



Overview

Several plans and studies have included the Rockfish Valley, but very few have specifically focused on the study area as this Area Plan attempts to do. Previous plans - including the 1972 and 2002 Nelson County Comprehensive Plans - recognized the area's unique attributes, but provided only a limited roadmap for the community's future growth and development. Other plans and studies include the Route 151 Corridor Study (2013); the Nelson County Green Infrastructure Plan (2010); the Rockfish Valley Corridor Water and Sewer Study (2002); the Region 2000 Water Supply Plan (2011); the TJPDC Regional Bike and Pedestrian Plan; Nelson County's Broadband Project Plan, Economic Development Authority Plan, and DRIVE Tourism Plan; and the VA Tourism Plan (2013) and VA Outdoors Plan (2013).

Facts and Figures

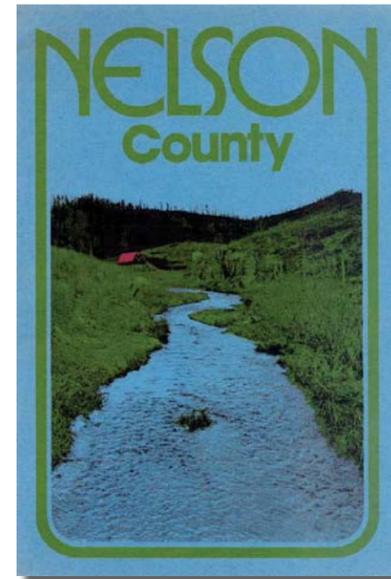
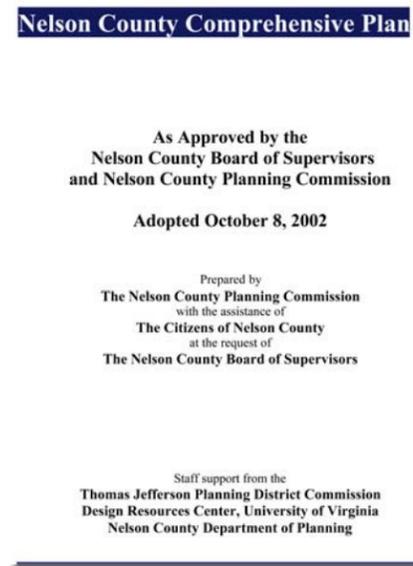
- Current Zoning Map: adopted in 1977 (as amended)
- Current Comprehensive Plan: adopted in 2002
- Study Area Population Density: 32 persons per acre
- Median Age of Residents in Study Area: 51
- Median Income of Residents in Study Area: \$57,230
- Properties on the National Register of Historic Places: 5



