

NELSON COUNTY PLANNING COMMISSION
MEETING MINUTES
March 28, 2012

Present: Vice Chair Emily Hunt, Commissioners Linda Russell, Michael Tapager, and Supervisor Connie Brennan.

Absent: Chair Phillipa Proulx and Commissioner Michael Harman.

Staff Present: Fred Boger, Tim Padalino, Melissa Thompson

Guest: Will Cockrell, TJPDC Rural Transportation Manager

Call to Order: Commissioner Tapager called the meeting to order at 7:44 P. M. in the Board of Supervisors meeting room, County Courthouse, Lovington.

Approval of Minutes – February 22, 2012: Commissioner Russell made the motion to accept the minutes. The motion passed 4-0.

1. Rezoning #2012-001, Lynn Bowling

Consideration of an application by Lynn Bowling, real estate agent to rezone two (2) acres from M-1 (Limited Industrial Districts) to A-1 (Agricultural). The property is owned by Arlene B. Mays Revocable Trust & Andy Mays, Trustee for the Estate of Marshall A. Mays, Sr., Tax Map #76-A-4A located on Route 671.

Mr. Boger stated that Staff met with Jeff Kessler from VDOT on March 14, 2012 to discuss whether current VDOT standards would allow an entrance from Cooperative Way to the proposed residue parcel if the rezoning was approved by the County. He stated that Mr. Kessler was noncommittal as VDOT standards for sight distance, the stopping and separation distance must be met. It was suggested that Ms. Bowling talk with Massie Saunders as he did the survey work for Cooperative Way. Mr. Boger stated that Staff did not really get an answer to their question but, if an entrance is constructed it will most likely require some changes to Cooperative Way.

Lynn Bowling stated that she had spoken at length with Massie Saunders (Saunders Surveys, Inc.). She also spoke with Andy Mays, Trustee regarding the commercial entrance to this property. Ms. Bowling said that the Mays family has no interest in developing this property and are aware of the cost involved.

The public hearing was opened, there were no comments, and the public hearing was closed.

After discussion with Mr. Saunders commissioner Russell was of the opinion that the property owner could not meet the current VDOT standards whether or not the rezoning was approved. Commissioner Hunt asked why rezoning is necessary. Commissioner Russell stated that the purchaser wants to construct a home on a portion of this site currently not permitted in an M-1 zone.

The following motion was made by Commissioner Russell:

The Nelson County Planning Commission recommends to the Board of Supervisors approval of rezoning application #2012-001 for Arlene B. Mays, Revocable Trust and the Estate of Marshall A. Mays, Sr. as represented by Lynn Bowling to rezone property on Route 671 in Arrington, a portion of Tax Map # 76-A-4A, from M-1 to A-1.

The second was offered by Commissioner Hunt and the motion passed 3-0, with Supervisor Brennan abstaining.

2. Consideration of amendments to Appendix B, of the code of Nelson County, 1989
Mr. Boger reviewed the proposed amendments answering questions from Commissioners concerning dry hydrants and access management.

The public hearing was opened, there were no comments, and the public hearing was closed.

After discussion of the November Subdivision Ordinance draft Commissioner Russell made a motion to defer a decision until the April meeting because it was determined that the Commission had not reviewed the January 2012 draft.

OTHER BUSINESS

1. Will Cockrell from TJPCD stated new maps have been added to the transportation section of the Comprehensive Plan. He also stated that language and grammatical changes were made. Mr. Boger stated the General Assembly is still making changes involving transportation. After a page by page discussion it was agreed that Mr. Cockrell would make corrections and send another draft to the Planning Commission. Supervisor Brennan stated that she is very impressed with Mr. Cockrell's work to date.
2. Mr. Boger presented the Planning Commission with a price quote for posting notices on property. After much discussion by the Board, the purchase of signs and posting requirements was deferred to the April meeting.

SUPERVISOR LIAISON REPORT - CONNIE BRENNAN

1. The proposed amendments to the Communication Tower ordinance were approved.
2. Temporary Health Care Structure Ordinance was approved in March.
3. Budget workshops are being held.
4. The 2012 reassessment was rejected.
5. There will be a ribbon cutting at the Courthouse, May 15, 2012.
6. The roof & exterior will be completed on the Jefferson Building. The interior upgrade has been postponed.
7. The Health Department will move in the fall.
8. Supervisors Brennan & Harvey are still working to have the speed limit reduced in a specific area of Route 151.

9. The BOS supported the Rockfish Valley Foundation's request for funds from the Department of Conservation and Recreation to upgrade the trail accessed on 151.
10. The BOS will begin work on enhanced Emergency Medical Services.
11. The Broadband project is on target to be completed by May 30, 2012.
12. Mr. Gordon Walker is retiring from Jefferson Area Board of Aging.
13. The Pace Project will become a reality in 2013. It will be based on Charlottesville overseeing coordinated care for the most fragile of our population. A satellite office will be needed in Nelson.

Commissioner Russell expanded on Supervisor Brennan's report stating that the BOS recommended and voted in favor of administrative approval for all towers up to 130' high. She expressed disappointment that no public notice or public input will be requested or required unless the Planning and Zoning Director chooses to refer the application to the Planning Commission. Commissioner Tapager also supported public notification of pending applications for taller towers. He believes that the public is more apt to accept taller towers if it's concerns are taken into consideration by the County. A public hearing will be held by the BOS in the near future.

ADJOURNMENT

Commissioner Russell made the motion to adjourn the meeting at 9:13 P.M.

NEXT MEETING:

April 25, 2012

Respectfully submitted,
Melissa M. Thompson, Secretary
Planning & Zoning