

DEPARTMENT OF
PLANNING & ZONING



PLANNING COMMISSION
BOARD OF ZONING APPEALS

September 14, 2015

Tim Padalino
Secretary, Nelson County Planning Commission
P.O. Box 558
Lovingston, VA 22949

Dear Mr. Padalino,

Pursuant to §15.2-2214 of the Code of Virginia, this letter is being sent to formally request a Special Called Meeting of the Nelson County Planning Commission to be held on Tuesday, September 29, 2015 at 7:00 p.m. in the General District Courtroom within the Nelson County Courthouse in Lovingston, Virginia.

The purpose of the Special Called Meeting is to enable the Planning Commission to consider three Special Use Permit applications from Viridian Properties, LLC for "The Monarch."

Specifically, the meeting will enable the Planning Commission to conduct public hearings for SUP #2015-07, SUP #2015-08, and SUP #2015-09. These applications have been submitted pursuant to Zoning Ordinance §4-1-13a ("conference center"); §4-1-34a ("restaurants"); and §4-1-44a ("activity center"), respectively. The subject property is located at 559 Rockfish School Lane and is identified as Tax Map Parcel #12-A-52, consisting of 114.42 acres zoned Agricultural (A-1).

Thank you for scheduling said meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "P. Proulx". The signature is written in a cursive, flowing style.

Philippa Proulx
Chair, Nelson County Planning Commission



NELSON COUNTY PLANNING COMMISSION

Meeting Agenda: September 29, 2015
General District Courtroom, 3rd Floor, Nelson County Courthouse, Lovingston

- **7:00 – Meeting Convenes / Call to Order**
- **Review of meeting minutes** (as applicable / to be determined)
- **Public Hearing Items:**
 - o **Special Use Permits #2015-07, -08, and -09 – “The Monarch” Wendy Summer (Viridian Properties, LLC) and Michael Matthews (Matthews Development Company)**

Consideration of three (3) Special Use Permit applications seeking approval to “provide for the establishment of The Monarch, a Nelson County Inn and Farm: an inn, restaurant, and spa.” These applications have been submitted pursuant to Zoning Ordinance §4-1-13a (“conference center”); §4-1-34a (“restaurants”); and §4-1-44a (“activity center”). The subject property is located at 559 Rockfish School Lane and is identified as Tax Map Parcel #12-A-52, consisting of 114.42 acres zoned Agricultural (A-1).
- **Other Agenda Items:**
 - o Referral of Amendments from BOS (continued from September 23rd meeting):
 - o Bed and Breakfast Uses – R2015-66
 - o Temporary Events, Festival Grounds, and Out-Of-Door Accessory Uses – R2015-68
- **Other Business** (as determined by Planning Commission members / as applicable)
- **Adjournment**
- **Next Meeting:** October 28, 2015 | 7:00pm



To: Chair and Members, Nelson County Planning Commission
From: Tim Padalino | Planning & Zoning Director
Date: September 23, 2015
Subject: **Public Hearing for Special Use Permits #2015-07, #2015-07, and #2015-08
("The Monarch" / Viridian Properties and Matthews Development Company)**

Application Summary

<u>Site Address / Location:</u>	559 Rockfish School Lane / Afton / North District
<u>Tax Parcel(s):</u>	#12-A-52
<u>Parcel Size:</u>	114.42 acres
<u>Zoning:</u>	Agricultural (A-1) with small area of General Floodplain overlay (FP)
<u>Applicants:</u>	Mrs. Wendy Summer (Viridian Properties, LLC) <i>and</i> Mr. Michael Matthews (Matthews Development Company LLC)
<u>Request:</u>	Approval of Special Use Permits #2015-04 to operate a small brewery pursuant to Article 8, Section 1-12a "Brewery"
<ul style="list-style-type: none">▪ <i>Completed Applications Received On:</i> July 24th, 2015▪ The applications contain documentation of the property owners' consent pursuant to §12-3-4-a; please see signatures from Mr. Jeffrey Bergner and Mrs. Susan Bergner, Owners/Trustees.▪ The applicant has noted that the reason for request is to "provide for the establishment of The Monarch, a Nelson County Inn and Farm." Please carefully review the application materials described below (the three SUP applications, the Minor Site Plan, and SUP Portfolio).	

On July 24th, the Department of Planning & Zoning received three (3) Special Use Permit (SUP) applications and supporting materials from Mrs. Wendy Summer of Viridian Properties and Mr. Michael Matthews of Matthews Development Company. Specifically, the submittal includes:

- Three (3) Special Use Permits as follows:
 - SUP #2015-07 requesting approval for "conference center" (pursuant to §4-1-13a)...
 - This requested special use would allow for the development and operation of private event spaces with overnight lodging, totaling approximately 45 rooms contained in multiple formats (such as cottages, multi-unit rustic outbuildings, and a main inn).

