

**Buckingham County
Planning Commission
Work Session
Packet**



January 19, 2016

Buckingham County Planning Commission
Agenda
Tuesday, January 19, 2016
County Administration Building
7:00 P.M.

1. Call to Order by Zoning Administrator
 - Establishment of Quorum
 - Invocation
 - Pledge of Allegiance

 2. A. County Zoning Administrator Open the Floor for Nominations for Chairman of the Planning Commission
 - B. County Zoning Administrator Closes the Floor for Nominations for Chairman of the Planning Commission
 - C. County Zoning Administrator Calls for a Vote on the Nominations for the Chairman of the Planning Commission
 - D. Presentation of the Gavel to the 2016 Chairman of the Planning Commission
 - E. Chairman Opens the Floor for Nominations for the Vice Chairman
 - F. Chairman Closes the Floor for Nominations for the Vice Chairman
 - G. Chairman Calls for a Vote on the Nominations for the Vice Chairman
 - H. Adoption of Planning Commission By-Laws*
-
3. Adoption of Agenda
-
4. Approval of Minutes – December 21, 2015 *
-
5. Public Comment
-
6. Old Business
 - A. Continuation of Watershed Dam Inundation needs*
 - B. Continuation of request to rezone county property and amend ordinance*
 - C. 2016 Meeting Schedule*
-
7. Zoning Administrator's Report
-
8. Commission Matters / Concerns
-
9. Adjournment

**BY-LAWS
BUCKINGHAM COUNTY PLANNING COMMISSION**

Article 1 – Objectives

- 1-1. The Buckingham County Planning Commission was established in conformance with a resolution adopted by the Buckingham County Board of Supervisors on February 5, 1962. The present Commission has adopted the following Articles in order to facilitate its powers and duties in accordance with the provisions of Title 15.2, Chapter 22, Article 2, of the 1950 Code of Virginia, as amended.
- 1-2. The official title of this Commission shall be the "Buckingham County Planning Commission."

Article 2 – Members

- 2-1. The Planning Commission shall consist of not less than five, nor more than fifteen members, all of whom shall be residents of the County. One representative shall be a member of the Board of Supervisors and the remaining members shall be County citizens appointed by the Board of Supervisors.
- 2-2. The term of the representative from the Board of Supervisors shall be at the pleasure of the Board of Supervisors. Members are appointed for terms of four (4) years by the Board of Supervisors. Any vacancy in membership shall be filled by appointment by the Board of Supervisors and shall be for an unexpired term only. Any appointed member may be removed by the Board of Supervisors for malfeasance in office. The Board of Supervisors may provide for the payment of expenses incurred by the performance of their official duties.
- 2-3. The term of a Commissioner member shall expire immediately prior to the beginning of the regular January meeting at which meeting his successor's term of office shall begin.

Article 3 – Officers and Their Selection

- 3-1. The officers of the Planning Commission shall consist of a Chairman, a Vice Chairman, and a Secretary. The elected officers shall be the Chairman and the Vice Chairman.
- 3-2. Nomination of officers shall be made from the floor at the regular January meeting each year. Election of officers shall follow immediately.
- 3-3. A candidate receiving a majority vote of the entire membership of the Planning Commission shall be declared elected. He shall take office immediately and serve for one (1) year or until his successor shall take office.
- 3-4. Vacancies in office shall be filled immediately by regular election procedures.

Article 4 – Duties of Officers

- 4-1. The Chairman shall be a citizen member of the committee and shall:
 - 4-1-1. Preside at all meetings.
 - 4-1-2. Appoint committees, special and/or standing.
 - 4-1-3. Rule on all procedural questions (subject to a reversal by a two-thirds (2/3) majority vote by the members present.
 - 4-1-4. Be informed immediately of any official communication and report same at the next regular meeting.
 - 4-1-5. Carry out other duties as assigned by the Commission.

- 4-2. The Vice Chairman shall be a citizen member of the Commission and shall:
 - 4-2-1. Act in the absence or inability of the Chairman to act.
 - 4-2-2. Have the power to function in the same capacity as the Chairman in cases of the Chairman's inability to act.

- 4-3. The Secretary shall:
 - 4-3-1. Be the County Administrator or his/her designee.
 - 4-3-2. Keep a written record of all business transacted by the Commission.
 - 4-3-3. Notify all members of all meetings.
 - 4-3-4. Keep a file of all official records and reports of the Commission.
 - 4-3-5. Certify all maps, records, and reports of the Commission.
 - 4-3-6. Give notice of all hearings and public meetings.
 - 4-3-7. Attend to the correspondence of the Commission.
 - 4-3-8. Prepare and be responsible for the publishing of advertisements relating to public hearings.

Article 5 – Standing and Special Committees

- 5-1. Any committee necessary in the function of the Commission shall be appointed by the Chairman, who will specify their purpose and tenure, subject to majority approval by the Commission.

Article 6 – Meetings

- 6-1. Regular meetings of the Commission shall be held on the fourth Monday of every month beginning with January at 7:00 p.m. Special meetings shall be called, as needed. When a meeting date falls on a legal holiday, the meeting shall be held on the day following unless otherwise designated by the Commission.

- 6-2. Special meetings of the Commission shall be called by the Chairman or by two members upon written request to the Secretary. The Secretary shall mail to all members, at least five days in advance of a special meeting, a written notice fixing the time and place of the meeting and the purpose thereof.

- 6-3. All regular and special meetings, hearings, records, and accounts shall be open to the public.

- 6-4. A majority of the membership of the Commission shall constitute a quorum. No action of the Commission shall be valid unless authorized by a majority vote of those present and voting. Voting may be by roll call, in which case a record shall be kept as a part of the minutes.
- 6-5. Any request for consideration by the Commission shall be presented to the Secretary of the Commission and/or the County Administrator at least ten (10) days prior to the scheduled meeting or the Commission shall not be obligated to consider the matter at its next scheduled meeting.

ARTICLE 7 – ORDER OF BUSINESS

- 7-1. The order of business for a regular meeting shall be:
 - 7-1-1. Call to order by the Chairman.
 - 7-1-2. Invocation.
 - 7-1-3. Pledge of Allegiance.
 - 7-1-4. Determination of a quorum.
 - 7-1-5. Adoption of agenda.
 - 7-1-6. Consideration of minutes.
 - 7-1-7. Public Participation.
 - 7-1-8. Old Business.
 - 7-1-9. New Business.
 - 7-1-10. Report of officers, committees, and staff.
 - 7-1-11. Adjournment.
- 7-2. Parliamentary procedure in Commission meetings shall be governed by Robert’s Rules of Order.
- 7-3. The Planning Commission shall keep a set of minutes of all meetings, and these minutes shall become a public record.
- 7-4. The Secretary and Chairman shall sign all minutes.

ARTICLE 8 – HEARINGS

- 8-1. In addition to those required by law, the Commission, at its discretion, may hold public hearings when it decides that a hearing will be in the public interest.
- 8-2. Notice of a special hearing shall be published once a week for two successive weeks in a newspaper of general circulation in the area at least ten (10) days before the time of the public hearing.
- 8-3. The order for public hearings shall be:
 - 8-3-1. The Chairman will request the Planner/Zoning Administrator to call the specific case being heard.

8-3-2. After hearing the specific case item, the Chairman will ask staff to present its report. Staff reports are available on the Friday prior to the public hearing.

