

**Welcome - feel free  
to look around.**



**The “Project Intro”  
presentation will  
begin at 5:45 p.m.**

# ROCKFISH VALLEY AREA PLAN



## Public Meeting #1: *Project Introduction & Open House*



Prepared October 2014 by  
Nelson County Dept. of Planning & Zoning

# ROCKFISH VALLEY AREA PLAN

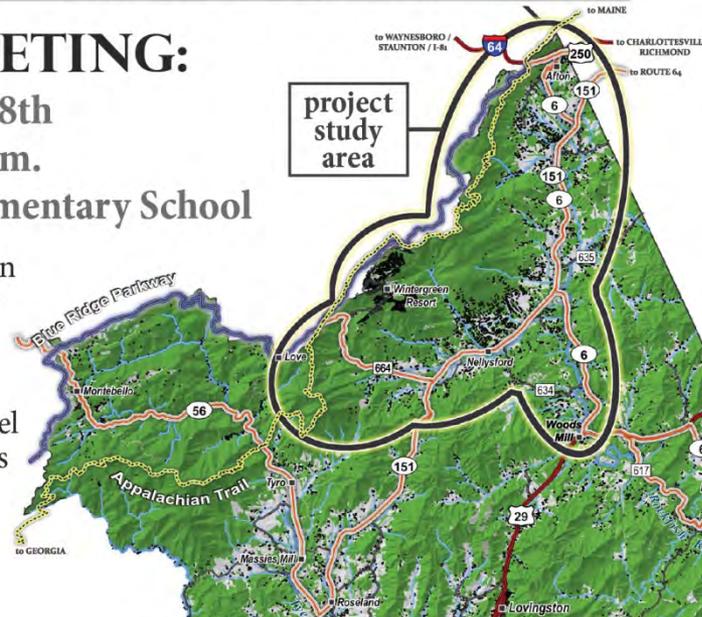
## PUBLIC MEETING:

Tuesday, October 28th

5:30 p.m. to 7:00 p.m.

Rockfish River Elementary School

- project team presentation will introduce the RVAP purpose, process, and subject matter
- Q&A session with a panel of project team members
- copies of new public survey will be available



## Project Team:

### ○ **Project Management & Administration:**

#### **Project Manager: Planning & Zoning Director**

##### *Primary Roles and Responsibilities:*

- Coordinate and collaborate with TJPDC staff
- Communicate with Nelson County BOS
- Lead the design and delivery of public events and other participatory efforts
- Lead the production, management, and editing of all project deliverables
- Provide project oversight / quality control

#### **Lead Project Support Team: Econ. Dev. & Tourism Director and County Administrator**

##### *Primary Roles and Responsibilities:*

- Provide participation, assistance, and guidance for all aspects of project
- Coordinate, collaborate, and communicate with County Supervisors (SC)
- Coordinate, collaborate, and communicate with various project area stakeholders (MK)

### ○ **Technical Assistance:**

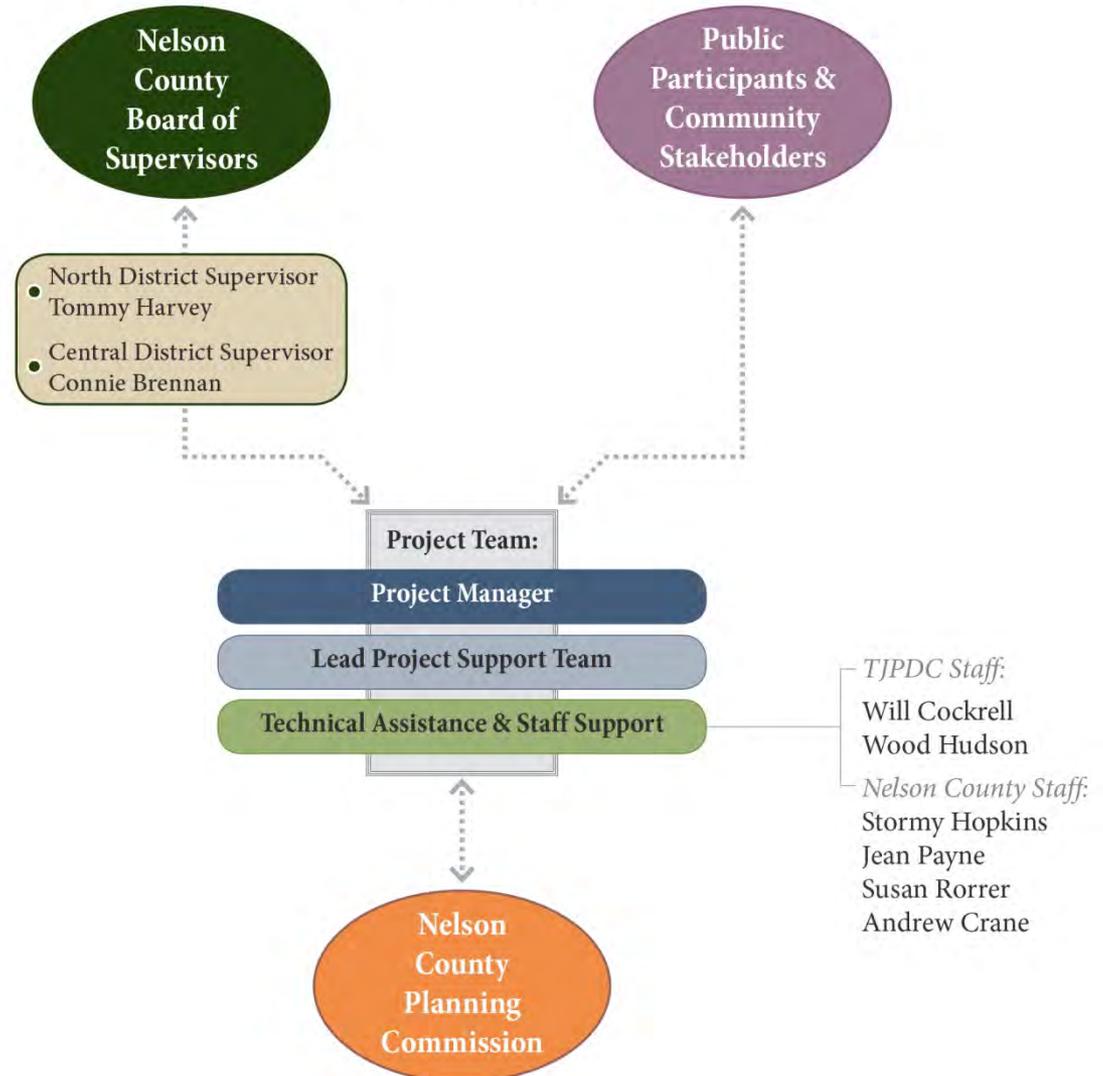
#### **Nelson County Staff & TJPDC Staff**