- SUP #2015-08 requesting approval for “restaurant” (pursuant to §4-1-34a)...
- This requested special use would allow for the development and operation of a full-service restaurant, totaling approximately 4,000 SF with 80 seats at tables plus 20 lounge seats.

- SUP #2015-09 requesting approval for “activity center” (pursuant to §4-1-44a)...
- This requested special use would allow for the development and operation of a spa, totaling approximately 2,500 – 3,500 SF.

- **Minor Site Plan**
 - These drawings portray the proposed configuration of the restaurant, spa, and inn (and associated cottages and outbuildings). The Minor Site Plan contains extensive details which are often not determined until the Major Site Plan, which is an indication of the amount of due diligence that the applicants have already undertaken. The Minor Site Plan includes the following sheets:
 - C-1 – Cover Sheet
 - C-2 – Overall Wastewater Collection & Treatment Concept Plan (1” = 100’ scale)
 - C-3 – Master Plan (1’ = 120’ scale)
 - C-4 – Plan Enlargements A-D (1” = 30’ scale)
 - C-5 – Disturbed Area Plan (1” = 100’ scale)
 - C-6 – Aerial Topography Plan (showing 2’ contours at 1” = 100’ scale)

- **SUP Portfolio (supplemental packet)**
 - This document provides extensive details using both narrative explanations and graphic exhibits. It contains the applicants’ statements about the proposed project’s appropriateness and compatibility (and contains other responses to SUP evaluation criteria as specified in Zoning Ordinance §12-3.)

Other application considerations, as excerpted from the SUP portfolio, include the following:

- “Since The Monarch is a comprehensive planned development, all three special use permit applications are needed for the plan to be viable. We request that all three be viewed as a “package” and considered jointly rather than [separately] in any final action.”
- “Section 12-3-8-b provides that the Board of Supervisors may set a timetable for the establishment of the use on the property, and if none is specified, the limit shall be within twelve months. We are requesting that the Special Use Permits provide for a minimum of twenty-four months to establish the use based on the expected time to complete the design of the project and then construct the buildings. We anticipate the design time to take eight to twelve months, and construction approximately a year.”
- “Although not the subject of this application, it is expected that a request for consideration of a stream crossing (requiring a Special Use Permit for activities within the floodplain) for the main entrance pursuant to Section 10 of the ordinance will be submitted when the major site plan is developed.”

Subject Property Location, Characteristics, and Comprehensive Plan Designation:

- The subject property is located in the Greenfield area of Afton at 559 Rockfish School Lane, further identified as Tax Map Parcel #12-A-52. This 114-acre property is zoned Agricultural (A-1) with a relatively small area of General Floodplain overlay district (FP) along Paul’s Creek. It is

currently in pasture and is primarily undeveloped, with the exception of a dwelling and agricultural outbuildings. *Please see maps on pages 6-9.*

With regards to the “Future Land Use Plan” in the *Nelson County Comprehensive Plan*, the Greenfield area is designated a “Rural Residential District Model.” This district “would allow low density residential and compatible non-residential uses in rural areas where agriculture is not the predominant use.”

Site Plan Review Committee Comments:

The Site Plan Review Committee reviewed the Minor Site Plan (dated July 24) for this SUP application on August 12th, which produced the following review comments:

- **VDOT:** Mr. Jeff Kessler, Virginia Department of Transportation representative, attended the meeting and provided the following review comments in writing on August 13th:
 - “As discussed during our August 12, 2015 meeting of the Nelson County Site Plan Review Committee, VDOT will require additional information regarding traffic generation and the resulting impacts to our highway system in order to provide comments to Nelson County on this special use permit application. At a minimum, a VDOT Traffic Impact Statement (ref: 24VAC30-155-60) will be required. The information provided by this document will inform us of the expected impacts to Route 635, and the intersections of 151/636 and at Route 151/6. It will also provide the developer with early guidance regarding their entrance requirements and identify any potential roadway related improvements. Once we have reached agreement with the developer’s engineer on the projected traffic to be generated by this development, we will be able to determine the level of Traffic Impact Statement that will be required, and if a Traffic Impact Analysis can be ruled out.”

On August 20th, the applicants submitted to VDOT (through their consultant Mr. Erich Strohhacker of Green Light Solutions, Inc.) the requested traffic statement. In response, VDOT provided written comments on September 1st as follows:

- “...we feel weekend traffic will be the highest generator and therefore, request that you add Saturday’s 2-Way Volume and Saturday’s Peak Hour Volumes for each Land Use listed on Table 1 of your analysis. In addition, day traffic generated by the conference center will also need to be addressed. Once these two items are included in the trip generation analysis, the report will be acceptable. Please provide me with the revised report. No further review will be necessary.”

