

**NELSON COUNTY PLANNING COMMISSION
MEETING MINUTES
June 28, 2017**

Present: Chair Philippa Proulx, Commissioners Mark Stapleton, Mary Kathryn Allen and Robert Goad

Absent: Tommy Bruguere and Michel Harman

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, Lovington.

Chair Proulx began by welcoming Sandra Shackelford and Mark Stapleton to their first Planning Commission Meeting. She also noted that the Planning Commission would review the minutes at the end of the meeting.

1. Special Use Permit #2017-06 – La Abra Farm & Winery, LLC

Albert C. Weed II and Albert C. Weed III / TM# 57-A-3A1 / 57-A-3L

Sandy Shackelford noted the parcel is located on Fortunes Cove Lane and that they are zoned Agricultural (A-1). She noted that their request is to allow temporary parking of recreational vehicles and motor homes. She also noted that the requested use falls under the category of a campground use, which means that the applicants would need to provide potable water and sanitary services. She noted that the applicants have made arrangements for a potable water tank to be available for customers to refill from. The applicants will also contract with a sanitation company that will handle pumping the waste from RVs, and will require each RV to be pumped before leaving the land.

She went on to note that there will be a total of 20 parking pads available for rental with ten having access to electrical services. There will be no land disturbance as the property will remain grassed over and nothing will be permanently installed. Ten of the pads are in the flood plain, and these are the pads that will not have electrical hookups. She also noted that there is an existing winery on the property and that the land is rural and agricultural in nature.

She noted that the property has access from Fortunes Cove Ln. She also noted that this would cause a minor increase in traffic and that the applicant is working with VDOT to see if any improvements to the entrance are needed. She also noted that because this is a Special Use Permit that the Planning Commission can recommend conditions on the final approval of the permit.

Shackelford recommended that two conditions be added: that the site be developed in substantial conformance with the request that was submitted and that no pads in the flood plain would have electrical hookups. She also noted that this request is in compliance with the Comprehensive Plan and Zoning Ordinance.

Mr. Al Weed is the president of La Abra Farm & Winery. He noted that at the Site Plan Review Committee the only concerns were from VDOT. He read a passage from a letter sent by Jeff Kessler of VDOT. “On field review, the current entrance does not meet these minimum standards and will be considered unsafe based on the entrance angle, width, grade and obstructed site distance.”

He also handed out a sketch to the Planning Commission showing where the entrance is located.

He noted that he met with Jeff Kessler on that Monday (6/26) to get more details about the entrance concerns. He then stated that he would like to voice his response to those concerns. He noted that the entrance angle is acute and Jeff Kessler's concern is that vision is not adequate for vehicles leaving the property. He responded to this by saying that using a side view mirror meets the full site distance of 296' to the north. Weed noted that to get the 60 degrees or less that VDOT required would involve removing a block of his most profitable grapes. He noted that the reason for his request is so that he can make a little extra revenue a few weekends a year and that cutting out that portion of grapes would not make sense financially. He noted that he has been operating his business there for 45 years with large vehicles having no issues with the entrance.

He also noted that Jeff Kessler had concerns with the width of the lane. Mr. Weed noted that his lane (10') is only one foot narrower than the north side of the state road (11') that it connects to. He noted that Jeff Kessler was also concerned about traffic from La Abra's road backing up on to Fortunes Cove Lane and causing delays. Mr. Weed noted that this was correct, if someone was coming out of his road then someone entering would have to wait. He also noted that the same thing would happen for people trying to go into the adjacent 11' state road.

Mr. Weed went on to note that the grade is slightly steeper as you pull off of the state road and that is because it is where the drainage from the state road goes. He noted that this could be fixed with a load of gravel.

He finally noted that the sight line to the north (a one way road) is 296' and to the south is 440'. He felt that for this 35 mph road, the distances are close enough to the 390' requirements. He then stated that he does not see the payoff for him making these changes and does not see them increasing the safety of the entrance.

Proulx asked if Mr. Weed had expressed this to Jeff Kessler and what his response was. **Mr. Weed** noted that Jeff Kessler said he must meet guidelines.

Goad asked what would happen if VDOT did not give the permit to Mr. Weed. **Mr. Weed** stated that he did not know. He noted that Jeff Kessler continually refers to guidelines for Agritourism. Mr. Weed noted that agritourism implies more flexibility because these are areas zoned agriculturally and on slow moving roads. Mr. Weed then said that if VDOT was not willing to grant him approval then his project likely would not happen.

