



Nelson County Planning Commission Meeting Minutes November 17th, 2021

Present: Chair Mark Stapleton and Commissioners Chuck Amante, Mike Harman, and Phil Proulx

Staff Present: Dylan Bishop, Director and Emily Hjulstrom, Planner/Secretary

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

Review of the minutes October 27th, 2021

Mr. Harman made a motion to approve the October 27th minutes. Ms. Proulx seconded the motion.

Yes:

Mark Stapleton

Charles Amante

Mike Harman

Phil Proulx

Public Hearings

Rezoning #454 – A-1 to B-1 - Tectonics

Ms. Bishop presented the following information:

Nelson County Planning Commission

To: Planning Commission
From: Dylan M. Bishop, Director of Planning & Zoning *DMB*
Date: November 17, 2021
Re: Rezoning #454 – A-1 to B-1 – 725 Beech Grove Road – Justin Crandall

BACKGROUND: This is a request to rezone property from A-1 Agriculture to B-1 Business to allow the existing office use to continue, and allow opportunity for other commercial uses on the property.

Public Hearings Scheduled: P/C – November 17 / Board – December 14 (tentative)

Location / Election District: 725 Beech Grove Road (Roseland) / West Election District

Tax Map Number / Total acreage: 31-A-48 / 4.09 acres +/- total

Applicant/Owner Contact Information: Tectonics II (Justin Crandall), 13513 Patrick Henry Hwy, Roseland, VA / (434) 361-2525 / justin@tectonics2.com

Comments: The subject parcel is zoned A-1 Agricultural. Existing zoning in the vicinity is B-1 and A-1, and is adjacent to Devil's Backbone Campground. This area is mixed use in nature, with a combination of agricultural, residential, and commercial uses.

DISCUSSION:

Land Use / Floodplain: The property received a Special Use Permit for retail in 1984, which has since expired. The property has been primarily utilized for commercial office uses over the years, and is currently home to the Tectonics II office. There are no development plans as part of this proposal.

Access and Parking: This property is accessed by an existing entrance on Beech Grove Road. The feasibility of the current access is being reviewed by VDOT, and comments will be provided at the meeting.

Utilities: The property is served by existing utilities.

Proffers: There are no proffers submitted with this application.

RECOMMENDATION: The approval of requests should be based on one or more of the following factors:

1. Good Zoning Practice
2. Public Necessity
3. General Welfare
4. Convenience

Attachments:
Application
Site Plan
Aerial Zoning
Aerial

Justin Crandall of 13513 Patrick Henry Highway is the applicant for the request. ... He explained that he operates his family business, Tectonics II, and that they've been on Beech Grove Rd for close to 40 years. He noted that they sold their old office last winter that was further up Beech Grove Rd and needed a lot of work. He explained that they have owned the property he is asking to rezone for about 15 years and that it has been used commercially by the renters. He added that they moved into the office on the property last winter and then learned that they needed to get a special use permit or rezoning to continue the use. He explained that he would prefer to rezone to B-1. He added that he hopes to expand the office to hire more people in the future. He also noted that he would potentially like to have more office space that he could rent to another local business. He added that he would also like to have some storage for their business on the property.

Mr. Stapleton asked if that was where the business was operating out of now. Mr. Crandall explained that it was and that crew dispatched from there. Mr. Harman asked if the property had been used commercially in the past. Mr. Crandall noted that it had been a nursery and some other types of retail. Ms. Proulx asked about the construction storage yard listed on the site plan and asked if it was permitted in B-1. Ms. Bishop explained that the ordinance does not have a definition for a construction storage yard and that the ordinance should favor the property owner when it is unclear. Mr. Harman asked Mr. Crandall if VDOT had been in touch with him. Mr. Crandall noted that they had not but that they would if they expanded in the future.

Ms. Bishop added that with the Comprehensive Plan update coming soon they anticipate that this area will become more of a mixed use corridor. She also noted that with the new nonconforming ordinance, application fees are waived when the owner is bringing a nonconforming property into compliance and that Mr. Crandall would be getting a refund.

Chair Stapleton opened the public hearing at 7:15 PM.

Chair Stapleton closed the public hearing at 7:15 PM.

Mr. Harman made a motion to recommend Rezoning #454 A-1 to B-1 on 725 Beech Grove Rd. Mr. Amante seconded the motion.

Yes:

Chuck Amante

Mark Stapleton

Mike Harman

Phil Proulx

Other Business:

MSP #460 – Lovington Self-Storage

Ms. Bishop presented the application and explained the property is zoned M-2 (Industrial) and is about 5.6 acres. She explained that the applicant plans to expand their self-storage with four additional buildings over 2 stages. She noted that 3 of the buildings will be 7200 sq ft each and the fourth will be 3600 sq ft. She explained that this is a by right use and the site plan is coming before the Planning Commission due to it being more than 5000 sq ft. She added that they will have a storm water management plan, erosion and sediment control, VDOT, and VDH approvals. Mr. Harman asked if the property was in the floodplain. Ms. Hjulstrom noted that it is not.

Mr. Harman made a motion to approve MSP #460 Lovington Self-Storage. Ms. Proulx seconded the motion.

Yes:

Chuck Amante

Mark Stapleton

Mike Harman

Phil Proulx

Ms. Bishop noted that the county has received three proposals to update the Comprehensive Plan. She explained that they now need to establish the interview and selection committee. She added that they are looking to have interviews sometime in the two weeks following Thanksgiving and that by January they should start working with the consultant they choose. She added that she is looking for potential interview questions from the Planning Commission. She noted that they are recommending herself, Steve Carter, Phil Proulx, Ernie Reed, and David Parr. Mr. Stapleton asked is the second Planning Commission representative should be a member that isn't also a Board of Supervisors member. Ms. Bishop asked if any of the Planning Commissioners present wanted to be on the selection committee. It was decided that Mr. Reed and Ms. Proulx would be the representatives from the Planning Commission with Mr. Stapleton as an alternate.

Mr. Stapleton motioned that they accept the interview selection committee as presented with Mr. Stapleton as an alternate. Mr. Amante seconded the motion.

Yes:

Mark Stapleton

Charles Amante

Mike Harman

Phil Proulx

Ms. Bishop noted that they have one public hearing scheduled in December and that they will also be looking at the 2022 schedule. She added that in January they will have officer elections and the annual report.

Mr. Stapleton asked if there would be funds to provide stipends for Planning Commission members coming to work sessions. Mr. Harman asked where other counties were with their Comprehensive Plan updates. Ms. Bishop noted that Albemarle County is kicking there's off and that Charlottesville has been working on theirs since 2017 and was just approved by their council. Mr. Harman asked how long Nelson County's Comprehensive Plan update should take. Ms. Bishop noted that it should be around two years.

Ms. Proulx made a motion to adjourn the meeting at 7:30 PM. Mr. Harman seconded the motion.

Yes:

Mark Stapleton

Charles Amante

Mike Harman

Phil Proulx

Respectfully submitted,

A handwritten signature in black ink that reads "Emily Hjulstrom". The signature is written in a cursive style with a long horizontal flourish at the end.

Emily Hjulstrom

Planner/Secretary, Planning & Zoning