



Nelson County Joint Planning Commission/Board of Supervisors Meeting Minutes October 25th, 2022

Present: Board of Supervisors: Jesse Rutherford, Skip Barton, David Parr, and Ernie Reed - Planning Commission: Chair Mary Kathryn Allen and Commissioners Mike Harman, Chuck Amante, and Robin Hauschner

Staff Present: Candy McGarry, County Administrator and Deputy Clerk Amanda Spivey - Dylan Bishop, Director and Emily Hjulstrom, Planner/Secretary

Call to Order: Mr. Rutherford and Ms. Allen called the meeting to order at 7:00 PM in the Old Board of Supervisors Meeting Room, County Courthouse, Lovingston.

GAP – Accessibility and Planning Technical Assistance Grant

Ms. Bishop presented the following information:

NELSON COUNTY APPLICATION FOR A GROWTH & ACCESSIBILITY PLANNING TECHNICAL ASSISTANCE GRANT

WHEREAS, localities are required to develop and adopt a Comprehensive Plan to be reviewed every five years; and

WHEREAS, Nelson County is currently in the process of updating its Comprehensive Plan to be completed by January 2024; and

WHEREAS, Nelson County has identified the Lovingston and Nellysford areas as targeted growth areas and would like to designate them as Urban Development Areas per Virginia State Code Section 15.2-2223.1; and

WHEREAS, the Office of Intermodal Planning and Investment (OIP) administers the Growth & Accessibility Planning (GAP) Technical Assistance Grant Program that can provide support in conducting multimodal planning within planned Urban Development Areas (Component 1); and

WHEREAS, Nelson County is eligible to apply for a GAP grant of up to \$100,000; and

WHEREAS, Nelson County has limited staff capacity and would greatly benefit from technical assistance to identify development goals for the growth areas;

THEREFORE, BE IT RESOLVED, that the Nelson County Board of Supervisors is in full support and endorses the application for a GAP Technical Assistance Grant of up to \$100,000.

Ms. McGarry added that there will be a second step of applying. Ms. Bishop noted that it used to be that way but is not a county application and all they will have to do is adopt it and notify VDOT.

Mr. Reed made a motion to adopt Resolution 2022-60 to support the endorsement for the application. Mr. Rutherford seconded the motion.

Yes:

Jesse Rutherford

Skip Barton

David Parr

Ernie Reed

Comprehensive Plan Update

Ms. Catherine Redfearn and Mr. Chris Musso from the Berkley Group presented the following information:

NELSON COUNTY, VA

Comprehensive Plan Update



Joint Worksession #1 | October 25, 2022



Meeting Objectives

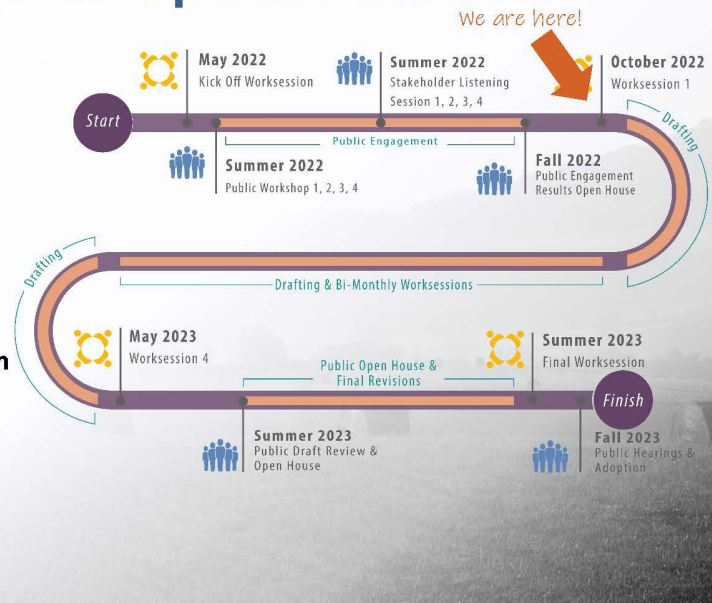
-  Review Process & Schedule
-  Public Engagement Results
-  Chapter 1 Review
-  Demographics Review
-  Vision & Goals Workshop



Update Process & Schedule

What are the Steps to Update the Plan?

- ✓ Diagnostic of Current Plan
- 1 ✓ Plan Branding & Community Engagement
- ▶ Update Existing Conditions Data
- ▶ Develop Vision & Goals
- 2 ▶ Draft Plan Content
- ▶ Craft Strategies & Implementation Steps
- 3 ▶ Plan Review & Edits
- ▶ Plan Adoption
- 4 ▶ Diagnostic of Ordinances



Meetings & Events

- Kickoff with Staff
- Kickoff Worksession
- Youth Art Challenge
(Summer 2022)
- Online Public Input Survey
(July 1- August 31)
- 4 Public Workshops
(Summer 2022)
- 4 Listening Sessions
(Summer 2022)
- Public Engagement Results
Input Forum (October 16, 2022)
- 4 Joint Worksessions
(September – May)
- Final Review Worksession
(Summer 2023)
- Review by VDOT
(Summer 2023)
- Public Open House
(Summer 2023)
- Joint Public Hearing &
Adoption (Fall 2023)

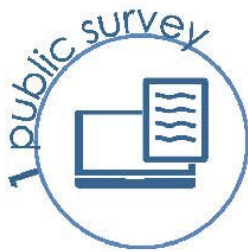
Worksession #1 Review Materials

- | | | |
|---|--|---|
| 1 | 2 | 3 |
| Public Engagement
Results Summary | Plan Introduction
& Chapter 1 | Vision & Goals
Worksheet |
| <ul style="list-style-type: none">• Appendix A: Idea Walls Comments• Appendix B: Public Workshop Results• Appendix C: Stakeholder Listening Session Notes• Appendix D: Public Survey Results | | |

Ms. Redfearn explained that their purpose in this joint session is to present the results of the various public engagement efforts as well as some draft content for the plan. She added that the final public engagement results will be presented at the next joint workshop.



