

Nelson County Comprehensive Plan

Chapter Three—Goals and Principles

The following goals and principles state the long-term expectations for the county under ~~nine~~^{eight} key areas: Economic Development, Transportation, Education, Public and Human Services, Natural, Scenic, and Historic Resources, Recreation, Development Areas, ~~and~~—Rural Conservation, ~~and~~ Telecommunications. Under each goal, principles are stated. Principles are a more specific statement of the actions intended to achieve the broad goal. In the following Land Use Plan Chapter and the Plan Implementation Chapter guidance is given for achieving these goals and principles. The information attached as appendices to this Plan provide the data and community input upon which these goals and principles are, in part, based.



Paul's Creek Community

Economic Development

Goal – Enhance the quality of life for Nelson County residents by maintaining and encouraging a diverse and vibrant local economy in designated development areas and compatible with the county's size and rural character.

Principle – Encourage a diverse mix of businesses and industries.

Principle – Discourage strip development and encourage limited access and internal access management in large scale commercial and industrial uses.

Principle – Support adequate setbacks, vegetative buffering, dark sky lighting, and unobtrusive signage in large scale commercial and industrial uses to protect primary roadways.

Principle – Support small scale commercial development as infill and as new development in designated development areas.

Goal – Seek to have new residential development support the additional county costs associated with the development.

Principle – Determine the cost of new residential development and encourage proffers to defray the county costs associated with the development.

Goal – Support and encourage tourism as a viable means to diversify the local economy.

Principle – Support local tourism and link it to the region’s many tourism programs.

Principle – Promote historic sites that are accessible to the public as part of the tourist economy.

Principle – Promote local greenways and other recreational opportunities to enhance tourism.

Goal – Recognize the importance of the county’s agricultural economy as an integral part of Nelson’s economic heritage and as an important part of the current economy.

Principle – Support a local farmer’s market, or markets, with an emphasis on local products.

Principle – Encourage businesses and industries that support and strengthen the county’s agricultural economy.

Principle – Encourage the protection of prime farmland from development that would reduce its long term viability as part of the agricultural economy.

Principle – Promote farming as a productive way of life.

Principle – Support enhanced transportation of agricultural and wood products to markets.

Principle – Encourage development of a regional distribution system for agricultural products.



Productive Orchard Industry

Transportation

Goal - Promote a safe, efficient and diverse transportation system to serve both local and regional traffic.

Principle - Emphasize the importance of safety on county roads and publicize the negative affects of speeding.

Principle - Ensure that through truck traffic is meeting state standards.

Principle - Encourage the use of the county's existing rail lines for the movement of commercial and industrial goods and for passenger service, including tourists.



The Train Depot at Oakridge

Principle - Increase the mobility of the general public, and especially the elderly, handicapped and economically disadvantaged by encouraging walking, bicycling, bus and van services, park and ride lots, and carpooling.

Goal - Enhance the internal and external flow of traffic within designated development areas.

Principle - Promote internal vehicular, pedestrian, and bicycle connections within development areas.

Principle - Encourage a network of streets for internal traffic flow within development areas that limit "cut through" traffic.

Principle - For large scale industrial and commercial park development off Route 29, limit access to locations established in the Route 29 Corridor Development Study when possible.

Principle - Support improvements to designated roadways that include facilities for bicyclists, following the Regional Bicycle and Pedestrian Plan.

Education

Goal – Support the educational needs of all Nelson’s citizens as a means of preparing for their future roles as workers, citizens, and parents.

Principle – Support excellence in public education, including the school facilities.

Principle – Promote the year-round use of school buildings as community and multi-use facilities.

Principle – Support educational programs through the county schools, community based organizations, and community colleges that provide a trained workforce for local industries.

Principle – Ensure that the county’s library system meets the needs of a growing population.

Principle – Ensure adequate adult education to help adults fulfill their roles as workers, citizens, and parents.



Site of the Rockfish Valley Elementary School

Public and Human Services

Goal – Promote an equitable level of public services – fire protection, rescue services, crime protection and prevention – to all county residents.

Principle – Ensure that the E911 operations center is fully supported and maintains a coordinated emergency response system so that all citizens can receive help as quickly as possible.

Principle – Support the county’s fire and rescue squads to ensure an efficient delivery of services, with an emphasis on prevention and training.

Principle – Support the county sheriff’s department so that services are delivered efficiently and in a manner sensitive to the safety and protection of all residents.

Goal – Support the development of adequate infrastructure in designated development areas and in other areas of the county where lack of adequate water and sewage disposal creates a potential health risk.

Principle – The Nellysford and Schuyler development areas are priorities for development of adequate water and sewer service.

Principle – Support efforts to provide the Piney River community, and other areas with existing problems, with safe, adequate water and sewer service.

Principle – Support development of a plan to assess and monitor groundwater.

Principle – Support development of surface water impoundments as a public water source.

Goal – Encourage access to a full range of quality health care facilities and programs for all county residents.

Principle – Develop a specific community health improvement strategy.

Principle – Support health care outreach to special populations such as the economically disadvantaged, the elderly, children, and the disabled.

Goal – Support and strengthen resources to address the human service needs of county residents, with an emphasis on those with special needs.

Principle – Encourage development of the interdisciplinary facilities in support of the elderly, the disabled, children, and the economically disadvantaged.

Principle – Support regional human service providers based on documentation of services to be provided to Nelson residents, and with an emphasis on consolidation of services rather than duplication of effort.

Goal – Promote sound waste disposal practices and promote recycling for all county residents.

Principle – Support waste management and recycling planning that will include a rational, cost-effective, environmentally sound approach for handling waste and recycling material.

Principle – Sensitivity to our natural environment as well as economics should guide future waste management and recycling policy.