The applicants have been continuing to focus on these requirements from VDOT, and have indicated that they will provide an update during the PC review on September 29th.

- **TJSWCD:** Mrs. Alyson Sappington of the Thomas Jefferson Soil & Water Conservation District indicated that an approved Erosion & Sediment Control Plan and an approved Stormwater Management Plan would be necessary, subsequent to any SUP approval by the BOS.

- **VDH:** Mr. Tom Eick of the Nelson County Health Department attended the meeting and provided written comments as follows:
 - “VDH requires commercial developers to enlist the services of Onsite Soil Evaluators (OSE) to provide soil evaluations and system design for onsite sewage treatment and disposal. In addition, a Professional Engineer (PE) is required whenever the waste stream to be generated exceeds residential strength waste, as it would from a restaurant.”
 - The VDH Office of Drinking Water would need to regulate the construction and operation of any well on the property that is determined to meet the minimum use requirements of a public waterworks, namely, 25, or more people using water from a well, 60, or more, days per year.”

Please also note that, as shown in the application materials, the following due diligence has been performed by the applicants:

- Drainfield areas and estimated percolation calculations were prepared by Roger Nelson (Air, Soil, and Water Environmental, LLC) during May 2015.
- Preliminary hydrogeological analysis report was completed by True North Environmental, LLC on July 17, 2015.

Staff Evaluation and Recommendation(s):

Per Zoning Ordinance Article 12, Section 3-2, the following criteria must be evaluated when reviewing all requests for Special Use Permits:

- A. The use shall not tend to change the character and established pattern of development of the area or community in which it proposes to locate;
- B. The use shall be in harmony with the uses permitted by right in the zoning district and shall not affect adversely the use of neighboring property;
- C. The proposed use shall be adequately served by essential public or private services such as streets, drainage facilities, fire protection and public or private water and sewer facilities; and
- D. The proposed use shall not result in the destruction, loss or damage of any feature determined to be of significant ecological, scenic or historic importance.

The opinion of Staff is that the proposed project, as detailed in the application materials for SUP #2015-07, #2015-08, and #2015-09 and as depicted on the accompanying Minor Site Plan and in the Portfolio, seems to be satisfactory relative to all four evaluation criteria. Therefore, the Planning & Zoning Director recommends approval of Special Use Permits #2015-07, #2015-08, and #2015-09. Please also carefully consider the following comments:

- If the applicants obtain BOS approval for their three (3) Special Use Permit applications, they would then have to address numerous important project details through the submission, review, and approval of a Major Site Plan. These details include signage, lighting, landscaping, and other specifications and design details. The applicants have confirmed their awareness of these requirements, and have conveyed their intentions for all design details to be tasteful, appropriate, and compliant with all applicable Ordinance provisions and regulations.

- The applicants are also fully aware that, if the project is approved, the proposed entrance would require the issuance of a SUP for “floodplain development” from the Nelson County Board of Zoning Appeals.
- The ongoing and as-yet-incomplete coordination with VDOT, including VDOT’s final analysis and recommendations regarding the proposed project, is an important factor that must be considered by the County. The applicants have taken this transportation issue very seriously and have been very responsive to VDOT’s initial review comments; and the ongoing coordination regarding the revised traffic impact statement report should provide clarity with respect to the project’s potential impacts on the public road system.