##### *Primary Roles and Responsibilities:*

- Provide technical assistance with land use analysis and mapping
- Assist with the design and delivery of public events / outreach efforts
- Assist with project management, public outreach, and communications as needed
- Assist with research, data collection, and data management

# WHO IS INVOLVED IN THIS “AREA PLAN” PROJECT?

## Project Participants:



# WHERE DOES THIS “AREA PLAN” PROJECT FOCUS?

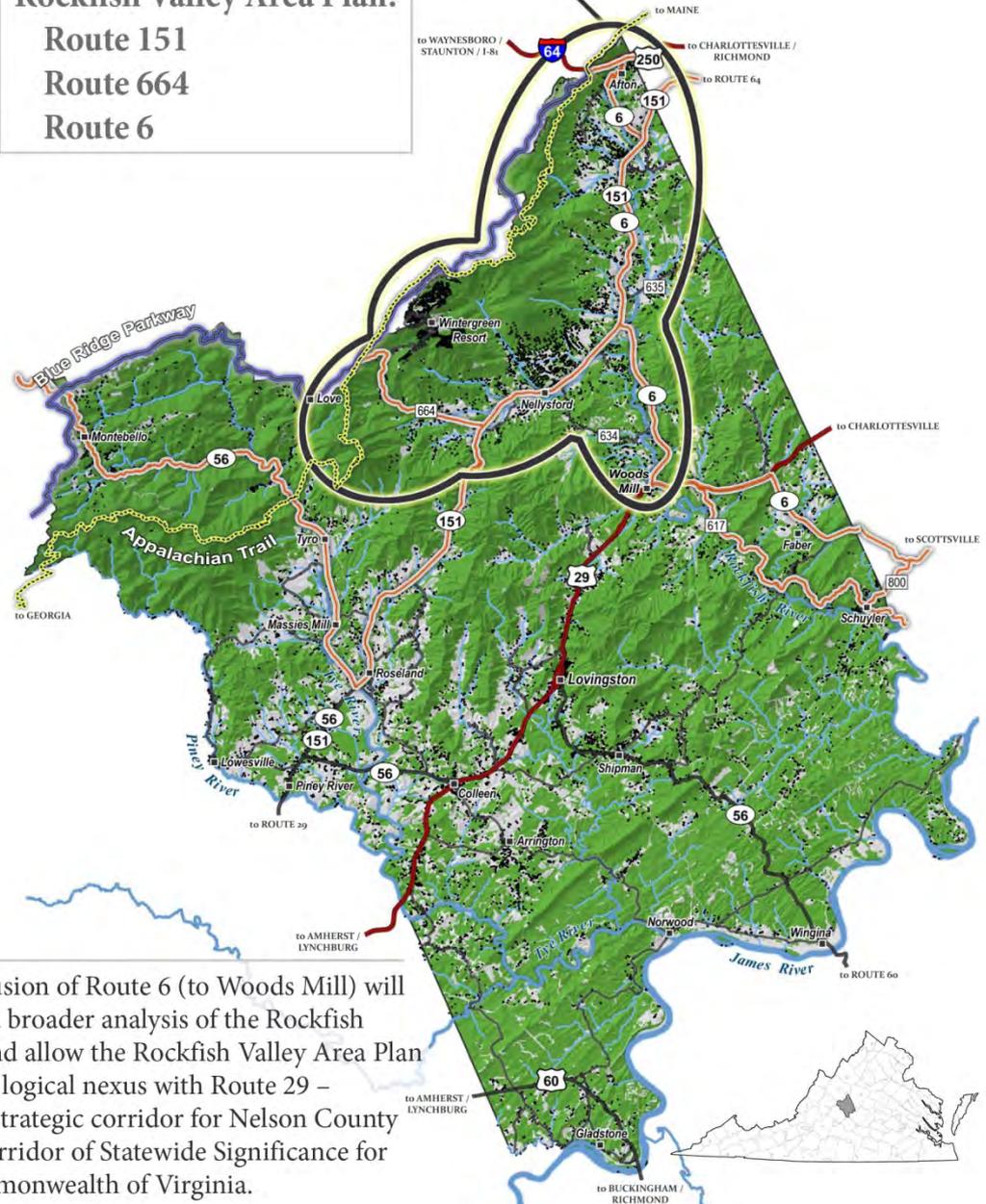
## Project Scope:

The Rockfish Valley Area Plan would address a relatively large area, expanding well beyond the Route 151 corridor. The study area generally encompasses the entire Rockfish River watershed above Route 29.

