.

**Bickford:** Seeing none do I have a motion to approve as presented?

**Smith:** So moved.

**Gormus:** And second.

**Commissioner Smith moved, Vice-Chair Gormus seconded and was unanimously carried by the Commission to approve the agenda.**

**Re: Approval of Minutes**

**Bickford:** Very good. Alright that brings us to Approval of Minutes. We have April 19th work session minutes. Any changes from any of the Commissioners, if not do I have a motion to approve which I do.

**Smith:** So moved.

**Gormus:** And seconded.

**Bickford:** Very good. Any discussion?

**Smith:** None.

**Commissioner Smith moved, Vice-Chair Gormus seconded and was unanimously carried by the Commission to approve the minutes of April 19, 2016 work session meeting as presented.**

**Bickford:** Alright that brings us to April 23<sup>rd</sup> our regular meeting minutes. Any changes?

**Smith:** I think that's the 25<sup>th</sup>.

**Bickford:** I think you're right. Excuse me 25<sup>th</sup>. It looked like a 3. April 25<sup>th</sup>.

**Gormus:** Move to approve.

**Smith:** Seconded it.

**Bickford:** Motion and seconded. Any discussion? Alright.

**Vice-Chair Gormus moved, Commissioner Smith seconded and was carried by 5 votes by the Commission to approve the minutes of April 25, 2016 regular meeting as presented. Commission Maxey abstained.**

#### **Re: Public Comment**

**Bickford:** O.k. that brings us to our general Public Comment period. Anyone that would like to speak please come forward to the podium, state your full name and address. I'll now open up the floor. You can speak on anything except for the Public Hearing. We have our own time allocated for that but any other matter in the County. I'll now open up the podium. Ok we'll close the Public Comment period.

#### **Re: New Business-Introduction-16SUP234 Bed and Breakfast**

**Bickford:** Ms. Cobb that brings us to our New Business Public Hearing for the Bed and Breakfast.

**Cobb:** Yes this Public Hearing for case 16-SUP234, on Tax Map Section 206, Parcel 1, Lot 1 containing approximately 8 acres on Saw Mill Road, in the Francisco Magisterial District. The owner/applicant is Sidney J. Paterson and she is asking for approval for a Special Use Permit for a Bed and Breakfast. I have provided you all with the application and advertised this in the paper as well as sent out the adjacent landowner letters. You have before you tonight a recommendation of approval with conditions which the applicant has received a copy of as well. Are there any questions for myself, for the applicant before you have the Public Hearing?

**Bowe:** Yeah I've got one.

**Cobb:** Ok.

**Bowe:** Technically is getting a Special Use Permit a change of zoning?

**Cobb:** It is not.

**Bowe:** It is not.

**Cobb:** No.

**Bowe:** So then why is a commercial entrance being required?

**Cobb:** That is dependent upon VDOT. VDOT looks at the use and if they determine the use of the traffic that's going to be there requires a commercial entrance. A commercial entrance is just a title that they use. It's not that we are rezoning the property commercial. That's what's entirely VDOT thing.

**Bowe:** I understand. Anytime they start talking commercial entrances I get nervous. And I would too if I were you all. Do we have a vote in that?

**Cobb:** No.

**Bowe:** Ok.

**Bickford:** Any other questions for Ms. Cobb or the applicant before I open up Public Hearing? Alright seeing none I now open up the Public Hearing. Please come forward anyone that would like to speak, state your full name, address. You have 3 minutes if you're representing, speaking for yourself, 5 minutes if you're representing a group. The floor is now open. Ok we will now close that and turn it back over to the Commission for a vote.

**Smith:** I make a motion we move it forward.

**Gormus:** Second.

**Bickford:** We have a motion and second before we vote is there any further discussion from any of the Commissioners? See none we'll vote.

**Gormus:** I'd just like to say it will be a fine asset to the County.

**Commissioner Smith moved, Vice-Chair Gormus seconded and was unanimously carried by the Commission to recommend approval of Case 16-SUP234 Bread and Breakfast to the Board of Supervisors.**

**Bickford:** Wish you the best of luck Ms. Paterson. This passes and moves forward to the Board of Supervisors.

**Re: Reports/Correspondence-March Building Permits and Zoning Administrator's Report**

**Bickford:** Alright Ms. Cobb that will bring you up for your building permits and your report.

**Cobb:** Building permits for April 2016 totaled \$3,390 and there were 28 building permits. Also the building permit report I did break that out for you all to see as far as new dwellings. There weren't not a one. There were several replacings and that's it.

