

Nelson County Joint Planning Commission/Board of Supervisors  
Meeting Minutes  
March 15<sup>th</sup>, 2023

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

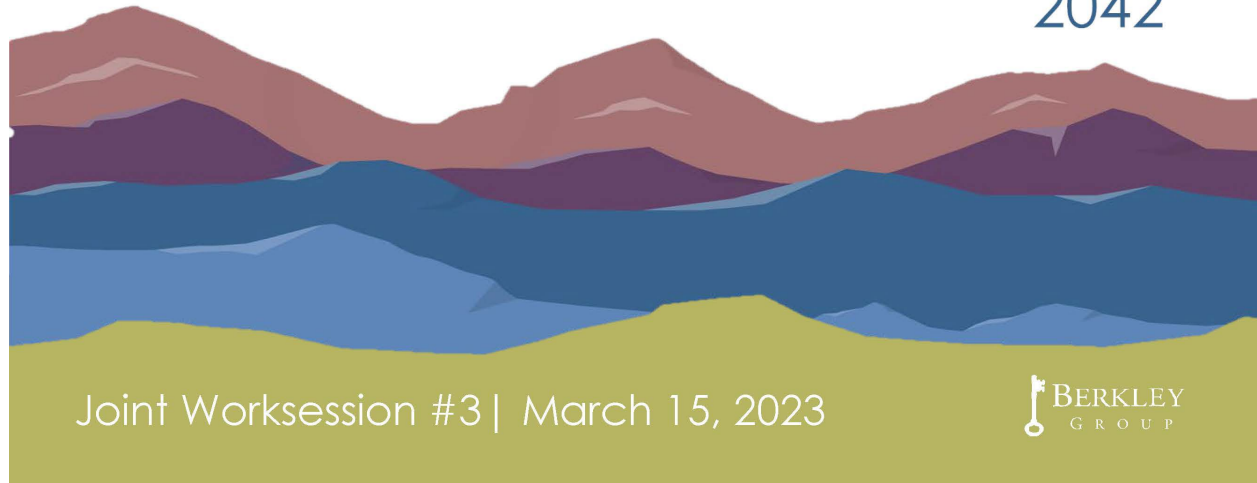
**Staff Present:** Amanda Spivey, Deputy Clerk - Dylan Bishop, Director - Emily Hjulstrom, Planner/Secretary - Berkeley Group: Catherine Redfearn and Chris Musso

**Call to Order:** Mr. Rutherford and Mr. Hauschner called the meeting to order at 6:32 PM in the Old Board of Supervisors Meeting Room, County Courthouse, Lovington.

*Ms. Redfearn presented the following information:*

# NELSON COUNTY, VA

## Comprehensive Plan Update



Joint Worksession #3 | March 15, 2023



## Meeting Objectives

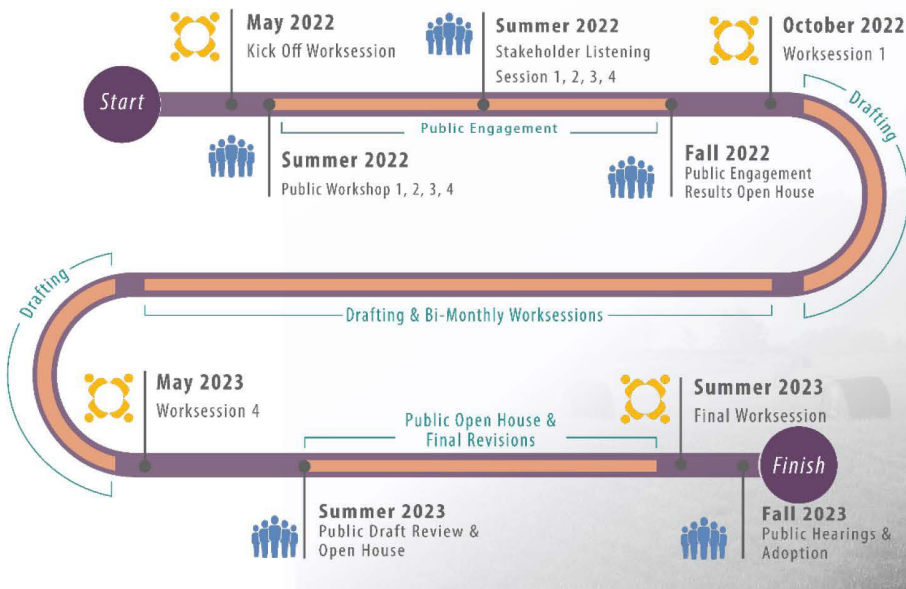
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1. Schedule & Progress Update
2. Updated Vision Statement
3. Chapter 6 and 8 Policy Comments
4. Chapter 5: Creating Livable Communities(Content Review)
5. Chapter 7: Creating a Resilient Economy(Content Review)
6. Next Steps



