

Rockfish Valley Area Plan Update

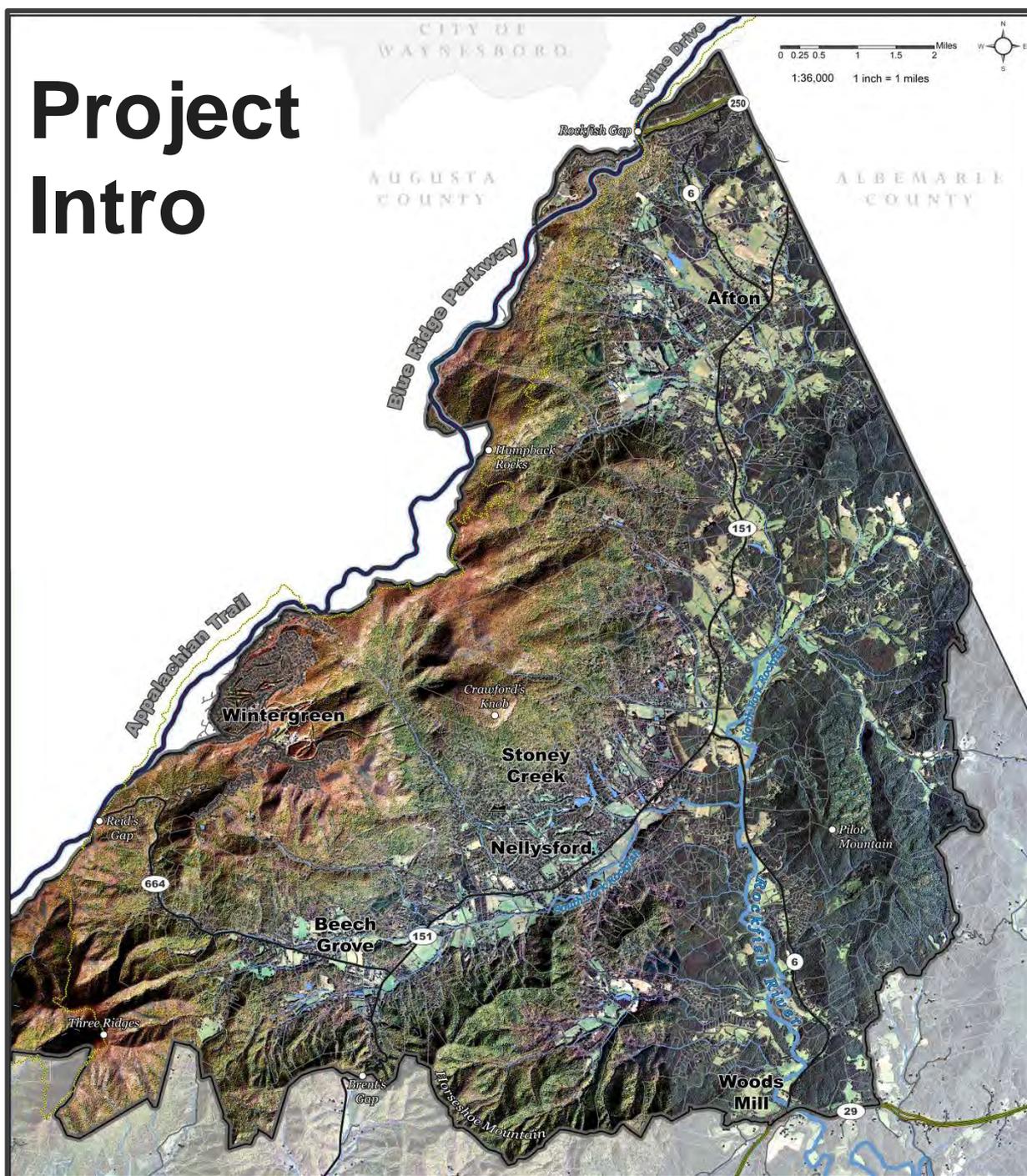
**(Phase I):
Area Analysis &
Community Engagement**



Rockfish Valley Area Plan Progress Report

August 9th 2016

Project Intro



Summary of Previous Plans *and* Existing Studies

Nelson County Comprehensive Plan

As Approved by the
Nelson County Board of Supervisors
and Nelson County Planning Commission

Adopted October 8, 2002

Prepared by
The Nelson County Planning Commission
with the assistance of
The Citizens of Nelson County
at the request of
The Nelson County Board of Supervisors

Staff support from the
Thomas Jefferson Planning District Commission
Design Resources Center, University of Virginia
Nelson County Department of Planning

Route 151 Corridor Study





July 2013
Sponsored by
Virginia Department of Transportation
Prepared by
HNTB Corporation

VDOT
HNTB

Green Infrastructure Strategies
for Nelson County Virginia

Prepared by Students in the Green Lands Class at the University
of Virginia



Printed December 10, 2010

ROCKFISH RIVER WATERSHED
TMDL
IMPLEMENTATION PLAN
TECHNICAL REPORT

Submitted to:
The Stakeholders of the Rockfish River Watershed

Prepared by:
Rockfish River IP Steering Committee

In Cooperation With:
Virginia Tech Department of Biological Systems Engineering
Center for Watershed Studies,
Virginia Department of Environmental Quality,
and
Virginia Department of Conservation and Recreation

Revised: June, 2012



Biological Systems
Engineering
Virginia Tech
WATERSHED
STUDIES
UNIVERSITY OF VIRGINIA

VT-686 DOCUMENT NO. 2012-002

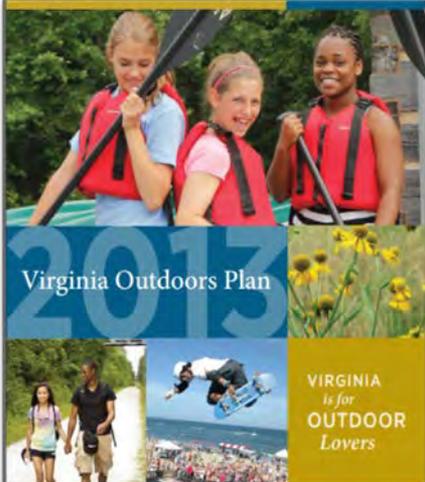
THOMAS JEFFERSON PLANNING DISTRICT COMMISSION
2030 RURAL LONG RANGE TRANSPORTATION PLAN



Virginia Outdoors Plan

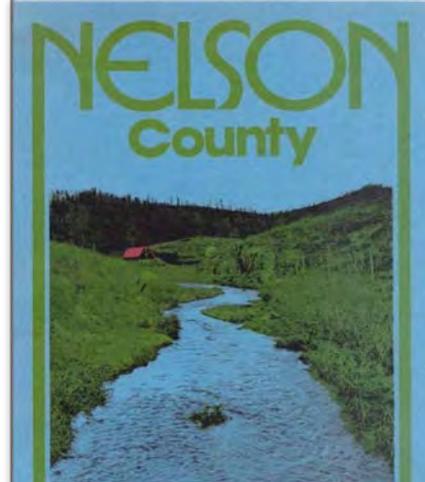
2013

VIRGINIA
is for
OUTDOOR
Lovers



DCR
DEPARTMENT OF CONSERVATION AND RECREATION

NELSON
County



Summary of Public Meeting: June 28th Community Open House

Where & When:

- June 28th at RVCC

Estimated Attendance:

- 125

Format of Meeting:

- “open house”
- interactive exhibits focused on plan topics
- informal Q&A with staff at each station
- brief presentation: plan intro, preliminary survey results, and analysis of the study area



Public Open House: Plan Topics



Agriculture



Community



Economy

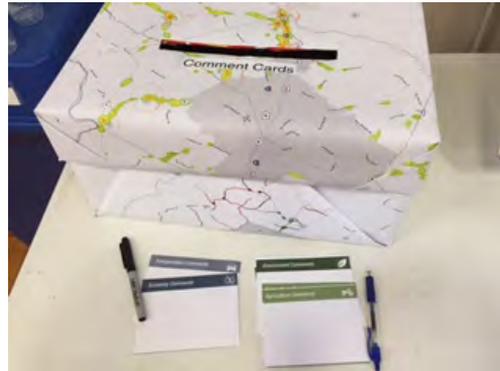
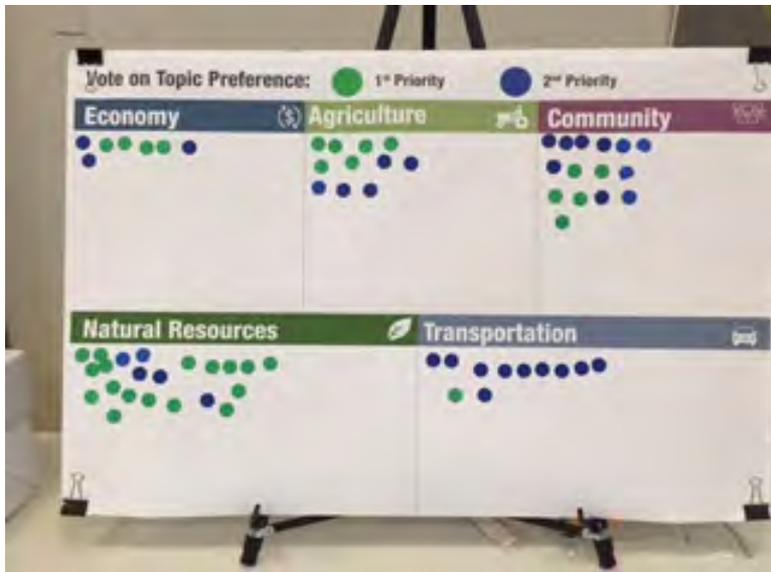
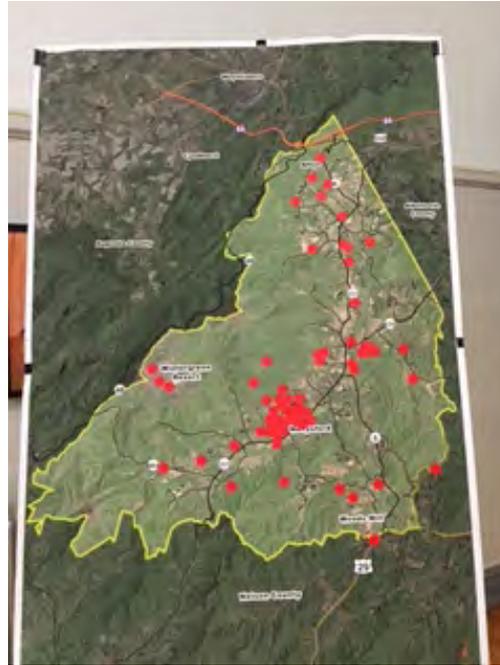


Natural Resources



Transportation

Public Open House: Participation



Summary of Community Survey: Results & Written Responses

Total Responses:

- 431

Total Written Comments:

- 234 (54%)

Survey Format:

- available online: SurveyMonkey
- available in hard copy

Survey Extended:

- open from May 23rd to July 1st
- deadline extended to July 15th
- surveys distributed to 16 churches throughout study area

NELSON COUNTY VIRGINIA

Please use the space below to provide any additional comments you wish to include:

Rockfish Valley Area Plan: Community Survey

This survey is being conducted by Nelson County and the Thomas Jefferson Planning District Commission as part of the Rockfish Valley Area Plan (RVAP). This survey will help identify local priorities, concerns, ideas, and values. Responses from the public will help guide the RVAP planning process and will shape the content of the final report. Your responses are voluntary and will remain anonymous. Thank you for participating!

The survey is also available online at the following link:
<https://www.surveymonkey.com/r/rvap>

Please submit your responses by July 1st 2016 - drop-off locations are listed at end of survey.

1. How long have you lived in Nelson County? (check one)

0-3 years
 4-6 years
 7-10 years
 10+ years
 Not a resident

2. What is your zip code? (fill in)

□ □ □ □ □

3. Do you own property in Nelson County? (check one)

Yes
 No

4. How often do you travel through the Rockfish Valley area? (check one)

Very frequently
 Somewhat frequently
 Neither frequently nor rarely
 Somewhat rarely
 Very rarely

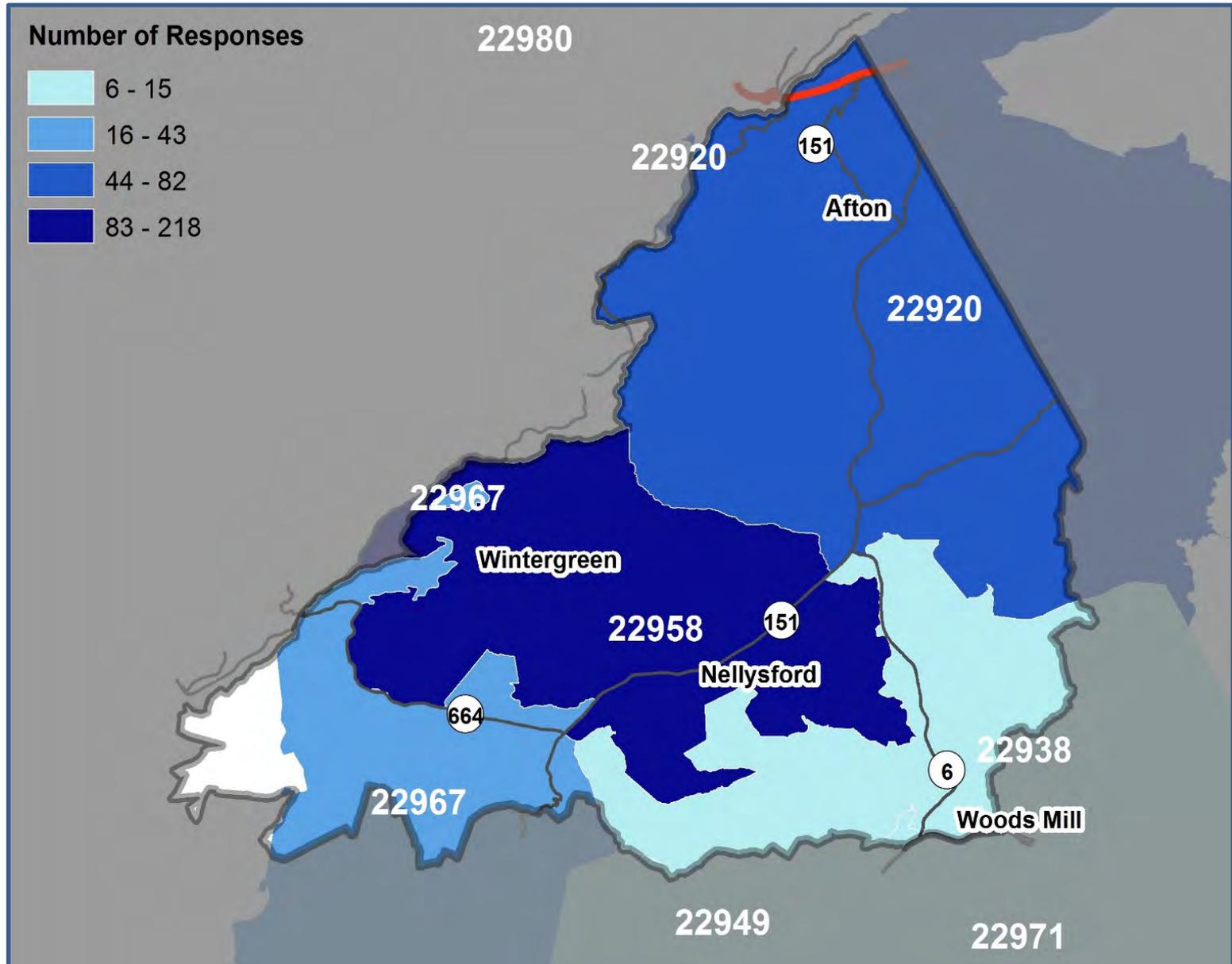
Study Area

Continue ▶▶

Thank you for your input! Completed surveys can be returned to the Rockfish Valley Community Center or the Nelson County Planning & Zoning Dept.