8-3-3. The Chairman asks the applicant to present their case. Applicants are allowed twenty (20) minutes.

8-3-4. Following the staff's report and applicant's presentation, the Chairman will open the public hearing and call for public speakers. When called upon to speak, speakers must be recognized by the Planning Commission Chairman and must state name, address, and district. Spontaneous questions, comments and applause from the audience will not be acknowledged. Public speakers representing groups are allowed to speak for five (5) minutes. Persons speaking for themselves are allowed to speak for three (3) minutes. Commissioners should refrain from asking questions until the party addressing the Commission completes his or her entire presentation. For purposes of this guideline, the term "party" refers to staff, applicants and individual public speakers addressing the Commission. Once all speakers are heard, the public hearing will be closed. Applicant may have the opportunity to address the Commission on issues that arose during the public comment. Additional questions from the public may be submitted to the applicant through the Chairman and the applicant shall submit his/her responses to the questions through the Chairman.

8-3-5. At some point during the Commission discussion, a Commissioner may offer a motion that will be voted on by the Commission.

8-3-6. A letter (Letter of Recommendation) which accurately portrays the Commission's action in sufficient detail, including the motion and vote, is sent to the Board of Supervisors.

8-4. A record shall be kept for those speaking before the Commission at the hearing.

Article 9 – Correspondence

9-1. It shall be the duty of the Secretary to draft and sign all correspondence necessary for the execution of the duties and functions of the Planning Commission.

9-2. It shall be the duty of the Secretary to communicate as appropriate when necessary to make communications that cannot be carried out as rapidly through direct correspondence.

9-3. All official papers and plans involving the authority of the Commission shall bear the signature of the Chairman or Vice Chairman together with the certification signed by the Secretary.

Article 10 – Amendments

10-1. These rules may be changed by a recorded two-thirds (2/3) vote of the entire membership after thirty (30) days' prior notice.

Adopted February 1962
Revised March 1998
Revised January 2009
Revised January 2014

**Buckingham County
Planning Commission
Regular Meeting
December 21, 2015**

At a regular meeting of the Buckingham County Planning Commission held on Monday, December 21, 2015 at 7:00 p.m. in the Peter Francisco meeting room, located within the Buckingham County Administration Complex, the following members were present: Patrick Bowe; James D. Crews; Sammy Smith and Danny R. Allen, Board of Supervisors' representative. Also present was Rebeca S. Cobb, Zoning Administrator. E.M. Wright, Jr., County Attorney was absent. The following members were absent: John E. Bickford, Chairman; Alice T. Gormus, Vice-Chair; Royce Charlton, III and Chet Maxey.

Re: Call to Order

Rebecca Cobb called the meeting to order.

Re: Quorum Not Present

Cobb: Let the record show that there is not a quorum. We have four present but we will discuss the new business items on the agenda.

Re: New Business-Introduction of Watershed Dam Inundation Needs

Cobb: So, first item is the Introduction of the Watershed Dam Inundation Needs and Kelly Snoddy with Peter Francisco Soil and Water Conservation District is here. I'm not going to read my sheet for you all. I assume you have read that and thoroughly understand what I'm saying and she's here to answer any questions that you might have about the watershed dams and this request.

Bowe: I've got some questions.

Cobb: O.k. what's your questions?

Bowe: Define inundation as used in this statement here.

Snoddy: Inundation. So our inundation studies were performed to show where the water would go during a flood event. So in our inundation studies there were four different areas that were looked at: a sunny day event...

Bowe: A what?

Snoddy: A sunny day event, a day like today, normal pool of water. Something causes the dam to break where the water would go. A spillway design flood. So the weight was designed to hold the water safely to pass around the dam without the dam having any issues. A spillway design flood with a breach that went around the dam and it broke the dam. And then a probable maximum flood the biggest event that you could see.

Bowe: So you didn't really look at the dam itself breaking?

Snoddy: Oh with the probable maximum flood? Yes I think it is a probable maximum flood with a breach. There are 4 events.

Bowe: Well most watersheds are at least 30 acres right? Plus or minus just a little bit.

Snoddy: All of the lake itself? No the largest, biggest ones are probably 32-36. Smallest one is 10.

Bowe: Oh really?

Snoddy: Yes.

Bowe: Ok but still you've got about 20 foot of freeboard on the dam?

Snoddy: Yes.

Bowe: So in the event that that thing did fill up and the dam breached you would be talking 40 feet of water coming down there going someplace.

Snoddy: Yes.

Bowe: How long before it begins to sheet flow it is no longer a 40 foot?

Snoddy: Each one of them have a different breakdown and they flow out until they get down to about a foot apart, a foot down from the... I don't remember...so many feet per cubic second.

Bowe: Ok but assuming that somebody wants to build a building within this disaster zone, inundation zone and we do have a 40 foot wall of water coming down through there it's pretty fair to believe that it's not going to be there after that wall of water.

Snoddy: Yes.

Cobb: And so that's the point of this is to make people aware when they are coming to apply for their zoning permit and building permit. Hopefully at the first step at the zoning permit that we can identify that and I can show them do you realize that you are...? Because most of them, well not most of them but a lot of people don't know they are even necessarily near a watershed

because they're kinda tucked away and so this is to let them know you are near a watershed and if it breaks then you are within an inundation zone. Your property will be flooded.

Bowe: Ok.

Cobb: And so from there if that's the case, and I say do you want to continue or do you want to move the location?

Bowe: Well I think that most people that want to build a house in such an area have already probably bought the land.

Cobb: Ok.

Bowe: And you know I think there are certain times when government ought to step up and say no you just can't build there. I mean you're talking about potentially 40 feet high wave of water coming down through here. Now you know if they're half a mile down by then it's probably sheet flowing and it's 6 inches deep maybe which is no real big disaster. But there's got to be a point where that thing is still a 40 foot wall of water. And to me you shouldn't be allowed to build anything in that part of it.

Cobb: And so that would come down to point if they say well I still want to pursue this permit then I say well I'm contacting Peter Francisco and they have to know where you're wanting to build. And at that point I'm putting them in touch with Peter Francisco and I'm getting on the phone with them. And so then that's going to become a conversation that they will have and the landowner is going to be made aware of. And there is and I don't know, we didn't pursue that in this, but there are in ordinances where if someone is doing a housing development. So it's not a single landowner but it's a development wants to go in then they are put in charge or partially responsible for paying for the upgrades to the dams. If they insist that yes I want to build in this location or these locations...

Bowe: Well I would also think that the only way one of those dams is going to go is through negligence by somebody. And you cannot insulate yourself from negligence in a law suit.

Smith: Well Pat let me interrupt you. One point you are correct. The government has already stepped in. The General Assembly has given powers to require that people know that they are in a flood zone. But what they didn't do, and I was just a little bit disappointed, there is such a thing as a 100 year flood, a 200 year flood on up to a 500 year flood.

Bowe: Oh I know it.

Smith: Well my question is, and I'm not being a smart aleck, who was here 500 years ago to tell me how bad it flooded? Nobody. Ok so...

Crews: Plus there was no watershed 500 years ago.

Smith: Right.

Bowe: Anybody that's got any questions go up to Nelson County and look what happened when Tye River came down through there.

Smith: Oh I know especially the museum, over at the flood museum. Yes absolutely. There are some stubborn individuals that are going to want to build their hay barn, their tractor shed, their whatever non-inhabitable buildings in these areas. As long as they know, we are out of it.