Proulx asked if Shackelford could comment on the VDOT requirements. **Shackelford** noted that Mr. Weed would need VDOT approval unless they wanted to go through the more extensive process of appealing with VDOT.

Proulx asked Mr. Weed to clarify that he did not have approval from VDOT for the existing configuration. **Mr. Weed** stated that this is correct.

Mr. Weed then noted that he would like to know what the VDOT appeals process is and would like to go forward with his project.

Goad asked if the pads located in the flood plain would have issues on a crowded weekend. **Mr. Weed** noted that the RVs would be able to easily evacuate. **Proulx** asked for clarification that the pads in the flood plain will not have electricity. **Mr. Weed** noted that no they will not.

Stapleton asked if the road that Mr. Weed's road connects to is a state road. **Mr. Weed** noted that it is a state road both before and after his entrance. Mr. Weed noted that his neighbors have posted signs along the state road that state, "Drive slowly, beep your horn," because it is a one lane road. He also noted that he has never seen an accident happen on the one lane road.

Proulx then opened the floor to public hearing.

Bill Scott has been a property owner next to Al Weed for at least 35 years. He currently lives in Charlottesville, but his daughter lives on the property next to Al Weed. Mr. Scott noted that he owns two houses there. He also noted that he is very impressed with Al Weed and his opinions and agrees with his opinion about the entrance. He noted that Mr. Weed is a very trustworthy guy and that the road is safe. He noted that everyone slows down to 10 mph on that part of the road. He said that people that do not live there are sometimes surprised by the one lane. Mr. Scott is very supportive of Mr. Weed.

The floor was then closed to public comments.

Allen noted that she is very uncomfortable recommending approval for something that Jeff Kessler has not approved. She encouraged Mr. Weed to go through with the VDOT appeals process.

Goad noted that he is worried about VDOT and is also worried about the noise that would be produced and recommends a condition be added to deal with the noise.

Proulx noted that she was also concerned that VDOT has not approved the plan. She noted that in the past the Planning Commission has not recommended approval of applications that do not at least have an approval in process with VDOT.

Mark Stapleton stated that he assumed either an agreement would be made with VDOT or an accommodation of some sort would be made. He stated that until that time he is also hesitant to recommend anything without VDOT approval.

Phil Proulx recommended postponing an action until the applicant had settled with VDOT. Proulx asked Sandy Shackelford how long it could be postponed for by the Planning Commission.

Shackelford noted that she believed they have up to 60 days to reach a decision according to state code and that she would need to check Nelson County's Zoning Ordinance. **Goad** noted that the County Code states that the Planning Commission must take action in 100 days.

Allen made a motion for Special Use Permit #2017-06 Fortunes Cove Lane / La Abra Farm and Winery to be postponed until the July 2017 meeting pending approval from VDOT.

Stapleton provided the second.

The Planning Commission voted 4-0 that the application be postponed.

Proulx noted to Mr. Weed that he could come to a resolution with VDOT or Mr. Weed could let the Planning Commission know if he would like to postpone the application further while he works it out with VDOT.

**2. Rezoning #2017-03 and Major Site Plan #2017-04 – The Broadway Group, LLC
Robert & Lynn Payne / TM# 64-A-93 / 64-A-94A**

Shackelford noted the parcels are located at the intersection of 151 and Lowesville Rd. and that the request is to rezone from a mixture of A-1, R-1 and B-1 to all B-1 for use as a general retail store. She noted that the properties are in the West election district and that the two parcels are approximately 2.7 acres. She noted that a portion of the property is already zoned B-1 which allows for the proposed use by right. Approval of this request would result in a single zoning district for both parcels in their entirety, both parcels currently have a mixture of zoning on them. The area is commercial in nature and the property has access from Lowesville Rd. which has an average daily traffic count of 810 vehicle trips per day. She noted that the plan would increase traffic to the area by 429 vehicles per day and that the applicants are working on an application with VDOT for an exception for their entrance. She also noted that the property is connected to public water and sewer. She also noted that the Comprehensive Plan shows the area as secondary light industrial. She also noted that this request is in compliance with the Nelson County Comprehensive Plan, and Nelson County Zoning Ordinance.