Please attend the RVAP "Community Open House" meeting at Rockfish Valley Community Center on June 28th from 6:30 pm - 8:30 pm.

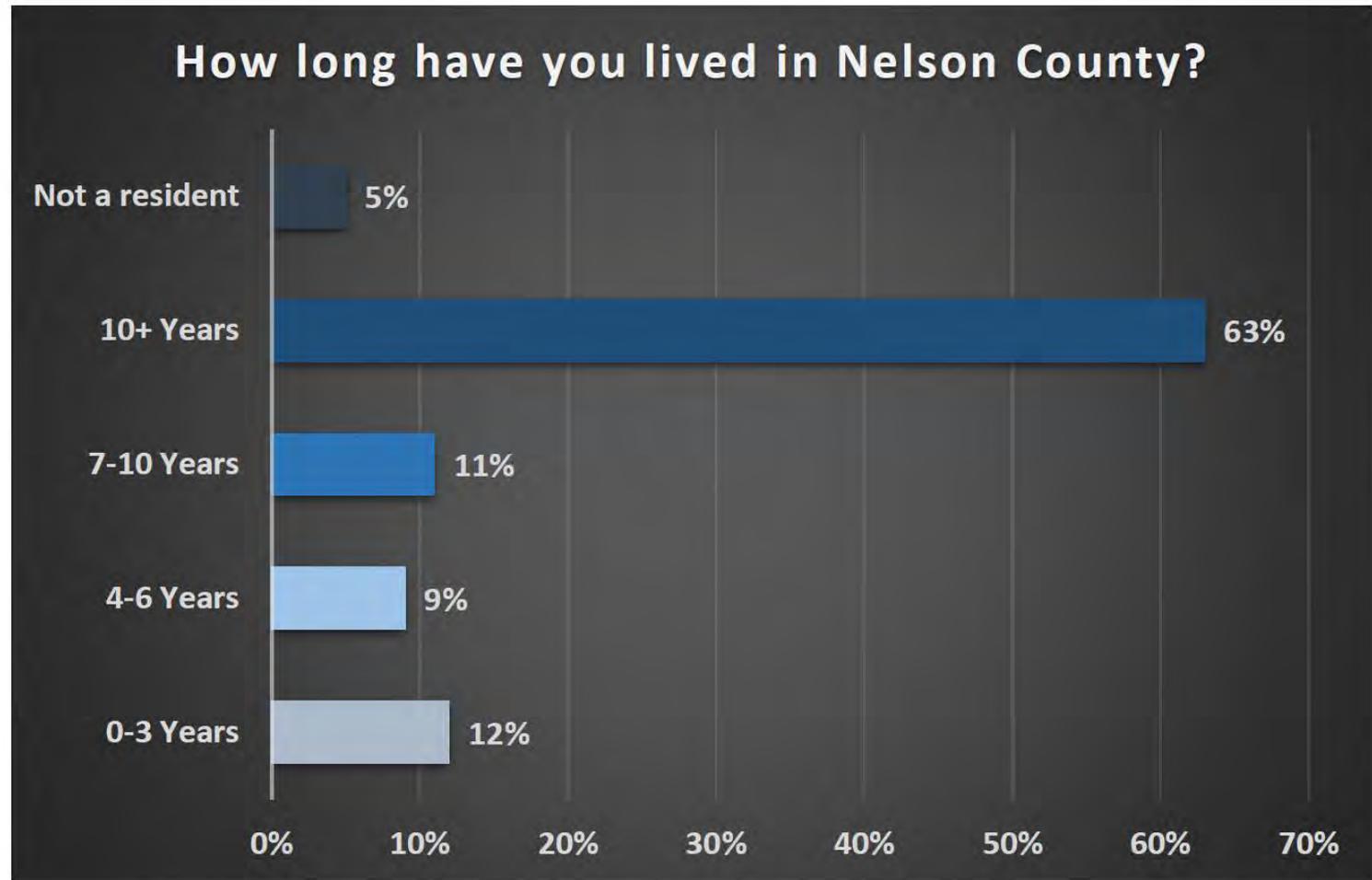
Survey Response by Zip Code



Survey Word Cloud

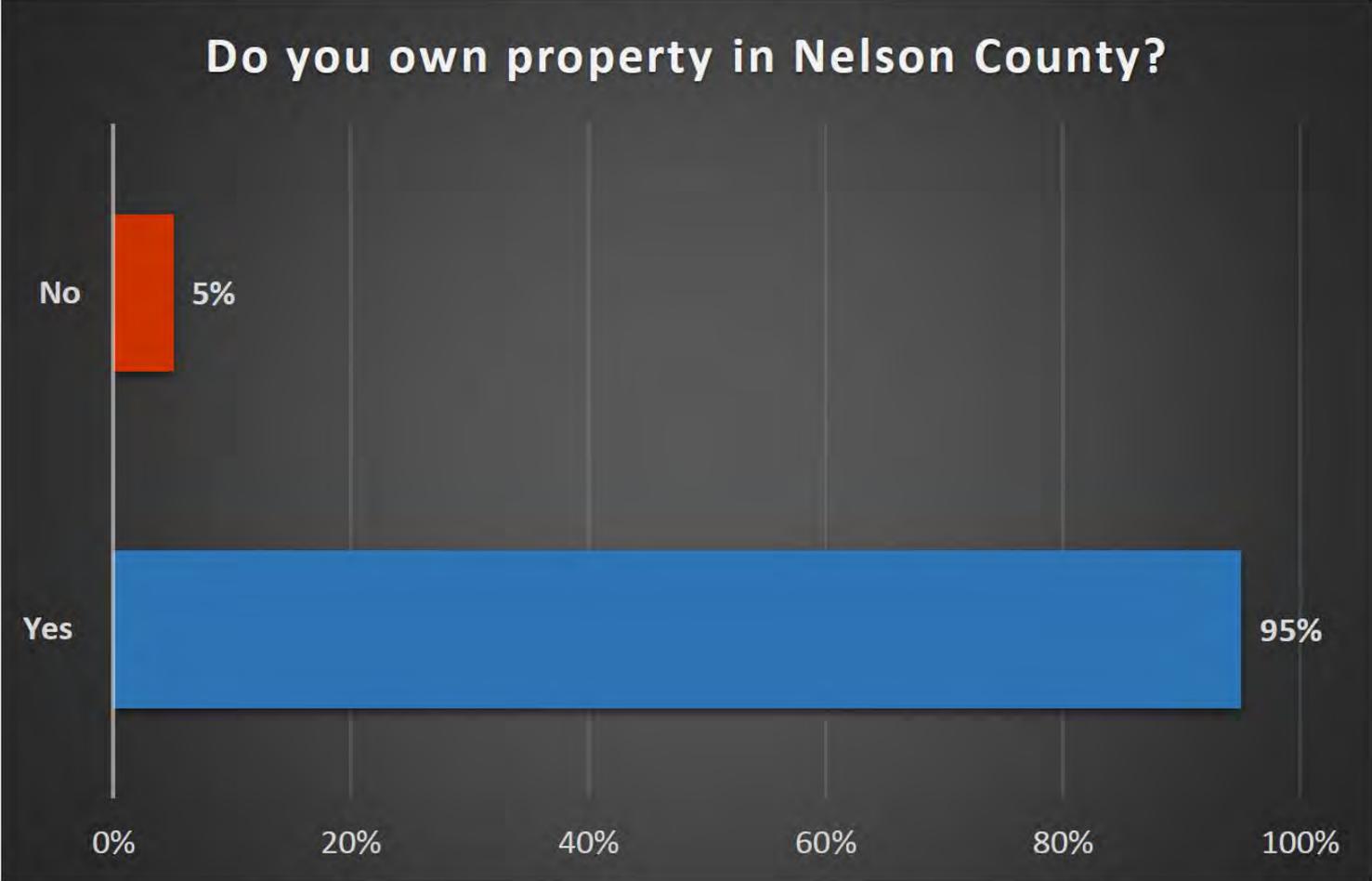
WORD	# OF OCCURRENCES
1. Development	69
2. Businesses	54
3. Traffic	44
4. Beauty	43
5. Rural	39
6. Store	37
7. Natural	23
8. Growth	23
9. Tourism	21
10. Local	20

Q1:



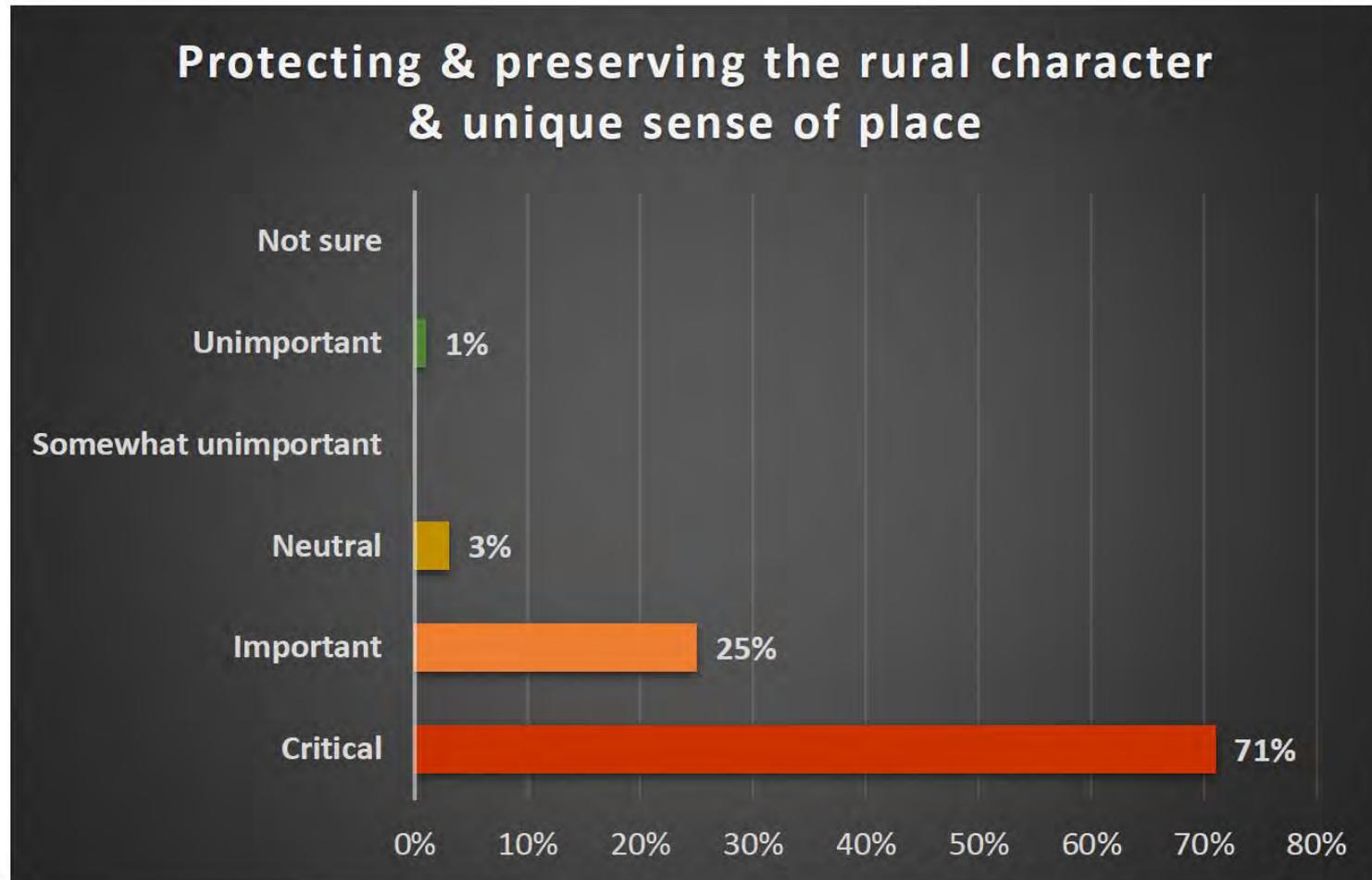
**(Q1): 63% have lived in Nelson County for 10+ years.
Only 5% were not County residents.**

Q3:



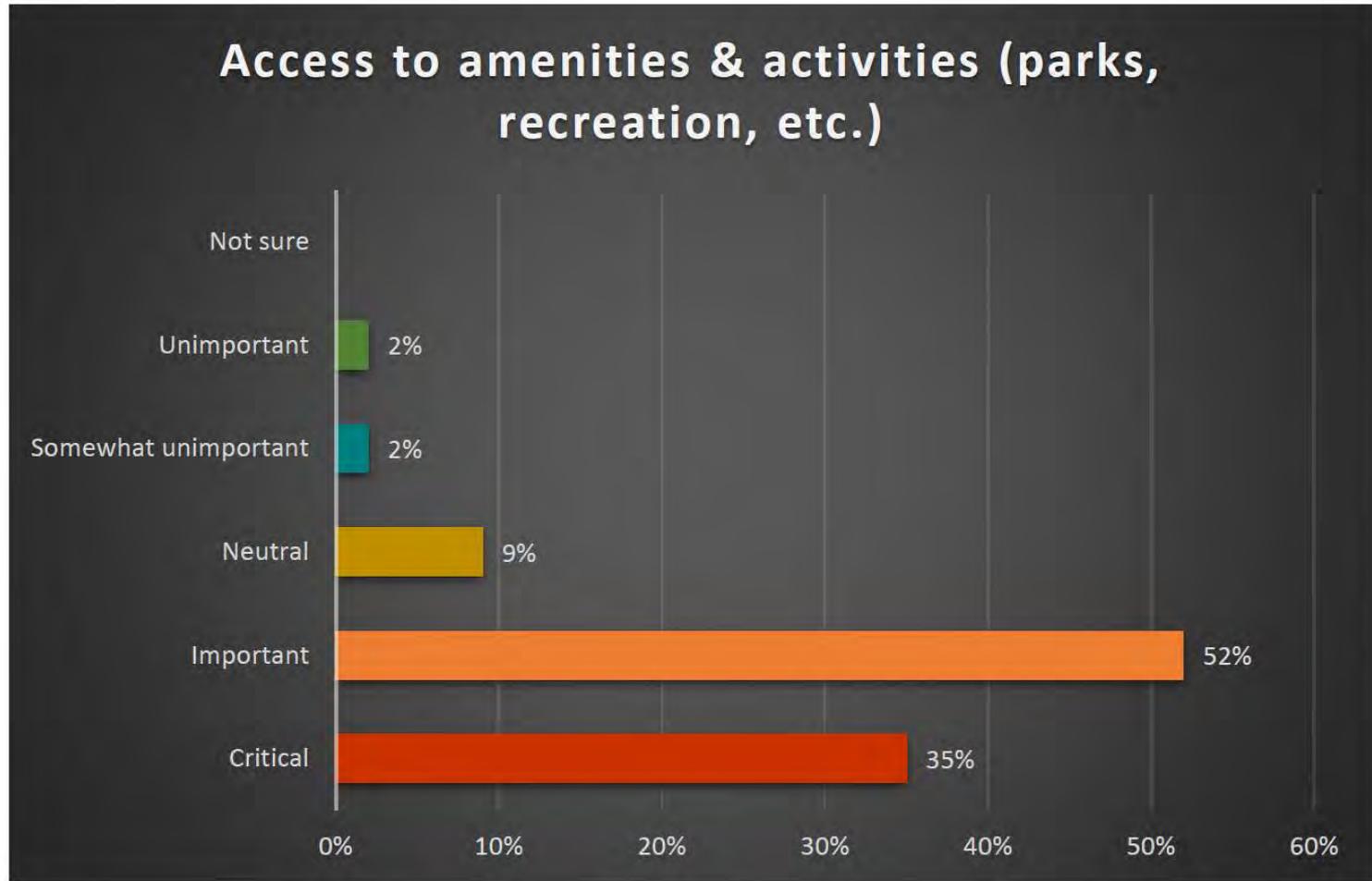
(Q3): 95% own property in Nelson County.