Public Engagement Results



= over **1,000** people participating

Mr. Russo explained that having public engagement of over 1000 people is fantastic for such a rural community. Ms. McGarry asked if there could be duplications, Ms. Redfearn explained that there would be a few due to people participating at multiple workshops.

Nelson County 2042 Stakeholder Sessions

4 Listening Sessions with Industry Professionals & Experts



*Housing &
Development*



*Hospitality,
Lodging &
Tourism*



*Agriculture &
Agritourism*



*Community
Groups &
Nonprofits*



*Housing &
Development*



*Hospitality,
Lodging &
Tourism*



*Agriculture &
Agritourism*



*Community
Groups &
Nonprofits*

- ✓ Lack of affordable housing
- ✓ Lack of amenities to attract and retain families
- ✓ Lack of water and sewer infrastructure limits development

- ✓ There are few career-oriented job opportunities
- ✓ Service & tourism employees must commute into Nelson because of housing shortage

- ✓ Loss of productive farmland
- ✓ Few healthcare services and amenities
- ✓ Lack of transportation choices

Mr. Russo explained that they had four stakeholder sessions with participants from each of the listed topics. He then reviewed the common themes that were seen across the stakeholder sessions. He also reviewed the common themes seen in the public workshop sessions.

Nelson County 2042 Public Workshops

July 13 | Nelson High School
July 20 | Rockfish Elementary
August 3 | Nelson Heritage Center
August 28 | Nelson Center

+150

Workshop Participants



Growth & Development

- ✓ Protect the County's rural character
- ✓ Address issues related to affordable housing
- ✓ Provide more commercial and retail opportunities



Recreation & Outdoors

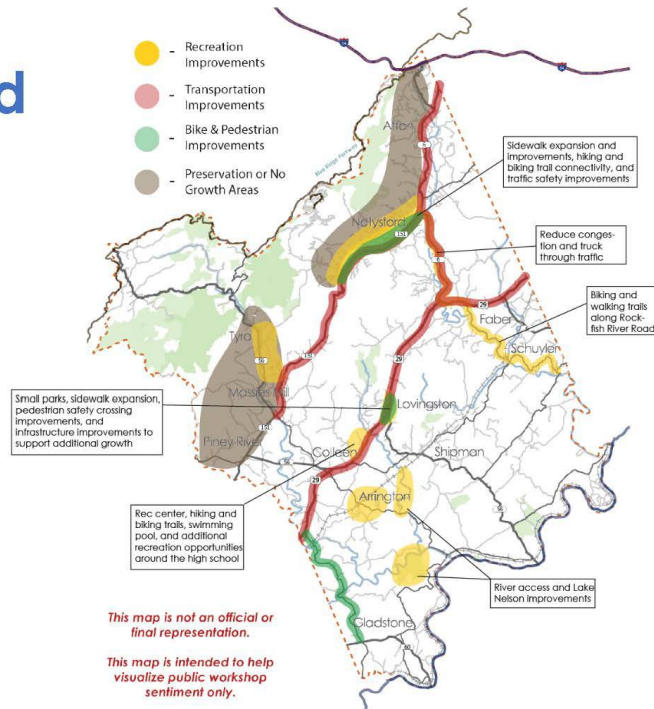
- ✓ Create recreation opportunities for youth
- ✓ Provide public access to rivers
- ✓ Expand and connect trail networks



Transportation & Infrastructure

- ✓ Improve safety and congestion along 151
- ✓ Improve and expand water and sewer infrastructure
- ✓ Create more alternative modes of transportation

Where do we need Parks, Trails, and Transportation Improvements?



What kind of growth do we want and where?

Residential

Area	Single Family Dwelling	Duplex or Townhomes	Apartments or Condos	Mixed-use	Senior Housing	Accessory Dwellings	Short-term Rentals
Lovington	6	7	8	7	6	4	4
Colleen	5	6	6	5	4	3	3
Shipman	5	5	5	4	4	2	2
Faber	3	3	1	2	1	2	2
Schuyler	5	4	4	5	3	4	4

Commercial

Area	Restaurants & Cafes	Drive Thru Restaurants	Events & Music Entertainment	Mixed-Use	Tourism & Agritourism	Grocers or Farm Markets	Retail & Specialty Shops	Offices	Community Services	Light Industrial	Hotels & Lodging	Heavy Industrial
Lovington	13	8	9	10	7	11	13	12	11	5	7	3
Colleen	5	6	5	7	7	8	8	7	7	8	4	4
Shipman	3	3	3	3	4	5	4	3	4	3	2	2
Faber	2	2	2	2	2	2	2	2	2	2	2	2
Schuyler	7	5	5	6	5	5	5	5	5	3	3	3

Mr. Russo explained that each number on the chart represents a group that selected that answer.

Nelson County 2042 Community Survey

July 1 – August 31

**Nelson County Comprehensive Plan Update 2022
2042 Community Survey**

Introduction
This survey is an opportunity for residents and neighbors of Nelson County to share their thoughts and opinions on the future growth and development of the County. Your feedback will be used by the County's staff, Planning Commission, and Board of Supervisors as we work to update the County's Comprehensive Plan.