Bowe: This does not say non-inhabitable.

Smith: Wait a minute. I'm not quite done. But when it comes to a home something's going to have to be done.

Bowe: I agree with you. I think it's...you're being too liberal on this one. And very seldom do I get in your cases and tell you you're being too liberal. But in this case I think you are.

Smith: I agree with you. When it comes to a child...

Bowe: Write that one down.

Smith: Write that down. When it comes to a child asleep in its bed and then being washed away to heaven I don't think that's funny.

Bowe: Well with the momma and the daddy going down the creek with them.

Smith: The mom and daddy should have known better.

Bowe: Well true but...

Smith: It's somebody else's job to keep...

Bowe: I feel we should know better than to even allow them to build down there.

Smith: That's the point I'm trying to make...

Snoddy: Well there's a minimum and a maximum with what we're asking you to talk about. There's a minimum is just having to sign a piece of paper so I can put their name and address on our emergency action plan and we know to evacuate them. There's a maximum of you can't build there and the County says no. But then you start getting into the controlling of personal property.

Bowe: Well I don't know if we are or not. I don't necessarily agree with that one. I think there are certain pieces of property that should not be built on period.

Snoddy: As a Storm Water District employee and as one of my main jobs is maintaining these dams and making sure that everyone's safe below them I have no problem with the maximum. But that's why I'm coming to you guys and coming to talk with you and instigate a conversation and see what we can come up with.

Smith: And I think it's going to be a long conversation because if you remember a couple of years back we had a little problem with how steep a grade can we allow a house to be built on. They were talking about on the side of the mountain so they could see. So guess what? Mountains don't always stay there. So we had that problem and I think if I remember correctly our suggestion to the Board of Supervisors failed. I think. Am I right about the grade? Didn't they back that up?

Cobb: I don't remember.

Smith: Ok.

Crews: Have we had any specific applications to build in this area?

Cobb: Not lately. Part of the reason this all came up is because the new inundation studies were just done and identifying structures, bridges, roads all that sort of thing that is in the way of this water if it breaks which actually changed the classifications of the watershed dams so. And Kelly I think has some information on how many structures are actually already within flood. I think it's 13.

Bowe: This is good practice for you.

Crews: I could see where people on the upper side of the dam may want to put up some structure or have a cottage or something but right below it I don't really see a whole lot of application for it.

Bowe: Well there's got to be a distance which the topography flattens and it's no longer a force coming on down through there.

Snoddy: I'm going to give you one to look at. It's one of the better ones. It has aerial topography.

Allen: Kelly is there a chart that you have say like if a dam was 20 foot tall and it burst or ruptured how far it would go before it becomes a flood, just a sheet flow...

Snoddy: Yes. Each inundation study from each dam has that information...

Allen: Has it all there. Ok.

Snoddy: Yes and the one that Mr. Bowe is looking at is for one of our Willis River dams. I'm going to give you another one from one of our Slate River dams. They're all made a little differently. [Pointing to study -*Time to flood wave arrival, sunny day failure, the different events.*] So we have 17 dams and originally only two of them were significant hazard which is probable loss of property. The rest were low and that was no expectation of loss of or minimal loss of property. After these inundation studies were done 14 of them are high hazard which is probable loss of life and the others are significant which is probable loss of property. The probable loss of life is several bridges on secondary roads, main roads and an example of an extreme one Route 60 going through Cumberland will be inundated by 6 I believe by one of them. And then as far as housing structures in these inundations zones right now we have identified that we have their addresses on files with our emergency action planning there are 13 in Buckingham and 5 in Cumberland right now.

Bowe: Houses.

Snoddy: Houses.

Smith: Now a question for Ms. Cobb. If we do something restrictive the houses that are there can stay there?

Cobb: Yes.

Smith: But they need to be notified that we have bypassed their whatever to inform them that if it breaks... Now we're not talking about a breach just a little leak over the top or the spillway getting a little heavy, we're talking about an actual dam failure.

Snoddy: We're talking full spillway activity or a dam breach. Yes.

Smith: Because a lot of folks don't realize how much water comes the day after a 9 inch rain for that. My driveway was under 7 foot of water on the brick kiln three days after the hurricane went through here and dumped 9 inches. Three days later was when I got the flood. And that's when Mr. Womack formerly from your office told me that that little branch drains 10,000 acres of planted pines and that's why it took so long to get there so. In Tidewater we were kinda used to having floods but it's flat there. A flood comes up the flood goes down. People get rid of their cars, clean out their attics and their first floor and go on back to work. Here when it floods it's ugly. It doesn't go away. It keeps coming for days afterwards. That's why I feel if this comes to a vote, a Public Hearing and all those wonderful things I think we ought to be a little more restrictive than liberal.

Bowe: Kelly?

Snoddy: Yes sir.

Bowe: You have two cross sections on here. The one closest to the dam is GG. The one farthest is FF. And if I'm reading it correctly 3/10 of a mile away from the dam, 3/10 of a mile the water is 14.9 feet deep on a sunny day breach.

Smith: In case people don't know that's a story plus 2 ½ feet.

Bowe: Yeah. To me there should be no building period. I'm sorry but...

Smith: I would say no inhabitable building. If you lose the hay barn or a tractor shed big deal. You know.

Bowe: Well I'm going to tell you what. They're going to be up here hollering and screaming they want their building back.

Smith: No I think we ought to tell them. I think we ought to tell them absolutely.

Cobb: Well I think... Now the 13 that Kelly's already mentioned they are aware. That's why she's saying she has their addresses. She has their names. They know that they are in...

Bowe: Are these habitable houses?

Snoddy: Yes.

Bowe: They're not barns or...

Snoddy: No. Now a couple of them... I think that I did not count... A couple of them... I did count them... were like camping sites on low grounds. They were structures but they weren't inhabited all the time. But there's always a potential that if it's summertime, hurricane season somebody's camping out overnight there's a potential for that. So those sites were counted even though they are not an inhabited fulltime.

Bowe: Well as far as I'm concerned we've had our discussion now.

Smith: That's a pretty strong discussion and you know I don't hear any dissenting views.

Snoddy: Now it is a law now that when land is sold and it's in an inundation study their realtor has to disclose that information so.

Smith: And that's been in effect for a few years now right?

Snoddy: Yes.

Smith: How long before our inundation study?

Snoddy: I can't remember when...

Crews: Structures could have been before the watershed was built too.

Snoddy: Could very well have been. It's hard to say. They were first ones were built in 62. Our youngest one was in 91. So...

Bowe: Well I'll tell you what. The one up here in the forest, the forest ranger, game warden, somebody opened it to try and get a log out and couldn't get it out. And he couldn't get it closed. And he was going to get help the next day and it was empty the next day. Remember? I mean ran it dry overnight.

Snoddy: How many years ago was it because that might have been me? My first 6 months on the job I drained it. But since then I have drained three on purpose though. Maintenance purposes.

Smith: Now we're just talking about public dams right? Not private dams.

Snoddy: Yes. I just talking about the 17 that is on our water district operates and maintains. And these are all federally funded through NRCS and maintained through Soil and Water District as state flood control structures. Now that's another fact you know, for you all to be aware of is there are other dams that are privately owned that could meet the size requirements of the state to be regulated. If they're big enough to be regulated through the state, through the dam safety department they are also required to have an Emergency Action Plan and do their own inundation studies.