Q5:



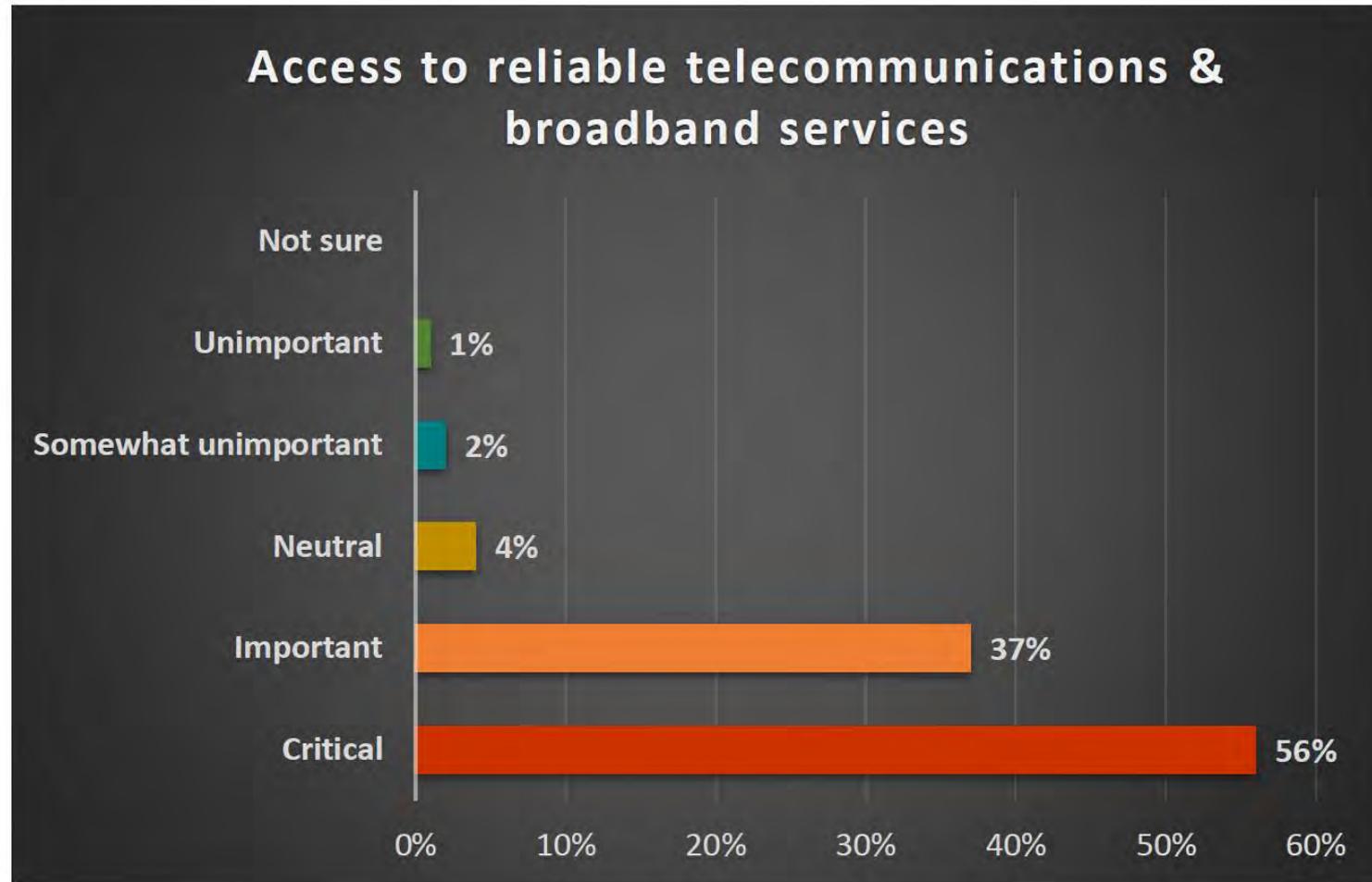
(Q5): 96% said it is important to protect and preserve the Rockfish Valley's rural character and unique sense of place. 71% said it is critically important.

Q6:



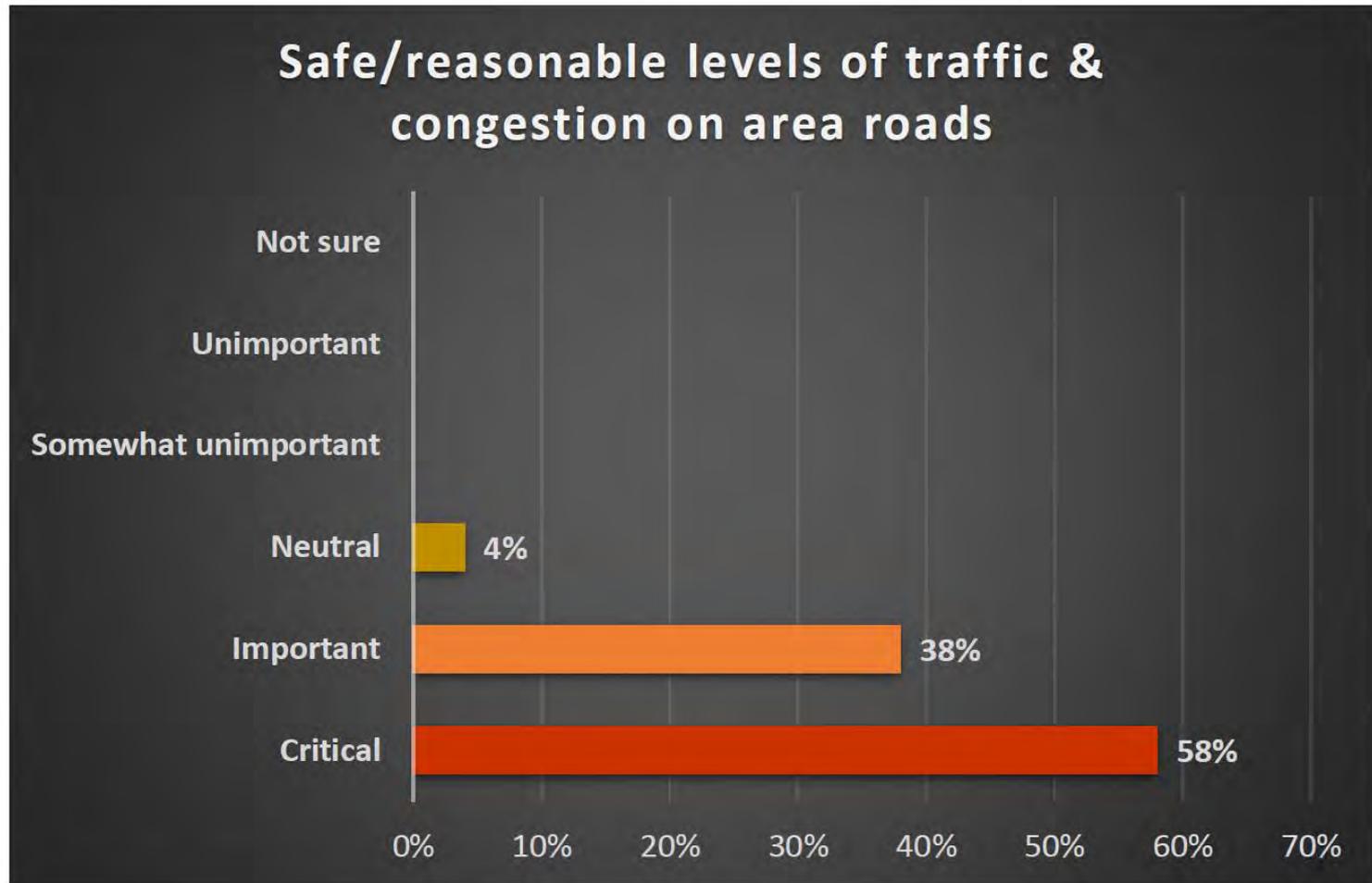
(Q6): 87% said access to recreational amenities (such as parks) is important. 35% said it is critically important.

Q7:



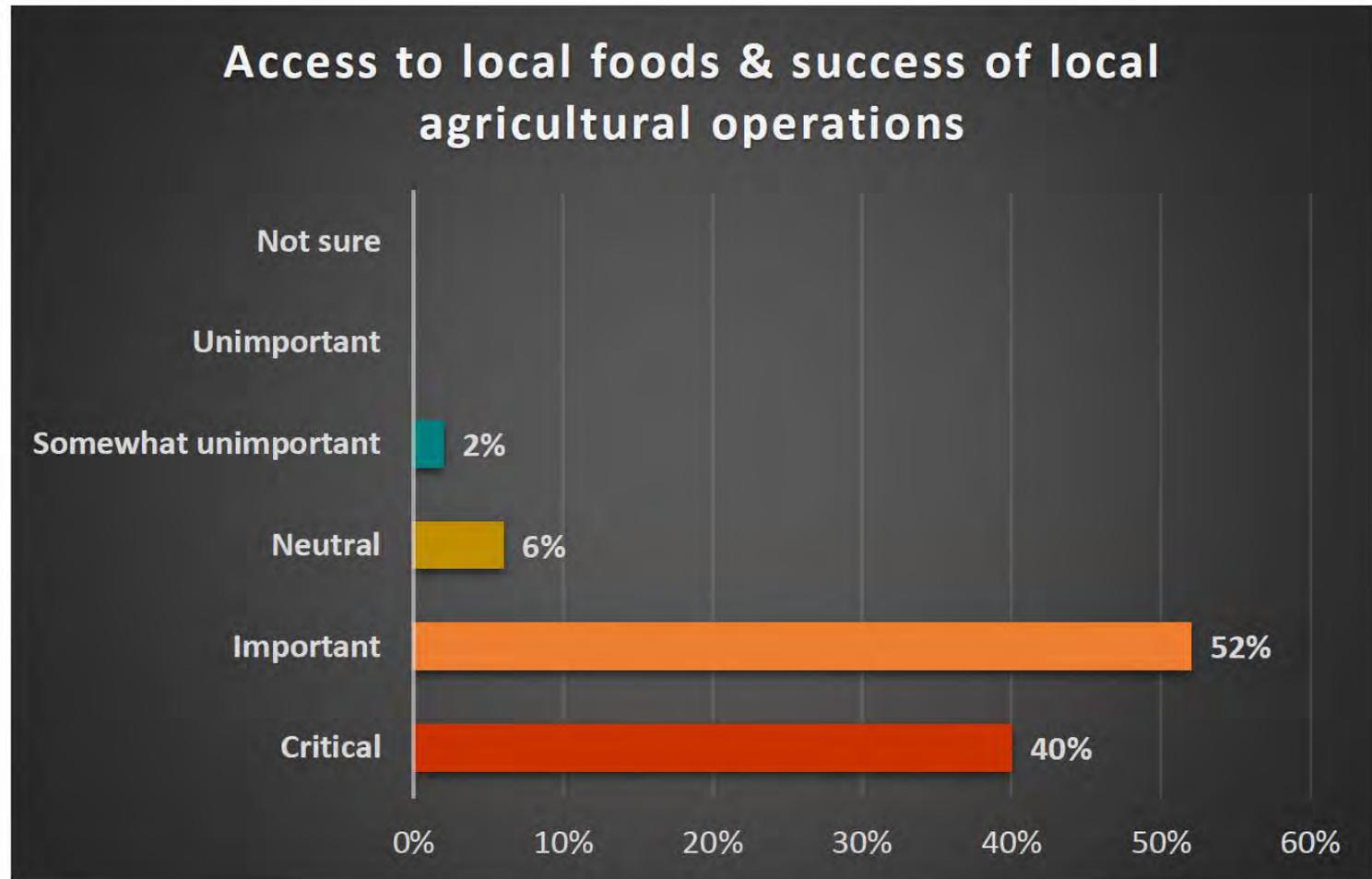
(Q7): 93% said access to reliable telecommunications and broadband service is important. 56% said it is critically important.

Q8:



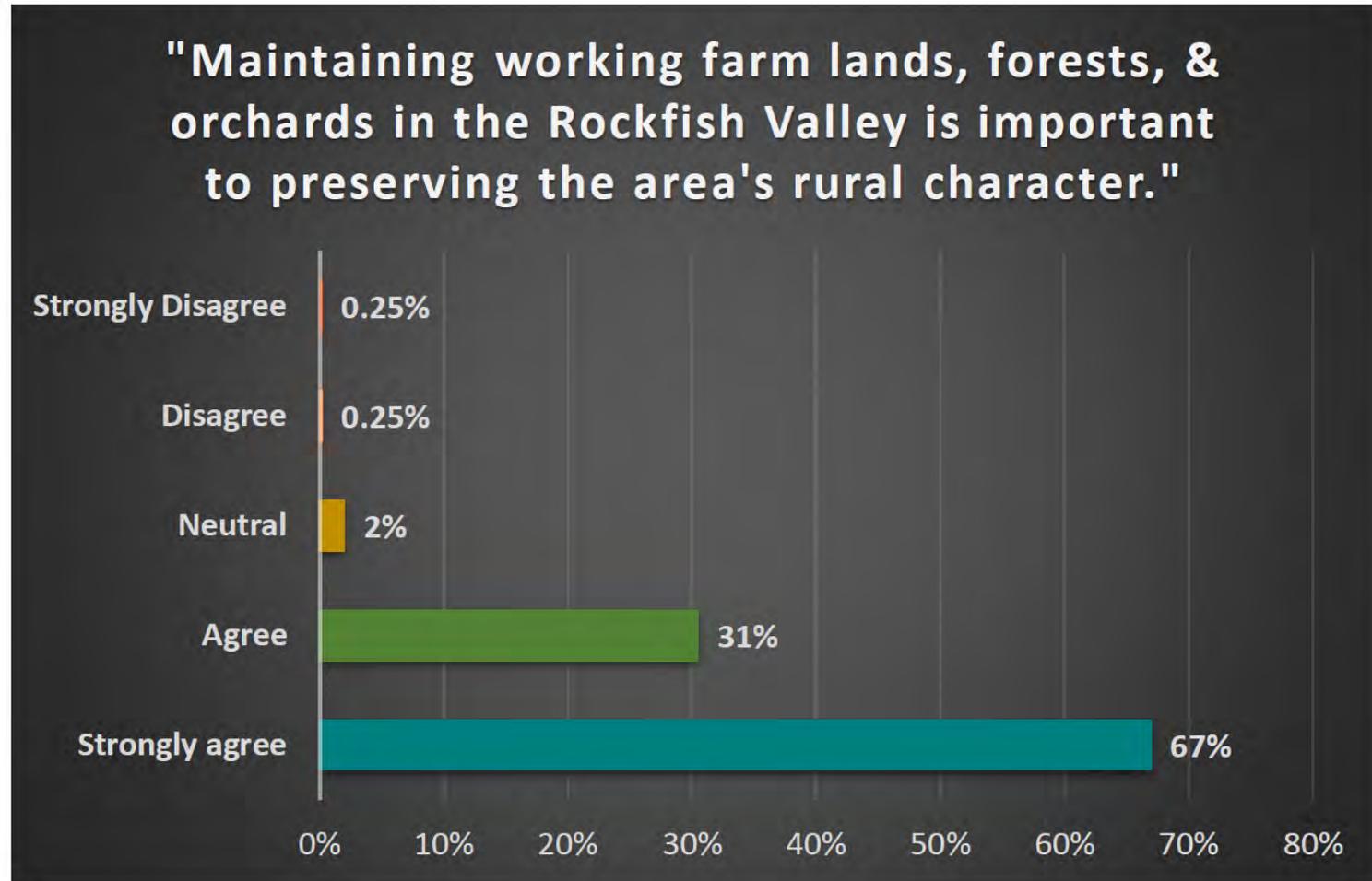
(Q8): 96% said safe/reasonable levels of traffic and congestion on roads is important. 58% said it is critically important.