What is a Comprehensive Plan?
The Comprehensive Plan is Nelson County's most important document regarding growth and development. It establishes government policy to guide public and private activities as they relate to land use and community facilities. The Plan is the basis for land development regulations, capital improvements for schools, parks, and other public uses, transportation investments, and environmental and historic resource protection. All Virginia localities are required to adopt a Comprehensive Plan and review the plan for necessary updates every five years.

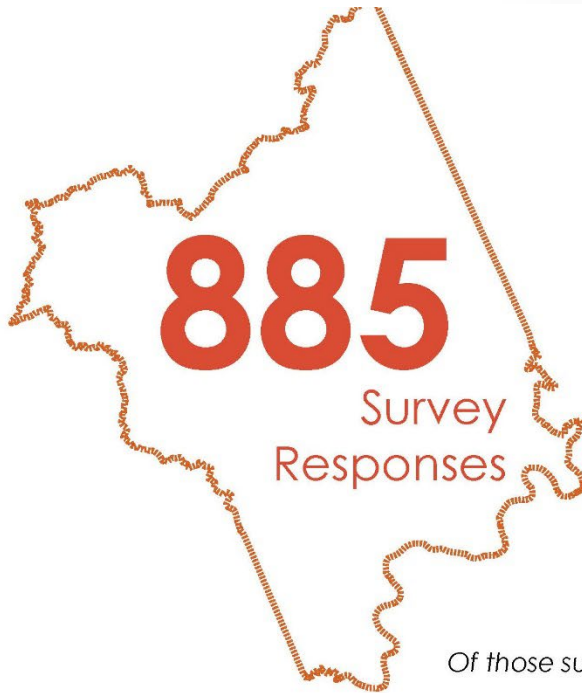
Survey Information
→ Return completed surveys by August 15, 2022, to Nelson County Planning & Zoning, 80 Front Street, Lurkington, VA 22949
→ You can also take the survey online at www.surveymonkey.com/r/Nelson_Comp_Plan
→ Questions? Visit www.Nelson2042.com or Contact Dylan Bishop, Planning & Zoning Director, at (434)263-7091 or dbishop@nelsoncounty.org

Survey Questions
1. What do you value most about Nelson County? (choose up to three):

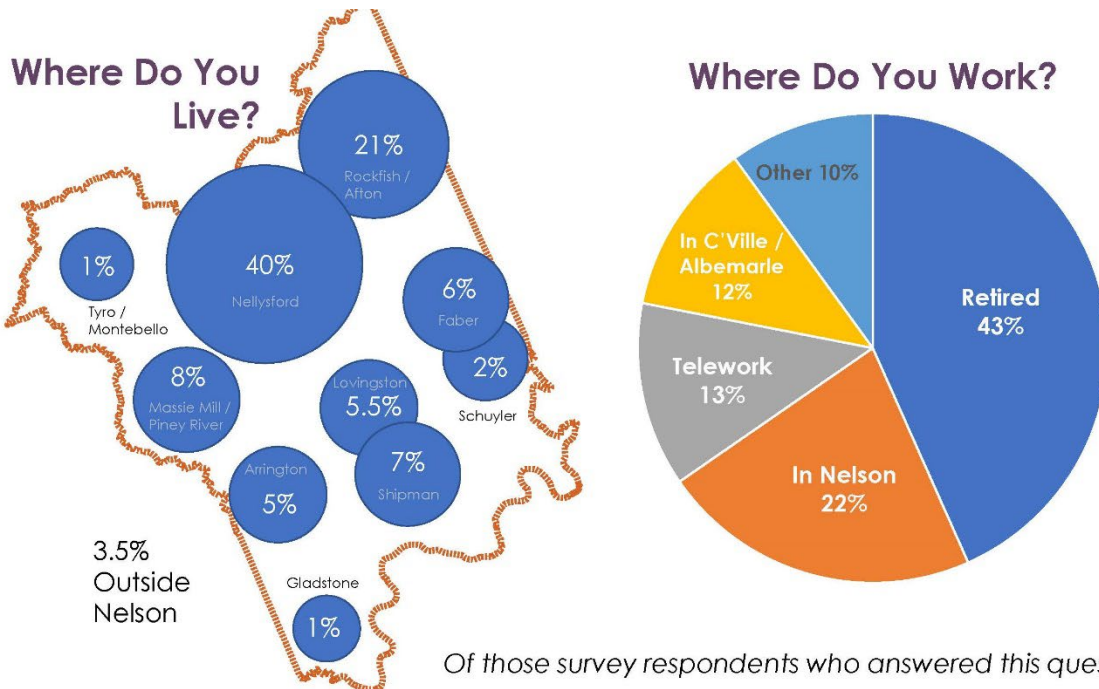
<input type="checkbox"/> Quality housing	<input type="checkbox"/> Natural environment
<input type="checkbox"/> Tourism & agritourism (e.g., wineries, breweries)	<input type="checkbox"/> Education system
<input type="checkbox"/> Agriculture and forestry industries	<input type="checkbox"/> Recreation opportunities
<input type="checkbox"/> Cost of living	<input type="checkbox"/> Rural character and open space
<input type="checkbox"/> Sense of community	<input type="checkbox"/> Community facilities and services
<input type="checkbox"/> Employment opportunities	<input type="checkbox"/> Local history and culture
<input type="checkbox"/> Community safety	<input type="checkbox"/> Other: _____

2. What concerns you the most about Nelson County's future? (choose up to three):

<input type="checkbox"/> Development and population growth	<input type="checkbox"/> Quality of public schools
<input type="checkbox"/> Job opportunities	<input type="checkbox"/> Public safety and emergency services



Of those survey respondents who answered this question



Mr. Russo explained that the amount of survey results from specific regions of the county reflect the population density of the county. Mr. Barton noted that there could be other reasons for the high response from Nellysford. Ms. Redfearn explained that there is a correlation between population density and response rates.