# Schedule & Progress Update

## Project Schedule



# Meetings & Events

- ❑ **4 Joint Worksessions**

  - October – Chapter 1 & 2

  - January – Natural & Cultural Resources;  
Community Facilities

  - March – Housing; Economy

  - May – Transportation; Land Use

- ❑ **County-Led Focus Groups**

  - (December, February, April)

- ❑ **Final Review Worksession**

  - (Summer 2023)

- ❑ **Review by VDOT**  
(Summer 2023)

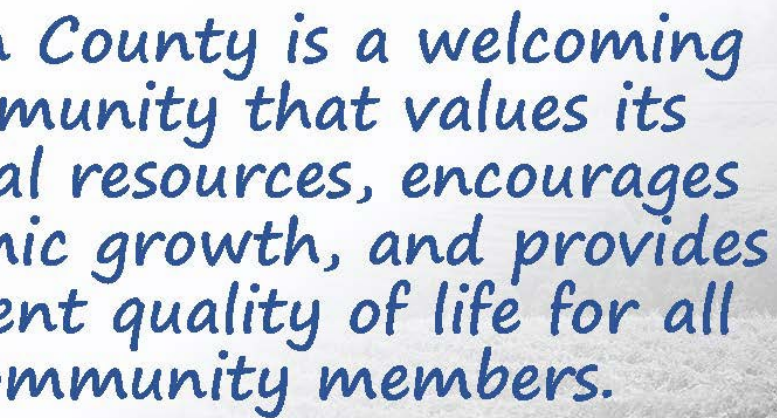
- ❑ **Public Open House**  
(Summer 2023)

- ❑ **Joint Public Hearing &  
Adoption** (Fall 2023)



## Update to Vision Statement





*Nelson County is a welcoming community that values its natural resources, encourages economic growth, and provides excellent quality of life for all community members.*



## **Chapter 6 and 8 Policy Comments**

Mr. Musso asked if there was interest in pursuing expansion of the recycling program. Mr. Amante asked if the main concern was glass. Mr. Musso noted that they can get more information. Mr. Musso noted that the recycling is currently taken out of the county. Ms. Proulx noted that at one time recycling was handled by a company within the county but that it was not feasible. Ms. Redfearn noted that there are grant programs through EPA that provide an option to augment recycling opportunities. Mr. Reed noted that the county should always be looking at options to expand recycling. He explained that there

needs to be more education on recycling such as better signage and outreach. Mr. Hauschner added that they could pursue programs to handle food waste and composting.

Mr. Musso asked if there was interest in including more waste strategies than what exists currently. Mr. Barton noted that waste is an enormous problem around the world and that it's very hard to deal with. Mr. Hauschner noted that exploring incentive programs to utilize what the county already has might be more effective. Mr. Musso noted that there does not seem to be need for additional waste sites. Mr. Reed added that the Re-Use sheds are extremely effective in keeping waste out of the land fill. Ms. Proulx noted that language could be added to support and improve the Re-Use sheds.

Mr. Musso noted that the next comment is regarding the Virginia Wildlife Action Plan and more specifically an animal corridor that runs from Buckingham through Nelson that they would like to have included in the plan. Mr. Reed noted that one of the vehicles they could use to make that happen is Agricultural and Forestal Districts. Mr. Musso noted that they would explore implementing this as a strategy.

Mr. Musso asked if there was interest in addressing the Bird-Safe Buildings Act. Ms. Redfearn explained that this is an opportunity for the county to lead by example by incorporating these elements into new county buildings. Ms. Proulx noted that she didn't see the issue with enacting it for new County buildings.