Goal – Reduce the number of county residents living in substandard housing by supporting the rehabilitation of substandard county residences and buildings.

Principle – Support the rehabilitation of substandard housing, particularly those residences lacking indoor plumbing and which house low income residents.

Natural, and Scenic, and Historic Resources

Goal – Recognize that the natural environment is an important facet of our quality of life and efforts should be made to support and enhance that environment.

Principle – Recognize the importance of ground water and surface water to the county by supporting guidelines for the protection of these resources and conducting additional water studies as needed.

Principle – Protect natural resources, including prime soils for agricultural use, groundwater, air, wetlands, and forest resources.

Principle – Recognize the county’s major rivers and waterways as significant environmental resources and provide for their protection and appropriate use for recreation.

Principle – Limit development on critical slopes in order to maintain the balance between slope, soils, geology, and vegetation.

Goal – Protect the county’s scenic resources as essential to the county’s rural character, economic strength and quality of life.

Principle – Protect the county’s scenic roadways by designating them as State Scenic Byways and by adopting a local scenic byways ordinance as needed. In particular, support designation of Route 29 from Woods Mill to the Albemarle County line and Route 664 as scenic byways.

Principle – Maintain areas of scenic beauty of the county’s waterways and rivers as natural resources and in support of the county’s tourism program.

Principle – Promote the preservation of the viewsheds of scenic vistas as an important part of the county’s tourism program.

Principle – Discourage ridgeline development.

Goal – Preserve and protect the historic character and features of Nelson County.

Principle – Recognize and honor stewardship of historic properties and sites through, for example, the Historic Designation Program and through formal recognition by the Board of Supervisors.

Principle – Encourage the establishment of local historic districts in support of the county’s tourism program and to protect their historical, architectural, and cultural significance. Lovington and Schuyler, in particular, are appropriate for historic district designation.

Principle – Promote architectural compatibility of new development, including infill development, in designated development areas where significant historic resources exist.



Swannanoa

Recreation

Goal – Promote a diversity of recreational opportunities for Nelson’s citizens and for those who visit the county as tourists.

Principle – Promote recreation facilities that are county-wide resources for recreation and athletic events.

Principle – Encourage small-scale “pocket” parks in designated development areas to enhance the recreational opportunities for nearby residents.

Principle – Support the development of county greenways, including the Blue Ridge Railway Trail, and new greenways, for recreation, and to preserve open space and protect river and stream corridors.



Blue Ridge Railway Trail

Principle - For increased recreational and tourism opportunities, provide access and connections to key destination points and attractions.



The Tye River

Development Areas

Goal – Channel new development into designated development areas thereby retaining the county’s rural character.

Principle - Direct large scale commercial and industry into development areas designated Mixed Commercial or Light Industrial in the Future Land Use Map or where appropriately zoned.

Principle - Discourage strip development and encourage limited access and internal access management in large-scale commercial and industrial uses.

Principle – Promote dark sky lighting, unobtrusive signage and design guidelines in all commercial and industrial development.



Stone Church in Schuyler

Principle – Direct small-scale commercial and residential development into development areas designated Rural Small Town, Rural Village, or Neighborhood Mixed Use, in the Future Land Use Map.

Principle – Encourage exclusively residential development on the periphery of designated development areas as defined in the Future Land Use Map.

Principle – Promote orderly expansion in designated development areas that is consistent with the pattern and character of existing development.

Goal - Ensure that new development does not exceed the county’s ability to provide the needed services and infrastructure.

Principle – Limit development densities to ensure future development stays within the capacities of water and sewer systems.

Principle - Encourage proffers to defray the county costs associated with development.

Goal - Encourage and support the development of safe, sanitary and affordable housing for county residents of all incomes.



Principle - Support affordable housing development in designated development areas.

Montreal Village in Shipman

Principle - Fund affordable housing development and the rehabilitation of substandard housing using a combination of private and public (federal, state, and local) funds and continue to support private foundations and organizations in the development of affordable housing and in the rehabilitation of substandard housing.

Rural Conservation

Goal - Maintain the rural character of Nelson County.

Principle - Protect sensitive rural areas such as steep slopes, river and stream corridors, prime farmland, old growth forests, and historic sites from encroaching development by discouraging rural growth in areas adjacent to these sensitive areas.

Principle - Protect rural scenic roadways through vegetative buffers between the roadways and new rural subdivision growth.

Principle - Protect scenic views and vistas by encouraging the siting of new buildings in conformance with the existing topography and into the existing landscape and vegetation.

Goal - Protect productive agricultural and forestal land.

Principle - Promote voluntary measures such as Agricultural Forestal Open Space designations and voluntary dedication of easements as undeveloped land.

Principle – Continue the Land Use Taxation as an incentive for continued agricultural productivity.



The Rockfish Valley

Telecommunications

Goal – Support the appropriate and efficient development of telecommunication infrastructure.

Principle – Recognize and support telecommunications infrastructure as an essential component for successfully growing and sustaining a strong rural economy including home occupations, tourism and resort industries, and telecommuters.

Principle – Recognize and support telecommunication infrastructure as a valuable tool for improving emergency services and law enforcement operations.

Principle – Ensure that telecommunication facilities are subject to appropriate review and approval procedures and, when appropriate, the public hearing process.

Principle – Ensure that each tower permit application is carefully reviewed for appropriateness with the Zoning Ordinance and Zoning Map, as well as its appropriateness relative to the Comprehensive Plan.

Principle – Ensure that careful consideration is given to preserving Nelson County’s invaluable scenic resources and recreational resources such as the Blue Ridge Parkway, Appalachian Trail, George Washington National Forest, and designated Virginia Scenic Byways.