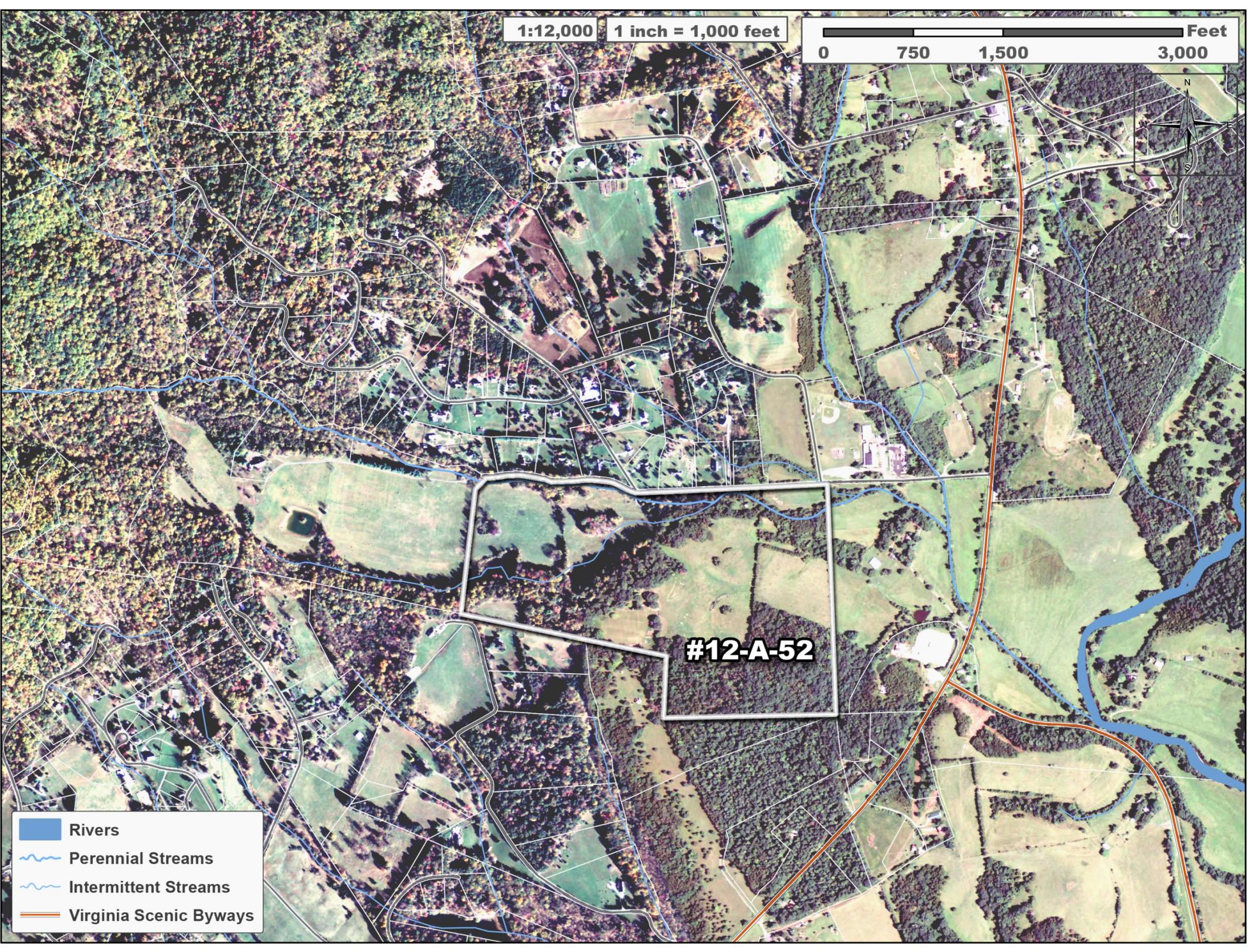
In conclusion, please contact me with any questions, concerns, or requests for assistance leading up to the September 29th Planning Commission public hearings for Special Use Permits #2015-07, -08, and -09. Thank you very much for your time and attention to these applications.