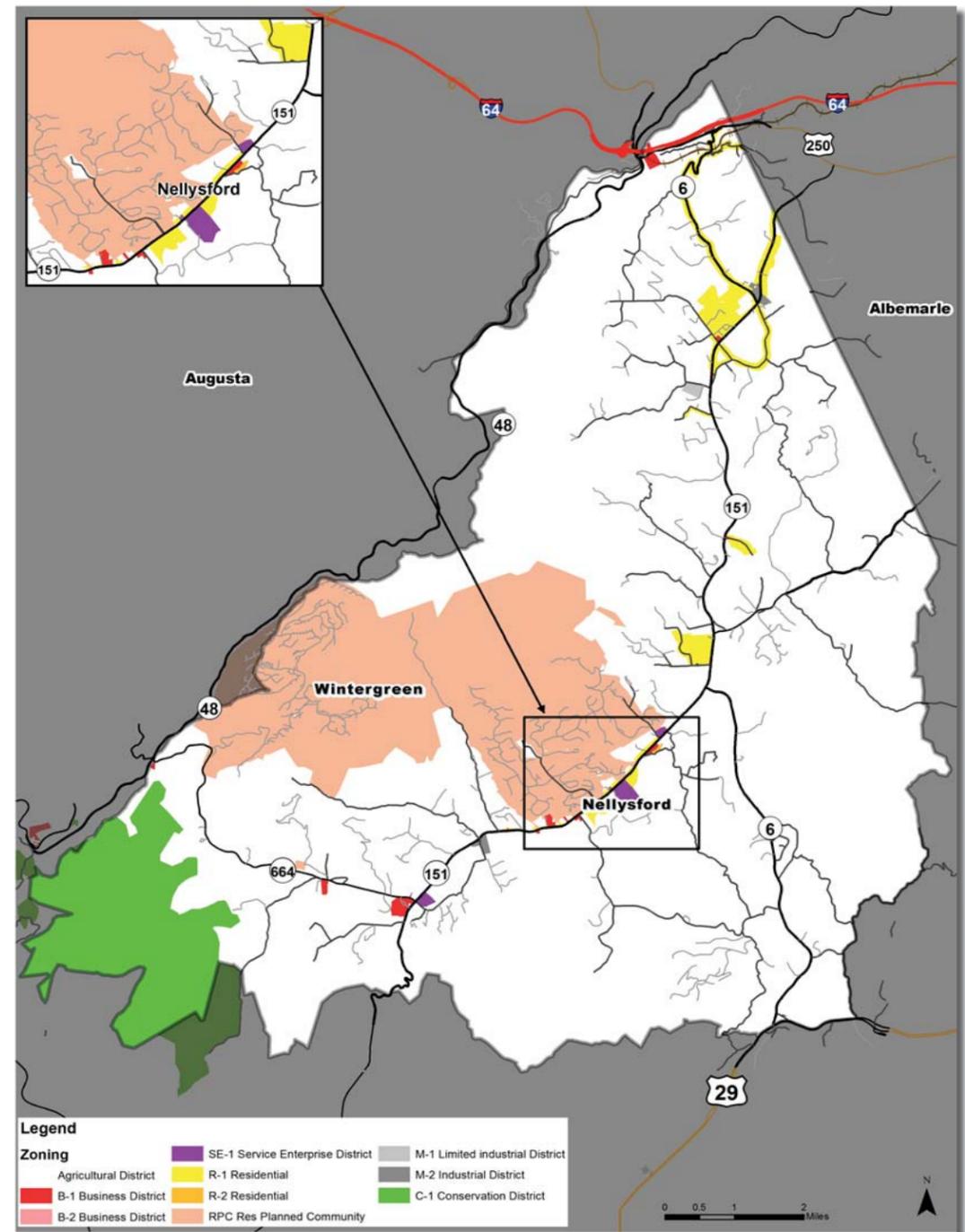
Next Steps

Planning policies and land use regulations are the two main tools that are available to local governments for shaping a community's current and future conditions. As a result, they are the overriding elements that have the ability to impact all the other topic areas. Upcoming Area Plan tasks include a review of existing zoning codes, ordinances, and relevant comprehensive plan sections; and recommendations for possible updates.

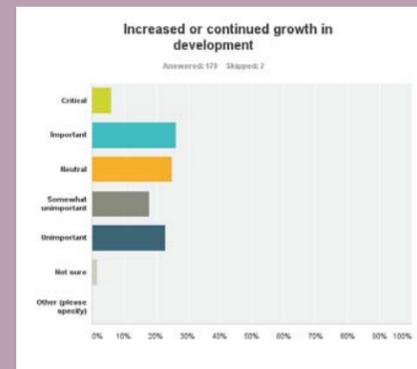
Previous Plans & Existing Studies



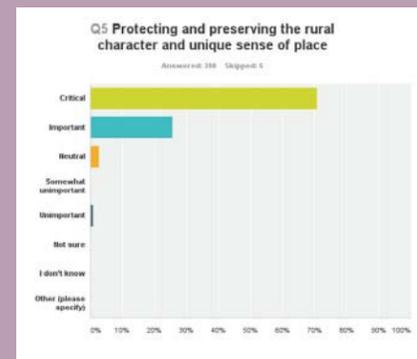
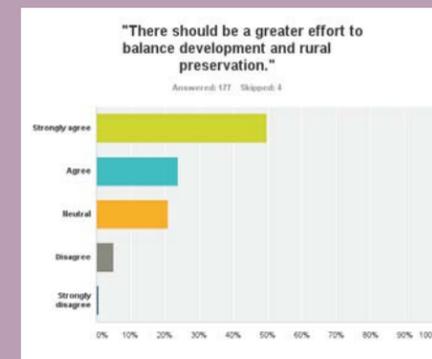
Nelson County Current Zoning Map



Public Survey Planning: What is the community saying about Planning? Do you agree with the results of the survey?



