

**NELSON COUNTY PLANNING COMMISSION
MEETING MINUTES
November 15, 2017**

Present: Chair Philippa Proulx, Commissioners Mark Stapleton, Mary Kathryn Allen, Rob Goad, Mike Harman, and Tommy Bruguere

Staff Present: Sandy Shackelford, Director of Planning & Zoning and Emily Hjulstrom, Secretary

Call to Order: Chair Proulx called the meeting to order at 7:00 P. M. in the General District Courtroom, County Courthouse, Lovingson.

Approval of Minutes – October 25th, 2017:

Mrs. Allen motioned that the minutes from October 25, 2017 be approved. They were approved 5-0 with Mike Harman abstaining.

Old Business:

Public Hearings:

- **Public Hearing for Wineries in M-1 and M-2**

Ms. Shackelford presented as follows:

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As discussed in our previous Planning Commission meeting, there has been interest in adding “wineries” as a by-right use in the M-1 and M-2 zoning districts. In accordance with §2.2-2285 of the Code of Virginia, the public hearing for this proposed zoning amendment has been advertised for the Planning Commission meeting to be held on November 15, 2017 and for the Board of Supervisors meeting to be held on November 16, 2017.

The proposed changes drafted by staff and advertised for consideration are below:

ARTICLE 2. DEFINITIONS

Add the following definition for winery:

Winery: An establishment where wine is made, bottled, and/or stored for distribution and which may contain accessory facilities for retail sales and tastings.

ARTICLE 9. INDUSTRIAL M-2

Amend Section 9-1 (“Uses – Permitted by right.”) as follows:

Add 9-1-32: Winery

ARTICLE 18. LIMITED INDUSTRIAL M-1

Amend Section 18-1 (“Uses – Permitted by right.”) as follows:

Add 18-1-8: Winery

The definition for winery that is being proposed is based on §4.1-100 of the Code of Virginia with slight variations to remove the requirement that the wine is made and stored for *wholesale* distribution and to add bottling of wine as an activity that would also qualify a facility as a winery.

RECOMMENDATION:

It is recommended that the Planning Commission hold a public hearing on the proposed amendments to the zoning ordinance regarding wineries and makes a recommendation to be forwarded to the Board of Supervisors.

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Chair Proulx opened the public hearing at 7:01 pm.

Chair Proulx closed the public hearing at 7:02 pm.

Mrs. Allen made a motion to recommend that the Board of Supervisors approve the zoning amendment of wineries in M-1 and M-2 districts as written in the memo dated 11/3/2017.

The motion was approved with a vote of 6-0.

Other Business:

Matters from the Planning and Zoning Director:

- **RVAP Discussion**

It was decided by the Planning Commission to have the work session from 5:30 to 6:45 on December 27th before the regular PC meeting in the old Board of Supervisors Meeting Room (Room 420).

- **2018 Planning Commission Meeting Schedule**

Ms. Shackelford proposed moving the PC meetings to the third Wednesday instead of the fourth to avoid scheduling conflicts in the next year.

It was decided by the Planning Commission to discuss at the December meeting.

Board of Supervisors Report: None

Adjournment:

Commissioner Allen made a motion at 7:08 pm to continue the meeting at the December 27th meeting; the vote 6-0.

Respectfully submitted,



Final: December 27th 2018

Emily Hjulstrom
Secretary, Planning & Zoning