1:12,000 1 inch = 1,000 feet

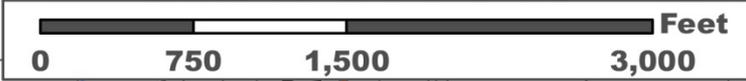


#12-A-52

-  Rivers
-  Perennial Streams
-  Intermittent Streams
-  Virginia Scenic Byways

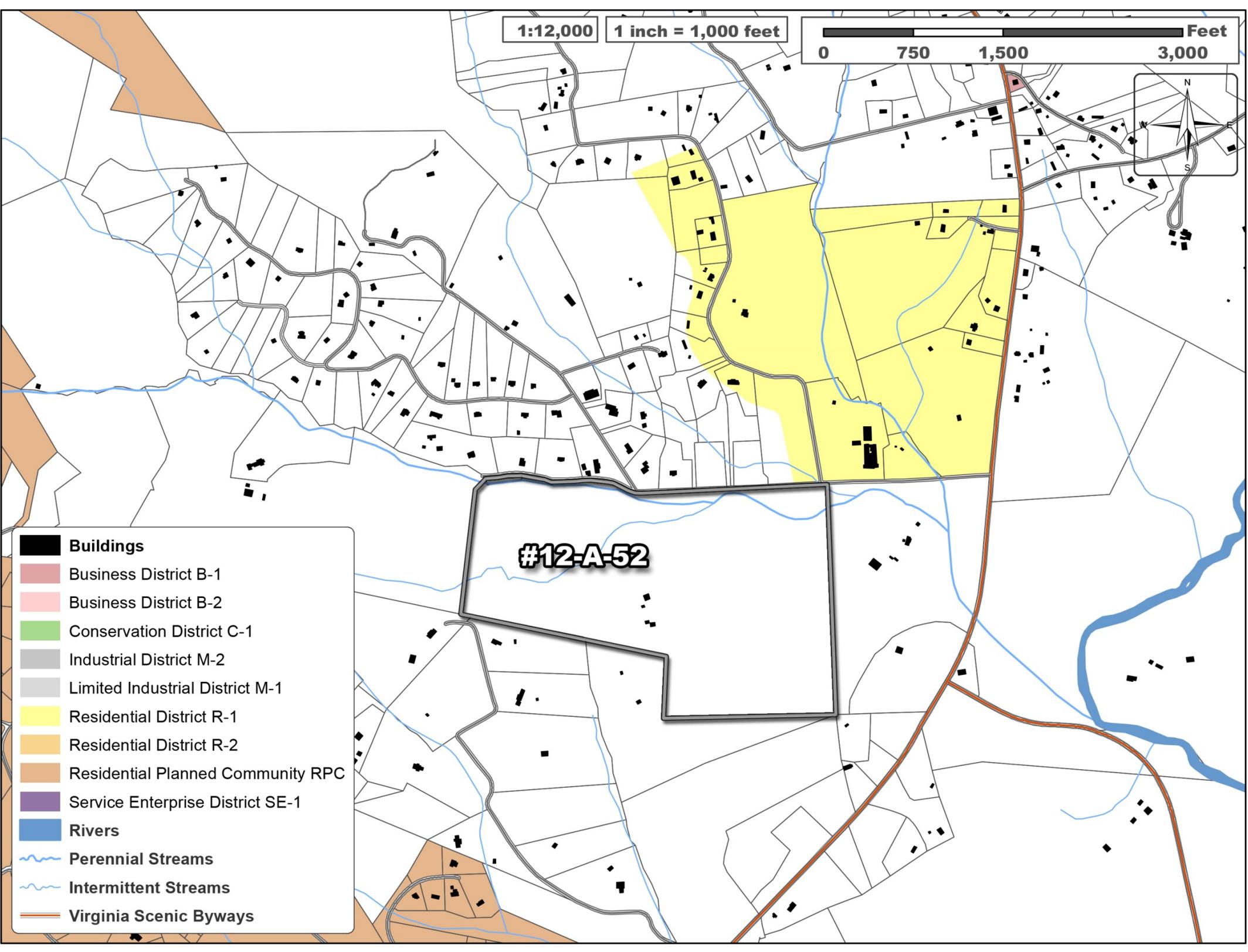


1:12,000 1 inch = 1,000 feet



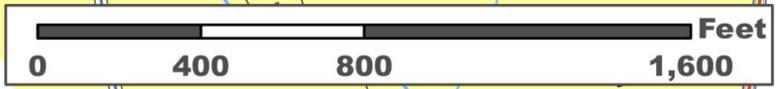
- Buildings
- Business District B-1
- Business District B-2
- Conservation District C-1
- Industrial District M-2
- Limited Industrial District M-1
- Residential District R-1
- Residential District R-2
- Residential Planned Community RPC
- Service Enterprise District SE-1
- Rivers
- Perennial Streams
- Intermittent Streams
- Virginia Scenic Byways

#12-A-52



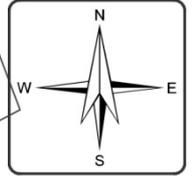
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1 inch = 500 feet