Smith: That's where we're going to get a little picky. I have heard from this dais that somebody claimed that the State of Virginia took his pond that his grandfather built, blah, blah, blah, blah, blah and he can't even fish in it now because he needs a fishing license. Well we did a little research and that's not exactly true. So the private property is one thing and especially since the pond was only 4 feet deep, I don't think there's a complaint there you know. How deep does a pond have to be before it's a lake?

Snoddy: I don't know where the definition changes over but before it is regulated it needs to be I think it's 6 feet tall and so many acre foot of water.

Smith: We had at the...I'm a little bit off the subject right know but at the Farm Bureau Convention two years ago that was a very heated discussion about the difference between a pond and a privately owned lake.

Snoddy: And the ag exemption? Did that come up?

Smith: They finally came up with a definition that if it was less than 6 feet deep and covered less than 5 acres it is a pond. If it is deeper than 6 feet period it is a lake. That was the floor conversation.

Bowe: Was that before siltation or after?

Smith: What?

Bowe: Was the before siltation takes its effects?

Smith: Hey anything to get it off the floor because it took a while to get that through the committee, you know, because Farm Bureau had to take a stand on farm ponds versus recreational lakes. And our farm ponds are now 6 feet and less than 5 acres.

Bowe: Sound like a mud hole.

Smith: Yeah and it will be if you let cows in it.

Bowe: So now that you've heard the Planning Commission's, half the Planning Commission's thoughts on this thing...

Cobb: Half of the Planning Commission. So what I can do is next month I will get with E.M. and see about what type of more restrictive language we can do and work into our ordinance and bring that along with the same information that we had this time so that the rest of the group can discuss both options.

Bowe: Well sometimes you just have to protect people from themselves.

Cobb: So if there aren't any more questions on that we can talk about item B.

Smith: Let's do that. Thank you very much Kelly Snoddy.

Snoddy: Thank you.

Bowe: Thank you. Oh don't forget your book.

Allen: I've always heard it had to be 10 acres or more before it's a lake.

Smith: Well you've got to draw the line somewhere.

Allen: Yeah.

Re: New Business-Introduction of Request to Rezone County Property and Amend Ordinance

Cobb: So item B is pertaining to the Gold Hill School property and rezoning that to Light Industrial as well as making changes to the Zoning Ordinance under Light Industrial. This was brought to the Board of Supervisors this month by Rebecca Carter. She's had...trying to...since the school gave us the property we're trying to do something with it and she's been marketing that property and has shown it to several interested people. Most of the people interested in it are of light industrial nature. And so you know the way we've talked about it before is you know people want to come in and be able to move in and start. They don't want to wait for zoning approval. So she's trying to go ahead and get zoning approval in place in the chance that we do have you know someone come in and they're ready to go in. So that's where this stands. As looking at the Light Industrial I when she and I were talking about this I had some concerns especially about the Special Use Permit including mining, quarry and things like that that weren't really Light Industrial to me and I didn't think particularly fit that community area. There's also some things that I felt like could be added to the Light Industrial under the permitted uses. And some of these things are things that she's already been having questions and showing people such as assembly plants and stuff like that so that's kinda the proposed language. Do you all have any questions, concerns, comments, things to add here?

Smith: I do have a question about the scratched out meat and poultry processing. This does not remove a butcher shop.

Cobb: Right and that was my...that was one where I actually sat with the little mouse light blinking on the computer for quite a while deciding what to do there because I think my concern, and the reason why I took it out, is because if you're thinking of poultry processing and rendering and that sort of thing that can be a very smelly operation and so that was my reasoning in taking it out. But like you I felt like no someone could still have just a meat shop, butcher shop.

Smith: Custom meats.

Cobb: And that's not that.

Smith: Because they're not really rendering or converting. They are slicing and dicing.

Cobb: Right.

Smith: And if I remember correctly we do have butcher shops in the Light Industry that's in the new park.

Cobb: I believe so. And so if you want we can actually just change that wording there and change it from the meat and poultry processing to butcher shop if you wanted to do that. We could do that.

Smith: I think that would clarify things or custom meat cutting or something to that effect.

Bowe: Meat markets.

Crews: I guess whatever we can do to move that property off of the overhead.

Smith: Now we are not privileged to who is looking at the property.

Cobb: No.

Smith: And we have no idea what direction that we're headed in other than that it just needs to be Light Industry with some restrictions. I agree with the "air discharge requiring smoke stack approval" so that keeps out paint shops and such.

Cobb: Ok. And then Item C if there's no further questions...

Smith: Were there any restrictions on the assembly? What could be assembled there?

Cobb: No.

Smith: Ok. It just keeps popping up in the back of my head that some assembly plants are more heavy industry than they are light. If we're talking about lawn mowers and chainsaws, televisions sets of course we'll never have people that work for \$6.00 an hour again, but that sort of thing I could see that. But I guess we'll just have to bite the bullet and see what happens. Because I think somebody knows what's coming but I don't.

Cobb: No there's...I mean...Well the thing to consider even if there was someone who is working on a contract to get this place tomorrow, it's not tomorrow yet. So you know if this happens you know they could still change their mind and it could become something else could come there so you know. I know she has had several conversations with different companies but no we do not know. But if you wanted to add some language to assembly plants the way we've got for manufacturing.

Smith: I think as long as it stays is Light Industry I don't think we'll have that to worry about. I mean it's not big enough to put Volvo trucks together anyway.

Cobb: We've got the definitions there to kinda guide that. Anything else on that one?

Smith: No. I don't think so.

Cobb: Ok.

Re: New Business-2016 Meeting Schedule

Cobb: So C was the 2016 Meeting Schedule of which we cannot vote on. So I'm just going to ask you all to show up on January 19th which is a Tuesday because the Monday is a holiday. And then we can vote on the rest of our schedule then.

Smith: Right. Well unofficially I would like to make a motion to adjourn.

Bowe: You can't vote on it.

Smith: I know. That's what I said unofficially.

Re: Reports/Correspondence-Building Permits

Cobb: I'll just say for November there were 17 building permits and totaled \$2,646.33. Also I will be for next month getting together our letter that says what you all have been working on for the past year. In addition that also includes all the information about the dwelling permits and building permits that we've gotten for the last year. And I've been kinda looking at that and preparing ahead of time and it's unbelievable. My mouth just kinda fell open. I knew that you know we had been seeing some additional permits. Dwelling wise I can say tell you that it's up a smidge. Total permits which includes the electrical and all the little small things has jumped way up. The total permits I was quite shocked at how much it has increased from last year. So just something interesting.

Smith: Well I have a question about your permits.

Cobb: Yes.

Smith: Permit #16591 that's the last one in the Peter Francisco District. Did he by any chance mention that that's an agricultural well?

Christian: He came back and changed it this month to agricultural.

Smith: Ok because I didn't want him to pay more than he absolutely, necessarily had to.

Christian: He's got another one this month for just agricultural.

Cobb: So it will come through and you will see it next month.

Smith: Ok so this one in not the ag but his next one is.

Christian: Right.

Smith: Ok because he mentioned it to me while he was picking up his bull.

Christian: Yeah he came in and got an ag.

Smith: Ok. Because we're supposed to be fair to everybody and if they don't know, they don't know. Like Pat said sometimes we have to protect the people from themselves.

Re: Adjournment

Cobb: Alright so I will just say the non-meeting is adjourned.