Mr. Reed asked how the locations were chosen. Mr. Russo explained that they were the listed locations to choose from on the survey. Ms. Redfearn explained that these locations are what the Board had decided to include in the first kick off session.

What should Nelson focus on improving?



Resource Preservation (55%)



Educational Improvements (30%)



Affordable/Quality Housing (28%)



Recreation & Services (27%)

“If you are looking for a family friendly activity in Nelson – there aren't many options. No playgrounds, movie theatres, water parks, etc. It is possible to preserve the culture of Nelson as a rural community while still providing families with the resources they need to care for their families.”

What concerns you most about the future of Nelson?



New Growth & Development (58%)



Environmental Damage (40%)



Loss of Productive Agriculture (37%)



Housing Cost & Quality (24%)

Traffic & Safety



Jobs & Employment



“I'd like to find a good paying job in Nelson”



Mr. Russo showed the four big ideas that stood out to them throughout the entire public engagement process.

THE BIG IDEA: DIVERSIFY & BOLSTER THE LOCAL ECONOMY

What we heard from the community...

Few **job and career opportunities** or economic drivers exist outside tourism and agritourism.

66% SKY-HIGH: MORE JOBS ARE MOST WANTED

The County has few to no lodging options outside **short-term rentals**. Residents feel short-term rentals **negatively impact the housing market**.

The lack of **water and sewer infrastructure** limits economic growth and community investment.

Nearly half of survey respondents **strongly disagree** with short-term rentals. **46%**

Residents want more **shopping, retail, and grocery offerings** in the County. There is a desire to expand commercial enterprises while **protecting locally-owned businesses**.

There is a need for more local investment in education opportunities including **job training, workforce, and vocational training**.

57% of survey respondents agree or strongly agree that economic development in the Pacific NW and near the region.

Growth and **economic investment** is **disproportionately focused** on the I-5 corridor.

"The limited availability of [affordable] housing negatively impacts the **retention of a workforce** to grow local businesses" - Survey Respondent

THE BIG IDEA: PLAN & PROVIDE EQUITABLY FOR EVERYONE

What we heard from the community...

There is a **lack of housing choice and diversity** in the County. All residents should have access to safe, well-built, and affordable housing.

Not all parts of the County have **equal access** to services, amenities, infrastructure, and/or information. **28%**

Residents want **improved County communication** and community engagement.

Improving communication was a top goal for workshop participants. **#5**

The County offers few amenities and **services for seniors**. Plan for Everyone

Nelson has a **diverse culture and story**, but it is not well represented.

Young families and youth want more amenities, particularly **recreation opportunities for kids**.

Top desired amenities include playgrounds, athletic fields, and a swimming pool.

"Nelson needs **more affordable housing** for all demographics." - Survey Respondent

PROTECT & CONNECT TO OUR RURAL ENVIRONMENT

What we heard from the community...

Focus on **intentional, strategic growth** that respects the rural character of the County. New development should be **clustered to protect both open space and productive agricultural lands** and provide amenities such as **access to parks** and outdoor recreation.

TOP STRENGTHS



Sense of Community



Rural Character & Agriculture



Public River Access



Climate Resiliency

Rehabilitate the existing built areas of the County such as Lovingson, Colleen, Snioman, and Schuyler rather than developing natural landscapes.

Develop more outdoor recreation & eco-tourism opportunities including expanded and connected **trail networks and public river access**.

Ensure our built environment incorporates **sustainable development and environmental protection** such as Low Impact Development and Dark Skies Friendly practices.

Residents are concerned about climate change and want to plan for **climate resiliency** and alternative modes of transportation.

"One of the reasons I love Nelson is the amazing **natural world** around us. We must **ensure we have a healthy world** for our children, grandchildren & beyond!" -Lisa Wolf-Past

IMPROVE & EXPAND VITAL COMMUNITY SERVICES

What we heard from the community...

The condition of **existing water and wastewater infrastructure** presents public safety and environmental health concerns.

Expand coverage and improve EMS, Fire, and Police **service and response times**.

Continue to invest in and improve the **County school system**.

Expand **alternative transportation options** such as **sidewalks and bike lanes** - particularly in Nellysford and in Lovingson.



48% of all public transportation does not meet their needs

Improving safety and mitigating **traffic and truck cut-through traffic** along 151 and 6 should be a priority.

Improve **access to local healthcare** and other wellness services and amenities

"Traffic and truck cut-through traffic" along 151 is probably the single-most pressing issue for the County" - survey respondent



1 Public Safety

2 EMS, Fire & Police

3 School System



4 Alternative Transportation

5 Healthcare

6 Wastewater Infrastructure

7 Water Infrastructure

8 Parks & Recreation

9 Open Space

10 Climate Resiliency

11 Sense of Community

12 Rural Character & Agriculture

Mr. Rutherford noted that there are interest groups that can dominate results and that the data should be taken with a grain of salt. He explained that he is still thinking of the community groups that weren't as engaged. Ms. Redfearn explained that the only time they got data on participants' location was through the survey. She added that the demographic analysis is skewed because it's based only on the survey results where location was an optional response.

Ms. Allen asked when they will get the data on specific things like drunk driving incidents. Mr. Russo explained that they would go into that specific data in the transportation section. Mr. Amante asked if they used the demographic information from VPAP and that it gave a broader representation of the demographics of Nelson County.