Q21:



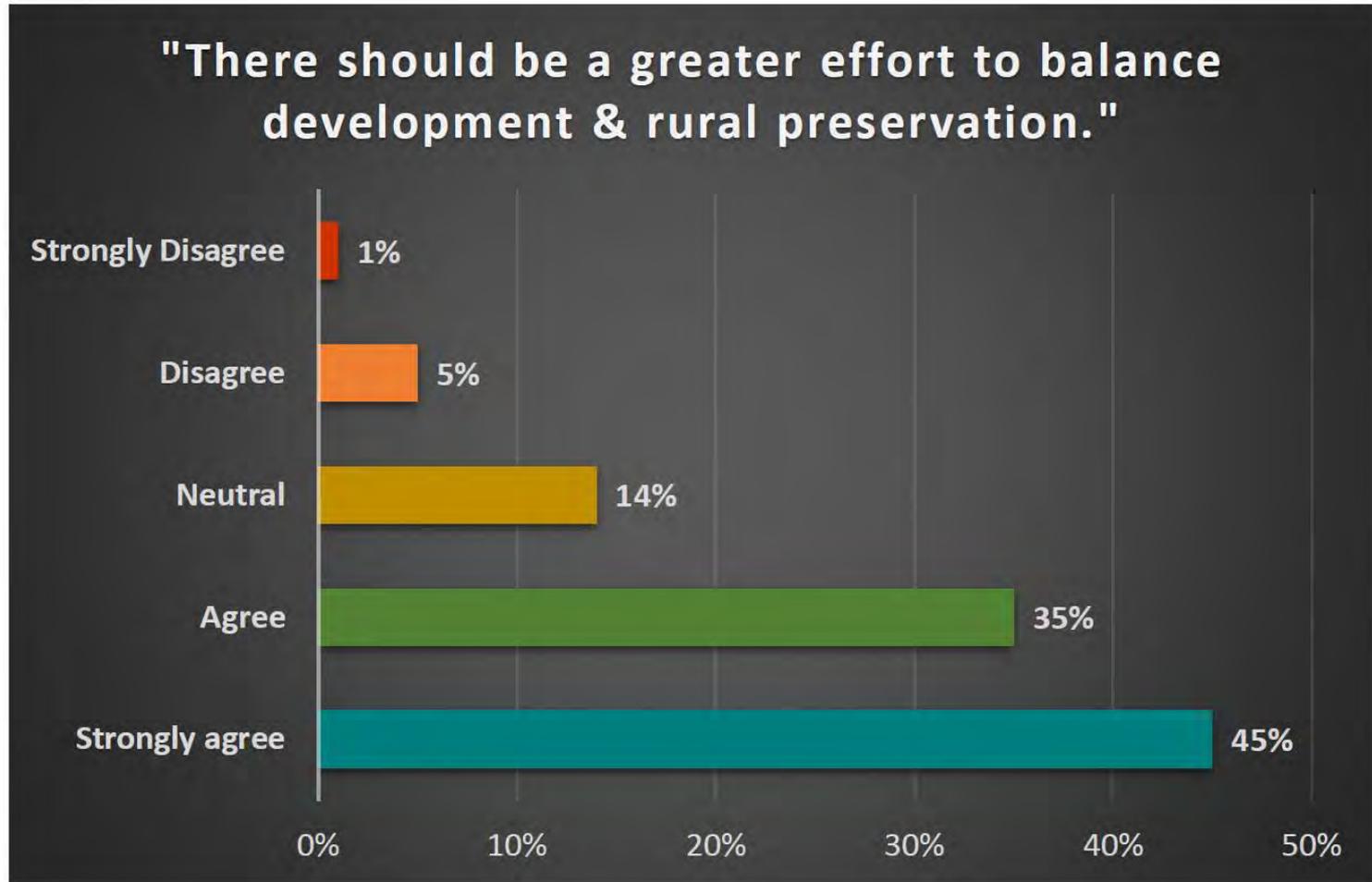
(Q21): 92% give importance to access to local foods and the success of local farms and local farmers.

Q22:



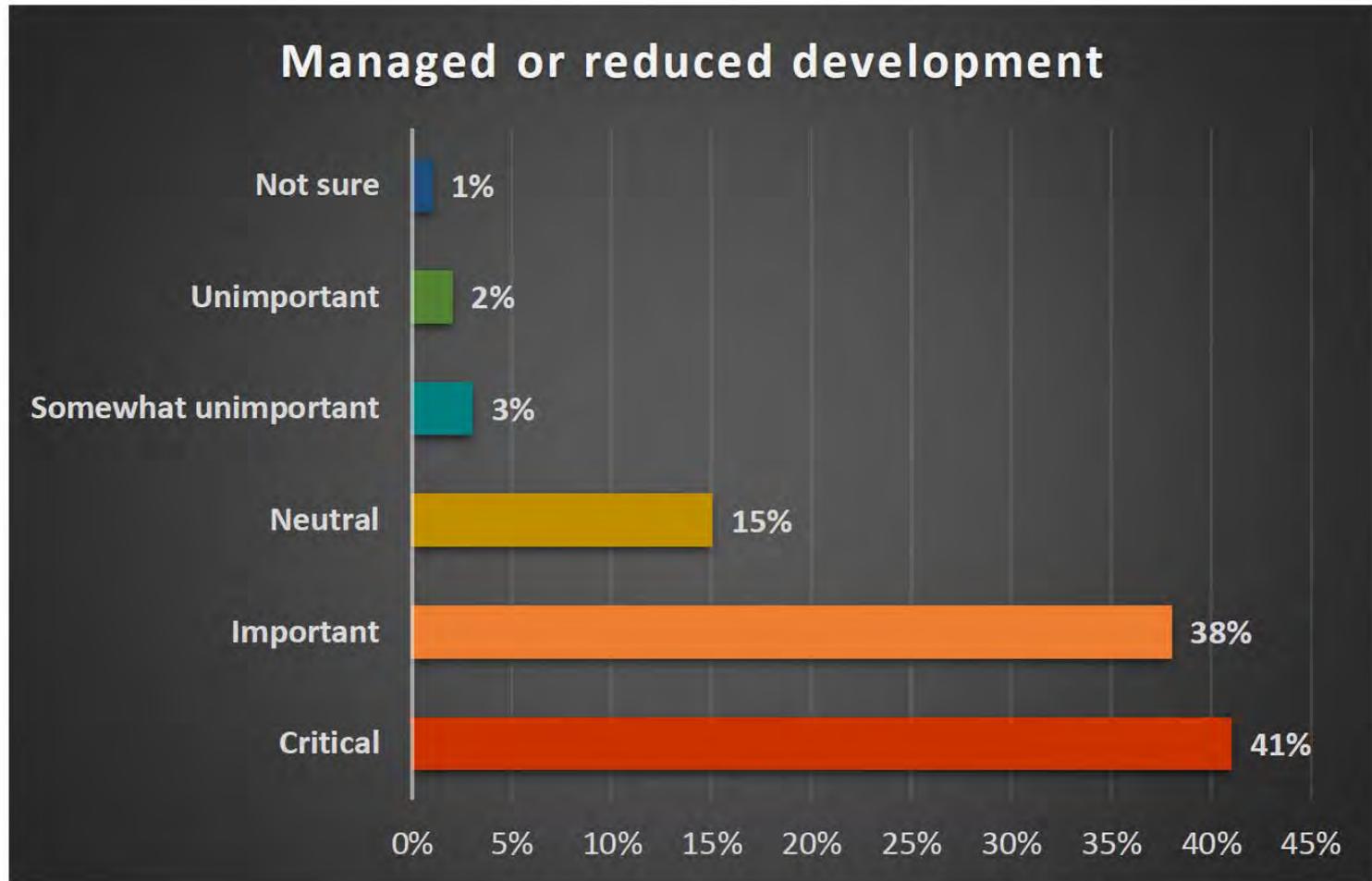
(Q22): 98% agreed that, “Maintaining working farm lands, forests, and orchards in the Rockfish Valley is important to preserving the area’s rural character.”

Q23:



(Q23): 80% agreed that, “There should be a greater effort to balance development and rural preservation.”

Q11:



(Q11): 79% said managed or reduced development is important.

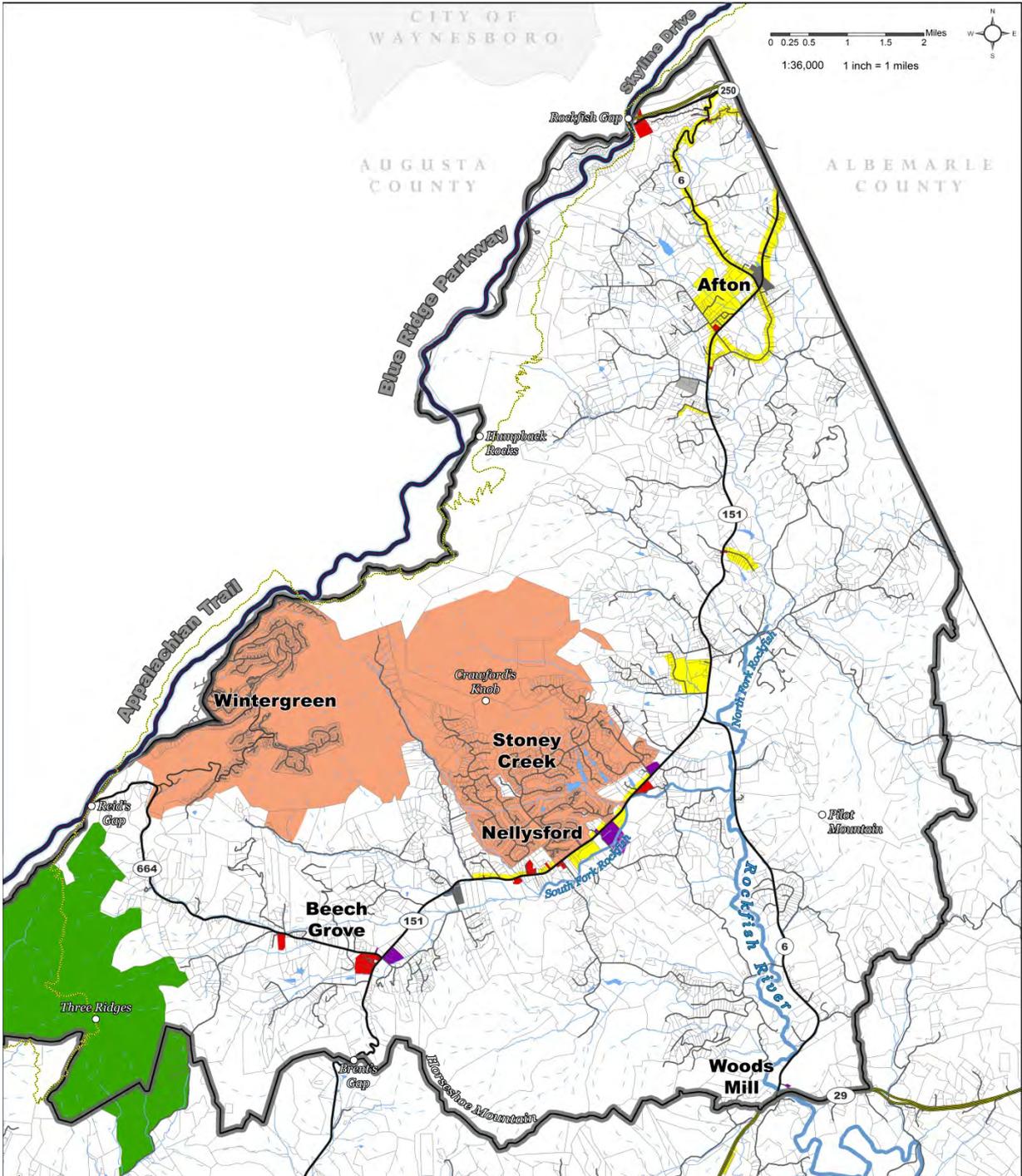
Summary of Responses by Topic

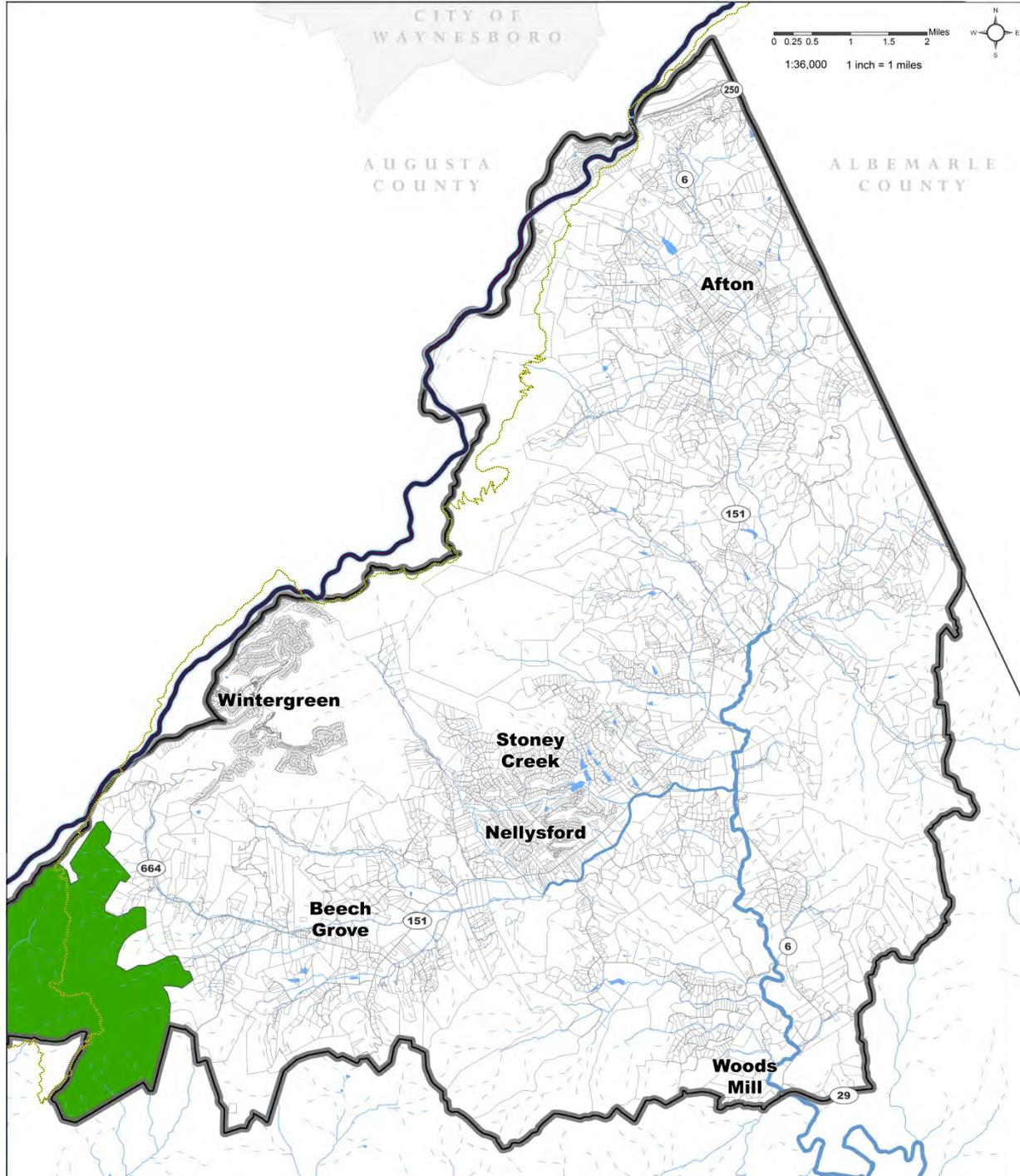
Economic Development:

- Regarding economic vitality (including job creation and job growth): 51% said this is important, while 48% felt this is unimportant or felt neutral.
- Regarding access to employment opportunities in Nelson County: 49% said this is important, while 50% felt this is unimportant or felt neutral.
- Regarding increased or continued development: 31% said this is important, 42% said this is unimportant, and 26% felt neutral.