Alyssa Carter of the Broadway group noted that one parcel is split R-1 and A-1 and that the other is zoned B-1. They would like to rezone the R-1/A-1 parcel to B-1 so that they can put in a commercial retail store. *She showed some photos of the proposed site and entrances. She also showed photos of the surrounding businesses.* She noted that this retail store would make things more convenient to residents in the area. She noted that they have been working with VDOT for several months to get an exception for the entrance. She also noted that the retail store will bring in about 10-12 jobs and increase tax revenue to the county.

Allen asked where the application is with VDOT. **Ms. Carter** noted that initially they had planned on the entrance being off of Patrick Henry Highway but that VDOT had asked them to move it. She noted that they now have the entrance on Lowesville Rd. but still need to meet spacing requirements and that they need to push the driveway as far back on the property as possible. She noted that VDOT said that if they go through the exception process then VDOT will grant them the permit.

Proulx opened the floor to public hearing and noted that there is a 3-minute limit to comments.

There were no comments.

Proulx closed the public hearing.

Goad asked how much of the other side of the road is zoned business (B-1). *It was unclear how much was zoned business.* **Goad** noted that the area has been used for business for a long time. **Proulx** noted that the area is considered to be light industrial by the Comprehensive Plan.

Goad asked how much tax revenue is predicted. **Ms. Carter** noted that it would be a combination of the sales tax revenue and property tax.

Goad moved that the Planning Commission recommend approval of Rezoning permit #2017-03 to the Board of Supervisors.

Allen asked if they needed to require that VDOT approval be met. **Shackelford** noted that it would be required regardless.

Allen seconded.

The Planning Commission voted 4-0 that the application be recommended for approval to the Board of Supervisors.

**3. Special Use Permit #2017-05 – Rockfish Valley Community Center
G. Stuart Mills / TM# 12-A-55**

Shackelford noted that this is a request on Rockfish School Ln. for a Special Use Permit to allow for a bandstand that falls under the category of an outdoor entertainment venue. She noted that this bandstand would be at the Rockfish Valley Community Center. She noted that the parcel is in the North election district and that it is zoned R-1. She noted that the total property is a little over 10 acres and that .076 acres will be included in the request for a bandstand. She noted that this request is in connection with a public or semi-public use as defined in the code. She also noted that the established use of the community center falls into public use and this would be an extension of other activities that are currently on the property. She noted that there would be no additional parking involved in this request.

Shackelford noted that the applicants expect to have 6 events a year with approximately 300 attendees. She noted that the surrounding area is rural residential in nature and that there is already an existing community center with space for small businesses and a variety of venues for outdoor activities like the skate park and ball field. She also noted that there are floodplains that run along the north-east and south-west boundaries of the property but that this request will not be in the floodplain areas. She noted that the property has a couple of entrances off of Rockfish School Ln. and Crawford's View Rd. She also noted that the proposed events will not interfere with other events on the property. She also noted that no two events would be occurring simultaneously. She noted that the applicants will be working with VDOT to make sure that the existing entrances are acceptable for the additional use or else to make improvements that VDOT deem necessary. She noted that the property uses a private well and septic system and that a new drain field and septic system have been installed. She also noted that there are no bathrooms involved in this request but they may be included in a future phase and that the septic system would have capacity for those bathrooms. She recommended that the Planning Commission recommend conditions on the approval of the Special Use Permit. She recommended that the site be developed in substantial conformance to the site plan submitted with the request and that the events at the bandstand will not take place simultaneously with any other events held at the Rockfish Valley Community Center. She also noted that the noise will be directed towards the ball field on the property and that the closest residential property is a little over 900' away. She also noted that this request is in compliance with the Comprehensive Plan and Zoning Ordinance. She also does not believe that this request is in opposition to any of the four Special Use Permit Application considerations that are taken when recommending something to the Board of Supervisors.

Goad asked Shackelford to repeat the second condition that she recommended. **Shackelford** repeated that she recommended that no events occur simultaneously, for example a ball game or a concert could occur but not both at the same time. **Stapleton** asked Shackelford to clarify what she meant by

simultaneously. **Shackelford** explained that it meant at the same time with the idea being that there will not be two events going on at the same time that will increase traffic.

