



NELSON COUNTY PLANNING COMMISSION

January 22, 2014
General District Courtroom
3rd Floor, Nelson County Courthouse, Lovingston, Virginia

7:00 – Meeting Convenes / Call to Order

- Approval of Meeting Minutes from December 18, 2013

Election of Officers

Agenda: Public Hearing Items

1. Special Use Permit #2013-006 / JARSS, Inc.

Consideration of a Special Use Permit application for the proposed conversion of an office space to a residential space, pursuant to Section 8-1-10a of the Zoning Ordinance. The subject property is identified as Tax Map Parcel #76A-2-2, located at 4148 Thomas Nelson Highway (U.S. Route 29) in Colleen. This is a 0.083-acre property zoned Business (B-1), and is owned by JARSS, Inc.

Agenda: Other Items for Planning Commission Review

2. Elk Rock Orchard Subdivision / Roger W. Ray & Associates, Inc.

Consideration of a proposed final plat of division for Elk Rock Orchard Subdivision, Lots 1 through 16. This property is identified as Tax Map Parcels #2-A-1C and 3-A-82C and 3-A-82D, located on Howardsville Turnpike (Route 610) in Afton. This is an 80.8-acre site zoned Agricultural (A-1), and is owned by Elk Mountain Land Company, LLC.

3. Major Site Plan #2013-008 – Hurt & Proffitt Inc. / Walker Mill Dam Rehabilitation

Consideration of a Major Site Plan for the proposed rehabilitation of the existing Walker Mill Dam. The property is identified as Tax Map Parcel #62-A-15E, and is located along the Rockfish River on Salem Road (Route 693) in Schuyler. This is a 4.6-acre property zoned Agricultural (A-1), and is owned by Asilea Enterprise Corporation.

4. Class III Tower Permit #2013-007 – Ms. Cheryl Taylor / AT&T (continued from 12/18/13)

Consideration of a Class III Tower Permit application by Mrs. Cheryl Taylor for the proposed construction of a 130' monopole with low-profile mounted antennas. The property is identified as Tax Map #6-A-124, an 81-acre property owned by Ms. Adalea Polastro, located in Afton at the end of Sunrise Drive. This is a reconsideration of the same application, postponed from the December 18, 2013 Planning Commission meeting at the request of the applicant.

Other Business

1. Ordinance Amendment(s): other considerations for near-future action
 - a. Policy Review: (A-1) Farmers Markets, Farm Stands, and Farm-to-Table issues
 - b. BoS Referral of Proposed Amendments to Subdivision Ordinance and Zoning Ordinance (relating to anticipated adoption of Stormwater Management Ordinance)
 - c. Policy Review: "Plats exempt from PC Review" (Subdivision Ord. §3-2-A)
 - d. Policy Review: "Lots Allowed Chart" Interpretation/Administration (Zoning Ord. §4-2-1)
 - e. Policy Update: "Tower Ordinance" Repeal and Replacement (BOS meeting on the 23rd)

Adjournment

Next Meeting: February 26, 2014 | 7:00pm