Zoning Maps

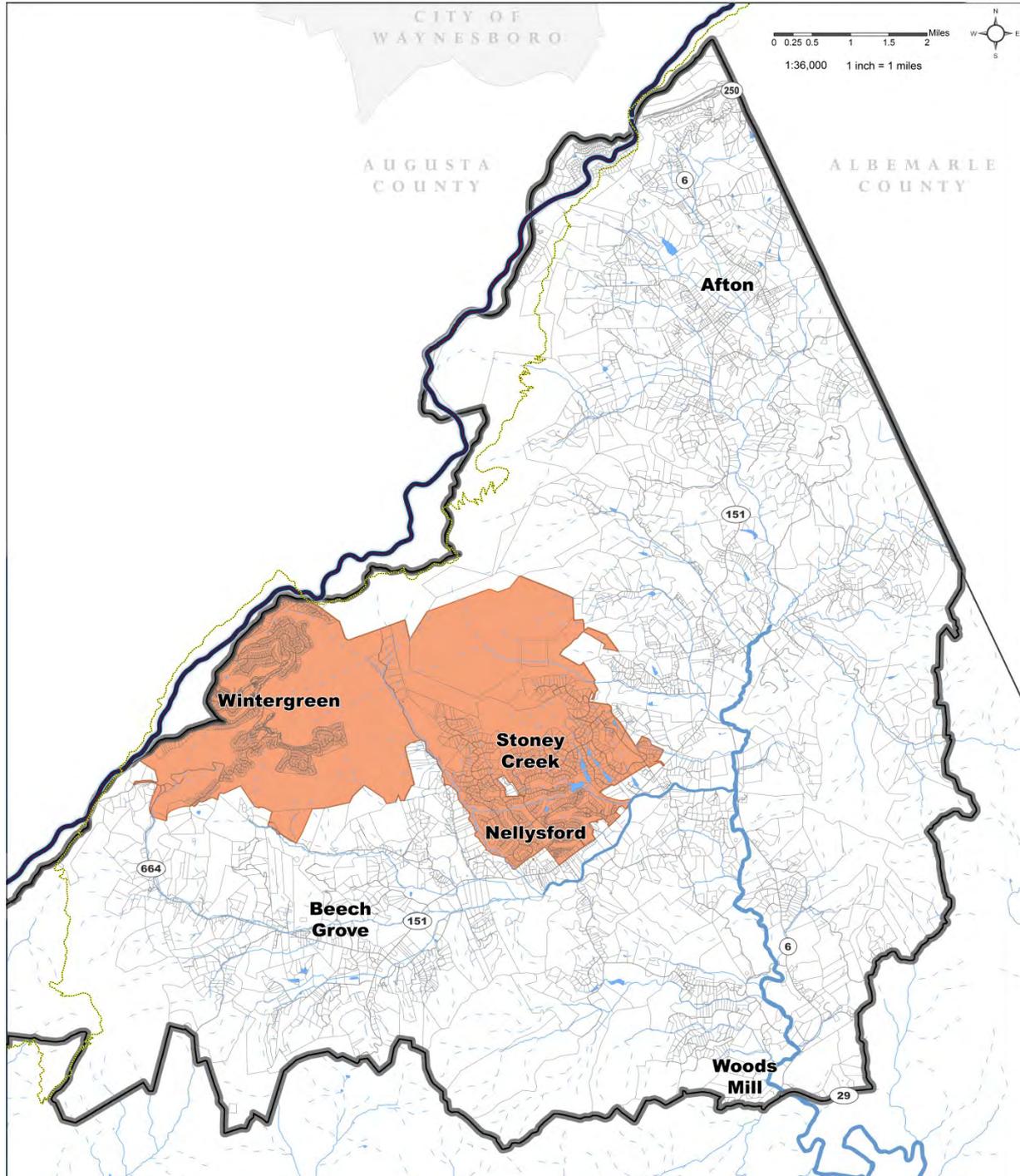
All Zoning Districts

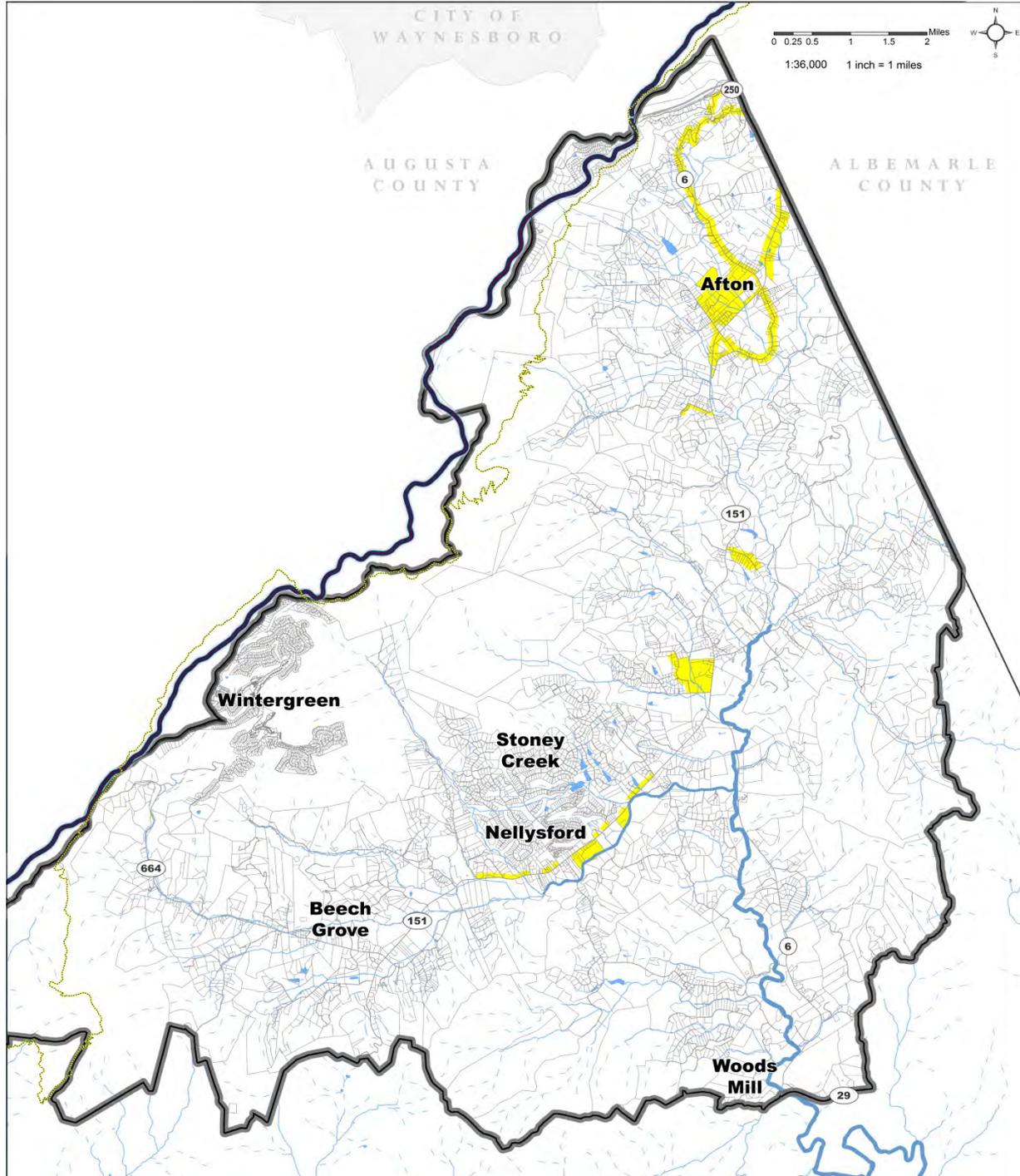




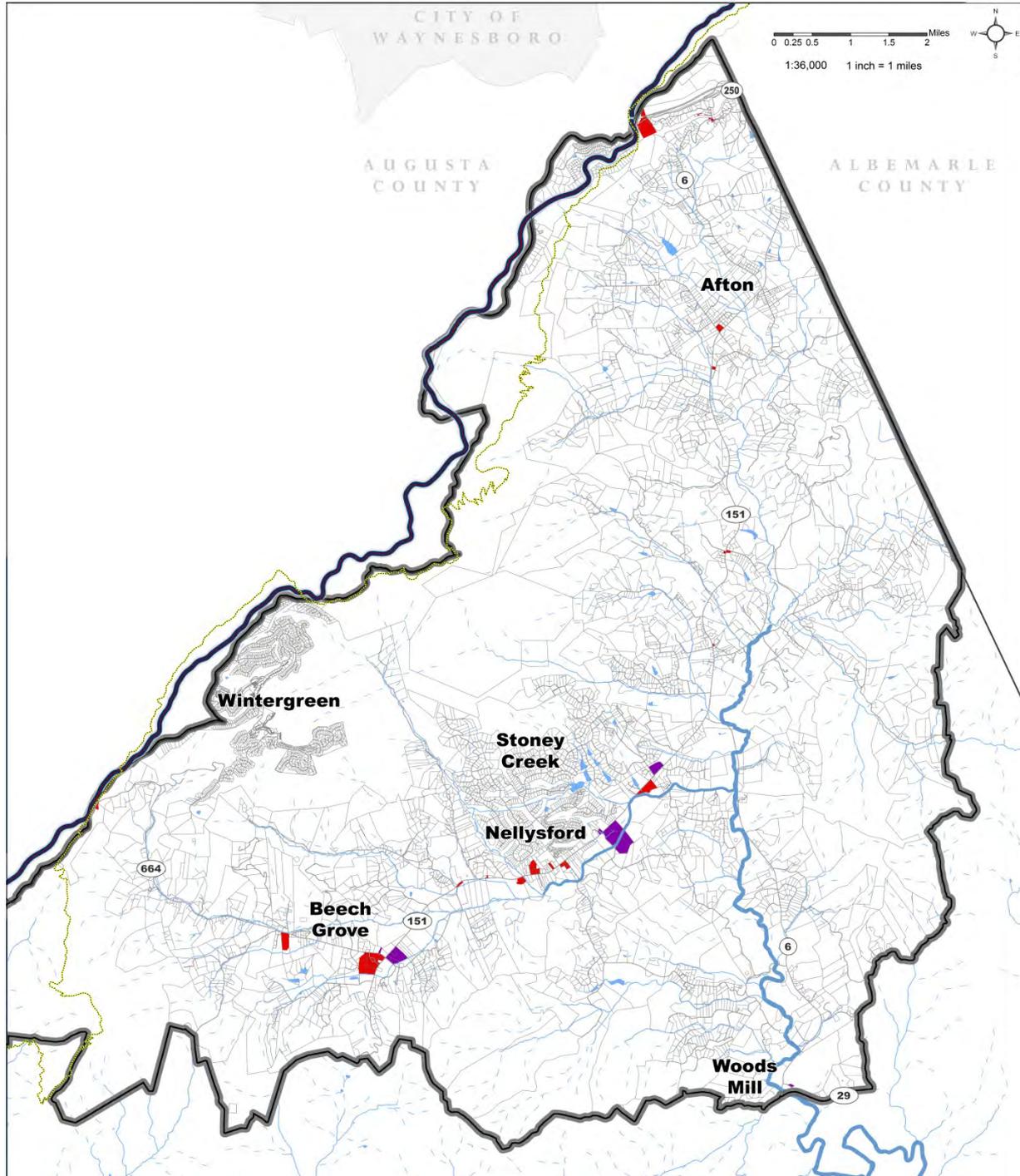
C-1 District

RPC District

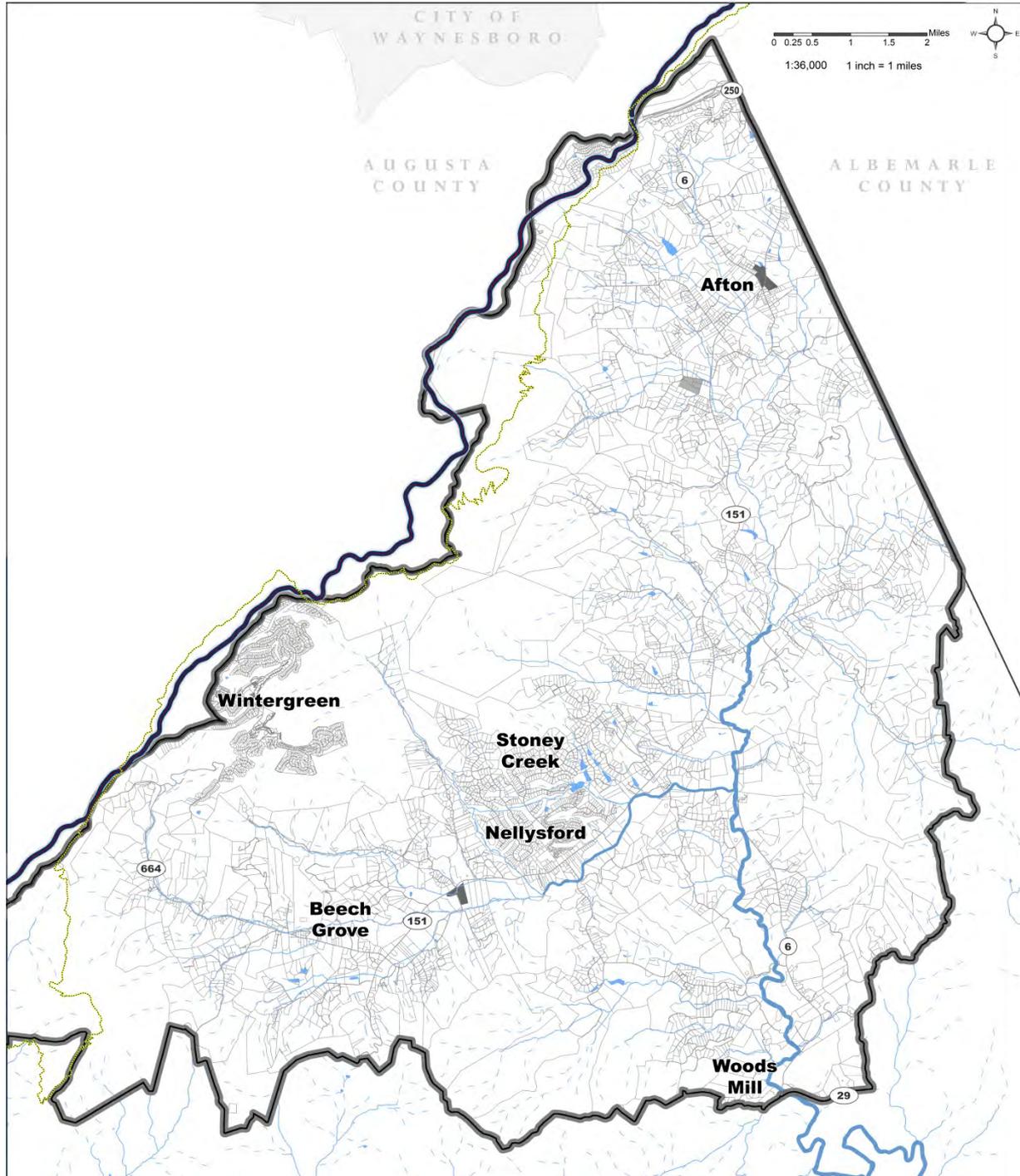




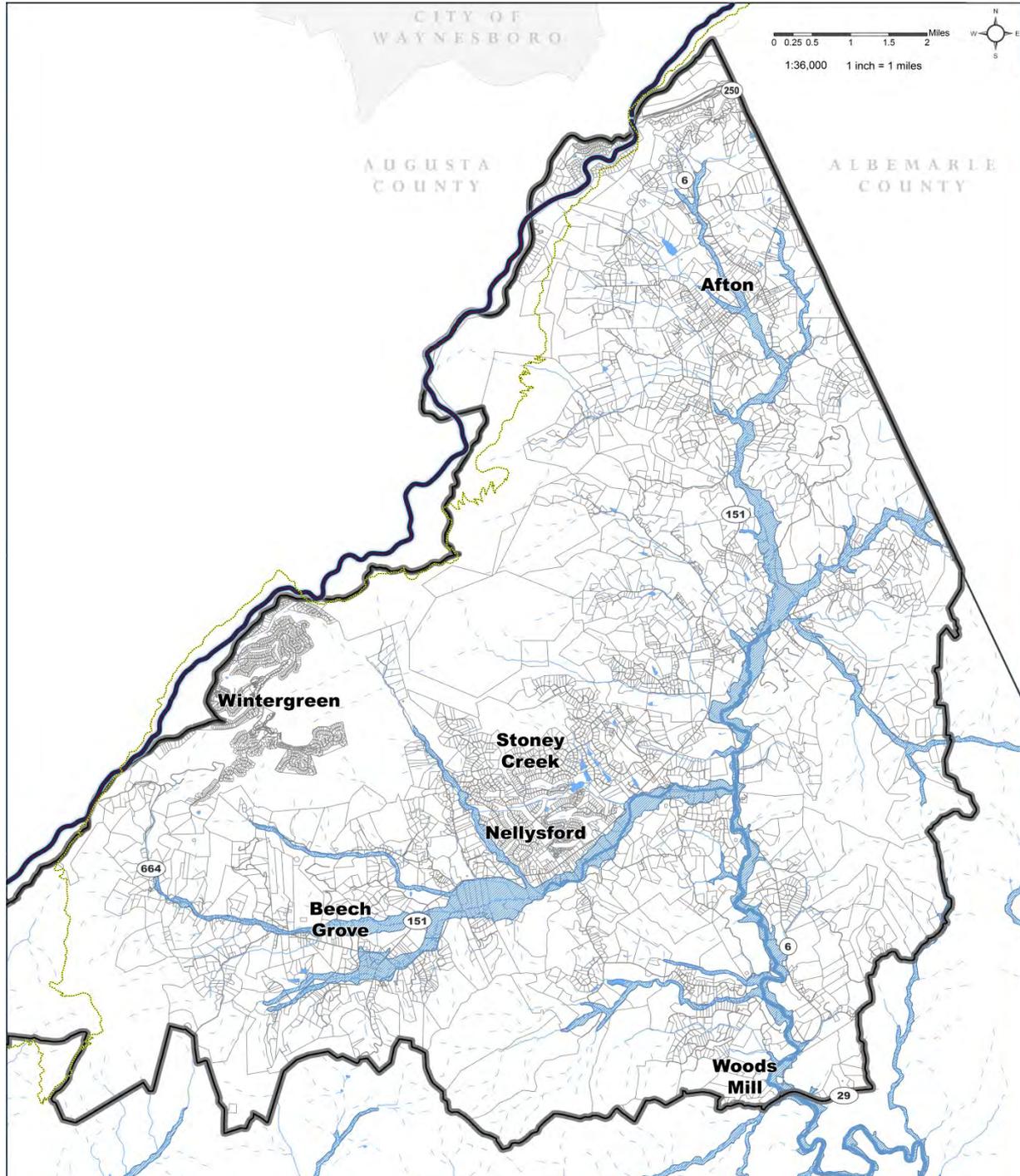
R-1 District



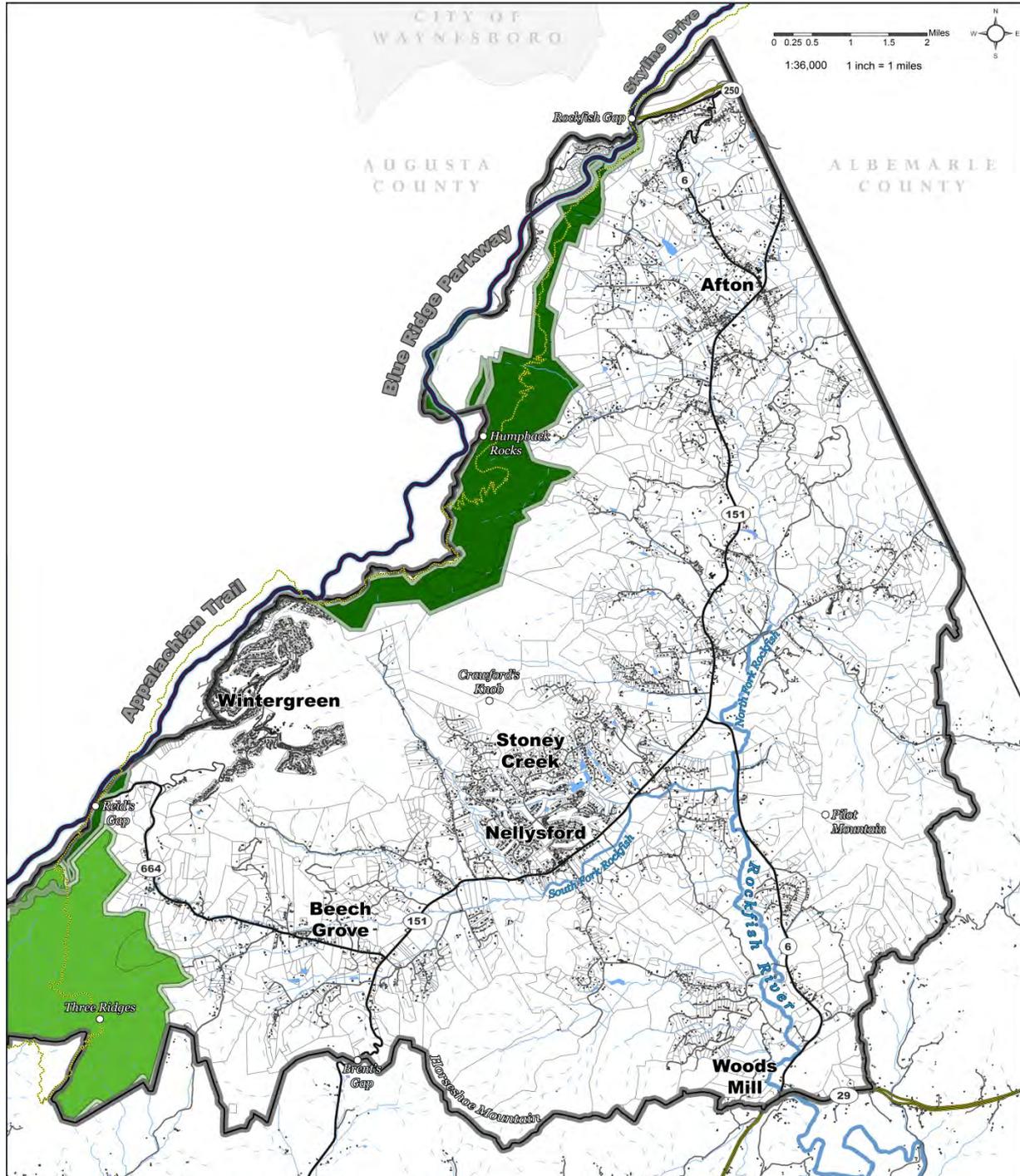
B-1 *and* SE-1 Districts



M-1 *and* M-2 Districts

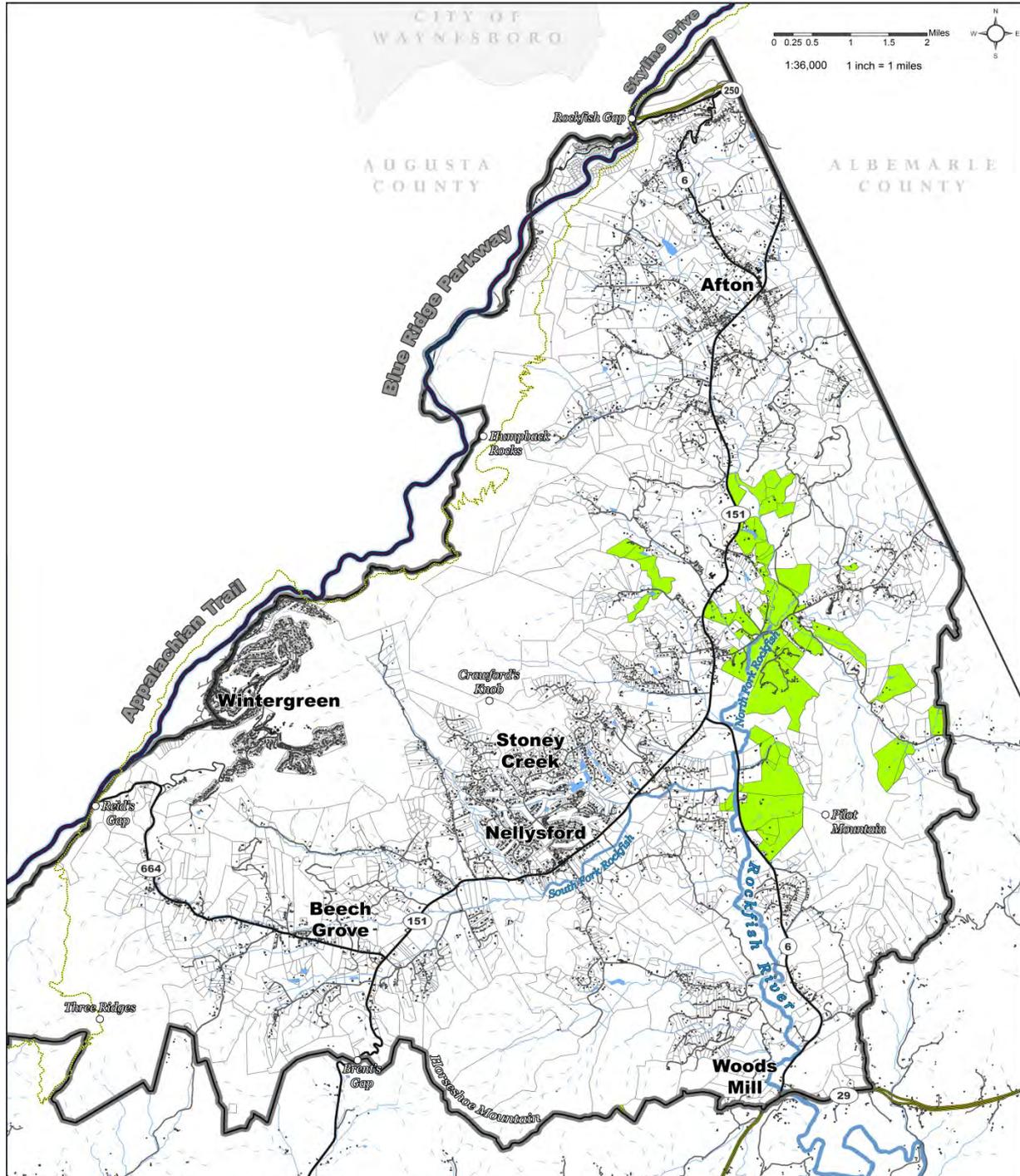


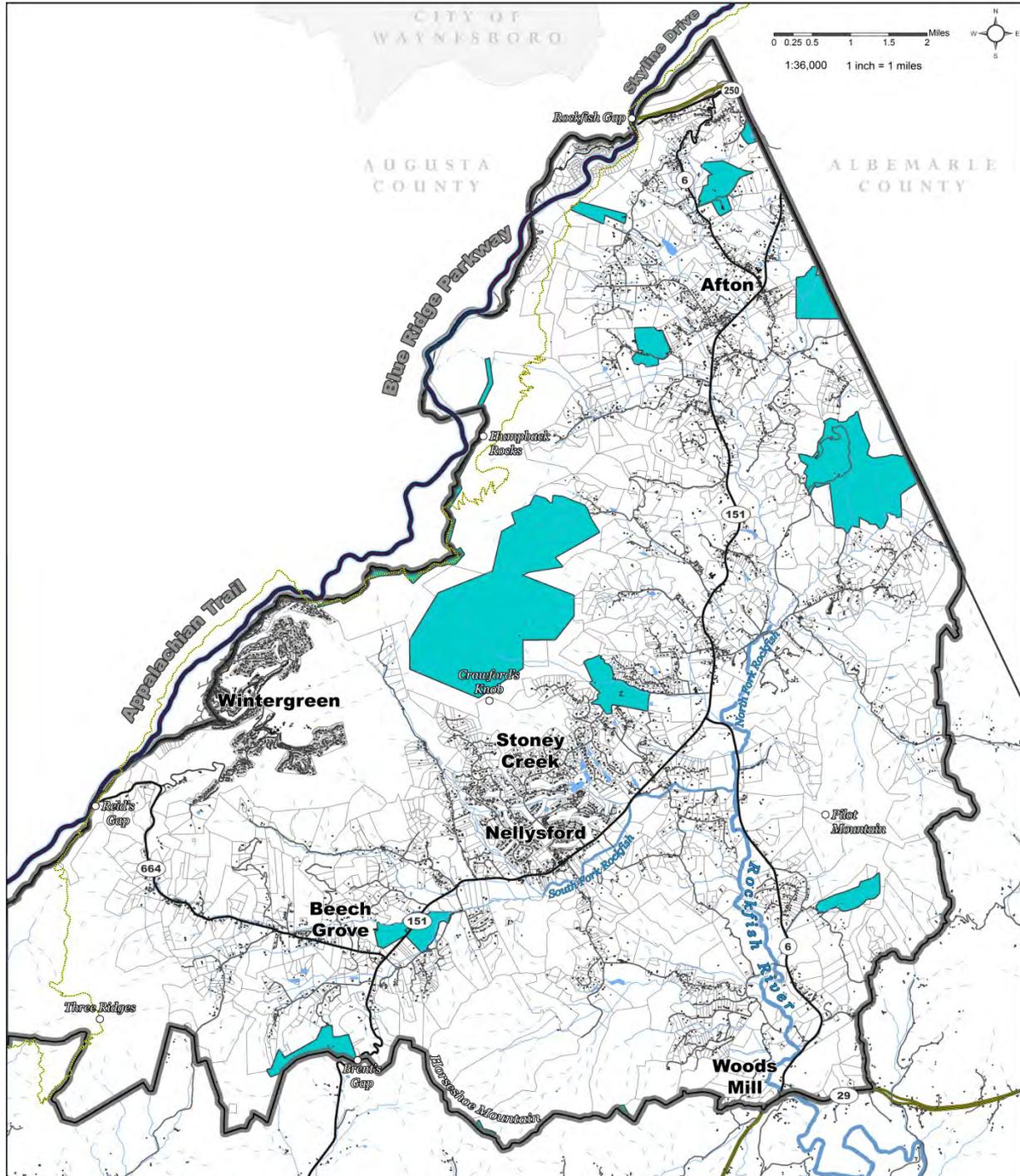
FP Overlay District



Public Lands: USFS *and* NPS

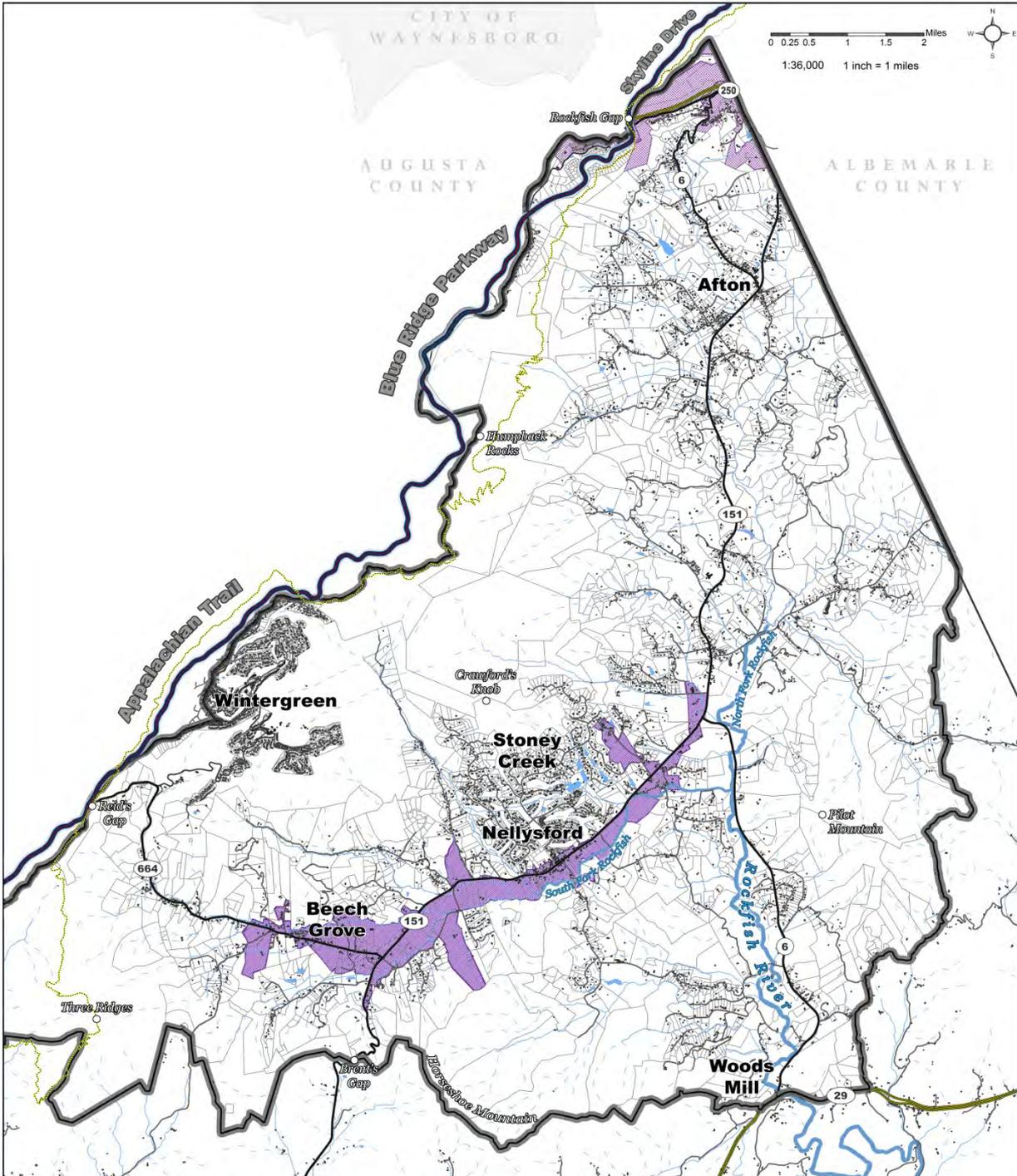
Ag-Forestal Districts





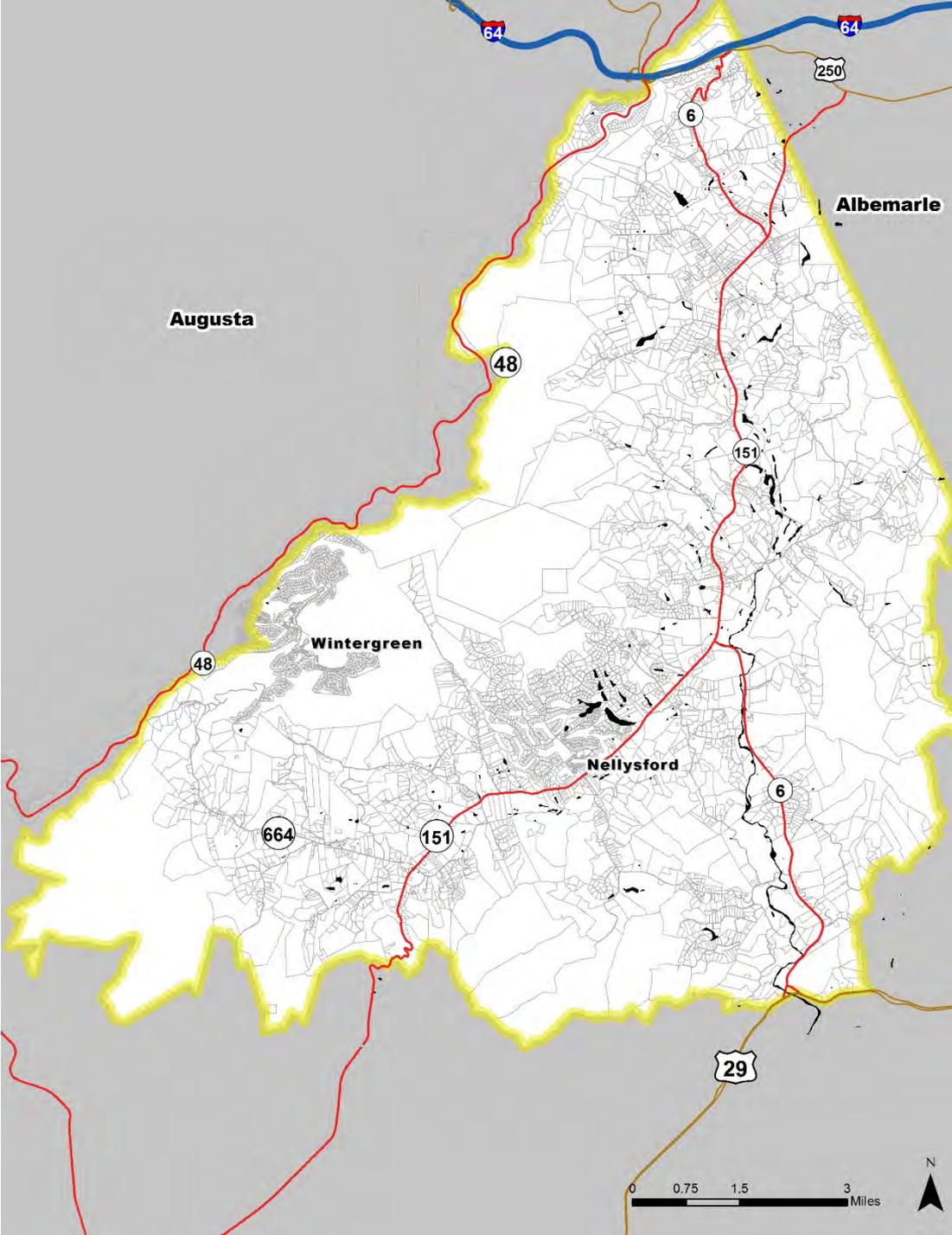
Conservation Easements

Rural Historic Districts



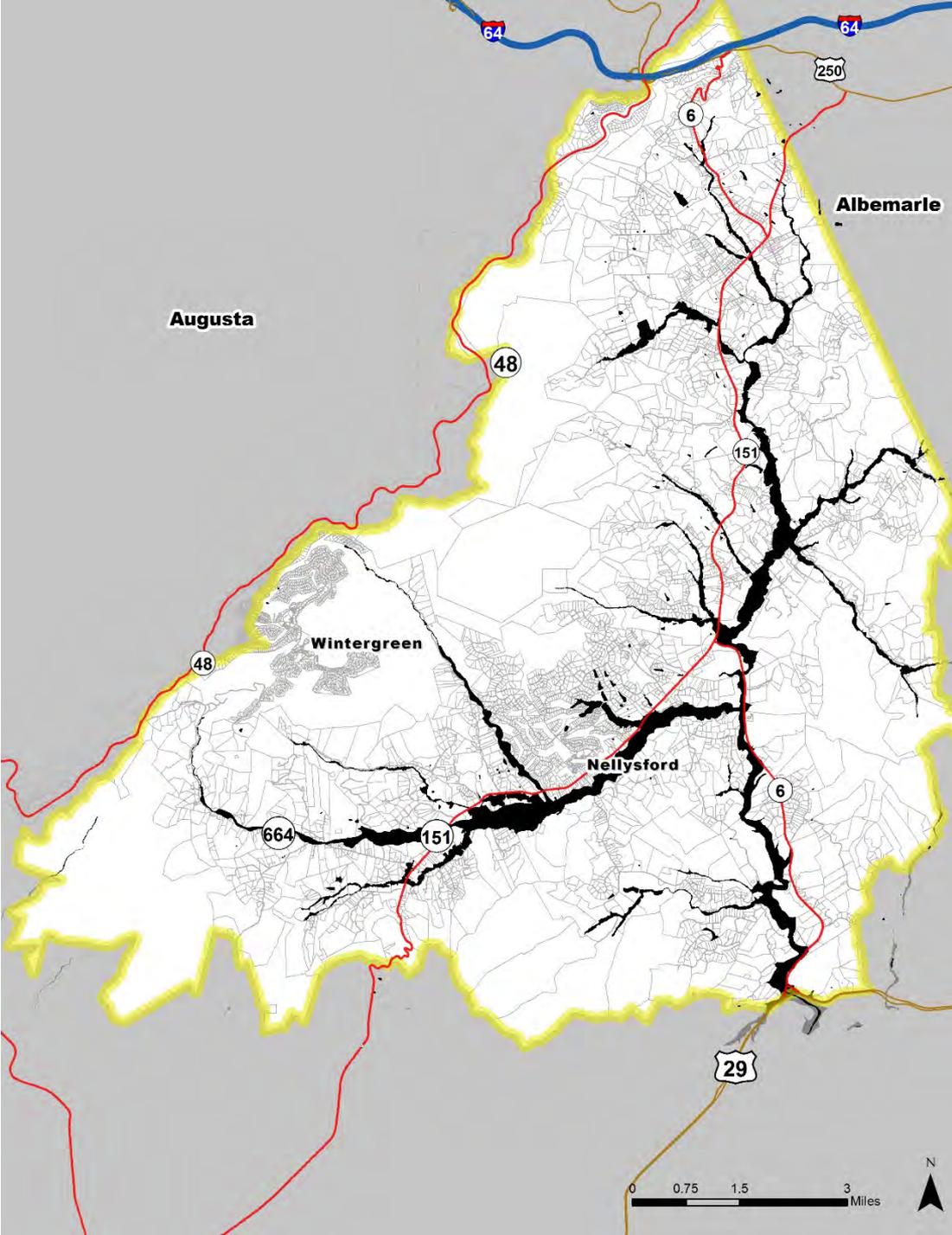
Potential Developable Lands

- Wetlands



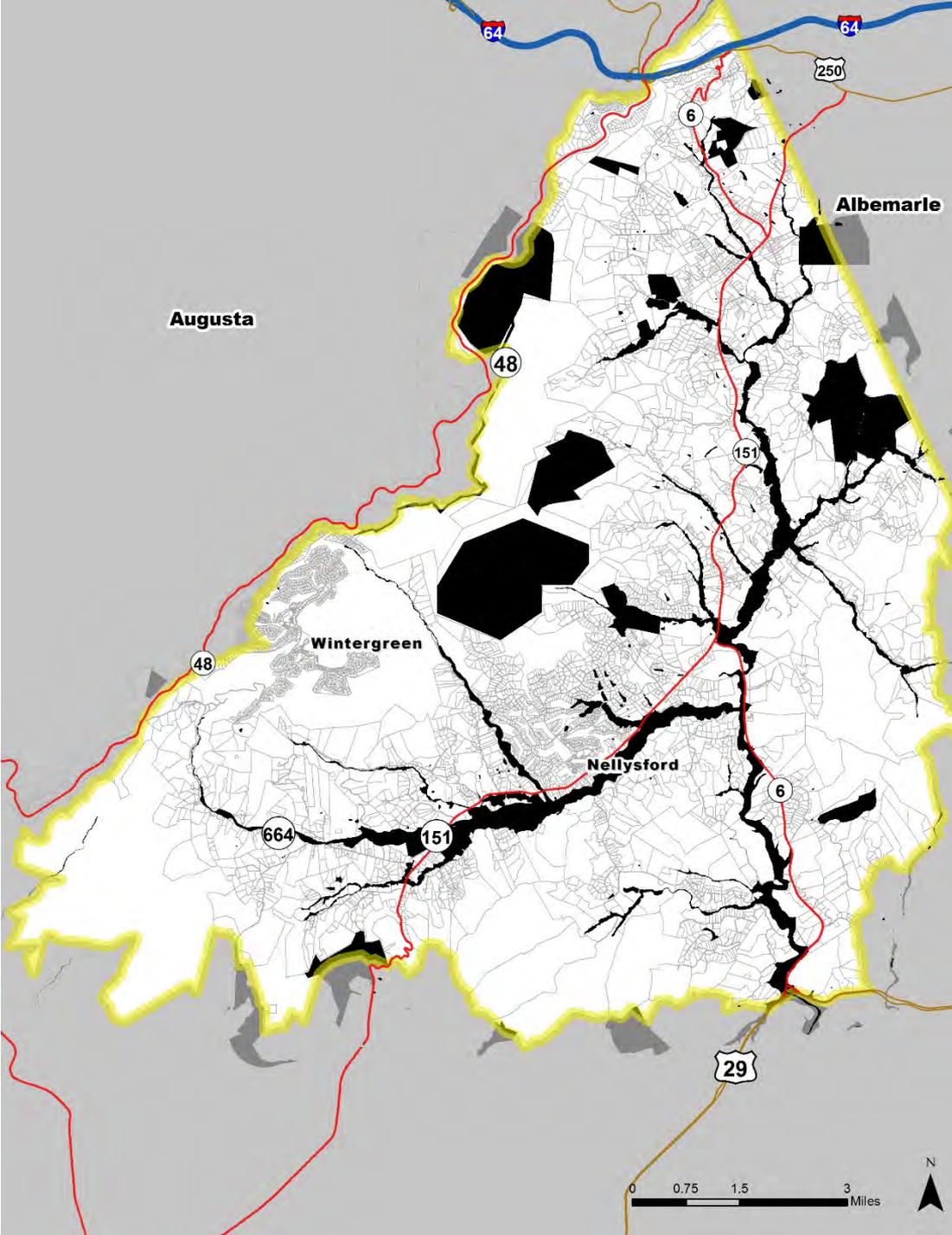
Potential Developable Land

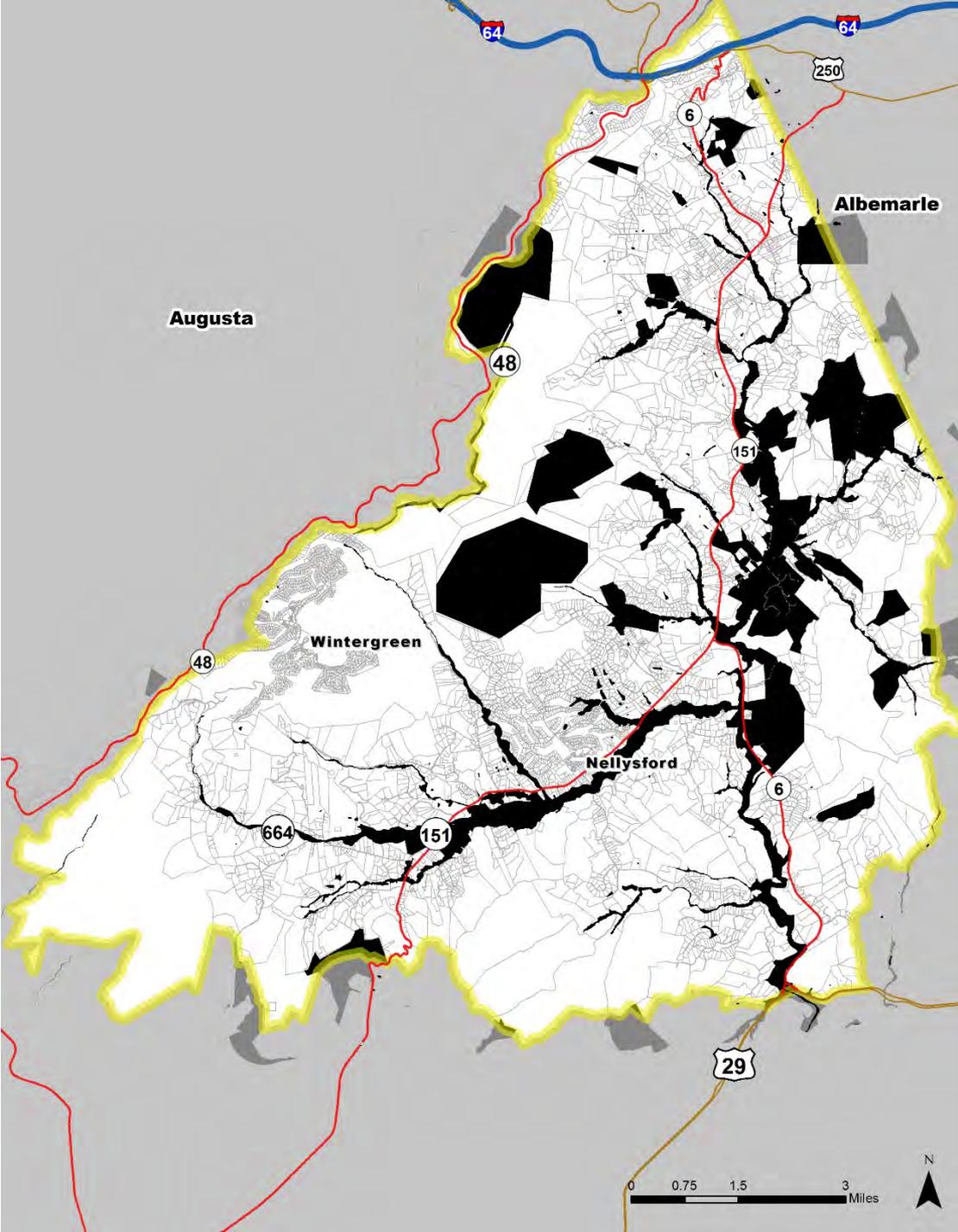
- Wetlands
- 100 Year Flood Plain



Potential Developable Land

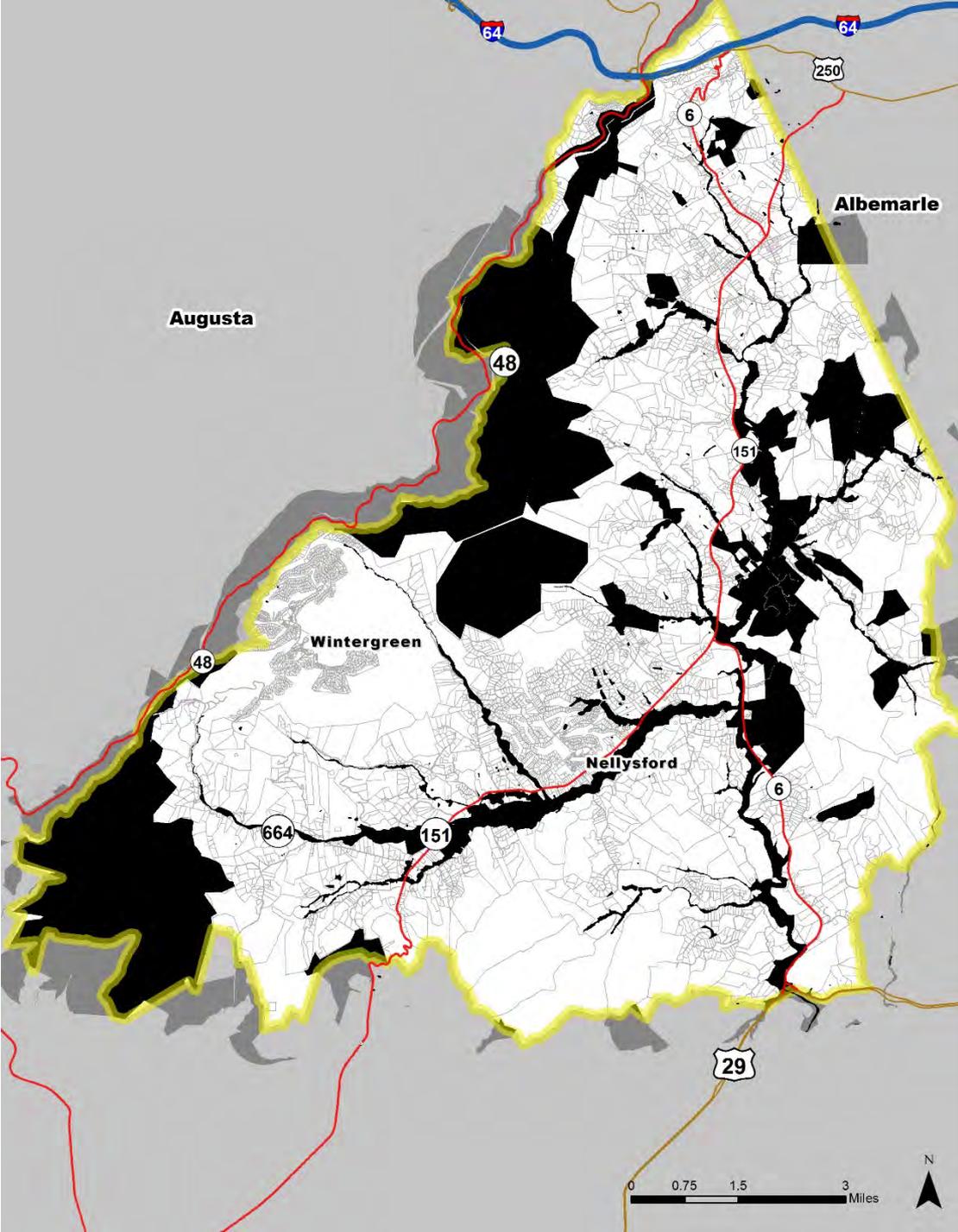
- Wetlands
- 100 Year Flood Plain
- Conservation Easement