Mr. Reed noted that they are depending on the Berkley Group to provide as much accurate data as possible. He asked if they would be able to cross check how many people did actually participate. Mr. Reed suspected that the numbers shown in Nellysford may be reflecting multiple inclusions for each participant. Mr. Russo noted that he could sort out the duplicates on the attendance sign in sheet for the public meetings. Mr. Reed ask that he do this. Ms. Redfearn noted that they can drill down to find specific individuals but that this data is more about points of contact and that someone showing up to three separate meetings means they still showed up three times. Ms. Allen explained that the population in the county is so small that a few people can make a large difference. Mr. Amante added that they went into this knowing that it would be a minority of the population that participate. Ms. Bishop noted that the point of the workshops is to form the Comprehensive Plan to represent the community's goals. Mr. Rutherford explained that he went to multiple meetings. He emphasized that there weren't as many locals represented in the beginning. He added that they knew that the data would skew towards the Rte 151 corridor from the beginning. Mr. Barton noted that it is important that people participate and feel like they are part of the process.

Mr. Russo added that they are adding a separate anonymous survey that will give people an opportunity to send in a comment about anything.

Public Engagement Results Input Forum

15+

Attendees

“More paid fire and emergency services.”

47

Total Comments

“Develop an e-mail or phone message system County-wide so citizens can be informed of events and actions in a timely manner.”

“Tye River access would be great.”

“Tighter by-right definition and applicability. Neighbors should have more input on intended business uses.”

Mr. Russo added that this information reaffirmed the information they took away from the rest of the public engagement process.

Continued Engagement

Idea Wall

<https://www.nelson2042.com/idea-wall>

Ongoing Comprehensive Plan Update Comment Survey

<https://www.surveymonkey.com/r/NelsonPlanComments>

Comprehensive Plan Draft Open House Summer 2023



1

Chapter 1 Review

Plan Outline

Chapter titles

Ch.1 Creating Our Guide (Legal Basis; Plan Process; Public Input)

Ch.2 Setting Our Course (Nelson Today; Nelson Tomorrow)

Ch.3 Shaping Community Character (Land Use)

Ch.4 Connecting People & Places (Transportation)

Ch.5 Creating Livable Communities (Housing)

Ch.6 Protecting Valuable Resources (Natural & Cultural Environment)

Ch.7 Creating a Resilient Economy (Economy)

Ch.8 Serving the Community (Community Facilities)

Ch.9 Blazing the Way (Implementation)

Ms. Redfearn clarified that the intent is to have draft chapters posted on the website for the public to comment on.

Mr. Russo noted that now is the time to nail down style choices in the document (fonts, colors, etc.).

Mr. Reed asked how past planning documents would fit into the plan outline. Ms. Redfearn explained that they have created a list of previous planning resources that has been vetted by staff. She explained that they can post it on the 2042 website but they have not been able to vet the documents yet to see if they are applicable to the process. She explained they will be added as they proceed through the chapters. Mr. Reed noted that it is all public record and that the historical context of these plans can have significance. Ms. Bishop explained that they could put the information in one location on the county website. Mr. Amante asked if they would be including the Rockfish Valley Area Plan. Mr. Amante noted that it was never adopted. Ms. Bishop noted that the Berkley Group does have the document for their use while they are drafting the Comprehensive Plan and that it is already online. Ms. Allen added that she isn't sure that the RVAP needs to be on the website because it was never adopted. Mr. Reed explained that the data in the document is still significant.

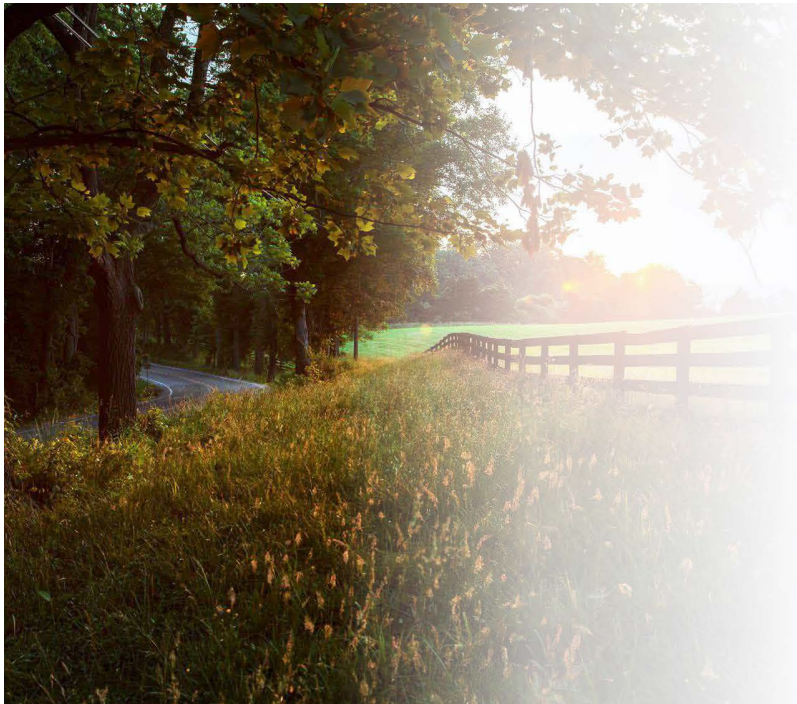
Ms. McGarry noted that she would like the white lettering on the plan to be darker.

Chapter 1: Creating our Guide

What is included?