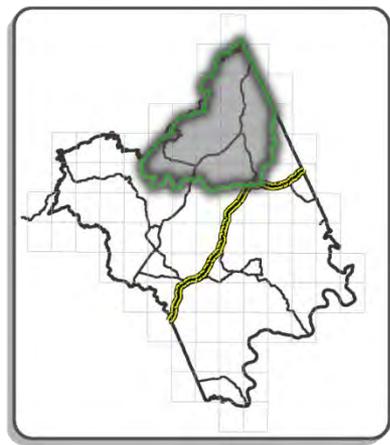
More specifically, the project scope includes much of the North District and Central Districts; including the areas from Afton to Beech Grove and up to Reids Gap, and also the area from the Martin’s Store substation (at the Rockfish Valley Highway / River Road intersection) to Woods Mill (at the River Road / Route 29 intersection).

This scope provides the best opportunity for a consistent, coordinated evaluation of current (and future) issues that are common throughout the area. The majority of the project area is comprised of the Route 151 corridor and the Route 664 corridor, which share similar characteristics. They are both designated Scenic Byways passing through the heart of the Rockfish Valley; and both corridors are the center of Nelson County’s successful tourism industry (and associated events and land uses).

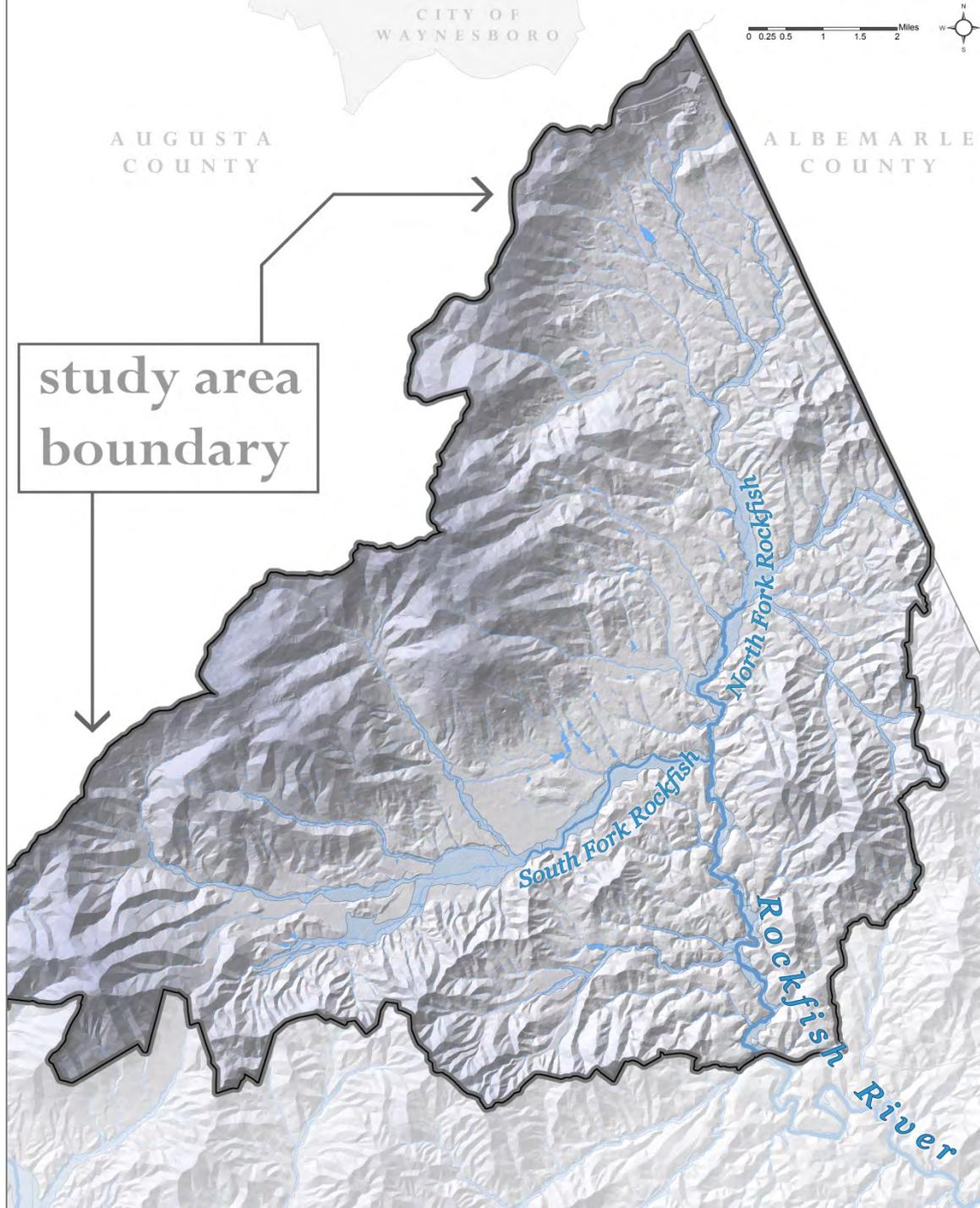
Project Study Area for  
Rockfish Valley Area Plan:  
Route 151  
Route 664  
Route 6