Mr. Musso asked if there was interest in getting more information on the economic impacts of forestry and logging in the county. Mr. Barton asked if they would distinguish between tree farms and logging. Mr. Musso noted that it is likely that they are considered a separate land cover. Mr. Reed noted that tree farms are considered forestry. Mr. Rutherford explained that he is less offended by a housing development than by clear-cutting but that it's part of the economy that has existed for a long time. Mr. Hauschner asked if they could add the value of carbon offset for the forested land.

Mr. Musso noted that Wintergreen as a private entity was not included in outdoor recreation within the county. He asked if there was interest in including it in the plan. Ms. Proulx noted that there is mixed access to the public for their various forms of recreation. Mr. Barton noted that they are expensive. Ms. Bishop recommended a separate call-out box for Wintergreen. Mr. Hauschner noted that they shouldn't show favoritism for a single entity. Mr. Rutherford noted that it is the second-largest employer in the county. The consensus was to not include Wintergreen in the plan.



## Protecting Valuable Resources



23 Nelson 2042

Nelson County's natural and historic resources shape its physical landscape as well as the rural character and agricultural heritage that residents have appreciated for generations. Officially incorporated in 1807, Nelson County is filled with historic sites, century farms, county roads, traces of Native American settlements, and ancient mountains home to unique native species. The natural environment also provides valuable biodiversity and recreation opportunities, while influencing the suitability and capacity for development. Like many rural localities, there is a complex tie between the natural environment, cultural resources, economic development, and overall quality of life. The strategies outlined in this chapter provide actionable steps to protect natural and cultural resources that contribute to the long-term equity, economic viability, livability, and protection of the County's rural environment.



## Serving the Community



29 Nelson 2042

Community facilities, services, and infrastructure play an important role in shaping a community. Educational facilities, like schools and libraries, drive the local economy by educating the future workforce. Parks and recreation opportunities encourage active lifestyles and draw visitors that contribute to the local tourism economy. Availability of medical and emergency services support resident health, well-being, and safety. Infrastructure availability, including broadband, water, and sewer, is a key factor in where and how development occurs. The condition and accessibility of these and other community facilities and services influence the overall quality of life enjoyed by Nelson County residents. This chapter articulates how Nelson County is serving its residents' community facilities, services, and infrastructure needs today and planning for the needs of tomorrow.



# Chapter 5 Creating Livable Communities



## Chapter Goal

*Nelson County will provide quality, attainable housing for residents of all income levels and lifestyles by adding a variety of housing options, including affordable and workforce housing, and encouraging rehabilitation of existing vacant units.*

Mr. Russo reviewed the Chapter 5 goal. Ms. Bishop noted that 'adding' could be replaced by 'supporting'. Mr. Rutherford added that he wasn't sure if the inclusion of the term 'attainable housing' was critical. Mr. Rutherford noted that it could be changed to "Nelson County will provide by supporting..."

## Focus Areas

- 1. Protect & Improve the Existing Housing Stock**
  - a) Market Forces & Trends
  - b) Housing Quality & Maintenance
- 2. Expand Housing Opportunities**
  - a) Housing Choice & Affordability
  - b) Housing a Diverse Population
- 3. Support Livable Communities**
  - a) Housing & Land Use
  - b) Connected Communities

Mr. Rutherford noted that the age of housing stock is notable with 30% of housing stock being over 30



years old. Ms. Proulx noted that she believes that 28% of housing being short-term rentals is misleading due to the inclusion of Wintergreen. She explained that Wintergreen wasn't built to be housing stock. Ms. Proulx added that most of the condos in Wintergreen were built before 1990 and are causing the age of housing stock to be misleading as well. Mr. Rutherford noted that Stoney Creek has some families and is mostly long-term housing. Mr. Rutherford noted that Wintergreen is not comparable to the rest of the county.

Mr. Rutherford noted that they recently had a presentation from the Regional Housing Partnership that the median house sale over the past 6 months (excluding Wintergreen and Stoney Creek) was \$400,000. He added that at the time there were only six homes for sale for less than \$300,000.

Mr. Hauschner asked if the inclusion of Wintergreen and Stoney Creek would impact anything like grant funding. He noted that if the state is using those numbers then they should include them. Mr. Reed noted that the Wintergreen Property Owners Association has its own covenants that oversee the use of homeowners for their properties. He noted that there should be some mention of this in the plan. Ms. Redfearn noted that these numbers are for them to see how many vacant and seasonal units there are in the County. She added that they need to address short-term rentals in the plan.