A question about the importance of continued increased growth produced widely mixed responses.



Over 70% said it is critically important to preserve rural character; and over 70% agreed on the need for greater efforts to balance growth and preservation.

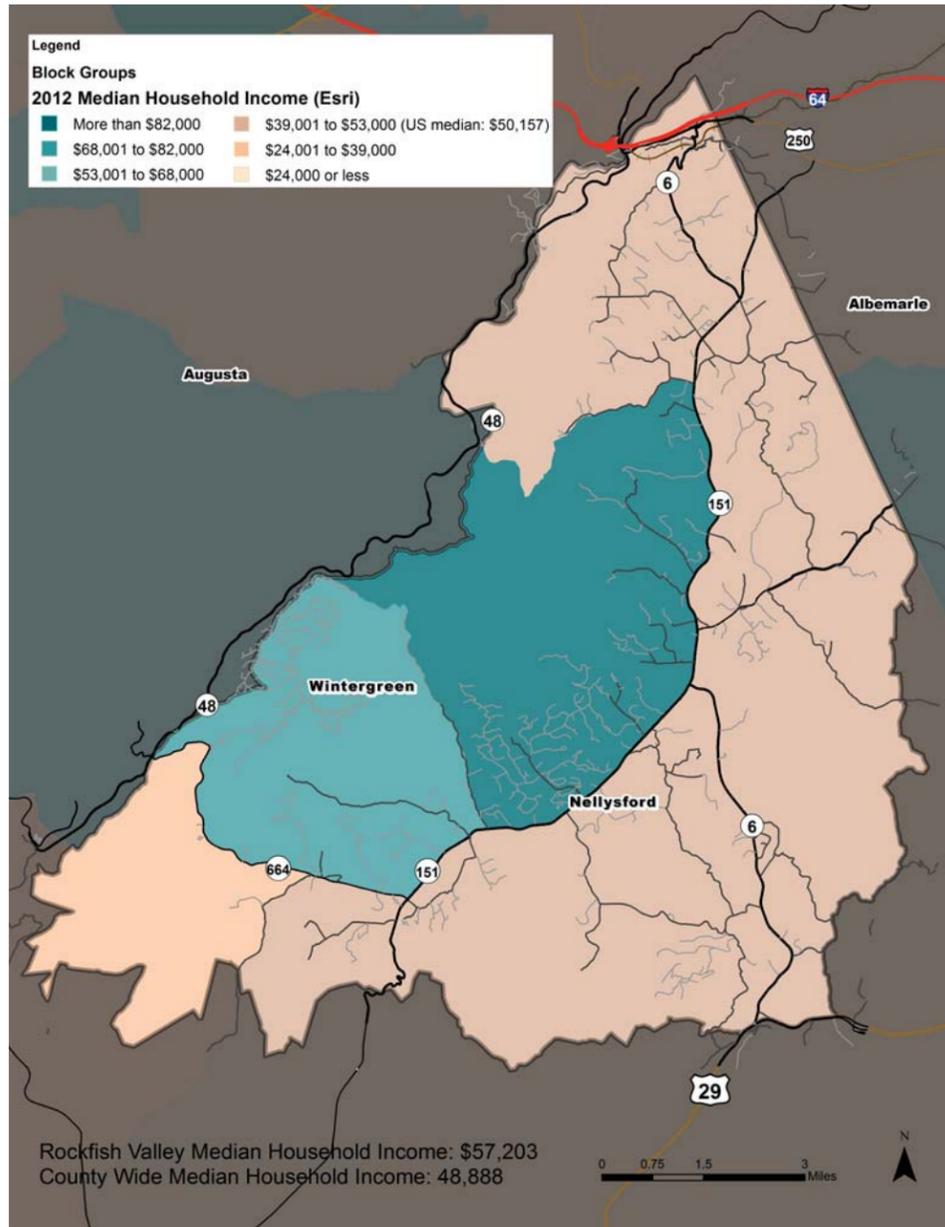


Community

Community needs should reflect the short-term and long-term goals of the local residents. To better understand a community's current trends and issues, it is important to look at demographic data such as age, income, and employment.