- Legal Basis for Comprehensive Plan
- Planning Jurisdiction
- Relationship to Other Plans & Policies
- Process of the Creation of the Plan
- Community Engagement Summary

*Thoughts/Questions/Comments on
outline, design, and style?*



1

Demographics Review

Regional Snapshot

Population

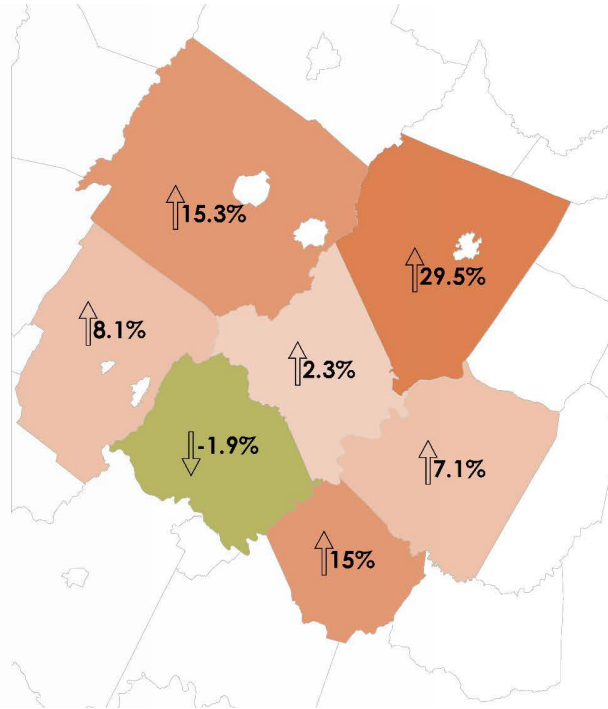
Trend:

2000: 14,445
 2010: 15,020
 2020: 14,775
 Growth: 2.3%

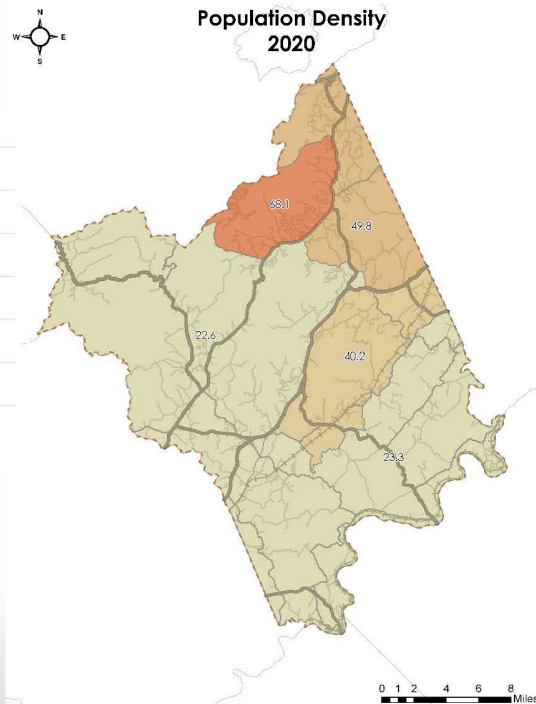
Population

Projections:

2030: 14,322
 2035: 14,297
 2045: 14,356
 Growth: -2.84%



Population



Population

Median Age of County Residents:

2000: 40-44 years
2010: 45-49 years
2020: 50-54 years

31%

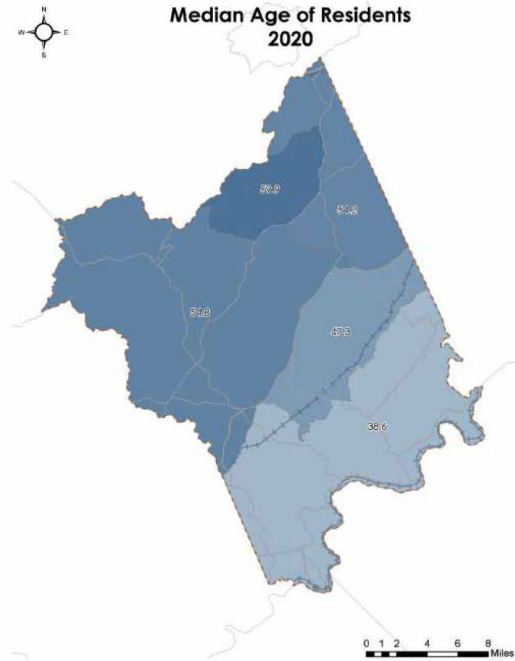
Residents with Bachelor's or Higher

47%

Male

53%

Female



Population density map is persons per square mile.

Mr. Russo explained that Nelson County's population is projected to slowly decline over the next 25 years by 2.84%.