Mr. Rutherford noted that from 2000-2009 there was a huge boom in the county for house construction. He noted that it's hard for him to imagine that 2000 units could have been built in that time period. Mr. Rutherford questioned whether renovations could have skewed the data. Ms. Allen noted that Building Inspections data can be used to clarify. Mr. Musso noted that this information came from Virginia Realtors. Ms. Bishop noted that Building Inspections provides data directly to Virginia Realtors. It was noted that there were building permits issued in 2021 although it is not shown on the chart presented.

Mr. Rutherford noted that in the next 15-20 years there is going to be a lot of housing stock that is going to need major repair. He noted that this will heavily impact cost-burdened homeowners.

Ms. Allen asked what was meant by a maintenance code. Mr. Musso noted that it would be building or zoning enforcement.

Mr. Reed asked if the plan would address homelessness. Ms. Redfearn noted that it is not data that they have come across but that it can be explored. Mr. Reed asked if there was a way to get data on homelessness in the county. Ms. Redfearn explained that it could be addressed in the community facilities chapter. Ms. Allen explained that many families are having to move in with each other leading to houses having too many people living in them. Mr. Rutherford noted that he thinks it belongs in the housing context to be included with those that are cost-burdened. He explained that someone cost burdened is unable to build equity.

Mr. Hauschner questioned why 0% of renters showed as cost-burdened in the South East region. Mr. Musso noted that this could be due to fewer renters in the area than there are in the North West region. Mr. Hauschner noted that he was curious about the number of rentals in the South East region. Ms. Redfearn noted that it might be a fraction of a percent that shows up as 0%.

Mr. Rutherford noted that accessory dwelling units and tiny homes aren't often seen in the county. Ms. Bishop explained that they don't have separate regulations for accessory dwelling units. Mr. Rutherford added that it is currently hard to get financing for tiny homes and that they are likely 15 years away

from there being a market for them. Mr. Rutherford noted that he had an issue with prejudice against manufactured housing in the plan. He explained that new construction for manufactured housing is the option for many communities. He explained that the code they go by now is stricter than building code for stick-built housing from 2005. He added that you can surrender the title to the real estate to make the manufactured home property, retiring the home to the property permanently. Ms. Allen noted that they deteriorate when they are not maintained. Mr. Rutherford noted that all houses deteriorate when not maintained. Mr. Parr explained that there is a difference between manufactured housing and mobile homes. Ms. Bishop noted that Building Code does not allow mobile homes older than 1976.

Ms. Proulx explained that any renter can be displaced and it's not specific to manufactured homes. Mr. Rutherford noted that they are not always considered personal property. Mr. Barton asked if their goal was to make stick-built housing more affordable. Mr. Rutherford noted that it should not be the role of the government to perpetuate the stigma of manufactured homes. Mr. Rutherford explained that there are now options to get a HUD-built manufactured home that has to appraise the same as a stick built. Mr. Parr noted that they can do that without demonizing manufactured homes. He explained that single-wides and double-wides are mobile homes where double-wides on permanent foundations and manufactured homes are considered the same as stick built and appreciate value from an insurance perspective. Mr. Reed recommended changing it to say "these homes are often considered personal property" and the two middle sentences could be removed.

Mr. Barton noted that a benefit of stick-built homes is that they provide jobs during their construction.

Mr. Hauschner noted that evaluating manufactured homes in the same way as stick built would make them less affordable. He added that promoting manufactured homes would promote smaller house sizes which either push increased housing density and workforce housing. He explained that this would not be attractive to family units that are looking for a larger space. Mr. Rutherford noted that with a doublewide you're getting 1500-1600 square feet and your smallest three-bedroom can fit in about 1200 sq ft. Mr. Hauschner noted that he would be against including language that favored manufactured homes over stick built.