ATTEST:

Rebecca S. Cobb
Zoning Administrator

John E. Bickford
Chairman

Buckingham County Planning Commission
January 19, 2016
Administration Building
7:00 PM
Continued - Watershed Dam Inundation

INFORMATION – Kelly Snoddy with Peter Francisco Soil and Water Conservation District (PFSWCD) presented information to the Board of Supervisors in November regarding the 17 watershed flood control structures within Buckingham County. The PFSWCD works to maintain these structures in good working order and prepares emergency action plans in case of flooding and/or dam breaks. Studies have been conducted on each of the watersheds to determine what areas would flood and what structures are in danger if a dam breaks. These studies and results are called dam break inundation zones (DBIZ). PFSWCD have provided the County Administration with these results and has approached the Board asking for assistance with notifying applicants when they are constructing homes in the DBIZ. Ms. Snoddy has provided a letter and information that explains this fully (see attached). Also attached are three maps that show the DBIZ within Buckingham and also zoomed in views of court house area and the nearby DBIZ and the parcels it may affect. During the last Planning Commission meeting we did not have a quorum however, those present did discuss this request and decided they would like to see more stringent language. I've attached the section from the Code of Virginia that gives us authority on this subject. It basically states that we can require a Special Use Permit for a development area proposed within a DBIZ.

REQUEST AND RECOMMENDATION – The PFSWCD would like to see the Zoning Ordinance and Zoning Permit include information regarding DBIZs. The Zoning and Planning Office recommends adding one line to the existing Zoning Permit form (see attached). This item would trigger a conversation with the applicant and make everyone aware that the PFSWCD needs to be notified if the applicant is building within the DBIZ. Also one option of a statement to be added to the Zoning Ordinance is as follows in Article 4 – General Provisions Zoning Permits (see italics below for proposed added language)

Buildings or structures shall be started, reconstructed, enlarged, or altered only after a zoning permit has been obtained from the Administrator. The application form used for a building permit shall serve as an application for a zoning permit and shall contain a certification that requirements of the zoning ordinance have been met. All zoning permit applications shall include a statement whether the proposed structure is within, or encroaches into, a Dam Break Inundation Zone (DBIZ), as noted by the Dam Break Inundation Zone maps provided by Peter Francisco Soil and Water Conservation District. Applicants shall be notified at time of permit issuance if the structure is located in a DBIZ; however, no structure shall be prohibited as a result of being located in a DBIZ. Any permit from a structure within a DBIZ shall be forwarded to Peter Francisco Soil and Water Conservation District.

A change in activity not requiring a building permit shall require a separate application for zoning permit. If the proposed use constitutes a special use permit or zoning map amendment, and then the...

Option 2 – We could add the above language but take out the sentence that states: *however, no structure shall be prohibited as a result of being located in a DBIZ*. Then, we could add to each District’s SUP list *dwelling within a mapped Dam Break Inundation Zone*.

We can discuss these options further during the meeting and also discuss with the County Attorney the depth of our authority on this subject.

Code of Virginia

Title 15.2. Counties, Cities and Towns

Chapter 22. Planning, Subdivision of Land and Zoning

§ 15.2-2295.2. Dam break inundation zones.

A locality may by ordinance require the modification of an application for zoning modification, a conditional use permit, or a special exception for the area of a development that is proposed within a mapped dam break inundation zone.

2008, c. 491.

BUCKINGHAM COUNTY ZONING / BUILDING PERMIT APPLICATION

Application is hereby made for a permit: (1) to erect/alter a structure, as shown herein or located as shown in accompanying plans; (2) change the use of a structure or parcel; or (3) to clear/fill or grade land subject to Buckingham County's Erosion & Sediment Control Ordinance. The information which follows is part of this application. It will be relied upon for the issuance of a Building Permit and/or Certificate of Occupancy. It is understood and agreed by this applicant that any error, misstatement, or misrepresentation, either with or without intent on behalf of the applicant, such as might, or would operate to cause disapproval of this application, shall constitute sufficient grounds for revocations of permit. A copy of the plat and site plan shall accompany this application (unless for the purpose of perk test only). Please see attached Building Permit Checklist for more information regarding the building permit process. *There is a \$10.00 fee required for zoning permit approval.*

NAME ON PERMIT (PRINT): _____

ADDRESS: _____

CITY, STATE, ZIP: _____ PHONE NUMBER: _____

LANDOWNER (PRINT): _____

ADDRESS: _____

CITY, STATE, ZIP: _____ PHONE NUMBER: _____

DIRECTIONS TO SITE (PLEASE SEE GUIDELINES—PAGE 2):

Will you become a new resident to Buckingham County? YES NO

Tax Map Number: _____ # Acres: _____

Is this a Subdivision? If yes, provide Subdivision name: _____

Zoning District: _____ Magisterial District: _____ Flood District: _____

* Main Dam Break Inundation Zone: Y or N, if yes then must notify P.F. Soil & Water C. D.

UTILITIES:

Will the intended/altered structure have plumbing? YES NO

Will the intended/altered structure have electricity? YES NO

Power company: DOMINION CENTRAL VA SOUTHSIDE ELEC AEP



PETER FRANCISCO
SOIL AND WATER CONSERVATION DISTRICT
16842 W. James Anderson Hwy • Buckingham, Virginia 23921
Phone (434) 983-7923



Serving Buckingham and Cumberland Counties

TO: Buckingham Planning Commission

FROM: Peter Francisco Soil and Water Conservation District

DATE: December 14, 2015

SUBJECT: Request to Amend County Zoning and Subdivision Ordinances as pertains to Development Downstream of Watershed Flood Control Dams

The Board of Supervisors has referred the Peter Francisco Soil and Water Conservation District to the Planning Commission, in order to develop specifics for this request. The District would like to work with the County to develop a plan to control downstream development in the DBIZ. At the November Board of Supervisor's meeting, the Peter Francisco Soil and Water Conservation District (PFSWCD) requested that the County consider an amendment to the County Zoning and Subdivision Ordinances in reference to limit and/or control development within the dam break inundation zones (DBIZ) below the 17 watershed flood control structures, which provide flood protection for Buckingham and Cumberland Counties.

The District's primary responsibility towards the 17 watershed dams is to operate and to maintain the structures in accordance with Virginia Dam Safety Laws and Regulations, to prepare and update emergency action plans and to maintain certifications with the Department of Conservation and Recreation (DCR). PFSWCD coordinates with both Buckingham and Cumberland Counties in emergency action planning and implementation. Development downstream of flood control dams is a growing concern for watershed projects across the country. Continued development within the DBIZ could result in more stringent state regulations, the need for more extensive emergency action plans, an increase in hazard classification of the dam, and potential rehabilitation of the dam and emergency spillways to meet dam safety standards.

Not only would an increase in development in DBIZ potentially require rehabilitation of the dams, which will require major funds, but it would also increase the workload of our local emergency services personnel in the event of an emergency. In discussion with other SWCDs who are also working with their Counties, we have found that other localities are requiring site plans or special use permits for building within the DBIZ. As we are sure you are aware, in 2008, the Virginia General Assembly adopted legislation (HB 837) to address development in dam break inundation zones of state-regulated dams. The requirements apply only to proposed developments downstream of a dam for which a dam break inundation zone map is on file with the County. All 17 flood control dams have inundation studies completed and on file with the County Zoning Department and Emergency Services. Also on file are Emergency Action Plans (EAPs) which include roads and dwellings noted in the DBIZ.