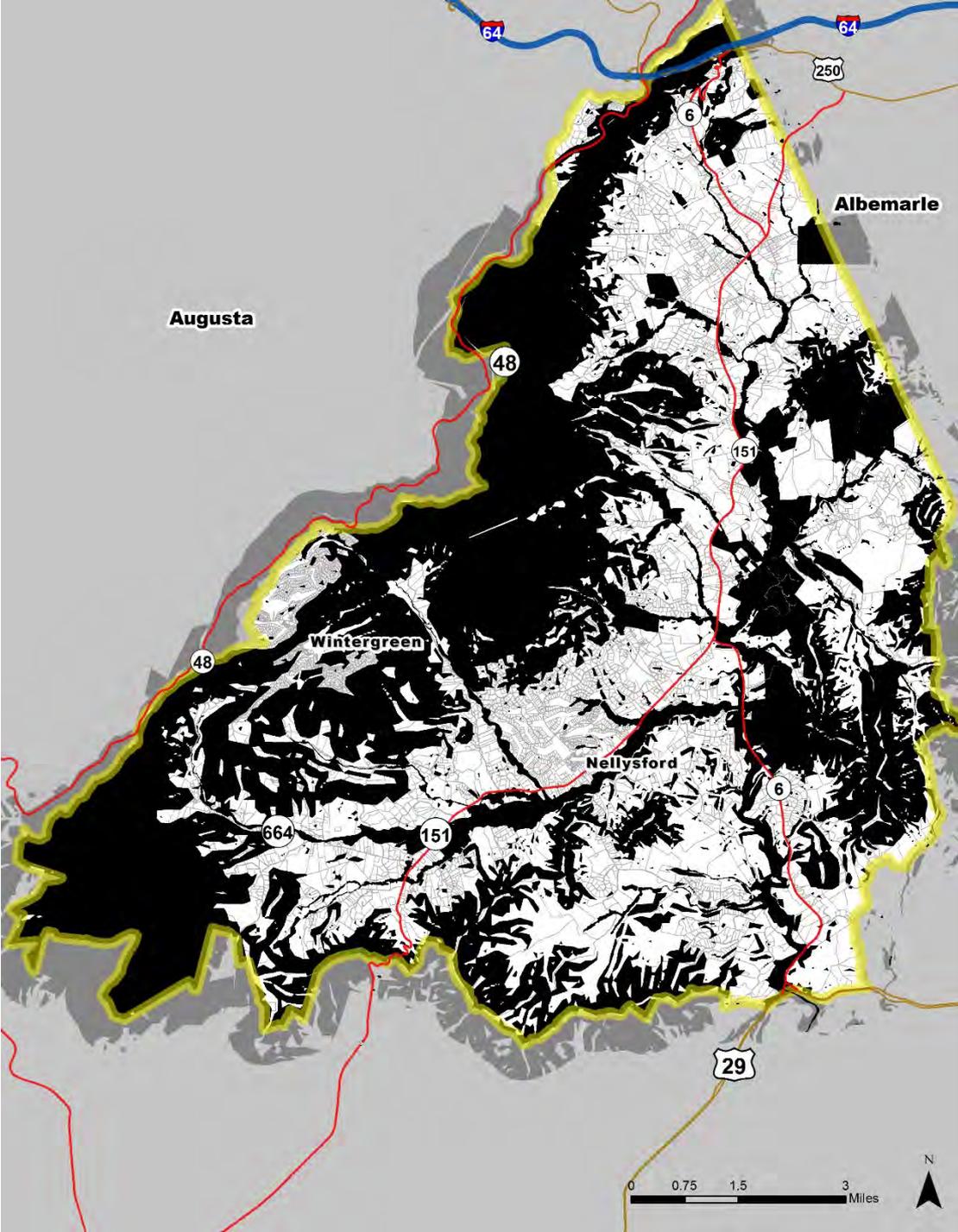
Potential Developable Land

- Wetlands
- 100 Year Flood Plain
- Conservation Easement
- Ag Forestal District



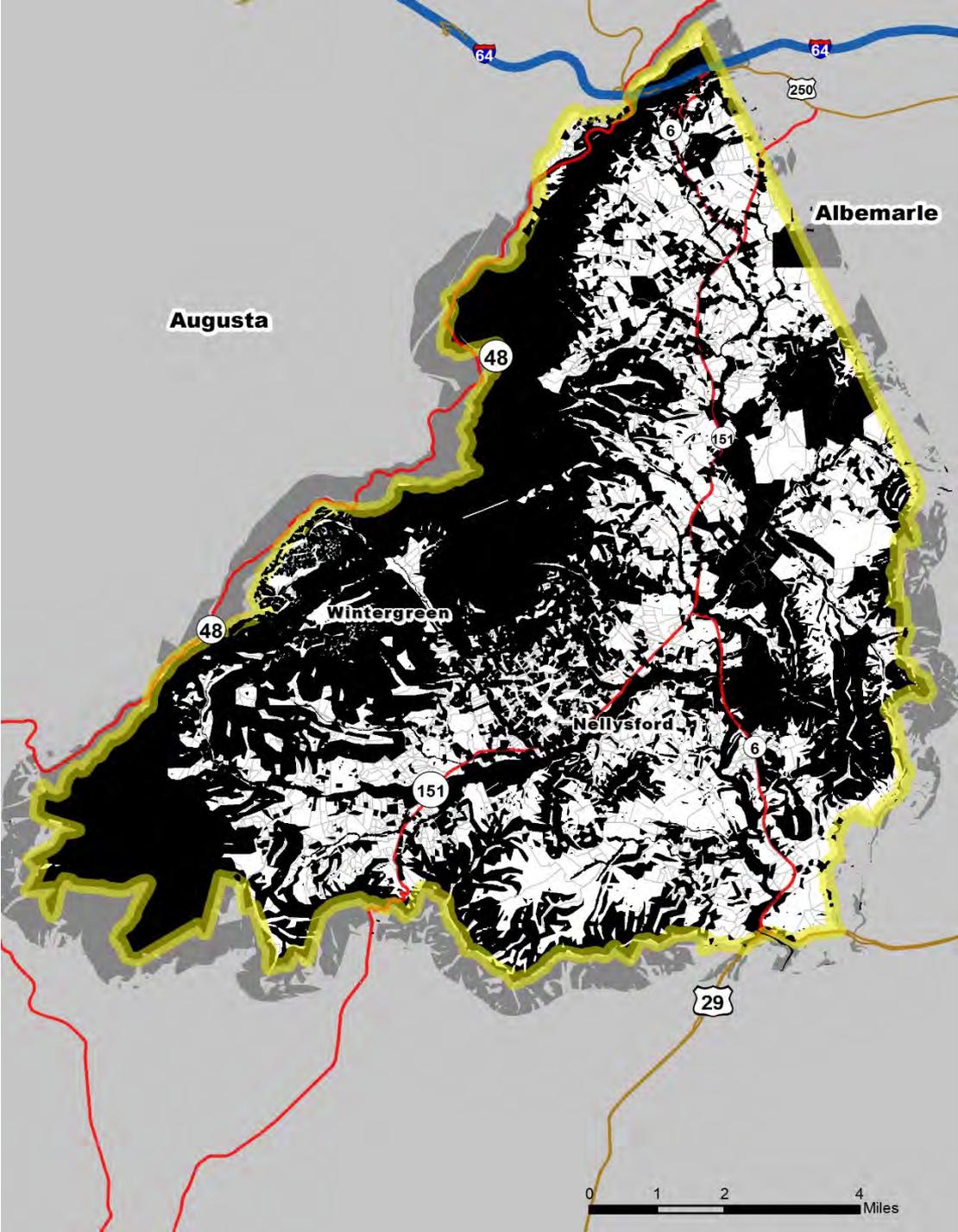
Potential Developable Land

- Wetlands
- 100 Year Flood Plain
- Conservation Easement
- Ag Forestal District
- Public Lands



Potential Developable Land

- Wetlands
- 100 Year Flood Plain
- Conservation Easement
- Ag Forestal District
- Public Lands
- Steep Slopes (25%)



Potential Developable Land

- Wetlands
- 100 Year Flood Plain
- Conservation Easement
- Ag Forestal District
- Public Lands
- Steep Slopes (25%)
- Parcels 5 Acres (or less) with Existing Structure

Summary of S.W.O.T. Analysis:

Strengths

Weaknesses

Opportunities

Threats

S.W.O.T. Analysis: Strengths

Environmental
Resources

Charming
Rural Character

Scenic Vistas

Local Agriculture

Community Pride
& Involvement

Relatively High
Household Income

Economic Engine

S.W.O.T. Analysis: Strengths

Environmental
Resources

Charming
Rural Character

Scenic Vistas

