

**NELSON COUNTY PLANNING COMMISSION
WORK SESSION
February 27, 2013**

Present: Chair Philippa Proulx, Commissioners Linda Russell, Mary Kathryn Allen, and Michael Harman. Absent: Emily Hunt and Connie Brennan.

Staff Present: Tim Padalino and Melissa Thompson.

Purpose of Meeting: Review ordinance definitions, application fees, clarify wording and develop procedure for emergency approvals.

Call to Order: Chair Proulx called the meeting to order at 7:00 P. M. in the Board of Supervisors meeting room, County Courthouse, Lovingston.

Approval of minutes for January 23, 2013 was deferred to the March meeting as copies received by the Commissioners were incomplete.

Commissioners arrived at the workshop with a prepared compilation of areas in the Zoning Ordinance that they wanted to re-examine. (see attached Agenda) Mr. Padalino presented additional topics for consideration. (see attached handwritten notes and 2/27/memo titled "Topics for PC Work Session")

The Commission disposed of "editorial" changes as follows:

1. Secretary will correct with respect to Temporary Health Care Structures
12. Secretary will update with respect to " " " "
13. Secretary will correct based on resolution of 5/11/04
17. Previously changed

Secretary will also remove "Administrator" from definitions and replace with "Planning and Zoning Administrator"

The remaining issues were identified and grouped as those more easily resolved (A) and those requiring in depth study (B)

- B 2. Church Parking
- B 3. Definition -Wayside Stands
- A 4. " - antique, craft, gift shop, art gallery
- A 5. " - summer camp
- B 6. " - front yard
- B 7. Signs
- A 8. Remove fees from ZO
- B 9. Increase application fees
- B 10. Cabins
- B 11. Develop procedure for emergency approvals
- B 14. Mining
- B 15. Posting notices
- A 16. Discontinued non conforming uses
- B 18. Family subdivisions

- B 19. Special events permits
- B Zoning violation enforcement

Discussion then centered on Steve Carter's letter of 2/26/13 (attached) referring 3 zoning issues to the PC by the BOS. Mr. Padalino agreed to contact Albemarle and Amherst counties about their experience with "cabin" approvals.

Mr. Padalino reported that he is continuing to work on updating the Comp Plan,

1. The county profile is being revised
2. He suggested that "communication" be included in the "goals and principles" section. The Commissioners concurred.
3. VDOT continues to provide information for the Transportation section.

Since there are no applications pending for March, the Commission will continue their critical examination of the Zoning Ordinance.

Adjournment: At 9:35 P.M. Commissioner Allen made a motion to adjourn the continued meeting. Motion passed 4-0.

Respectfully submitted,

Melissa M. Thompson
Secretary