The District appreciates your consideration of this matter. If you have any questions or concerns, you may call our office at (434) 983-7923.

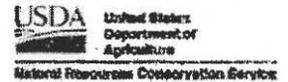
Att: 2 informational handouts

The Peter Francisco Soil and Water Conservation District prohibits discrimination on the basis of race, color, national origin, sex, religion, age, disability, political beliefs and marital status.



Peter Francisco Soil & Water Conservation District
 16842 West James Anderson Hwy
 Buckingham, VA 23921
 Phone (434) 983-7923

Serving Buckingham & Cumberland Counties



Watershed Flood Control Dams – Why Are They Here?

History of the Watershed Flood Control Structures

Under the Public Law 566 Watershed Project and Flood Prevention Program, over 150 watershed dams have been built across the state of Virginia, with financial and technical assistance from USDA Natural Resources Conservation Service (NRCS).

The Peter Francisco Soil & Water Conservation District (PFSWCD) is the Local sponsor of 17 NRCS assisted watershed projects that provide flood protection for Buckingham and Cumberland Counties. PFSWCD's primary responsibility is to operate and maintain the watershed flood control structures, to prepare and update emergency action plans and maintain regulatory certifications with the Department of Conservation and Recreation (DCR) - Division of Dam Safety. PFSWCD coordinates with both Buckingham and Cumberland Counties in emergency action planning and implementation.

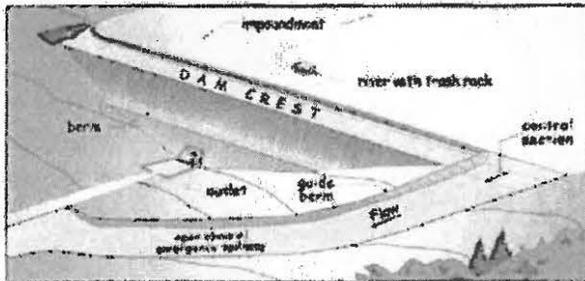


Purpose of the Watershed Flood Control Structures

The PFSWCD sponsored watershed projects were originally planned and implemented for flood control and soil erosion reduction in watersheds whose primary land use was agriculture. The projects provide other natural resource benefits such as water quality, irrigation water management, water supplies, wetland development, fish and wildlife habitat and recreation. Projects of this nature have been providing benefits for decades; however people are often unaware that the projects even exist, or of their positive impact to the community, because of their rural setting.

How do Watershed Flood Control Dams Reduce Flooding?

A series of watershed dams are built across small tributaries to larger streams or rivers. The dams temporarily store flood water after rain storms and slowly release it over a period of several days through a pipe in the dam. This slows the surge of water that reaches the main water course after a rain, thus reducing flooding. Land conservation programs in the watershed help control erosion, which will reduce the sediment that flows into streams and lakes.



Facts & Figures of the Watershed Structures protecting Buckingham and Cumberland

Definition of a watershed: *an area of land which drains to a certain body of water.*

There are eleven (11) flood control dams located in the Willis River watershed and six (6) in the Slate River watershed, (2 of which are in the smaller watershed of Muddy Creek). All are earthen dams, with primary and secondary spillways.

The Willis River watershed dams were constructed during the time period of 1969-1975 and the Slate River watershed dams were constructed between the years of 1961-1991. The surrounding land and lakes are privately owned, with the majority of the land use in forest and agriculture. One of the Slate River watershed dams is located partially within the Appomattox-Buckingham State Forest and the lake is managed by the Department of Game and Inland Fisheries as a public recreation area.

The Willis River watershed consists of 176,700 acres. The watershed is very nearly divided in half between the eastern portion of Buckingham and the western portion of Cumberland.

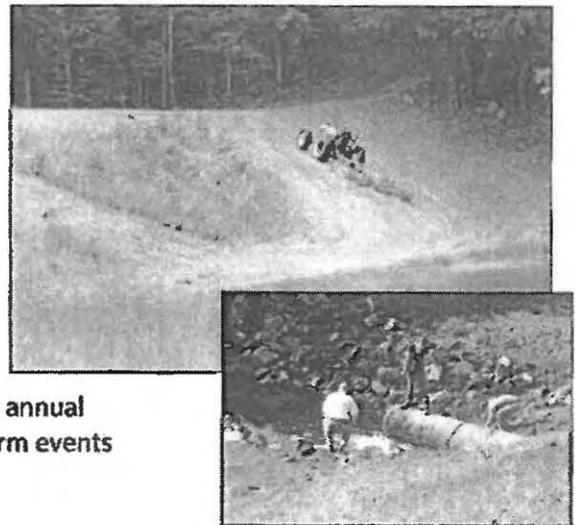
The Slate River watershed consists of 98,730 acre, with 7,450 of those acres in the smaller watershed of Muddy Creek. The watershed encompasses the majority of Buckingham.

Operation and Maintenance Performed by Peter Francisco SWCD

Operation and maintenance of the watershed dams can be expensive and labor intensive, but is necessary to ensure that the dams function as designed and remain safe.

Maintenance work the District routinely performs includes:

- annual mowing of dams – twice per year in the Spring and Fall
- clearing trees from dam embankments, abutments and spillways
- testing the water inlet pipe gates
- keeping the inlet towers cleared of debris
- monitoring for wet areas on dam structure
- monitoring for rodent burrows
- repairing soil erosion damage to the spillway and dam after heavy storm events



As required by state laws and regulations, PFSWCD performs annual maintenance inspections, in addition to inspections after storm events and coordinates inspections by a licensed engineer.

Emergency Action Planning

Every flood control dam has an Emergency Action Plan (EAP) that is a part of the requirement for certification from the Department of Conservation and Recreation - Dam Safety. The EAP's are developed and coordinated with Buckingham and Cumberland County Emergency Services.

The EAP contains the following information: amount of rainfall that initiates flood conditions; road and bridges downstream that might be impacted; calling diagram for possible evacuation and a list of downstream landowners, businesses, etc that could be at risk as noted in the Dam Break Inundation Studies, also on file with the County Emergency Services. The EAP is reviewed annually and a 'table-top' exercise with PFSWCD and County Emergency Services is performed in accordance with regulations. In addition to an EAP, each dam has a flood level gauge located in the control section of the emergency spillway, which are monitored during a storm event.

PUBLIC LAW 566 - 83d CONGRESS
CHAPTER 656 - 2d SESSION
H. R. 6788

AN ACT

To authorize the Secretary of Agriculture to cooperate with States and local agencies in the planning and carrying out of works of improvement for soil conservation, and for other purposes.

BE IT ENACTED BY THE SENATE AND HOUSE OF REPRESENTATIVES OF THE UNITED STATES OF AMERICA IN CONGRESS ASSEMBLED, That erosion, floodwater, and sediment damages in the watersheds of the rivers and streams of the United States, causing loss of life and damage to property, constitute a menace to the national welfare; and that it is the sense of Congress that the Federal Government should cooperate with States and their political subdivisions, soil or water conservation districts, flood prevention or control districts, and other local public agencies for the purpose of preventing such damages and of furthering the conservation, development, utilization, and disposal of water and thereby of preserving and protecting the Nation's land and water resources.

Sec. 2. For the purposes of this Act, the following terms shall mean:

The "Secretary"—the Secretary of Agriculture of the United States.

