



## NELSON COUNTY PLANNING COMMISSION

Meeting Agenda: July 22, 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 previous Meeting Minutes**

– **Public Hearing Items:**

○ **Conditional Rezoning #2015-02 (Kober / Mountain Sports)**

Consideration of an application to rezone (with conditions) two parcels, consisting of 6.06 total acres, from Residential (R-1) to Business (B-1) Conditional. The subject properties are identified as Tax Map Parcels #22-A-18 (owned by Claude Malcolm Dodd) and #22-A-19 (owned by Herbert F. Hughes), and are located at 2950 Rockfish Valley Highway in Nellysford. Specifically, the applicant wishes to rezone (with conditions) the properties to construct an 8,000 square foot “retail store” and accompanying parking lot on the subject properties. The applicant has attached conditions to the application by voluntarily proffering away some potential Business (B-1) land uses.

○ **Proposed Amendments: “Brewery” and “Limited Farm Brewery”**

Consideration of proposed amendments to the Nelson County Zoning Ordinance as originally referred to the Planning Commission by Board of Supervisors Resolution R2015-51 at the June 9<sup>th</sup> BOS meeting, inclusive of proposed modifications requested by the PC at their June 24<sup>th</sup> meeting, and as shown in a staff report dated June 26<sup>th</sup>. The proposed amendments contain a revised definition for “brewery” and “limited farm brewery” which would provide for the production of beer as well as additional types of brewed beverages.

○ **Proposed Amendments: “Wayside Stands” and “Farmers Markets”**

Consideration of proposed amendments to the Nelson County Zoning Ordinance as requested by the Planning Commission at their June 24<sup>th</sup> meeting, and as contained in a staff report dated June 10<sup>th</sup>. The proposed amendments would revise the definitions, application requirements, and regulations for “off-farm agricultural retail sales” land uses, including Wayside Stands and Farmers Markets.

– **Other Agenda Items:**

○ **Ag-Forestal District Application #2015-05 (Scelzi):**

Consideration of a proposed addition (expansion) to the existing Davis Creek AFD.

○ **Ag-Forestal District Application #2015-06 (Burton):**

Consideration of a proposed addition (expansion) to the existing Greenfield AFD.

– **Other Business** (as determined by Planning Commission members / as applicable)

– **Adjournment**

– **Next Meeting:** July 22, 2015 | 7:00pm