



## NELSON COUNTY PLANNING COMMISSION

Meeting Agenda: October 28, 2015  
General District Courtroom, 3<sup>rd</sup> Floor, Nelson County Courthouse, Lovingston

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- **7:00 – Meeting Convenes / Call to Order**
- **Review of meeting minutes: September 23, 2015**
- **Public Hearing Items:**
  - o **Special Use Permits #2015-10; -11; -12; -13; and -14 – “Spruce Creek Resort & Market” / Richard Averitt IV**

Consideration of Special Use Permit applications seeking approval to “build a small grocery/market for the sale of local foods and goods; build a banquet hall to be used for weddings, meetings, etc...and provide lodging cottages provisions for overnight stays; build a small spa with a few cabins for guest use and public use; build a restaurant on an A-1 zoning property; and to build a tasting venue for off-site wineries.” These applications have been submitted pursuant to Zoning Ordinance §4-1-35a (“retail store, neighborhood”); §4-1-13a (“conference center”); §4-1-44a (“activity center”); §4-1-34a (“restaurant”); and §4-1-16a (“farm winery permanent remote retail establishment”). The subject property is located on Rockfish Valley Highway and is identified as Tax Map Parcels #21-A-35 and -36, consisting of 98.21-acres zoned Agricultural (A-1).

- **Other Agenda Items:**
  - o Referral of Amendments from BOS (continued from September 23<sup>rd</sup> meeting):
    - o Bed and Breakfast Uses – R2015-66
    - o Temporary Events, Festival Grounds, and Out-Of-Door Accessory Uses – R2015-68
- **Other Business** (as determined by Planning Commission members / as applicable)
- **Adjournment**
- **Next Meeting:** November 18, 2015 | 7:00pm