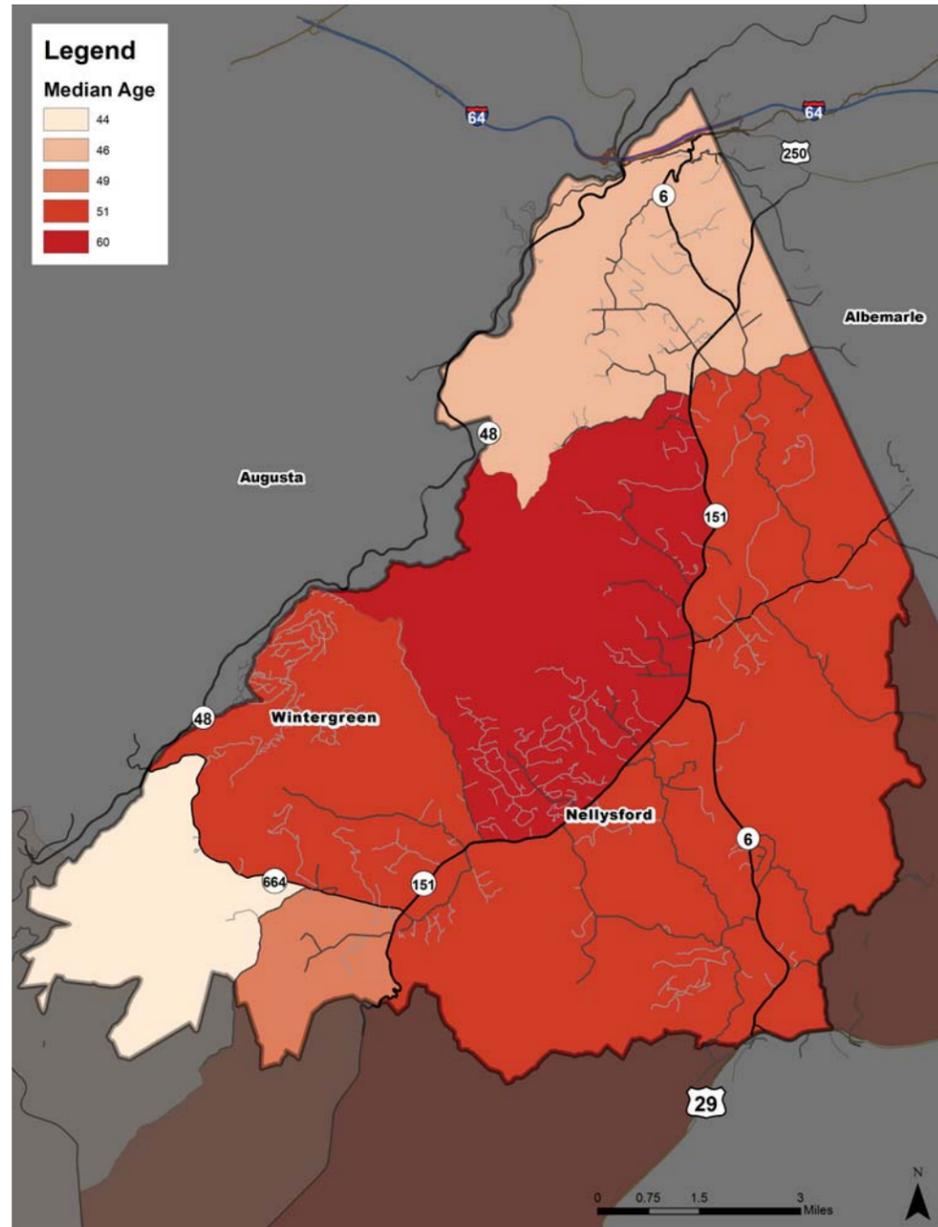


Median Income



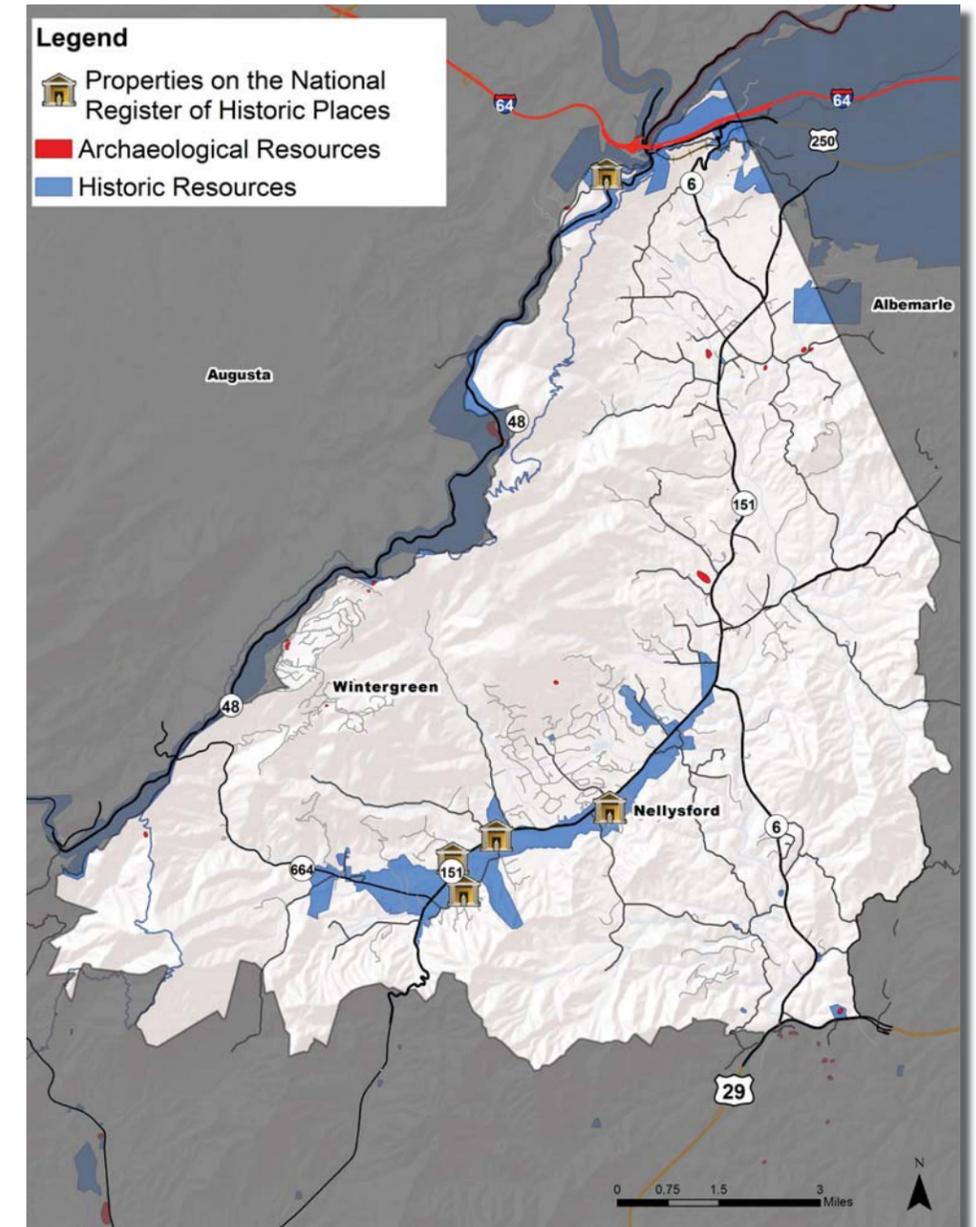
Mapping median income provides a view of how income and poverty are distributed across the study area. It provides guidance for which parts of the community might need more services, or which areas might benefit from strategic investment and employment opportunities. This data source is the US Census American Community Survey 2012.

Median Age



Mapping median age illustrates how a community is aging. It is especially useful for identifying what types of resources a community might need over the mid-term, and where; for example, more nursing homes or more playgrounds for a given location. The median age in the area is 51, which is higher than the state average of 37. The highest median age is 59, which is found in the Nellysford area.

Historic Resources



Mapping historic resources provides a better understanding of how resources individually and collectively contribute to cultural landscapes and a sense of place. This data source is the Virginia Department of Historic Resources, and includes the location of properties listed on the National Register of Historic Places as well as others deemed to be eligible or historically significant.