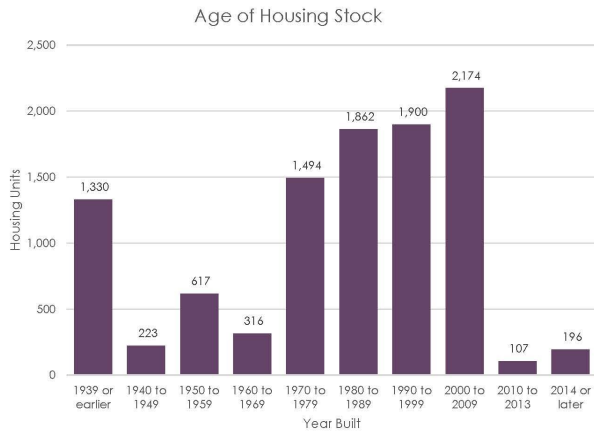
Housing

10,219

Total Housing Units

88%

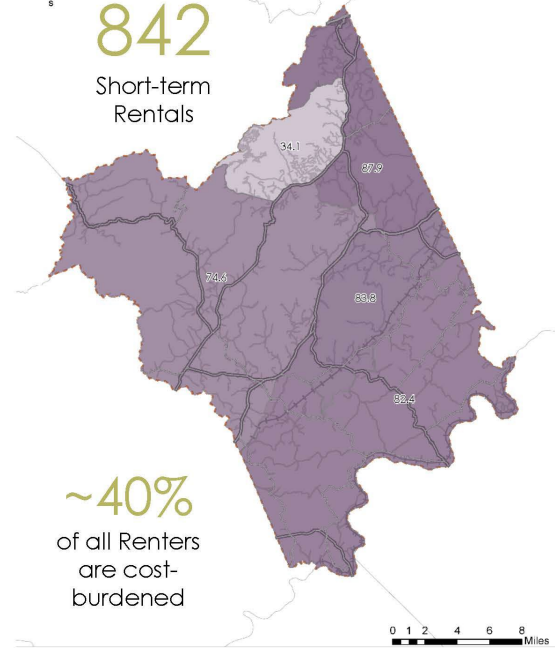
Single-Family or Mobile Home



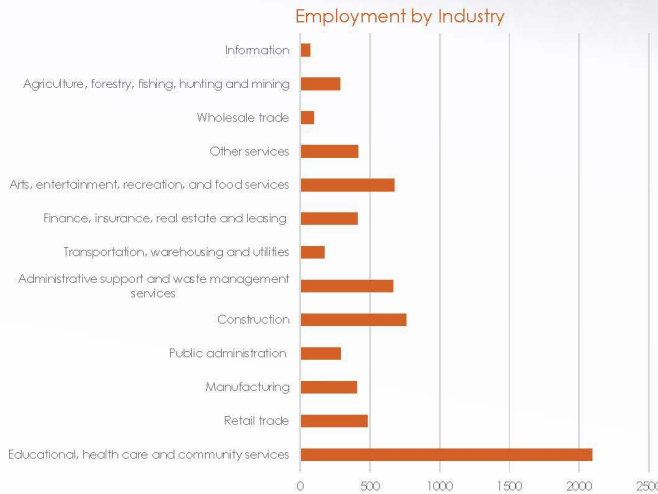
Percentage of Occupied Housing 2020

842

Short-term Rentals



Economy



Tourism accounts for \$3.3 million in local taxes and employs over 600 residents.

3% Unemployment

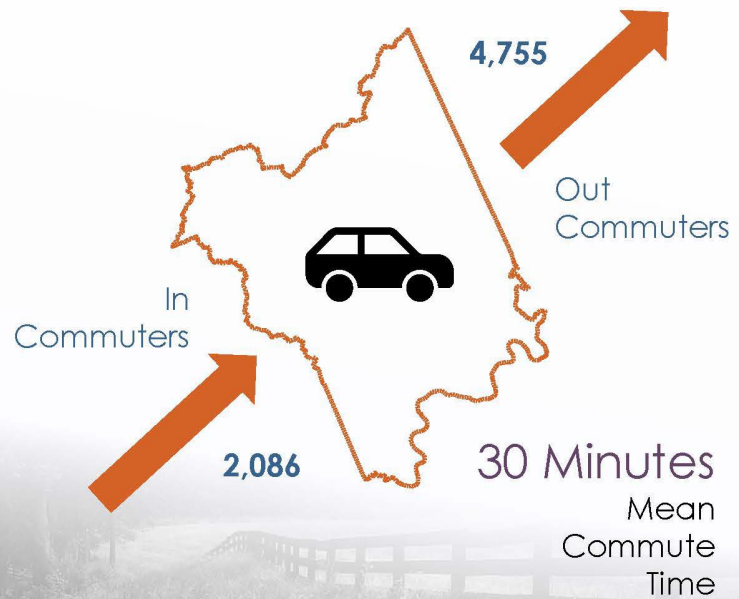
Top 3 Employers
 Wintergreen Pacific, LLC
 Nelson County School Board
 Craft USA Holdings, LLC

79,981 Acres of Farmland in 2012
 67,841 Acres of Farmland in 2017

Transportation

How do Nelson residents get to work?

Drive themselves:	67.9%
Carpool:	17.3%
Public Transportation:	0%
Walk:	2%
Other Means:	1.8%
Work From Home:	11.1%



Mr. Amante explained that in the VPAP information there was a chart that agreed with the information that the Berkley Group presented. He also noted that it shows an 11% drop since 2000. Ms. Redfearn explained that they are pulling their information straight from the census counts. Mr. Amante noted that VPAP also uses the census. Mr. Rutherford pointed out how interesting it was that the highest density population used to be on the James River and now it is on the other end of the county with the population staying the same. Ms. Redfearn explained that the 38.6 median age reflects all of Virginia. Mr. Barton noted that he doesn't think the change is coming as much from younger people leaving but older people moving in. Mr. Barton made the point that people on the North end of the county seem more likely to want to maintain their homes while the younger population in the rest of the county is more likely to make changes.

Mr. Russo explained that short term rentals don't get listed as housing in the census. He explained that Nellysford appears as being so unoccupied because of this. He added that the 842 number came from county data. Mr. Russo explained that 88% reflect single family or mobile home dwellings. Mr. Rutherford wondered how many of the 10,000 available housing units are not marketable. Mr. Barton added that from the 1980s to 2009 is when most of Wintergreen was built. Mr. Russo noted that there were 1129 long term rental units reported in the census.

Ms. Allen asked what cost-burdened reflected. Ms. Redfearn explained that it meant that 30% or more of their income is spent on housing. Mr. Russo noted that that figure is slightly lower than Virginia average. Ms. Redfearn explained that it is a national issue and not specific to the county. Ms. Bishop added that the Regional Housing Plan put out by the TJPDC echoes this data.