The inclusion of Route 6 (to Woods Mill) will provide a broader analysis of the Rockfish Valley, and allow the Rockfish Valley Area Plan to have a logical nexus with Route 29 – another strategic corridor for Nelson County and a Corridor of Statewide Significance for the Commonwealth of Virginia.



vicinity map



CIT OF WAYNESBORO



AUGUSTA COUNTY

ALBEMARLE COUNTY

study area boundary

Rockfish Gap

Humpback Rocks

Ennis Mountain

Crawford's Knob

Pilot Mountain

Reid's Gap

Three Ridges

Horseshoe Mountain

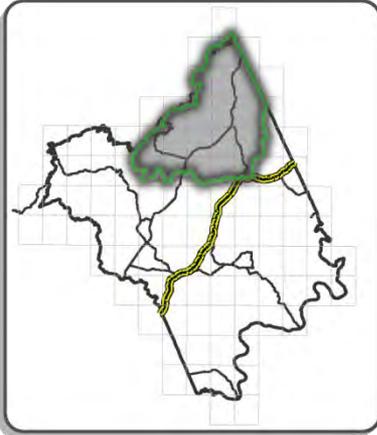
Brent's Gap

Mountain

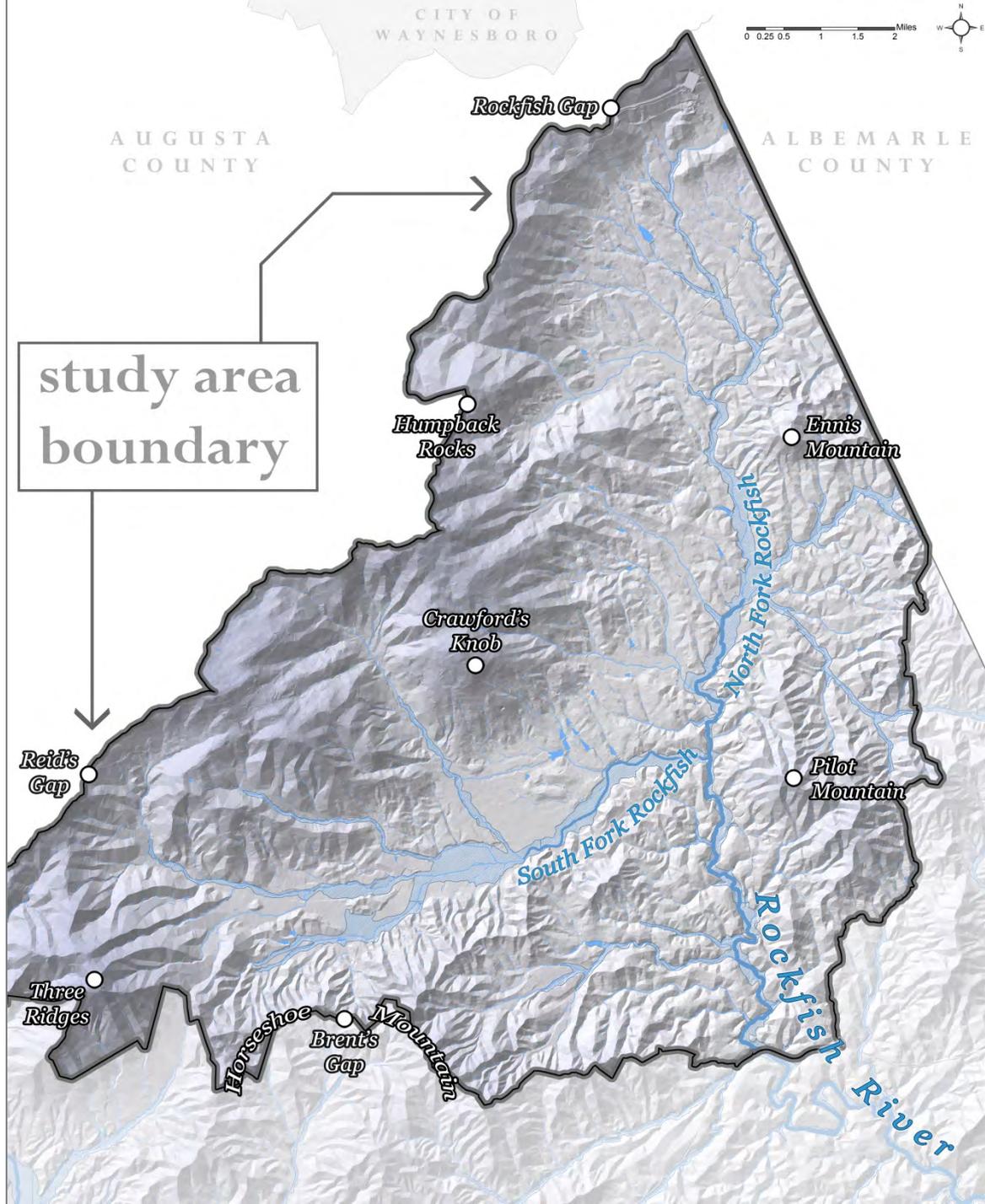
North Fork Rockfish

South Fork Rockfish

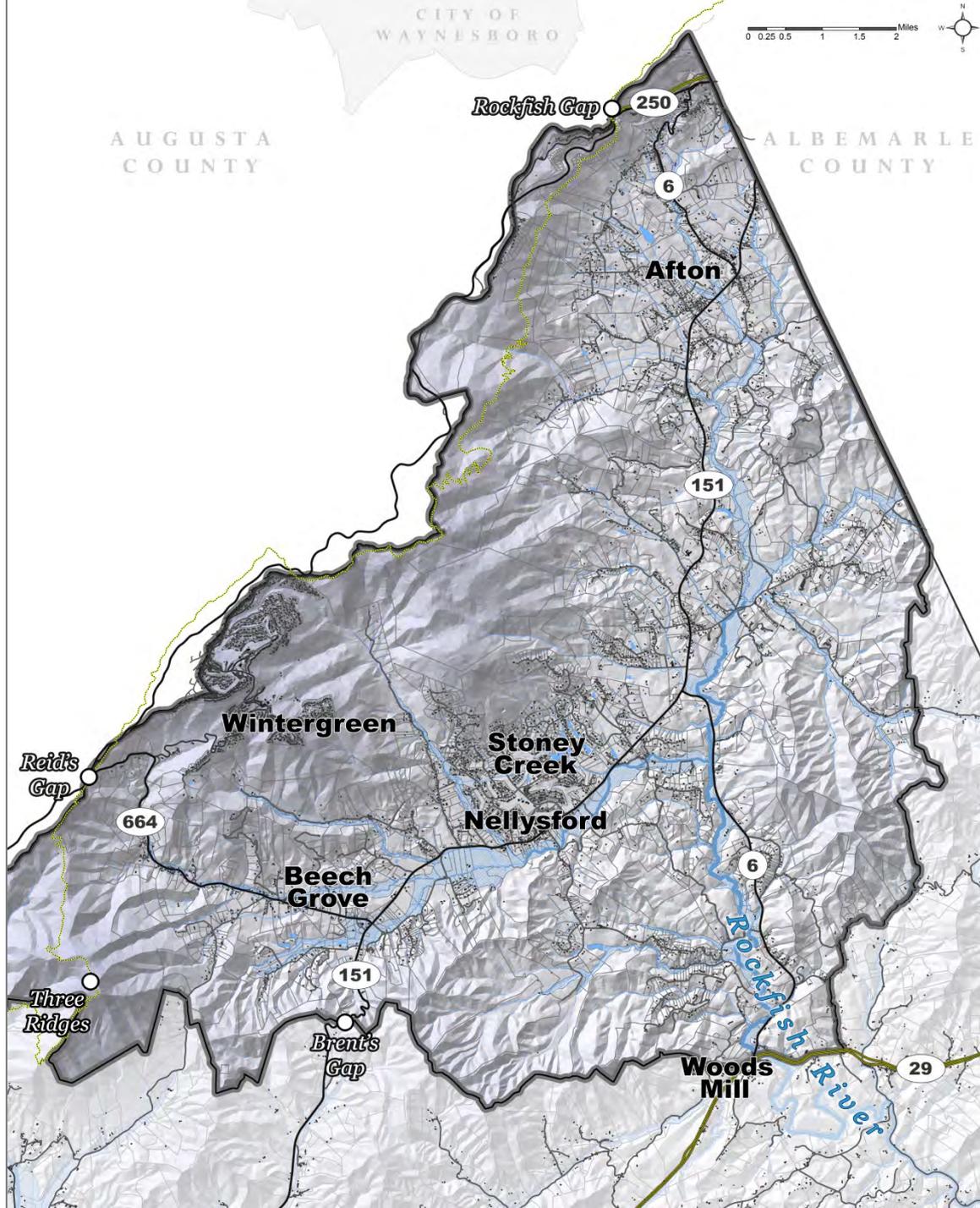
Rockfish River