Strategy Number	Strategy	Priority	Notes/Comments
1	Review the zoning ordinance to more specifically define and regulate short term rentals; maintain an inventory of short-term rentals to better track their impacts on particular areas.		Edit Strategy #1 to the following: "Create a specific definition of short-term rental. Maintain an inventory of all short term rentals in order to track and better understand costs and benefits. Create regulations for short term rentals as necessary through zoning ordinances and other tools that maintain a significant stock of single-family homes and long term rentals."
2	Review the zoning ordinance to consider allowing accessory dwelling units by right to provide affordable rental options and ease cost burden for homeowners.		Edit Strategy #2 to the following: "Consider allowing accessory dwelling units by right through zoning changes that can afford affordable rental options that benefit renters and homeowners"
3	Promote grant programs and partner with local organizations and businesses to educate homeowners about building systems, maintenance, and energy saving features suitable for existing buildings.		Combine Strategies #3 and #5 to the following: "Promote grant programs, provide incentives and partner with Nelson County Community Development Foundation, Habitat for Humanity and other local organizations and businesses that facilitate investments in maintenance and rehabilitation of existing housing."
4	Preserve existing residential areas by enforcing the County's property maintenance and spot blight abatement ordinances.		Delete/Dismiss
5	Explore opportunities to create incentives for housing rehabilitation and blight abatement programs within the County.		Combine with 3 / Change to "Create a vehicle for enforcement of zoning ordinances."
6	Consider strong blight enforcement for at-risk vacant properties in accordance with the Virginia Maintenance Code and Virginia Sp of Blight Abatement (Code of Virginia § 36-491-1).		
7	Encourage residential rezoning to offer a mixture of housing types and sizes integrated within the development area, including affordable and senior housing.		Edit to "Create ordinances that offer a mixture of housing types..."
8	Consider expanding the types of allowable housing in appropriate areas to accommodate for multi-family housing units such as townhomes, condominiums, and duplexes.		Edit to "Expand the types of allowable housing..."
9	Evaluate current zoning district densities and adjust them to allow for additional housing in appropriate areas.		
10	Work with developers, non-profit agencies, and community groups to preserve and increase the supply of affordable housing.		
11	Review and implement related strategies offered in regional housing study Planning for Affordability: A Regional Approach by the Thomas Jefferson Planning District Commission.		
12	Target housing near the County's existing growth areas where public utilities are available with a range of housing types and densities.		
13	Consider development impacts on public water and sewer systems when reviewing residential rezoning and special use permits.		
14	Consider adding density bonuses and incentives to encourage affordable and senior housing options in denser developments.		
15	Explore opportunities to implement cluster subdivision provisions within the Subdivision ordinance.		
16	Protect and connect to the surrounding environment by encouraging cluster developments and green infrastructure principles for new developments.		
17	Consider conducting a neighborhood study for the village of Lovingston to identify community-based preservation, revitalization, and neighborhood improvement strategies. Pursue grant funding, as appropriate, to implement study recommendations.		
18	Ensure that any new housing development is strategically placed to complement the rural landscape and avoid burden to the existing public services.		
NEW	In partnership with the Nelson County Service Authority, create a water Master Plan for the county that includes current maximum build out and consider possible expansion of public water and sewer systems to support housing goals and objectives.		Cross reference with Chapter B
NEW	Explore county investment in a community land trust that can create more affordable housing options.		

## Strategies

1. Mr. Musso asked if they were in favor of having vacation homes defined in the ordinance. Ms. Proulx noted that vacation homes are already defined in the ordinance. Mr. Musso asked if they would be in favor of a short-term rental registry. Mr. Rutherford noted that they already had one. Mr. Musso asked if they want to regulate short-term housing. The consensus was to regulate short-term rentals. Mr. Rutherford explained that they need an enforcement mechanism for whatever regulations they create. Ms. Proulx asked what was required by the state. Mr. Musso noted that it is on the General Assembly's docket to create state-wide regulations for short-term rentals. Ms. Bishop noted that they need to be more specifically defined and regulated.
2. Mr. Musso asked if they were interested in regulating Accessory Dwelling Units. Ms. Bishop noted that Accessory Dwelling Units are currently not addressed and that everything is treated as a standard dwelling. She noted that she was in favor of Accessory Dwelling Units. Ms. Proulx noted that they need to address short-term rentals before Accessory Dwelling Units. Mr. Hauschner noted that he was interested in the quality and size of Accessory Dwelling Units. The consensus was in favor of addressing Accessory Dwelling Units.
3. Mr. Musso asked if they approved of the noted change in the strategy. Mr. Rutherford noted that TJSWCD and SER-CAP can assist with septic repairs. He explained that it is one of the main things you want to fix with an aging home and that water and sewer issues can lead to health issues. Ms. Redfearn noted that they addressed well capping and septic remediation programs in another section but that they can also address it in this section. Ms. Bishop noted that they

should avoid listing specific organizations in the strategy. Ms. Redfearn noted that they can be added to the list of housing-related programs and resources. Mr. Musso noted that strategy 5 would be combined with 3.

