

Planning Commission Meeting Minutes-July 25, 2012

NELSON COUNTY PLANNING COMMISSION MEETING MINUTES

July 25, 2012 as corrected 8/20/12

Present: Chair Philippa Proulx, Commissioners Linda Russell, Mary Kathryn Allen, Michael Harman and Supervisor Connie Brennan. Commissioner Hunt was absent.

Staff Present: Fred Boger, Tim Padalino, Melissa Thompson

Call to Order: Chair Proulx called the meeting to order at 7:30 P.M. in the Board of Supervisors meeting room, County Courthouse, Lovington.

Welcome: Chair Proulx welcomed new Commissioner Mary Kathryn Allen representing the South district.

Approval of minutes – May 23, 2012: The following amendments were proposed,

1. Supervisor Brennan abstained on approval of March 28 minutes
 2. In report on stormwater regulations – “incentives” was changed to “assistance”
 3. Supervisor Liaison Report #4 should have included both the Afton and Martin’s Store sites.
- Commissioner Harman made the motion to accept the minutes as amended. The motion passed 3-0 with Commissioner Allen and Supervisor Brennan abstaining.

Addition to Dutch Creek Agricultural/Forestal District

Mr. Boger explained the Agricultural/Forestal District in detail as this was Commissioner Allen’s first Planning Commission meeting. Additional details were shared by Supervisor Brennan. Mr. Boger stated that the approval process is outlined in the State Code.

Chair Proulx explained that under normal circumstances, this application would not require a public hearing at this time, but since a public hearing was advertised, she opened the floor for comment. There being no comment, the public hearing was closed.

The following motion was made by Supervisor Brennan:

The request of William and Dove Halverson to add one (1) property to the Dutch Creek Agricultural/Forestal District is referred to the Agricultural/Forestal District Review Committee. Commissioner Harman offered the second; the vote was 4-1 with Commissioner Allen abstaining.

Discussion on defining boundaries of Residential Planning Community

Mr. Boger stated that he and Tim Padalino are in the process of refining the county zoning map. He presented several county maps showing inconsistencies between them and the Wintergreen Master Plan. This is being presented to the Planning Commission for information only. He has learned that Tim Hess, agent for Wintergreen Real Estate and a principal in High Country Associates, has the original surveys. Mr. Padalino said that he and Mr. Boger will be going over the surveys and maps with Mr. Hess and will return to the Commission with more information. Chair Proulx asked if the RPC maps were created by subdivision plats. Mr. Boger responded explaining that the problem is with the open space rather than individual lots. Supervisor

Brennan asked why the county does not have a copy of the original maps and surveys. Mr. Boger said that former County Administrators could better answer that question. He also stated that it is possible that the Master Plan may have to be amended which should be done by the property owner. Mr. Boger cannot make the changes but would bring recommendations to the Board for action. Mr. Boger and Mr. Padalino will meet with the county attorney after meeting with Mr. Hess.

Since this item was advertised as a public hearing, Chair Proulx opened the meeting for public comment. There being none, the public hearing was closed.

Old Business

1. Transportation Chapter of the Comprehensive Plan – Mr. Padalino presented comments from Will Cockrell concerning the most recent draft of the transportation chapter. He stated that the draft does not include the updated Scenic By-Way map and that the accident data presented is for the entire roadway. Mr. Cockrell does have the ability to obtain county specific data and will add that information to the plan. Discussion and suggestions for further corrections were made by the Commissioners. Mr. Cockrell will be present at the August 22, 2012 public hearing on the revisions.

Since this item was advertised as a public hearing, Chair Proulx opened the meeting for public comment. There being none, the public hearing was closed.

Commissioner Russell made the following motion:

We task staff to advertise for a Public Hearing to consider revisions to the transportation section of the Nelson County Comprehensive Plan based on the draft dated July 17, 2012.

Commission Harman offered the second. The vote was 4-0 with Supervisor Brennan abstaining.

Other Business

Supervisor Liaison Report – Connie Brennan

1. Courthouse

- a. Progress continues with deficiencies being worked out with Blair Construction.
 - b. The mitigation project is in place with the historical society. This is required due to the placement of a communication tower at the court-house in the Historical District
 - c. Sign have been designed and a RFP issued
 - d. Landscaping planting has been a problem due to the hot weather and thus will resume in the fall
 - e. Use of the office space in the Jefferson Building is still being discussed.
2. The Blue Ridge Railway Trail has received funds to renovate the depot
 3. The Blue Ridge Medical Center dental clinic space should be completed by the end of September.
 4. Correction to previous report: The contract for a communication tower on High Top has not been signed. It awaits action by the Outdoors Foundation
 5. Greenwood-Afton Rural Historical District will be getting a historical marker.
 6. Work is continuing on the Norwood Historical District
 7. The completed VDOT 6 year secondary plan does not include Old Roberts Mtn. Road due to

lack of funding.

8. Broadband Authority meeting is tomorrow 7/26/12 at 6 P.M.

9. Three additional EMS paid employees have been hired.

10. The new reassessment is underway

11. Still working on water issues in connection with property ownership agreement between the Heritage Center and NCSA.

12. BOS passed the 2012-2013 budget on June 7, 2012

13. Reorganizing animal control and hiring a new supervisor

14. Tim Luwis's request for a bond reduction was denied.

15. The Recreation Center study has been completed – see BOS minutes 6/28/12

16. Target Market Study done by TJPED has been completed. It supports our Comprehensive Plan but does not include visitor/tourism. See June 28-2012 BOS minutes.

Adjournment

Commissioner Harman made the motion to adjourn the meeting at 8:25 P.M.

Next Meeting: August 22, 2012

Respectfully submitted,

Melissa M. Thompson, Secretary, Planning and Zoning