Local Agriculture

Community Pride
& Involvement

Relatively High
Household Income

Economic Engine

Proximity to
Public Lands (?)

S.W.O.T. Analysis: Weaknesses

Inadequate Growth Management

Lack of Transportation Options

Limited Access to Nature

Non-Diversified Economic Base

S.W.O.T. Analysis: Opportunities

Broadband / Fiber Services

Local Business: Succeed + Expand

Agribusiness + Agritourism

S.W.O.T. Analysis: Opportunities

Broadband / Fiber Services

Local Business: Succeed + Expand

Agribusiness + Agritourism

Trails + Parks: Increased Access

S.W.O.T. Analysis: Threats

Atlantic Coast Pipeline

Diminished Scenic Resources

Unplanned Development

Aging Population

S.W.O.T. Analysis: Recommended Action Items (Short-Term)

Action:	Description:	Deliverable:
Comprehensive Plan	Update the Plan to establish a holistic and up-to-date growth management strategy.	Comp Plan Update
Aging Population	Develop strategies for embracing the County's aging population.	Comp Plan Update
Asset-Based Development Strategy	Develop an asset-based development strategy to maximize and synchronize economic development priorities and community development goals.	Comp Plan Update
Parks and Recreation	Conduct an assessment of opportunities for parks and recreation facilities in the Rockfish Valley.	Comp Plan Update
Code Audit	Evaluate effectiveness of ordinances at preserving rural character and protecting scenic vistas.	Report Document
Traffic Counts	Coordinate with VDOT to conduct additional traffic counts on weekends and peak season.	New Data

Ongoing Tasks

- Finalize Asset Inventory & Asset Maps
- Finalize SWOT Analysis
- Complete analysis and mapping of Zoning Permit Actions (2002 – 2016)
- Finalize Business Clusters Analysis and Tax Revenue Assessment
- Revise and finalize Land Use Analysis

Next Steps

- Finalize Developable Lands Map
- Complete Code Audit & Ordinance Review
- Conduct public meeting #2 (“listening session”)
- Prioritize (draft) Strategic Recommendations & Toolkit of Action Items
- Create final Area Plan report

Q&A / Discussion