4. Ms. Proulx noted that she didn't think this should be included. Ms. Bishop noted that the Building Official has stated that there is not a need for it. Mr. Rutherford noted that they have the ability to call Building Inspections if there is a health and safety issue. The consensus was to remove strategies 4 and 6.
5. .
6. .
7. Mr. Rutherford asked if they could enforce an age restriction on housing. Ms. Redfearn noted that they could. Ms. Allen explained that long-term care facilities are assisted living where senior living is typically independent but age-restricted. Ms. Bishop noted that long-term and assisted care facilities might fall better under Community Facilities. Ms. Proulx noted that she didn't have an issue with senior living but that doesn't want to include it in the plan without knowing what they mean by it.
8. Mr. Musso asked if the housing types listed were appropriate for the county. Ms. Proulx noted that they are if they are in appropriate areas.

NEW.

Consensus was to include the second new strategy. Ms. Allen noted that more education is needed.





## Chapter 8 Creating a Resilient Economy

### Chapter Goal

*Nelson County will create and maintain a strong, resilient economy that promotes workforce development and diversifies business and tourism opportunities while supporting traditional agriculture.*



# Focus Areas

## 1. Support & Cultivate Today's Workforce

- a) Workforce Characteristics
- b) Workforce Trends

## 2. Diversify & Enhance Local Industry

- a) Industry Characteristics
- b) Industry Trends

## 3. Bolster & Promote Economic Growth

- a) Economic Development
- b) Other Economic Drivers

Mr. Reed noted that traditional agriculture is impossible to do. The consensus was to remove the word "traditional".

### Chapter Structure

Mr. Rutherford noted that Nelson County is known for being great for working from home. He explained that many of his own employees now work from home.

Mr. Amante noted that he wants to preserve undeveloped prime agricultural land. Mr. Musso noted that this is addressed in Chapter 6.

Ms. Allen asked if there were any newer data than the 2017 Census of Agriculture data. Mr. Musso noted that they are waiting on the new Census of Agriculture data and can update the plan when it comes out.

Mr. Rutherford asked if wineries were included in Table 7.10. Mr. Musso noted that he would look into it. Mr. Rutherford noted that the wineries are often in the most valued areas.

Ms. Bishop noted that on the bottom of page 13 she recommended "previous leadership encouraged breweries, wineries and cideries to utilize..." instead of "have taken advantage of"

Mr. Hauschner noted that mean wage and the estimated number of workers are on different metrics and that getting a count of each industry relative to that wage is of interest to him. He noted that he wanted to get a better idea of the density of workers within a specific industry to try to push diversity of higher-paying industries in the county. He added that he would like to stratify social assistance area and food services areas with the highest number of workers. Mr. Musso noted that he would check the data.

Ms. Allen asked how many teachers are Nelson County residents. Mr. Musso noted that it might be tough data to get. Ms. Allen noted that the school could pull that data. Mr. Rutherford added that

everyone's salary is public knowledge. She noted that Nelson County schools have the highest teacher pay in the region that attracts teachers from around the region. Mr. Hauschner noted that this was not the case and that the schools are struggling to find teachers. Mr. Barton noted that it's only newer teachers that got the higher pay. Ms. Allen noted that the schools are a large employer in the county but she wants to know how many are residents. Ms. Proulx noted that they can't prevent people from being employed in the county that don't live in the county.