Stu Mills is the executive director of Rockfish Valley Community Center. He showed that the noise from the stage would project towards the ball field and the back of the Rockfish Valley Community Center building. **Proulx** asked how late these events would be occurring and how late there would be amplified music. **Mr. Mills** noted that they are very sensitive to their neighbors. He also noted that they have always ended amplified music at 9 o'clock. He noted that they intend to continue that, but that the new requirements of Article 24 in the Zoning Ordinance say that amplified music can go until 9pm Monday through Thursday and 10 pm on Friday and Saturday nights. He noted that his neighbors were concerned about how this would be controlled. He noted that power would be shut off to the stage at the cut off time, this would apply to events thrown by Rockfish Valley Community Center as well as events that they host for others.

Goad asked how many attendees would be at the event. **Mr. Mills** noted that there has only been one event where they had over 300 people. He noted that the Rockfish Valley Community Center is exempt (under article 24) from needing a Temporary Event Permit if they keep their attendees to under 500 people and that they never intend to go over 500 attendees. He noted that they are only able to accommodate about 270 cars and at 1.5 people per car that equals about 400 attendees. He also noted that 400 attendees would be a huge event. He also noted that if they did have 500 attendees that they would need to apply for a category 1 temporary event permit that would involve approval from many departments including VDH and VDOT.

Goad asked if there were any issues with VDOT. **Mr. Mills** noted that VDOT would like them to close off some of Rockfish Valley Community Center's four entrances.

Bob Yoder is the vice-president of the Rockfish Valley Community Center Board and an architect, he noted that they are seeking an exception for their entrances. He noted that one of the entrances is not used during an event and that they park their vehicles across its gate. He noted that VDOT would like them to upgrade their entrances to commercial and to relocate one entrance. **Proulx** asked if they had conversations with VDOT about this so far and if so, what VDOT had said. **Mr. Yoder** responded that they have had a conversation but have not sat down together yet to work with them.

Allen asked how many times a year they would be hosting events. **Mr. Mills** noted that they have 4-6 events a year outdoor but that they also occasionally rent out the location to other events such as flea markets and weddings. **Mr. Yoder** noted that they plan to serve the community by providing the only semi-public space available for events on the west side of the county. Their goal is to increase the cash flow so that they can keep improving the space and serve the community.

Mr. Mills noted that they act as a public park and the county does not have one. He noted that it costs the Community Center a lot to maintain the property and that it would be nice to be able to generate funds for it.

Stapleton asked if 'no two events simultaneously' meant that no two events could occur in the same day. **Mr. Mills** noted that simultaneously meant that there would not be two events at the same time with the main problem being parking. He explained that they might have two consecutive in the business same day but not at the same time. He also noted that there is some traffic flow all day long to the tenants but that it is during the day and all of the events are in the evening.

Proulx asked if having events overlap would happen. **Mr. Yoder** noted that the parking lot would be cleared between each event.

Proulx opened up the floor to public hearing

J. Lawson and his brother Eric own the property to the north of Rockfish Valley Community Center. He noted that generally they are supportive of the Rockfish Valley Community Center and that they are a great community resource. They are concerned with the effects of this bandstand. He was pleased that the power could be shut off to the bandstand. He is concerned that there could potentially be noisy events every weekend night. He is also worried about people that have been drinking coming on to his property. He noted that Mr. Mills had informed them that their contract included a security deposit. This deposit would be used to fix any issues that might arise. He is however unsure of this fixing the problem in the moment. He is also concerned that the Nelson County Sheriff's Department is not sufficiently staffed to handle these issues.

Ernie Reed lives in Faber and asked if lighting is covered in the planning of this. **Proulx** noted that this would be addressed after the public hearing.

Eleanor Amidon is very appreciative of the Rockfish Valley Community Center. She noted that there is concern with people drinking and Sheriff Department response time. She recommended that in the contract they require that the person holding the event hire private security. She mentioned that she has loved events that have occurred there in the past and that the management and board of the community center are very willing to work with the neighbors.

Jesse Rutherford is from the Alma area in the East district. He applauded everything that the Rockfish Valley Community Center does. He supports the arts in his community and loves the idea of music coming to the Rockfish Valley Community Center and being accessible to the county's youth. He noted that he fully supports this project.

The public hearing was then closed.