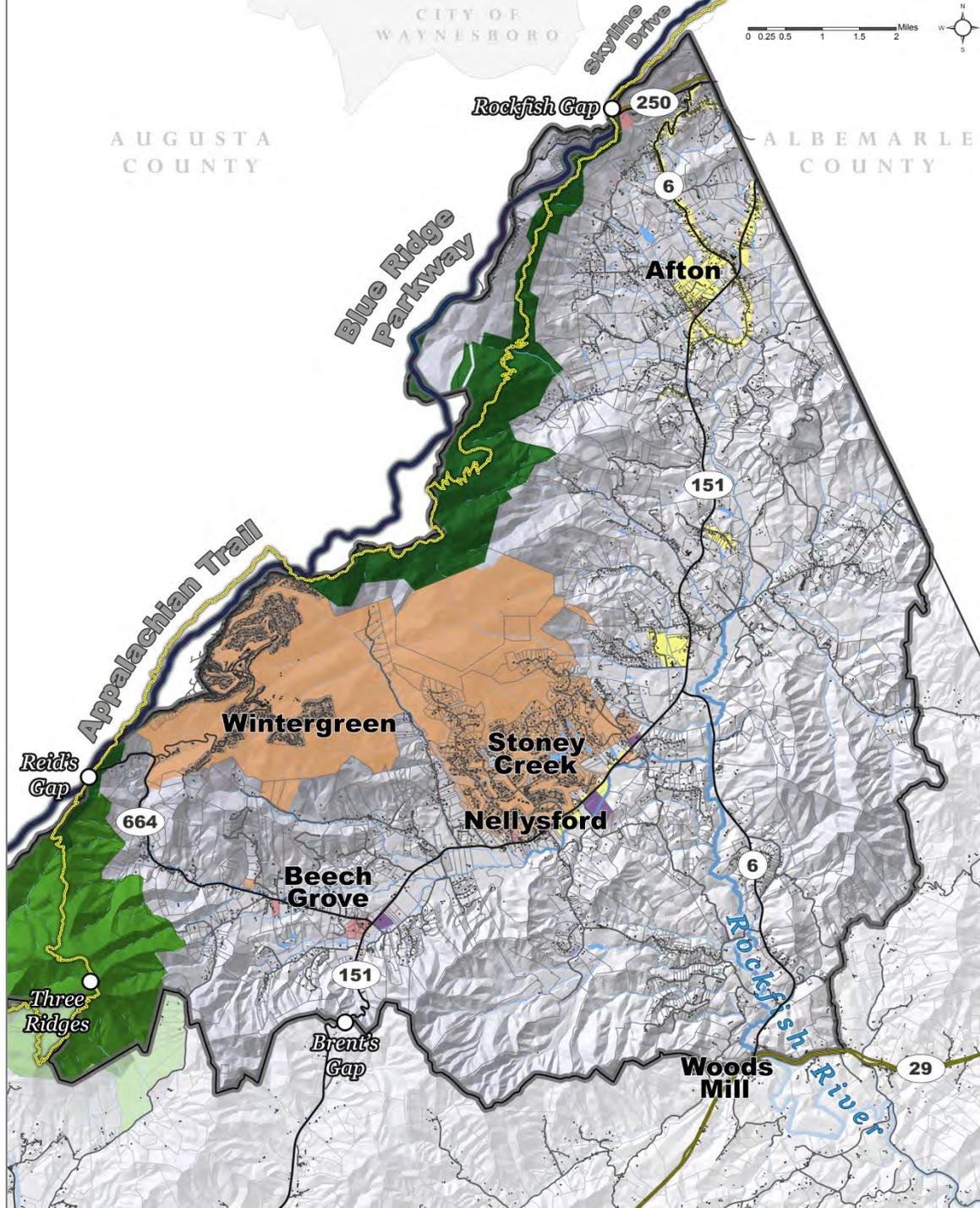
vicinity map



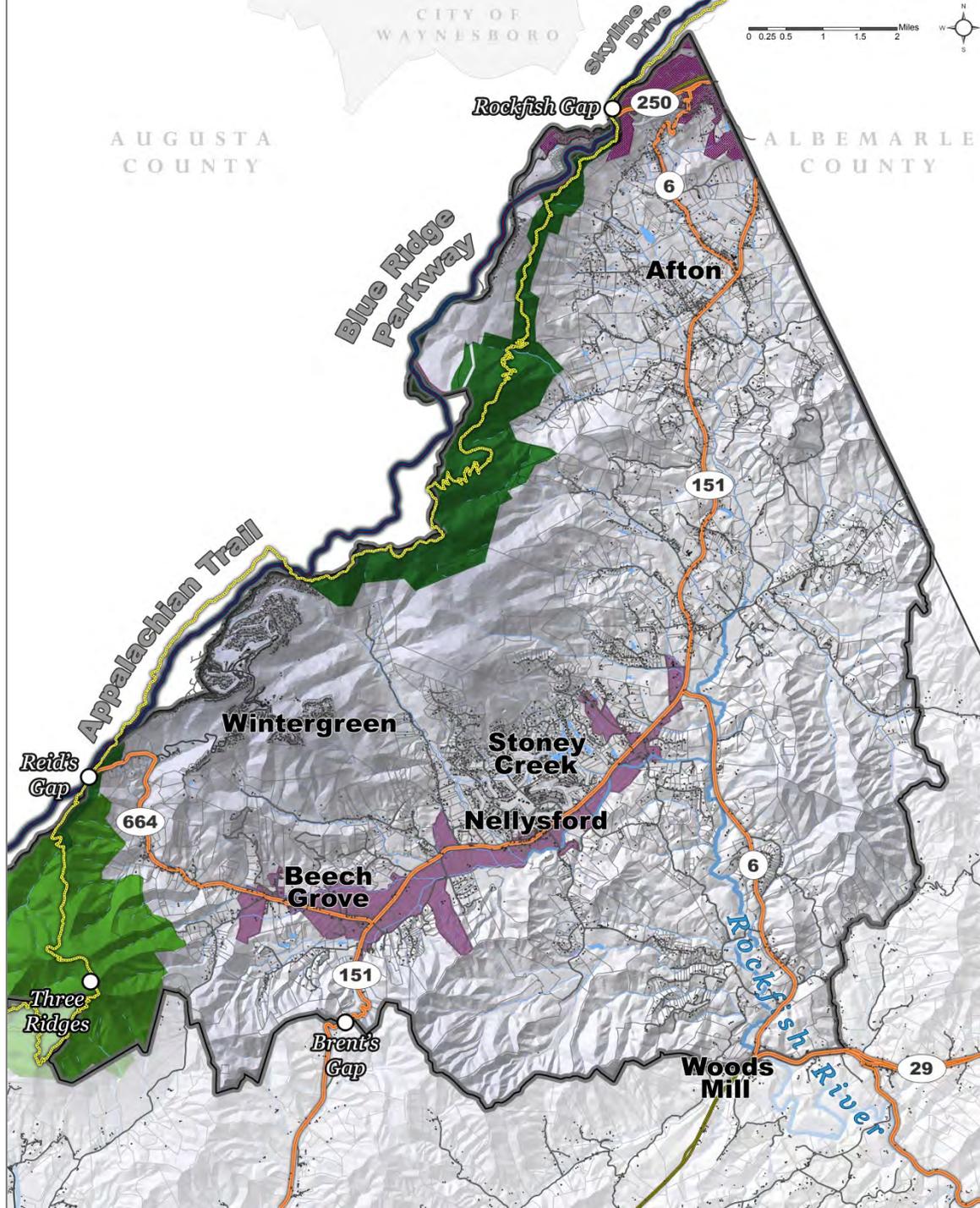
RVAP  
study area  
basemap



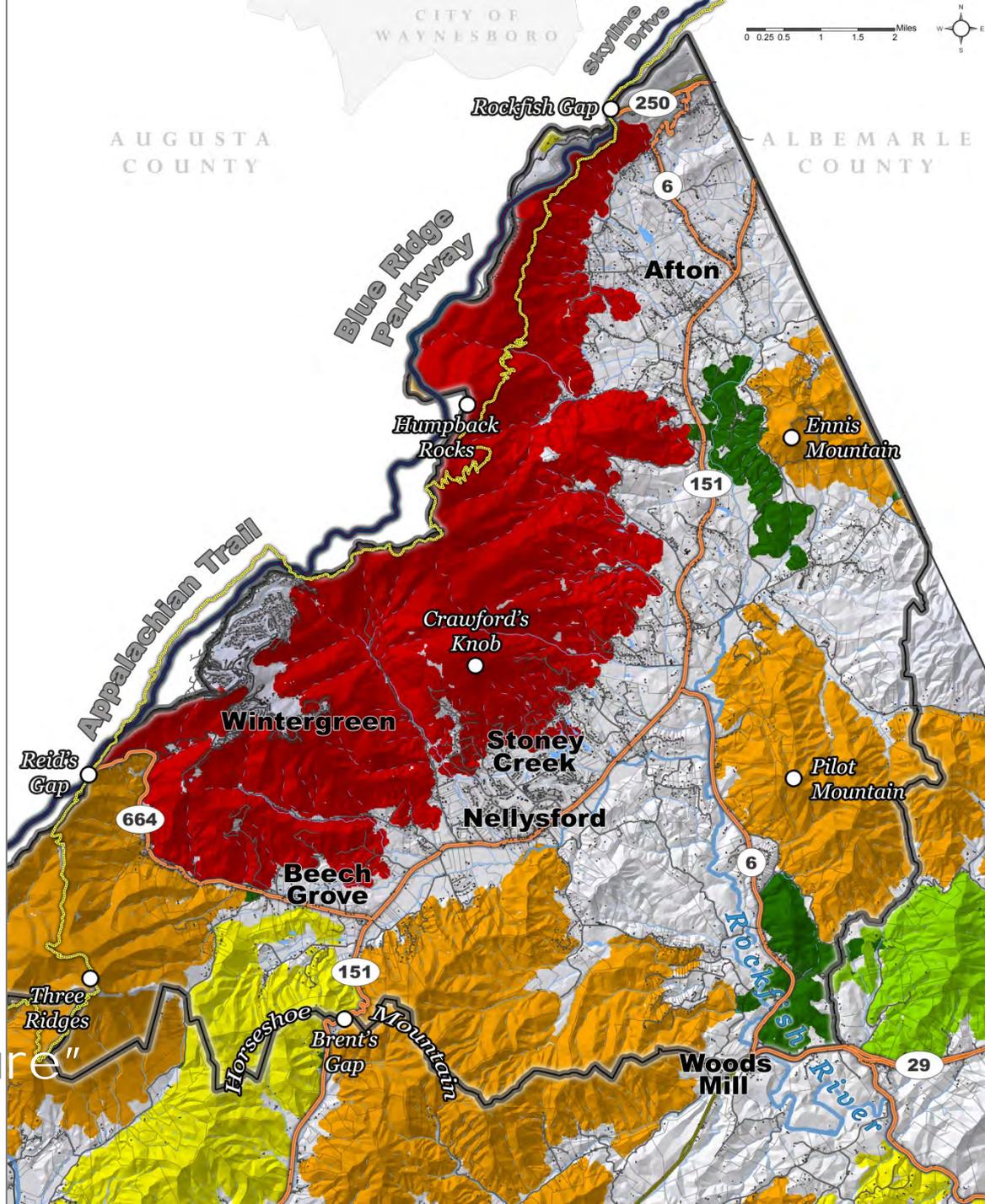
RVAP  
study area  
basemap  
with  
zoning



RVAP  
study area  
basemap  
with  
community  
assets



RVAP  
study area  
basemap  
with "green  
infrastructure"



# WHY IS THIS 'AREA PLAN' PROJECT HAPPENING?

## Project Intent & Purposes:

In order to ensure that ongoing and future changes in the area are as positive and compatible as possible, the Rockfish Valley is in need of some extra attention focused on protecting the area's special sense of place, high quality of life, premier scenic beauty, and rich natural heritage.