#12-A-52

-  Buildings
-  Business District B-1
-  Business District B-2
-  Conservation District C-1
-  Industrial District M-2
-  Limited Industrial District M-1
-  Residential District R-1
-  Residential District R-2
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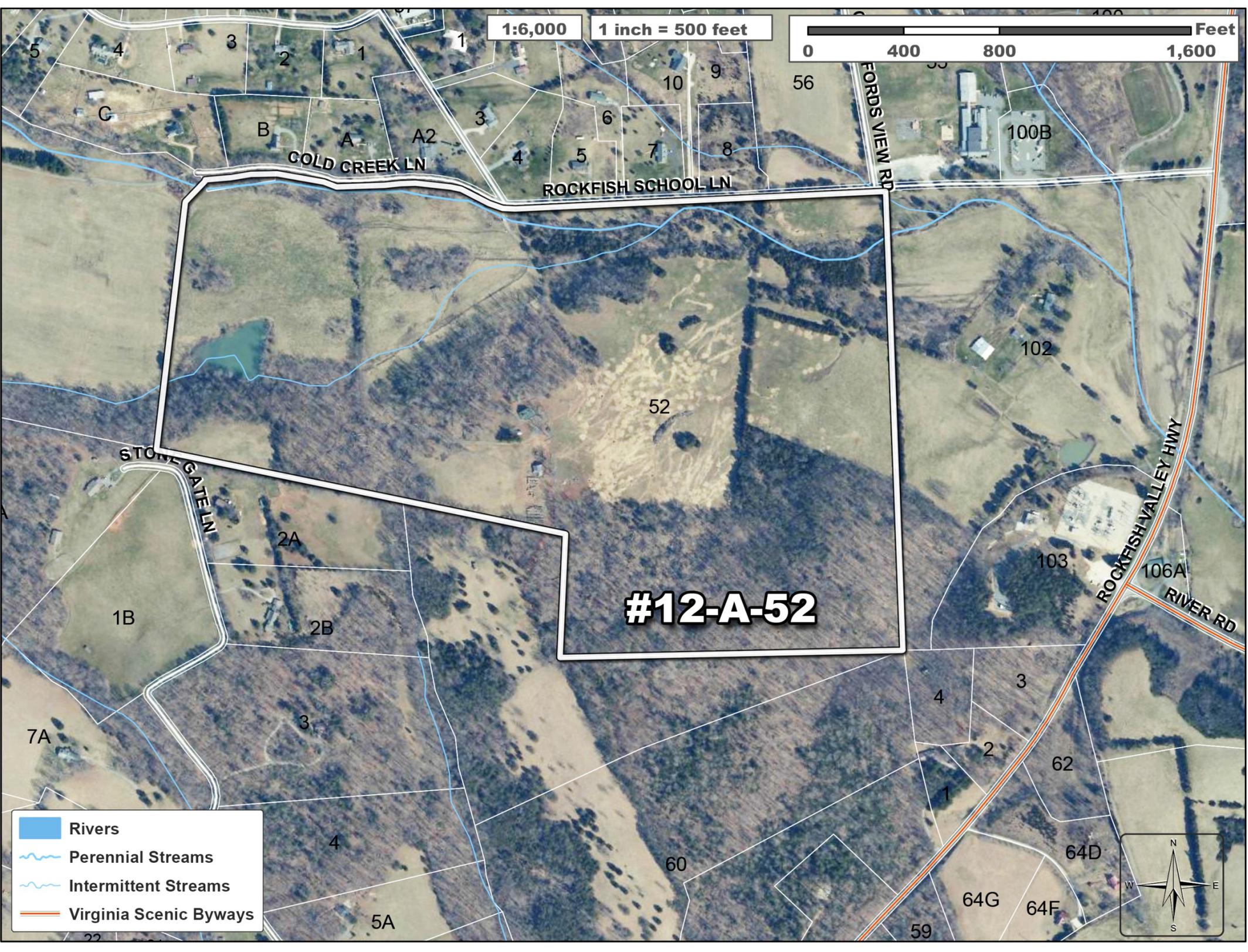
1:6,000

1 inch = 500 feet



#12-A-52

-  Rivers
-  Perennial Streams
-  Intermittent Streams
-  Virginia Scenic Byways





*Above: Panoramic photo showing the vista of the Rockfish Valley.
Below: Photos showing the existing dwelling (left) and the farm entrance road (right).*



DEPARTMENT OF
PLANNING & ZONING



PLANNING COMMISSION
BOARD OF ZONING APPEALS

September 15, 2015

Dear Property Owner:

The following petitions have been made to the Planning Commission (PC) and the Board of Supervisors (BOS), regarding a tract of land adjacent to or near property you own in Nelson County:

Special Use Permits #2015-07, -08, and -09 – “The Monarch”

Viridian Properties, LLC / Wendy Summer and Michael Matthews:

Consideration of Special Use Permit applications seeking approval to “provide for the establishment of The Monarch, a Nelson County Inn and Farm: an inn, restaurant, and spa.” These applications have been submitted pursuant to Zoning Ordinance §4-1-13a (“conference center”); §4-1-34a (“restaurants”); and §4-1-44a (“activity center”). The subject property is located at 559 Rockfish School Lane and is identified as Tax Map Parcel #12-A-52, consisting of 114.42 acres zoned Agricultural (A-1).

Due to an error made by County staff in advertising the Legal Notices of Public Hearings, this application will now be considered at a public hearing conducted by the PC on **Tuesday, September 29, 2015** beginning at 7:00 P.M. in the General District Courtroom on the third floor of the County Courthouse, Lovingson. After the PC conducts a public hearing, they may vote to refer the applications, with recommendations, to the BOS. Upon receipt of the PC’s recommendation, the BOS will conduct a public hearing which is currently scheduled for Tuesday, October 13, 2015; after conducting the hearing, the BOS may vote to approve, deny, or approve with conditions.

As required by law, this notice is being sent to inform adjoining property owners of this request. If you wish to learn more about this request and/or to comment on it, you may contact and/or visit the Department of Planning & Zoning, and/or attend the public meeting(s).

If you have any questions and/or requests for assistance, please contact County staff as we remain available to assist you.

Sincerely,

A handwritten signature in black ink that reads "Timothy M. Padalino".