"Works of improvement"—any undertaking for--

- (1) flood prevention (including structural and land-treatment measures) or
- (2) agricultural phases of the conservation, development, utilization, and disposal of water

in watershed or subwatershed areas not exceeding two hundred and fifty thousand acres and not including any single structure which provides more than five thousand acre-feet of total capacity. No appropriation shall be made for any plan for works of improvement which includes any structure which provides more than twenty-five hundred acre-feet of total capacity unless such plan has been approved by resolutions adopted by the Committee on Agriculture and Forestry of the Senate and the Committee on Agriculture of the House of Representatives, respectively. A number of such subwatersheds when they are component parts of a larger watershed may be planned together when the local sponsoring organizations so desire.

"Local organization"—any State, political subdivision thereof, soil or water conservation district, flood prevention or control district, or combinations thereof, or any other agency having authority under State law to carry out, maintain and operate the works of improvement.

Sec. 3. In order to assist local organizations in preparing and carrying out plans for works of improvement, the Secretary is authorized upon application of local organizations if such application has been submitted to, and not disapproved within 45 days by, the State agency having supervisory responsibility over programs provided for in this Act, or by the Governor if there is no State agency having such responsibility--

- (1) to conduct such investigations and surveys as may be necessary to prepare plans for works of improvement;
- (2) to make such studies as may be necessary for determining the physical and economic soundness of plans for works of improvement, including a determination as to whether benefits exceed costs;
- (3) to cooperate and enter into agreements with and to furnish financial and other assistance to local organizations: PROVIDED, That, for the land-treatment measures, the Federal assistance shall not exceed the rate of assistance for similar practices under existing national programs;

(4) to obtain the cooperation and assistance of other Federal agencies in carrying out the purposes of this section.

Sec. 4. The Secretary shall require as a condition to providing Federal assistance for the installation of works of improvement that local organizations shall--

- (1) acquire without cost to the Federal Government such land, easements, or rights-of-way as will be needed in connection with works of improvement installed with Federal assistance;
- (2) assume such proportionate share of the cost of installing any works of improvement involving Federal assistance as may be determined by the Secretary to be equitable in consideration of anticipated benefits from such improvements: PROVIDED, That no part of the construction costs for providing any capacity in structures for purposes other than flood prevention and features related thereto shall be borne by the Federal Government under the provisions of this Act;
- (3) make arrangements satisfactory to the Secretary for defraying costs of operating and maintaining such works of improvements, in accordance with regulations presented by the Secretary of Agriculture;
- (4) acquire, or provide assurance that landowners have acquired, such water rights, pursuant to State law, as may be needed in the installation and operation of the work of improvement; and
- (5) obtain agreements to carry out recommended soil conservation measures and proper farm plans from owners of not less than 50 per centum of the lands situated in the drainage area above each retention reservoir to be installed with Federal assistance.

Sec. 5. At such time as the Secretary and the interested local organization have agreed on a plan for works of improvement, and the Secretary has determined that the benefits exceed the costs, and the local organization has met the requirements for participation in carrying out the works of improvement as set forth in section 4, the Secretary is authorized to assist such local organizations in developing specifications, in preparing contracts for construction, and to participate in the installation of such works of improvement in accordance with the plan: PROVIDED, That, except as to the installation of works of improvement on Federal lands, the Secretary shall not construct or enter into any contract for the construction of any structure unless there is no local organization authorized by State law to undertake such construction or to enter into such contract, and in no event after July 1, 1956: PROVIDED, That in participating in the installation of such works of improvement the Secretary, as far as practicable and consistent with his responsibilities for administering the overall national agricultural program, shall utilize the authority conferred upon him by the provisions of this Act; PROVIDED FURTHER, That, at least forty-five days (counting only days occurring during any regular or special sessions of the Congress) before such installation involving Federal assistance is commenced, the Secretary shall transmit a copy of the plan and the justification therefor to the Congress through the President: PROVIDED FURTHER, That any such plan (a) which includes reclamation or irrigation works or which affects public or other lands under the jurisdiction of the Secretary of the Interior, or (b) which includes Federal assistance for floodwater detention structures, shall be submitted to the Secretary of the Interior or the Secretary of the Army, respectively, for his views and recommendations at least sixty days prior to transmission of the plan to the Congress through the President. The views and recommendations of the Secretary of the Interior, and the Secretary of the Army, if received by the Secretary of Agriculture prior to the expiration of the above sixty-day period, shall accompany the plan transmitted by the Secretary of Agriculture to the Congress through the President: PROVIDED FURTHER, That, prior to any Federal participation in the works of improvement under this Act, the President shall issue such rules and regulations as he deems necessary or desirable to carry out the purposes of this Act, and to assure the coordination of the work authorized under this Act and related work

of other agencies including the Department of the Interior and the Department of the Army.

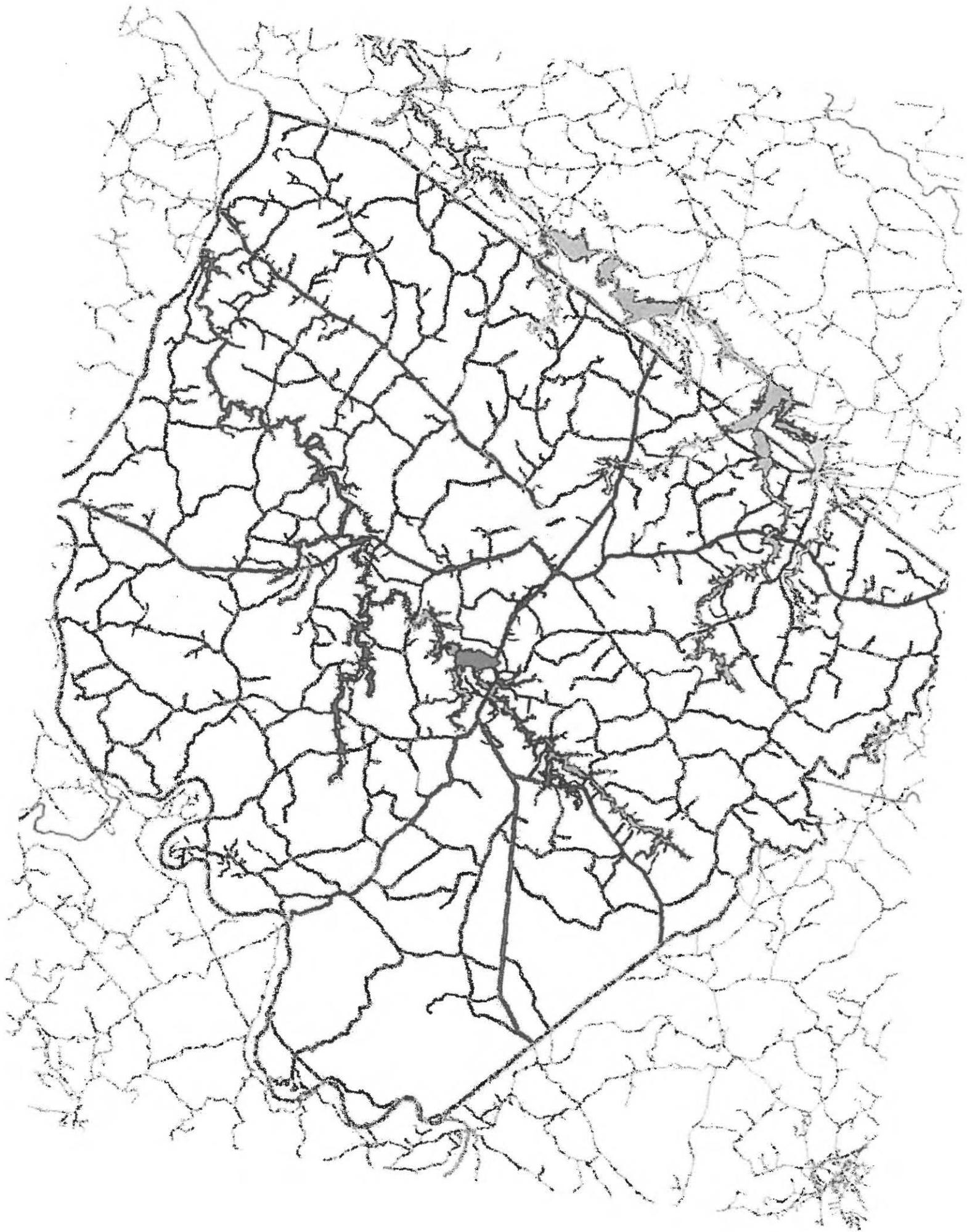
Sec. 6. The Secretary is authorized in cooperation with other Federal and with States and local agencies to make investigations and surveys of the watersheds of rivers and other waterways as a basis for the development of coordinated programs. In areas where the programs of the Secretary of Agriculture may affect public or other lands under the jurisdiction of the Secretary of the Interior, the Secretary of the Interior is authorized to cooperate with the Secretary of Agriculture in the planning and development of works or programs for such lands.

