



NELSON COUNTY PLANNING COMMISSION

Meeting Agenda: November 18, 2015
General District Courtroom, 3rd Floor, Nelson County Courthouse, Lovingston

- **7:00 – Meeting Convenes / Call to Order**
- **Review of meeting minutes: September 29, 2015 and October 28, 2015**
- **Public Hearing Items:**
 - o **Special Use Permit #2015-15 – “Dwelling” / Mr. Michael Tapager**

Consideration of a Special Use Permit application made pursuant to Zoning Ordinance §8-1-10a (“single family dwelling units, two family dwelling units, and multi-family dwelling units”). Specifically, the applicant wishes to re-establish the traditional use of a residential dwelling within the upper stories of an existing building in the Lovingston Historic District. The subject property is located in Lovingston at 622 Front Street; it is further identified as Tax Map Parcel #58B-3-2 and is zoned Business (B-1).
 - o **Zoning Ordinance Amendments: “Bed and Breakfast Uses”**

Consideration of Consideration of Zoning Ordinance amendments that were initially referred to the Planning Commission by Board of Supervisors Resolution R2105-66 (“Bed & Breakfast Uses”). A descriptive summary of the proposed amendments is as follows:

The proposed amendments include the definition or redefinition of numerous land uses related to transient lodging and dwellings, including: “Bed and breakfast, Class A,” “Bed and breakfast, Class B,” “Boardinghouse,” “Campground,” “Dwelling,” “Dwelling, single-family detached,” “Home occupation, class A,” “Home occupation, class B,” “Hotel,” “Tent,” “Transient,” “Transient lodging,” “Travel Trailer,” and “Vacation House.” The existing “Boardinghouse, tourist home” and “Tourist home” definition would be eliminated.
- **Other Agenda Items:**
 - o Minor Site Plan #2015-16:
“Woodbridge Farm Brewery & Tasting Room” / Barry Wood (Tax Map Parcel #34-A-96A)
 - o Amendments Referred from BOS (continued from October 28th meeting):
 - 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:** December 16, 2015 | 7:00pm