The Rockfish Valley Area Plan is intended to be a project that prepares Nelson County to successfully prosper and thrive in the near future -- and to better ensure long-term community prosperity for the next generation.

### Good Planning = Good Governance

#### Purpose – Nelson County Mission Statement

- "It is the mission of the Board of Supervisors to maintain Nelson County as a beautiful, safe, healthy, and prosperous rural county;
- ...where citizens are involved in all aspects of their governance; and
- *...where the community is well planned to assure respect for and dedication to its traditions and resources, while continuing to improve its economic viability."*

### Local Economic Vitality

#### Purpose – Economic Development

- Identify future land use recommendations that would complement and strengthen the area's existing industries and businesses
- Establish a practical framework to guide commercial investments and new development projects to the most appropriate, compatible locations
- Identify context-sensitive strategies for establishing long-term balance between growth and preservation

### High Quality of Life

#### Purpose – Community Development

- Develop strategic recommendations to protect the area's rural character, natural beauty, and special sense of place
- Develop strategic recommendations to protect rural residential areas from unplanned commercial development(s) and from other unharmonious land use changes

### Informed & Engaged Citizenry

#### Purpose – Public Participation

- Ensure that public participation by a broad representation of stakeholders is a genuine part of the process, which will result in recommendations that reflect the values of the area's residents and businesses
- Develop an accurate understanding of the community's current interests and concerns
- Identify community concerns and desires regarding the future of the Rockfish Valley

### Authority • Responsibility • Duty

#### Purpose – Code of Virginia

- §15.2-2280: "protect and promote the public health, safety, and welfare"
- §15.2-2283: "facilitate the creation of a convenient, attractive, and harmonious community"
- §15.2-2284: The Zoning Ordinance and Zoning Map must reasonably consider the: "existing use and character; ... trends of growth or change; ... conservation of natural resources; ... [and] the encouragement of the most appropriate use of the land."

### Special Sense of Place

#### Purpose – Comprehensive Plan

- Identify any elements of the existing 2002 Comp Plan to be updated, expanded, replaced, or otherwise revised
- Produce up-to-date, forward thinking recommendations that can be considered for adoption into the Comp Plan

### Improved Local Land Use Laws & Plans

#### Purpose – Zoning Policy

- Identify strengths and weaknesses of how the current Zoning Ordinance tools and regulations affect this area
- Identify opportunities to update the A-1 Agricultural District policies and procedures for regulating agri-tourism and agri-business activities throughout this area
- Identify other pertinent opportunities to review the Zoning Ordinance and Zoning Map for appropriate amendments

# WHAT TYPES OF PROJECT WORK WILL THIS “AREA PLAN” PROJECT CONTAIN?

## Overview of Project Work:

The Rockfish Valley Area Plan is organized into two phases. Phase I, “Area Assessment,” will provide a detailed analysis of current conditions and trends. Phase II, “Area Planning,” will provide recommended goals and strategies based on the analysis done in Phase I, and based on public input received throughout both phases.

*Historic Dodd Cabin on  
Route 664 Scenic Byway (Beech Grove Road)*

## PHASE I: AREA ANALYSIS

### **Summary of Existing Plans:**

A document providing a review, analysis, and synthesis of key recommendations from each previous study or plan pertaining to the project study area

### **Asset Inventory:**

A document that identifies and describes the Rockfish Valley’s exceptional community assets, resources, attractions, and valuable characteristics

### **Area Assessment Document:**

A report that provides an analysis of trends, issues, concerns, “threats,” and opportunities...

This will include an area-wide analysis focused on existing zoning patterns, land use patterns, future development scenarios, and favorable opportunities for commercial entrance sites

### **Public Survey #1:**

A public outreach effort to solicit public perspective(s) on various topics regarding the project study area (paper and online formats)

## PHASE II: AREA PLANNING

### **Public Survey #2:**

A public outreach effort to better understand public perspective(s) on various topics, which will be used to inform and improve the project team’s efforts, and which will be incorporated into the Area Plan documents (conducted in both an online format and also a traditional paper format)

### **Vision Statement & Area Recommendations:**

Materials that identify strategic goals and objectives for the study area, addressing issues such as economic development, physical development, environment, land use, transportation/mobility issues, and/or other issues that are highly relevant

### **County Policy Review:**

A detailed report that identifies specific recommendations for updating and improving the Comprehensive Plan and/or potential amendments to the Zoning Ordinance and Zoning Map, in order to best facilitate the public’s desired outcomes for this area



*Note: The quality of the Area Plan project work will be improved through constructive public participation. The Area Plan process will include multiple opportunities for participating - so please consider adding your thoughts and questions to the process.*

*Note: To date, Phase II has not been authorized by the Nelson County Board of Supervisors, and will be considered upon completion of Phase I.*

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# “Open House” Activities

- Learn more about the project:
  - *Engage project team members*
  - *Review exhibits and project materials*
- Participate and contribute:
  - *Complete “Public Survey #1”*
  - *“Questions? Comments? Suggestions?” form*
  - *“People’s Dictionary” activity*
- More info on the RVAP website:  
<http://www.nelsoncounty-va.gov/departments/planning-zoning/rockfish-valley-area-plan/>