Sec. 7. The provisions of the Act of June 22, 1936 (49 Stat. 1570), as amended and supplemented, conferring authority upon the Department of Agriculture under the direction of the Secretary of Agriculture to make preliminary examinations and surveys and to prosecute works of improvement for runoff and waterflow retardation and soil erosion prevention on the watersheds of rivers and other waterways are hereby repealed: PROVIDED, That (a) the authority of that Department of Agriculture, under the direction of the Secretary, to prosecute the works of improvement for runoff and waterflow retardation and soil erosion prevention authorized to be carried out by the Department by the Act of December 22, 1944 (58 Stat. 887), as amended, and (b) the authority of the Secretary of Agriculture to undertake emergency measures for runoff retardation and soil erosion prevention authorized to be carried out by section 7 of the Act of June 28, 1938 (52 Stat. 1215), as amended by section 216 of the Act of May 17, 1950 (64 Stat. 163), shall not be affected by the provisions of this section.

Sec. 8. There are hereby authorized to be appropriated such sums as may be necessary to carry out the purposes of this Act, such sums to remain available until expended.

Sec. 9. This Act may be cited as the "Watershed Protection and Flood Prevention Act".

Approved August 4, 1954.





VELAGE LN

OAK HILL RD

DORR HILL RD

HOLMESTEAD LN

NHWY



Buckingham County Planning Commission
January 19, 2016
Administration Building
7:00 PM

Gold Hill School Zoning Map Amendment and Ordinance Changes

REQUEST – During the December Board of Supervisors meeting, at the request of Rebecca Carter, the Board voted to ask the Planning Commission to consider rezoning the property at Gold Hill School to Light Industrial and also to amend the Light Industrial District within the Zoning Ordinance.

PROPERTY INFORMATION - Tax Map Section 68, Lot 37 containing an approximate 25 acres , on Gold Hill School Rd (just off of Rt. 15), in the Marshall Magisterial District. Owner is County of Buckingham

ZONING DISTRICT – Agriculture (A-1)

BACKGROUND/ZONING INFORMATION: The property includes what was formerly Gold Hill Elementary School. The building is 27,202 sq ft with private well and septic and was abandoned in 2012 and later ownership was transferred from Buckingham Schools to Buckingham County. The County Administrator has been working with Virginia's Growth Alliance to market the building however many interested companies want the building zoned and ready for their use. Ms. Carter feels the best use and marketing of this building would be as a Light Industrial (M-1) building. However, currently our Light Industrial District (M-1) also includes several heavy industrial uses as special uses in the M-1. The Planning and Zoning Department does not believe these uses are a good fit for the Light Industrial District nor would they be suitable for this particular area. Attached is a draft of potential changes to the M-1 district. These changes include additions of uses that will make M-1 property more marketable but also light in nature. Also attached is a listing of all the current properties that are zoned M-1 for reference purposes of current uses.

Please consider setting a Public Hearing for the Zoning map change and the zoning text change

DISTRICT 5 - INDUSTRIAL DISTRICT - LIGHT (M-I)

Purpose

This district is established to encourage the development of manufacturing and wholesale business establishments which do not produce high levels of smoke, smell, noise, light, dust, and other nuisances, which operate primarily within enclosed structures, and which do not deal with large volumes of customers on a continuous basis throughout the day. It is expected that uses in this district are to be operated from within a building. Limitations on height of building, horsepower, heating, flammable liquids or explosives, controlling emissions of fumes, odors, or noise, and landscaping may be imposed to protect and foster environmental desirability while permitting industries to locate near a labor supply, provided buffering districts or buffering land is provided.

Permitted Uses

Within the Light Industrial District (M-I) the following uses are permitted but not limited to the following:

Uses that are Assembling in nature

Manufacturing uses are only permitted if there is no discharge other than sewer and low levels of noise, smell, light and dust.

Assembly Plants

Churches – cemeteries, manses

Data processing centers

Food and Food products – frozen food manufacturing, candy manufacturing, bakery, beverage and bottling

Furniture, Electronics, and Hardware –, upholstery, Hardware store, jewelry and watch manufacturing,

Grocery, Gas and Convenience Stores – automobile wash stations

Garages – lube shops, machine shop,

Manufacturing of the following:

a. Electronic components and devices

b. Medical, drafting, metering, photographic or electronic and mechanical instruments

c. Musical instruments and novelties

d. Other manufacture/assembly operations of similar scale and intensity to the above and provided there is no air discharge requiring smoke stack approval

Metal cutting and fabrications

Motels/Hotels

Professional offices – contractors'

Retail- Hobby shop, Novelty shop,

Warehouses, storage and distribution centers

Wood/Lumber products – lumber manufacturing, pulpwood processing, woodworking shop,

Welding

Special Use Permit

The following uses shall be permitted only by special use permit approved by the Buckingham County Board of Supervisors but are not limited to the following:

Brick & Block Manufacturing

~~Butcher shop~~

Dry Cleaning

Flour Milling

~~Quarry~~

~~Meat & Poultry Processing~~

~~Mining~~

Vegetable Oil Processing

Planning Commission Work Session Meeting Dates for Year 2016
(Third Monday of Each Month Unless Holiday)

January 19 - Tuesday	July --none
February 16 -- Tuesday	August --none
March 21	September 19
April 19 - Tuesday	October 17
May 16	November --none
June 20	December -- none

Planning Commission Regular Meeting Dates for Year 2016
(Fourth Monday of Each Month Unless Holiday)

January 25	July 25
February 22	August 22
March 28	September 26
April 25	October 24
May 23	November 21 (third Monday)
June 27	December 19 (third Monday)

Starting Times: 7:00 PM unless otherwise noted
Location: County Administration Building Board Room