Mr. Rutherford asked if they could get data from the top ten employers of the county on how many employees are Nelson County residents. Mr. Rutherford noted that they can't attract business if they have no workforce for them. He explained that people need to be able to afford to live in the county for there to be a workforce here. He added that the Senior Centers that they grew up knowing will never have the number of nurses to facilitate them today. Mr. Rutherford noted that they are going to be in a weird spot in 20 years when there aren't enough plumbers and electricians. He explained that the drop in numbers shown on page 11 is intriguing. He asked if remote work was included in any of the data. Ms. Redfearn explained that there is data on remote workers included in the housing chapter. She explained that the remote workers are accounted for in the industry types. Mr. Musso explained that the data on page 11 shows employees that live in the county but might not work in the county. Mr. Amante questioned whether they should be encouraging brick-and-mortar job locations or for more opportunities for people to telework from within the county. Mr. Rutherford noted that they have lost a significant amount of construction workers in the county. Ms. Proulx added that a lot of construction workers are aging out of the business. Mr. Hauschner clarified that the data is a measure of people that live in the county that work in that field. He explained that there can be people coming from outside of the county. Ms. Bishop noted that there are less people employed in the construction industry that live in the county. Mr. Rutherford noted that Nelson County has a rich history of having quality builders.

Ms. Bishop asked what the purpose of the data from the top ten employers' employee resident locations would be. Ms. Allen noted that the data could drive them to figure out some business strategies that could be incorporated at the county level to figure out what would make people want to work closer to home. She explained that this could include reaching out to more telework companies to partner with. Ms. Redfearn noted that throughout the public engagement process, they heard that people in the tourism and service industries can't afford to live in the county.

Mr. Barton explained that there are a lot of reasons why people don't choose to work in industries like education and medical care. Mr. Barton noted that they need to address what makes people want to live in Nelson County including the recreation, schools, and quality of life. He explained that they need answers to these problems. Ms. Proulx noted that the consultants are trying to facilitate being able to think about these problems. Ms. Allen explained that their job is to facilitate the county in finding out solutions by giving them options.

Strategy Number	Strategy	Priority	Notes/Comments
1	Prepare for the needs of the next generation of workers by supporting both traditional higher education and vocational education opportunities.		
2	Support Nelson County Public Schools and regional partners in expanding or creating workforce training programs.		
3	Support dual enrollment programs for high school students that contribute to college- or vocational-level programs.		
4	Work with the Virginia Community College system to consider a local branch in Nelson County.		Discus "advocating for a local community college branch" (also #4)
5	Continue to support the tourism industry while being mindful of over-tourism; diversify tourism assets across the County to distribute traffic and prevent negative impacts to local quality of life.		
6	Review the DRIVE 2.0 initiative and consider pursuing DRIVE Outdoor grant funding to implement recommendations of the related DRIVE 2.0 strategic and regional plans to increase tourism.		
7	Support expansion and diversification in the agricultural and forestry industries while maintaining and encouraging environmentally friendly and sustainable practices.		
8	Expand water access, trails, and bike infrastructure that promote outdoor recreation and tourism.		
9	Support organizations and initiatives that provide agricultural assistance, community education, marketing strategies, information on agricultural support businesses, and information about alternative agricultural uses.		
10	Assess local permitting, licensing, and fees for agricultural producers and streamline processes where practical to remove unnecessary procedural barriers.		
11	Support multiple revenue streams for farmers by reviewing and amending ordinances to better allow farmers to host complementary agritourism uses on agricultural properties.		
12	Proactively market Colleen Business Park for industrial development.		
13	Explore opportunities to establish Enterprise, Tourism, Opportunity, and/or Technology Zones to increase business investment in targeted areas.		Change Enterprise to "Tourism Improvement District", Change "Opportunity" to "Tourism Development", add ABC Designated Outdoor Refreshment Area and Tax Incremented Finance District.
14	Continue to extend high-speed internet and cellular service throughout the County with bandwidth capable of serving businesses and maintaining viability during technological advances.		
15	Support regional economic development partners that provide local business support services.		
16	Work with T.P.D.C to implement recommendations from the regional Comprehensive Economic Development Strategy.		

## Strategies

4. Ms. Allen noted that they should work with PVCC to have a branch in Nelson County. Mr. Rutherford noted that they once had a meeting with both PVCC and CVCC about having the best of both worlds. He explained that CVCC has better blue-collar training and PVCC had offered to allow CVCC to offer any programs that they couldn't. Ms. Allen noted that they could have a satellite office supported by both schools. The consensus was to include this strategy.