Mr. Mills noted that there will be stage lighting (probably pole lighting) and built in lighting on the stage. He noted that they currently have lighting on the baseball field that they will turn on at the end of events. This allows people to leave safely and allows staff to clean up. He noted that there is some lighting under the picnic area as well.

Proulx asked if there will be a Rockfish Valley Community Center employee present to the end of every event. He noted that they don't require someone to be there but that they will have an employee on call. He also noted that the Sheriff's Department has always responded promptly if there is an issue with security. **Mr. Mills** noted that he is open to discussing a required security presence at all time but that he feels that it might be too much.

Proulx asked how Mr. Mills could guarantee that a rental event would stop in time for curfew. **Mr. Mills** noted that it is stated in the contract that they must comply with curfew.

Sara Taylor is the operations manager for Rockfish Valley Community Center. She noted that a paid staff person will lock up at the end of evening. She noted that this person would be there at the end of the event to ensure that they are meeting curfew. She also noted that they are open to hiring a new staff member or adjusting staff hours to be able to supervise weekend events.

Stapleton asked if the six events (with a max of 300 attendees) a year were all that would be on the stage. **Mr. Mills** noted that rental events have the stage available to them. **Stapleton** asked if the stage could potentially be used every weekend. **Mr. Yoder** confirmed that this could potentially happen but that it is not foreseeable.

Mr. Mills noted that he does not think there is enough demand for the stage to be operating every weekend. **Ms. Taylor** noted that two rental events a month would be busy.

Allen noted that places like this will grow more popular. She sees the stage becoming more popular for events in the future. **Mr. Mills** noted that wineries and breweries draw people from outside the county and that the Rockfish Valley Community Center generally draws people from inside the county. He said it is unusual for them to have a significant number of people coming from outside of the county.

Proulx noted that they may be underestimating how popular an event space could be. She noted that the Planning Commission could recommend that the Board of Supervisors put a restriction on the number of events per year. She also noted that there would be fewer events in the colder months due to it being an outside facility.

Goad asked if they would need a temporary event permit if the renter was 'for-profit'. **Shackelford** noted that a 'for-profit' renter would need to get a temporary event permit. **Goad** asked if events could be denied due to past noncompliance. **Shackelford** noted that the restriction would likely be on the applicants (renters) and not the venue.

Allen asked how many events they would like to have a year including the six that the Rockfish Valley Community Center will put on and any events by renters. **Mr. Mills** noted that they wouldn't want to be more restrictive than one event per week. **Allen** noted that there are only about 30-35 weeks a year where the weather is nice for an outside event.

Goad asked if a for-profit renter would need to get a category 1 Temporary Event Permit regardless of whether they are charging admission or not. **Shackelford** noted that it would need a temporary event permit if they charged entry or if they had vendors present. **Proulx** asked if a wedding of over 500 people where they don't charge admission would need a permit. **Shackelford** noted that that a wedding would be handled differently as a social event.

Goad noted that the venue would be responsible for the renter's behavior and that if Rockfish Valley Community Center is not able to control the behavior of renters they might not be able to get Temporary Event Permits approved in the future.

Allen noted that she agrees with the conditions mentioned in the staff report:

1. The site shall be developed in substantial conformance to the site plan submitted with the special use permit request.
2. The events at the bandstand will not take place simultaneously with any other events held at the Rockfish Valley Community Center.

Proulx noted that exempt events would not fall under the curfew hours. She recommends adding to that to the conditions as well. **Goad** noted that a Category 1 Temporary Event Permit would allow renters to

continue music until 1:00 am on Friday, Saturday, and Sunday nights. Proulx noted that the applicants were happy with the 9:00 pm curfew during the week and 10:00 pm curfew during weekends and believes that the Planning Commission should recommend that as a condition. **Allen** clarified that weekdays would be Sunday through Thursday nights and weekends would be Friday and Saturday nights.

Stapleton noted that he wants that the Rockfish Valley Community Center to be successful but he does not want there to be an event every weekend night or multiple days of the week. He asked if the conditions could be changed in the future. **Shackelford** noted that the Planning Commission could recommend any time limit or limit to the number of events allowed. She then noted that the Zoning Ordinance allows the Planning Commission to give a recommendation for an expiration date for the Special Use Permit. That would allow the Planning Commission and Board of Supervisors the chance to reevaluate the conditions at a later date and the applicants would have to reapply.