Timothy M. Padalino
Nelson County Planning & Zoning Director

TMP/svh

Copy to: Wendy Summer & Michael Matthews
Jeffrey & Susan Bergner, Trustee

DEPARTMENT OF
PLANNING & ZONING



PLANNING COMMISSION
BOARD OF ZONING APPEALS

September 3, 2015

Dear Property Owner:

The following petitions have been made to the Planning Commission (PC) and the Board of Supervisors (BOS), regarding a tract of land adjacent to or near property you own in Nelson County:

Special Use Permits #2015-07, -08, and -09

Viridian Properties, LLC / Wendy Summer and Michael Matthews:

Consideration of Special Use Permit applications seeking approval to “provide for the establishment of The Monarch, a Nelson County Inn and Farm: an inn, restaurant, and spa.” These applications have been submitted pursuant to Zoning Ordinance §4-1-13a (“conference center”); §4-1-34a (“restaurants”); and §4-1-44a (“activity center”). The subject property is located at 559 Rockfish School Lane and is identified as Tax Map Parcel #12-A-52, consisting of 114.42 acres zoned Agricultural (A-1).

This application will be considered at a public hearing conducted by the PC on Wednesday, September 23, 2015 beginning at 7:00 P.M. in the General District Courtroom on the third floor of the County Courthouse, Lovingson. After the PC conducts a public hearing, they may vote to refer the applications, with recommendations, to the BOS. Upon receipt of the PC’s recommendation, the BOS may conduct a public hearing and vote to approve, deny, or approve with conditions; the date of any potential BOS review has not yet been finalized.

As required by law, this notice is being sent to inform adjoining property owners of this request. If you wish to learn more about this request and/or to comment on it, you may contact and/or visit the Department of Planning & Zoning, and/or attend the public meeting(s).

If you have any questions and/or requests for assistance, please contact County staff as we remain available to assist you.

Sincerely,

A handwritten signature in black ink that reads "Timothy M. Padalino".

Timothy M. Padalino
Nelson County Planning & Zoning Director

TMP/svh

Copy to: Wendy Summer & Michael Matthews
Jeffrey & Susan Bergner, Trustee

Special Use Permit #2015-07; -08; and -09

Jeffrey T. & Susan D. Bergner, Trustee
4430 East Beach Drive
Norfolk, VA 23518

Wendy Summer & Michael Matthews
Viridian Properties, LLC
Matthews Development Company LLC
1047 Woodlands Road
Charlottesville VA 22901

Adjoining/Adjacent Property Owners:

Jeffrey W. Conner
2260 Glade Road
Schuyler, VA 22969

Louis Sava & Dorothy Pagano
927 Crawford's View Road
Afton, VA 22920

Lawrence S. & Virginia L. Eiben
22 Lower Tuckahoe Road W
Richmond, VA 23238

J Gary Crimi
P.O. Box 133
Nellysford, VA 22958

Hughes C Swain & Ruby Faye
5601 Rockfish Valley Hwy
Afton, VA 22920

Nicholas J Brosky
P.O. Box 307
Harman, WV 26270

Jacqueline Kier
301 Yount Avenue
Staunton, VA 24401

Mary Barbara White
3724 Lacy Blvd
Falls Church, VA 22041

Rockfish Valley Community Center
P.O. Box 106
Nellysford, VA 22958

James A Sanderlin Jr &
Thomas A Sanderlin, Trustees
194 Puddin Ridge Road
Moyock, NC 27958

Warren R Lambert, Jr & Virginia M
P.O. Box 355
Nellysford, VA 22958

Kevin A & Nicole D Arave
446 Rockfish School Lane
Afton, VA 22920

Mark & Patricia Hanlon
454 Rockfish School Lane
Afton, VA 22920

Scott A & Lara Jacobsen
494 Rockfish School Lane
Afton, VA 22920

Donna K Kauffman
592 Rockfish School Lane
Afton, VA 22920

Janet Lychock
615 Rockfish School Lane
Afton, VA 22920

D Gayle Culler
124 Cold Creek Lane
Afton, VA 22920

Carolyn B Stone
184 Cold Creek Lane
Afton, VA 22920



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4219 CAMPBELL AVENUE
LYNCHBURG, VIRGINIA 24501
VDOT.Virginia.gov

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

August 13, 2015

VIA EMAIL AUGUST 13, 2015

Mr. Tim Padalino, Director of Planning & Zoning
Nelson County
P.O. Box 558
Lovingston, Virginia 22949

RE: Nelson County Site Plan Review Committee
Special Use Permit Application #2015- 07, 08 and 09
The Monarch Inn & Farm Development (TM#12-A-52)

Dear Mr. Padalino; *Tim*

As discussed during our August 12, 2015 meeting of the Nelson County Site Plan Review Committee, VDOT will require additional information regarding traffic generation and the resulting impacts to our highway system in order to provide comments to Nelson County on this special use permit application. At a minimum, a VDOT Traffic Impact Statement (ref: 24VAC30-155-60) will be required. The information provided by this document will inform us of the expected impacts to Route 635, and the intersections of Route 151/635 and at Route 151/6. It will also provide the developer with early guidance regarding their entrance requirements and identify any potential roadway related improvements. Once we have reached agreement with the developer's engineer on the projected traffic to be generated by this development, we will be able to determine the level of Traffic Impact Statement that will be required, and if a Traffic Impact Analysis can be ruled out.