**Bickford:** Ok.

**Cobb:** Also I'll just go into Zoning Administrator's Report. I'll just let you all know we have one Planning Commissioner signed up for the Legal Seminar which will be held in Charlottesville on June 3<sup>rd</sup>. You have until this Friday to let me know if you would like to attend as well. It's at the Omni in Charlottesville on June 3<sup>rd</sup> from about 8 in the morning until 4:00. The topics on the agenda are the General Assembly Actions from 2016 that would affect planning, zoning that sort of thing. There's also discussion on Cash Proffers. There's a lunch provided and then Perspectives on Regional Economic Development is a topic after lunchtime. And then also a topic on Boards and Commissions Behaving Badly: Strategies for Improving Performance. So that's the agenda if anyone else would like to attend let me know by Friday and I can sign you up for that.

**Bickford:** Is this open to all of the Planning Commissioners?

**Cobb:** Yes any Planning Commissioner.

**Bickford:** Ok. What day is the third? I don't have a...

**Smith:** Friday.

**Bickford:** Friday that's what I thought ok.

**Cobb:** Also the other thing is last week we were talking about our work sessions and whether we wanted to continue looking into the Zoning Ordinance and Sub-Division Ordinance and make that comply with the Comprehensive Plan or if we thought that that was good the way it is and we want to cancel further work sessions. In looking at our work session schedule we already have no work session in July and August just because they are usually busy times for everyone. So I would propose if everyone is interested tonight is just to cancel the work session in June. So basically just kinda suspend our work sessions until September and we can kinda address it again at that point if say in August some other issues have come up, or you have done some thinking and looking and have notice things that are out of whack with the Comprehensive Plan and we can look at it then and address it at that time. But more or less if you over the past week have already thought of some things that we need to work on in those two documents then we can proceed with that. But I'll turn it over to you all now for a decision on if you want to ...

**Bickford:** Ok.

**Cobb:** Have our June work session or cancel it.

**Bickford:** What's the feeling of the Commissioners? You feeling like you have anything that needs to be addressed at this time? I'm assuming we've not had any direction from the Board of Supervisors towards either.

**Cobb:** We have not. The last direction we had was basically just to look at the Zoning and Sub-division Ordinance and make sure that it's in compliance with the Comp Plan. We you know started that and looked at adding stuff about the RV's and the junk vehicles. Other than that I don't recall anything else being brought up in those.

**Bickford:** Ok.

**Cobb:** And that's probably a good thing because this time wasn't a major overhaul of the Comp Plan. We just changed a few little things and the last time we had an overhaul of the Plan we really did do a lot to the Zoning and Sub-division Ordinances. So maybe they are all in line.

**Bickford:** Ok. Alright what's the opinion of the Commissioners? You feel like you just want to cancel and look at things in September? Start again?

**Gormus:** Suits me if it suits everybody else.

**Bickford:** Ok how are we looking on this end?

**Smith:** Ok except I have one small comment.

**Bickford:** Yes.

**Smith:** Before we do that. I'm extremely disappointed that we didn't go forward with the junkyards and graveyards, automobile graveyards and I just want to say that. And now...

**Bickford:** Did you need a vote on that or just a...

**Cobb:** Yes please a vote to cancel.

**Bickford:** Can we have a motion to suspend the work sessions until September 2016 this year so?

**Commissioner Maxey moved, Vice-Chair Gormus seconded and was unanimously carried by the Commission to suspend the Planning Commission work sessions until September 2016.**

**Bickford:** Alright we will pick up on looking at those two items in September or before if something comes up.

**Gormus:** Will you make sure that Danny and Royce know?

**Cobb:** Yes.

**Gormus:** Thank you.

**Bickford:** Does that finish you Rebecca?

**Cobb:** Yes that finishes.

**Re: Commission Matters/Concerns**

**Bickford:** Ok that brings us to Commission Matters/Concerns. Any Commissioners have anything they'd like to voice, speak of, concerns? Alright seeing none do I have a motion to adjourn?

**Re: Adjournment**

**Commissioner Smith moved, Vice-Chair Gormus 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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Rebecca S. Cobb  
Zoning Administrator

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John E. Bickford  
Chairman