Proulx noted that they could go ahead with 20 events a year and that the applicant could ask for an amendment later if the events were going well. **Mr. Mills** noted that he could work with that restriction.

Proulx noted that her concern is with the rentals not meeting the curfew. **Allen** noted that the property owners and renters want to do what's best. She feels that the applicants should be given the benefit of the doubt that they will comply with the contract. **Proulx** noted that a Special Use Permit can be withdrawn if the conditions are violated.

Shackelford asked if the entire event or just the amplified music would end at the curfew. **Proulx** noted that only the amplified music is subject to the curfew.

Stapleton asked what happens if a renter does not comply. **Mr. Mills** noted that they will keep a security deposit if the renter does not comply.

Goad moved that the Planning Commission recommend approval of Special Use Permit #2017-05 incorporating the following conditions.

1. The site is developed in substantial conformance to the site plan submitted with the request;
2. The events at the bandstand will not take place simultaneously with any other events held at the Rockfish Valley Community Center and there will be a minimum of a one hour break between events;
3. Music will be permitted between the hours of 12 noon and 9 pm Sunday through Thursday, and between the hours of 12 noon and 10 pm on Friday and Saturday; and
4. The number of total events per year will be limited to twenty.

Stapleton seconded the motion.

The Planning Commission voted 4-0 that the application be recommended for approval to the Board of Supervisors.

Other Business:

Lockn' Major Site Plan

Shackelford noted that all comments had been addressed at the Site Plan Review Committee. She also noted that the location of a stage and barn have been changed. She also noted that this Major Site Plan will apply to all events covered in the Special Use Permit.

Clinton Bibb is the operations director of Lockn’.

Allen asked where the stage was moved. **Mr. Bibb** noted that it was moved from the Oak Ridge Race Track to the Blue Ridge Bowl, he noted that it is now on Lockn’ property. He also noted that everything in the festival will be more centralized and convenient with this change. **Allen** felt that this plan worked better than the one previously seen. **Mr. Bibb** noted that this will work better for staff and campers because the walk between stages will not be as long.

Allen made a motion that the Planning Commission approve Major Site Plan #2017-01 Lockn’ LLC. **Goad** seconded the motion.

The Planning Commission voted 4-0 that the Major Site Plan be approved.

Class C Cell Towers

Shackelford noted that when she wrote the memo in question because there is a Class C Tower application coming in soon. She noted that since writing it more applications have come in. She wrote this memo with the goal of clarifying the process for Class C Towers. She wants to prevent a situation where the Planning Commission does not have a public hearing and it goes to the Board of Supervisors for a public hearing. The Board of Supervisors could then potentially wish the Planning Commission to have a public hearing and it would have to go through the Planning Commission again. She recommended that the Planning Commission come up with a policy for how these requests should be handled.

Shackelford provided three options.

1. Always having a public hearing.
2. Not have a public hearing and wait for Board of Supervisors decision on if they should have one.
3. Judging whether or not they should have one on a case by case basis.

Proulx noted that she wants to avoid judging them on a case by case basis. **Allen** asked who made the judgement that the Planning Commission must have a public hearing. **Shackelford** responded that the Board of Supervisors will make that decision but only after the Planning Commission initially reviews it. She further clarified that the Board of Supervisors has the ability to require that the Planning Commission has a public hearing but they would not be able to make that judgement until after it had already been through the Planning Commission. **Proulx** recommended that they have public hearings as a standard practice. **Goad** and **Allen** agreed with this plan.

The Planning Commission will have public hearings for Class C Towers as a standard practice.

Rockfish Valley Area Plan – Initial Review.

Proulx noted that she and Tommy Harvey have concerns that certain portions of the plan are not aligned with public comments and the direction the Planning Commission thought the plan was heading. Proulx noted that it mentions many nodes for development that do not make sense. Proulx went on to say that she is not sure how to proceed with this. **Shackelford** responded that they are not required to adopt it.

She also noted that they could adopt certain pieces of the plan as they see fit. She also noted that they could go through a revision process of the plan so that it could be what the Planning Commission and Board of Supervisors wanted it to be. **Allen** asked who the representative on the plan. **Proulx** responded that Tim Padalino was the representative. **Allen** asked what the purpose of the document was if it was not going to be adopted. She suggested that they either adopt it or not. **Proulx** responded that she believes there are many good parts to the plan but that it is not ready to be adopted as it is. **Allen** clarified that she wants to spend the time to make the plan be what the county wants and then adopt it.