By separate correspondence, we have provided the applicant, Michael Matthews, with information regarding VDOT's scheduled safety improvement project (UPC# 104676) to construct a left turn lane on Route 151 at the intersection of Route 635.

Please notify me if you have any questions or if I may be of further assistance.

Sincerely,

Jeffery B. Kessler
Jeffery B. Kessler, P. E.

Area Land Use Engineer

(434) 856-8293

JefferyB.Kessler@VDOT.Virginia.gov

CC: Michael Matthews,
Hebert F. White III, P.E.,

WE KEEP VIRGINIA MOVING

Please publish Thurs., September 17th, 2015 in The Nelson County Times.

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING**

In accordance with Volume 3A, Title 15.2, Counties, Cities and Towns, of the Code of Virginia, 1950, as amended, and pursuant to §15.2-107, §15.2-2204, §15.2-2285, §15.2-2310, and §15.2-4307, the Nelson County Planning Commission hereby gives notice that a Public Hearing will start at **7:00 p.m., Wednesday, September 23, 2015** in the **General District Courtroom** on the third floor of the Nelson County Courthouse located at 84 Courthouse Square, Lovingson, Virginia, for the following:

Public Hearings

1. Special Use Permit #2015-04 – “Wintergreen Brewery” / Frederick Phillips

Consideration of Special Use Permit application seeking approval to operate a brewery in an existing structure. This application has been submitted pursuant to Zoning Ordinance §8-1-12a (“brewery”). The subject property is located on 2188 Rockfish Valley Highway and is identified as Tax Map Parcel #21-5-1C, consisting of 3.23-acres zoned Business (B-1).

Following the hearing, the Planning Commission may vote to forward the applications to the Board of Supervisors with a recommendation for approval, denial, or approval with recommended conditions. A date for the Board of Supervisors’ review and public hearing for these applications has not yet been set. After public hearing by the Board, the application may be approved, modified, or rejected.

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING**

In accordance with Volume 3A, Title 15.2, Counties, Cities and Towns, of the Code of Virginia, 1950, as amended, and pursuant to §15.2-107, §15.2-2204, §15.2-2214, §15.2-2285, §15.2-2310, and §15.2-4307, the Nelson County Planning Commission hereby gives notice that a Public Hearing will start at **7:00 p.m., Tuesday, September 29, 2015** in the **General District Courtroom** on the third floor of the Nelson County Courthouse located at 84 Courthouse Square, Lovingson, Virginia, for the following:

Public Hearings

1. Special Use Permits #2015-07, -08, and -09 - “The Monarch” / Viridian Properties, LLC - Wendy Summer and Michael Matthews

Consideration of Special Use Permit applications seeking approval to “provide for the establishment of The Monarch, a Nelson County Inn and Farm: an inn, restaurant, and spa.” These applications have been submitted pursuant to Zoning

Ordinance §4-1-13a (“conference center”); §4-1-34a (“restaurants”); and §4-1-44a (“activity center”). The subject property is located at 559 Rockfish School Lane and is identified as Tax Map Parcel #12-A-52, consisting of 114.42 acres zoned Agricultural (A-1).

Copies of the application materials and proposed Ordinance amendments are available for public inspection in the Department of Planning & Zoning, 80 Front Street, and in the Office of the County Administrator, 84 Courthouse Square, both in Lovingsston, VA, 22949, from Monday through Friday, between 9:00 a.m. and 5:00 p.m. Telephone inquiries may also be directed to the Dept. of Planning & Zoning, (434) 263-7090, or toll free at 888-662-9400, selections 4 and 1. The items contained in this legal notice will also be available for download on the County Calendar under the Planning Commission meeting event at <http://www.nelsoncounty-va.gov/events/category/county-calendar/>.

Please publish Thurs., September 24th, 2015 in The Nelson County Times.

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING**

In accordance with Volume 3A, Title 15.2, Counties, Cities and Towns, of the Code of Virginia, 1950, as amended, and pursuant to §15.2-107, §15.2-2204, §15.2-2214, §15.2-2285, §15.2-2310, and §15.2-4307, the Nelson County Planning Commission hereby gives notice that a Public Hearing will start at **7:00 p.m., Tuesday, September 29, 2015** in the **General District Courtroom** on the third floor of the Nelson County Courthouse located at 84 Courthouse Square, Lovingson, Virginia, for the following:

Public Hearings

1. Special Use Permits #2015-07, -08, and -09 – “The Monarch” / Viridian Properties, LLC - Wendy Summer and Michael Matthews

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