Mr. Russo explained that the healthcare workers number being so high likely correlates to commuters that are working outside of the county. He added that Nelson County was recently named the best county to telework from.



Ms. Redfearn then asked the BOS and PC to participate in a workshop to help find their vision and goals for the Comprehensive Plan. She first asked them to identify the values that are important to Nelson County.

The following values were listed by the PC, BOS, and County staff:

- Rural character
- Community
- Appropriate/targeted development
- Community member retention
- Young citizens and family retention
- Natural recreation
- Highest quality natural environment possible
- High quality educational environment (beyond schools)
- Population stability
- Connected
- Safe
- Clean
- Highest quality of services for all
- Valuable destination

Mr. Rutherford noted that in Nelson County many people grow up there but then leave. Mr. Barton noted that a lot of people want to leave the county after they graduate but then come back to raise their children. Mr. Amante added that 70% of people in the county were born there. Ms. Allen explained

that people move to Gladstone to get out of Amherst, Appomattox, and Buckingham. She noted that it's easiest to get to a store outside of the county from her house. Ms. Redfearn explained that with a county of this size with a smaller population there are going to be distinct communities. Mr. Barton noted that most of the young people would like to stay. Mr. Rutherford and Ms. Allen explained that family is what kept them in the county. Mr. Barton explained that the beauty is an important part of the county. Mr. Reed explained that it is a byproduct of the natural environment.

Ms. Redfearn asked what they wanted in the future. Mr. Reed explained that he would like a high quality school environment because that will support the county and its values.

Actions

- Youth oriented recreation
- Improve/expand infrastructure to support new development
- Create more opportunity for by-right housing
- Higher density housing zones
- Additional telecom coverage
- Incentivize and preserve agriculture
- Prioritize the people while preserving the rural

Ms. Redfearn then asked them to start identifying priorities

- Land Use & Development
- Preserve and protect agriculture, nature, and rural character
- Incentivize rehabilitation of housing stock
- Transportation/infrastructure improvements
- Citizen involvement

Mr. Rutherford asked how you quantify natural resources and define an area as rural. Mr. Rutherford explained that the term rural can mean very different things to various groups. Ms. Allen noted that they need to focus on the bigger issues.

Mr. Amante asked about the possibility of incentivizing restoration of abandoned houses. Mr. Russo noted that they could come at it as incentivizing renovation. Ms. Allen noted that it is important to bring in more job opportunities but that she will always work outside of the county and that Nelson is not going to have any huge commercial businesses to provide jobs. Mr. Reed noted that Nelson County shouldn't and can't be all things to all people. He noted that as long as we have access to certain resources (like hospitals) then we don't need to duplicate them but rather prioritize access to them. Ms. Allen asked what transportation is being asked for. Mr. Reed noted that he would like to see an Uber/Lyft like scenario available in the county.

Mr. Reed noted that Nelson County doesn't look enough at community involvement and citizen responsibilities.

Mr. Rutherford noted that there has always been a push for jobs that provide a living wage. He added that if they want to support jobs they need to support housing as well. Ms. McGarry added that you can't have either of those without infrastructure. Mr. Amante wondered if there were things they could do to partner with developers to get apartments built. Ms. Allen added that this includes needs even broader than infrastructure such as EMS. Mr. Reed explained that if they create a service based economy it can complement the tourism and recreation that they already have and free them from having to go the route of a business park. Ms. Allen asked what would be equitable about the services and what they are willing to provide. She added that it takes 25 minutes for someone to get to her when she calls 911 in Gladstone, where it could take 10 minutes in Lovingston. Ms. Bishop noted that they need to facilitate growth in the Route 29 corridor and control it in the northern area of the county.

Mr. Barton added that the entire county has become a place where people want to retire. He explained that they need to have concentrated housing that increases in value to attract families. He added that a lot of people are able to work from home now and can live here to be able to enjoy the schools and recreation. Ms. Bishop noted that one way to accomplish this could be to establish mixed use zoning in the village areas.

Next Steps

 Edits for Ch.1 & Engagement Summary

 Worksession #2 on Jan. 18

 Review of Ch.2, Ch.6, and Ch. 8

 Finalized Vision & Goals

Ms. Redfearn noted that they discussed some fantastic priorities and strategies. She explained that their next steps are to take the list and turn it into a vision statement as well as goal statements for each element. She explained that their intent is to have these drafts as well as a draft of Chapters 2, 6, and 8 by the next work session on January 18th.

Mr. Rutherford noted that he thinks specific topics like housing deserve special attention and should have their own meeting. Ms. Redfearn noted that they plan to talk about housing in the third work session but they can add an additional meeting to review housing on its own. Ms. Bishop noted that they will be working with relevant agencies as they work on each chapter. Mr. Rutherford noted that

there will be a Regional Housing Summit in March and that it would be good to meet afterwards to discuss housing.

Mr. Reed made a motion to adjourn the meeting at 9:00 PM. Mr. Rutherford seconded the motion.

Yes:

Jesse Rutherford

Skip Barton

David Parr

Ernie Reed

Ms. Allen made a motion to adjourn the meeting at 9:00PM. Mr. Amante seconded the motion.

Yes:

Charles Amante

Mary Kathryn Allen

Mike Harman

The meeting adjourned at 9:00 PM

Respectfully submitted,

A handwritten signature in black ink that reads "Emily Hjulstrom". The signature is written in a cursive, flowing style.

Emily Hjulstrom

Planner/Secretary, Planning & Zoning