

DEPARTMENT OF
PLANNING & ZONING



PLANNING COMMISSION
BOARD OF ZONING APPEALS

To: Chair and Members, Nelson County Planning Commission

From: Tim Padalino | Director | Department of Planning & Zoning

Date: July 16, 2014

Subject: Staff Report for Amended Site Plan #2014-003 (Ramsey / “Blue Mountain Barrel House”)

Site Address / Location: 495 Cooperative Way / Colleen / South District

Tax Map Parcel: #66-A-36H

Parcel Size: 11.6 acres

Zoning: Limited Industrial (M-1)

Request: Applicant seeks approval of Amended Site Plan #2014-003 / application made pursuant to Nelson County Zoning Ordinance Article 13, Section 3, “Amendments to final plans”

Application Overview

The Department of Planning & Zoning received an application on July 1st from Mr. Peter Ramsey, seeking approval for amendments to the approved Site Plan for Blue Mountain Barrel House. The applicant is listed as the property owner and has signed the affidavit (item #5) on the application.

The property is located in the Colleen Industrial Park (Cooperative Way).

Review of Requested Uses

The application seeks approval for, “the parking lot to remain gravel.” The original approved Site Plan (#2011-003) specified a paved surface treatment for the entire parking lot; and subsequent amended site plans specified that the parking lot – which had been constructed with a gravel surface – would be paved by August 15th, 2014. This was an arrangement agreed to by the County and the Blue Mountain Barrel House.

The application states that the Barrel House would like to keep the parking lot gravel because, “Blue Mountain Barrel House does not want to spend \$43,000 to pave [the] lot.”

Site Plan Review Committee Meeting and Comments

The Site Plan Review Committee convened on July 9th to review the application materials. The committee members' comments are as follows:

VDOT: Mr. Jeff Kessler was in attendance, but did not have any requests or requirements pertaining to this proposal.

Nelson County Building Code Official: Mr. David Thompson was not in attendance, and did not provide written comments.

Nelson County Planning Commission: Mrs. Linda Russell's comments and questions were primarily related to previous approvals and amendments. She subsequently provided the applicant with written comments regarding her concern for the use of the sidewalk. She noted that the crepe myrtles and the parked vehicles make it difficult to use the sidewalks; and suggested that the placement of railroad ties would help keep the vehicles from parking too close to the sidewalk.

Staff Comments & Summary

Please note that the applicant / owner has since installed cement curb stops 2-3' from the sidewalk, to help ensure that the pedestrian access is not hindered. *See images on page 3.*

Please also note that the applicant's request to maintain the existing gravel parking lot as a gravel surface, and not a paved surface, is acceptable pursuant to Article 12, Section 7-8, "Design Standards," Item D, "Surface Treatment":

12-7-8D Surface treatment.

The drives, parking areas, loading areas, and pedestrian walks shall be surfaced with concrete, bituminous concrete (asphalt), tar and gravel, or at least six (6) inches of stone. The perimeter of gravel parking lots shall be delineated by bumper blocks, railroad ties, or timbers or similar such treatment to maintain the integrity of the parking lot dimensions.

Accordingly, County staff supports this application for Amended Site Plan #2014-003 and recommends Planning Commission approval.

Thank you for your attention to this matter; please contact me if you have any questions about this report or this application, or if I may be of assistance in any other way.



Views of subject property showing the recently installed curb stops (top) and the paved, striped, and signed handicap parking spaces (bottom). Taken July 16th.