Goad asked how this would affect the Comprehensive Plan. **Shackelford** explained that it is required for the Comprehensive Plan to be reviewed every five years. To follow this schedule they would need to review the Comprehensive Plan in 2019. She noted that this could be adopted as an amendment to the Comprehensive Plan or certain portions could be included in the plan. **Shackelford** noted that the Rockfish Valley Area has changed the most since the Comprehensive plan has been reviewed.

Allen believes that the county should review the Comprehensive Plan in pieces so that they are not overwhelmed by reviewing the entire thing every five years.

Proulx noted that the commercial development plan was the opposite of what was seen in public comments and what was said by the committee. **Stapleton** noted that the Comprehensive Plan for Nelson County is out of date. He believes that the Planning Commission should consider incorporating certain parts of the Rockfish Valley Area Plan into the Comprehensive Plan. **Allen** noted that they should work on the Comprehensive Plan first and then integrate the Rockfish Valley Area Plan into it. **Proulx** noted that an option is to adopt the plan as an addendum to the Comprehensive Plan. **Allen** noted that the Comprehensive Plan and the Rockfish Valley Area Plan would have to agree for this to happen. **Shackelford** stated that she could take the Planning Commission's recommendation and talk to Steve Carter to make this an agenda item for the Board of Supervisors. Then they would be able to begin taking steps in the review process.

Stapleton asked what the status of the document was at this time. **Proulx** noted that this document was the result of a grant from the Virginia State Department of Agriculture. She also noted that the previous director of Planning and Zoning was very interested in pursuing a study of this area. **Proulx** noted that she was on the committee for the project and that they had people associated with the agriculture/forest districts, farming, an extension agent, winery representatives and others. She noted that nobody was talking about identifying little spots all down Route 151. She also noted that the Thomas Jefferson Planning District Commission held a couple of comment sessions where the public was generally speaking against spreading out the development. She then noted that the Rockfish Valley Area plan is not reflective of this.

Stapleton noted that he believes that a cautious way forward would be to adopt the Rockfish Valley Area Plan as an amendment and to create a revision timeline for the Comprehensive Plan. **Proulx** noted that they would then be able to ensure that there are no existing conflicts with the Comprehensive Plan and the Rockfish Valley Area Plan. **Allen** feels that it is a waste of resources and money if the plan is not adopted.

Goad stated that if they adopt it as an amendment and it is not reflective of what the public committee worked on then it would be a problem. **Shackelford** noted that the Comprehensive Plan is more of a guideline for future development and not a commitment. **Allen** did not believe it should be adopted at all until it is where they want it to be.

Proulx recommended that Shackelford address next steps with Steve Carter.

Approval of Minutes – March 22, 2017:

Chair Proulx made three small clarifications to the March 22 minutes.

Commissioner Allen made a motion that the meeting minutes of March 22, 2017 be approved with the changes seen and made; the vote 4-0.

Approval of Minutes – May 24, 2017:

Allen asked why some names were bolded and some were not. **Hjulstrom** stated that she would bold a name when it was a new person speaking.

Proulx noted that:

Page 1:

- That the notice of postponement for rezonings #2017-01 and #2017-02 should be changed to reflect that it was at the request of the applicant.
- That ‘the project’ mentioned should be clarified as “Buck Creek Village” in the first line spoken by Justin Shimp.
- That ‘sight’ was misspelled as ‘site’.

Page 2:

- That the 60 day limit for reviewing a final plat should be clarified “It was decided that they have 60 days after receiving both preliminary and final plats to take action.”
- That ‘easement’ be clarified as ‘road easement’
- That Proulx noted that she did not know of any co-housing developments in Nelson County but that she knew of some in North Carolina.

Page 3:

- That “she still needs to review the Rockfish Valley Area Plan” be changed to “the Planning Commission still needs to review the Rockfish Valley Area Plan”.

Chair Proulx recommended that the minutes be reviewed again at next month’s meeting.

Adjournment:

Commissioner Allen made a motion to adjourn at 8:48pm; the vote 4-0.

Respectfully submitted,



Emily Hjulstrom
Secretary, Planning & Zoning