



NELSON COUNTY PLANNING COMMISSION

November 20, 2013
General District Courtroom
3rd Floor, Nelson County Courthouse, Lovingston, Virginia

7:00 – Meeting Convenes / Call to Order

- Approval of Meeting Minutes from October 23

Agenda: Public Hearing Items

1. Conditional Rezoning #2013-004 – Mr. Taylor Smack / Blue Mountain Brewery

Consideration of an application by Mr. Smack to rezone a 2.472 acre parcel of property from Residential (R-1) to Agricultural (A-1), pursuant to Article 16, Section 1-1. The property address is 9403 Critzer Shop Road, Afton, further identified as Tax Map #4-A-60. Mr. Smack seeks to utilize this newly purchased property for his brewery, which is a use not allowed in residential districts. The applicant has voluntarily included proffers as part of this Conditional Rezoning request, proffering away all rights to the following uses as listed in the Zoning Ordinance: Kennels (per Section 4-1-9); Public Utilities (per Section 4-1-11); and Automobile Graveyard (per Section 4-1-18).

2. Amendments & Additions to the Nelson County Comprehensive Plan

Consideration of proposed amendments and additions to the Comprehensive Plan. These proposed amendments relate to Chapter Three – Goals and Principles; the Appendix – Profile of Nelson County; and the addition of a Transportation Chapter.

Agenda: Additional Items

1. Zoning Ordinance Amendment(s): Communication Towers Referral (*draft of November 13*)
 - a. Continue discussion of recommendations from 10/15 and 10/23
 - b. Review and discuss newest version of proposed amendments dated “11/13/13”

Other Business

1. Zoning Ordinance Amendment(s): other considerations for near-future action
 - a. Policy Discussion: Farmers Markets, Farm Stands, and Farm-to-Table issues
 - b. Policy Discussion: Signs and Signage issues
 - c. Policy Discussion: Special Events / Festivals / Mass Gatherings
 - d. Notification: Stormwater Management Ordinance update

Adjournment

Next Meeting: December 18th, 2013 | 7:00pm