Mr. Hauschner added that he would like to add something to address a fund to assist the students in those opportunities. Ms. Allen noted that last year the General Assembly approved funding for EMS programs across the state. Mr. Hauschner added that there could be a stipulatory grant with the stipulation being that the individual serves a number of years in that industry at the location that sponsored it. The consensus was to add language to support these potential opportunities.

Ms. Allen noted that dual-enrolled students at the high school are currently taking their courses online from the library.

13. Mr. Musso asked if they wanted to keep this strategy and added there are certain factors that the county must maintain to keep those designations. Mr. Hauschner mentioned the ideas of 'mindfulness of over-tourism' and 'expansion of outdoor recreation and tourism' in other strategies (5, 8) put a lot stake in tourism. He noted that they might want to hedge themselves away from putting so much stake in tourism. He added that relying on a workforce to service tourists could be a problem. He explained that they could become at risk economically if tourism becomes less desirable for the county.

8. Mr. Amante noted that he liked strategy 8. Mr. Hauschner noted that he would like to remove 'and tourism.' The consensus was to remove it.



Ms. Bishop asked if there were certain areas of the county where they would want to promote tourism. Mr. Hauschner noted that one of the goals was the diversification of business in Nelson County and that they wouldn't be doing that if they put money towards tourism.

13. Ms. Redfearn noted that strategy 13 contains many tools that could target all kinds of businesses. She added that they could break them out and include them as their own strategy to keep tourism separate. Mr. Hauschner noted that they should not lean too heavily on tourism. Mr. Reed added that having ABC-designated outdoor refreshment areas is a bad idea for a Comprehensive Plan. Ms. Bishop noted that it would have to be in the Comprehensive Plan if the county wants to pursue it in the future. Mr. Musso noted that they will bring this strategy back in their next work session with updated language.

Ms. Proulx questioned the zones mentioned in the strategy. She explained that they had an industrial park that hadn't really gone anywhere and questioned what a technology zone would look like. Ms. Redfearn explained that these are all programs that come from the state and that they would need to include them in the Comprehensive Plan in order to use them.

Comments:

*Implementing strategies for temporary events and weddings.*

Ms. Bishop noted that they are currently regulated separately but that they could be improved on. Ms. Redfearn noted that they could add a strategy to review ordinances related to temporary events. The consensus was to add this strategy.

*Incentives and enhanced opportunities for repair and rehab of existing homes.*

Mr. Rutherford noted that he first wants to support the agencies that are currently it but then explore how the county can further support it.

*Cluster subdivision regulations*

Ms. Bishop noted that they have a work session planned to discuss the cluster regulations.

*Creating strategies to specifically support the creation of wayfinding, branding, and other related tourism efforts throughout the county.*

Ms. Proulx noted that they don't need more signs. Mr. Musso explained that these would be signs put up by the county. Ms. Bishop explained that this was more for if they wanted to brand the villages. Ms. Allen noted that this could add to the culture and community of the villages.

Strategy 12. Ms. Bishop noted that there are only about 5 acres left in the Colleen business park from what she understands. She noted that they might want to look at other business park opportunities as opposed to driving more business there. Ms. Bishop noted that the county hadn't been as interested in industrial parks as it was in small business and remote work. Mr. Rutherford noted that he didn't know where any new business would go. The consensus was to remove this strategy.

# Next Steps

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Edits for Ch. 5 & Ch. 7, comments by  
3/22/2023



County-Led Focus Group (Land Use &  
Transportation)



Worksession #4 on May 17 (Land Use &  
Transportation)

Mr. Reed noted that he wanted to see inclusion of ‘promoting and supporting community centers as centers of cultural, education, and economic generators’ and the service economy. He explained that the elder community is hugely represented and that the children community is hugely underserved. Mr. Musso noted that community centers are addressed in chapter 8. Ms. Redfearn noted that they are talking about satellite campuses. Mr. Reed noted that a community center could provide this and that they wouldn’t need it in an industrial park.

**Mr. Reed made a motion at 8:53 PM to continue the meeting to March 28th at 2 PM. Mr. Parr seconded the motion.**

**Yes:**

Jesse Rutherford

Thomas Harvey

David Parr

Ernie Reed

**Ms. Proulx made a motion to adjourn the meeting at 8:53 PM. Mr. Amante seconded the motion.**

**Yes:**

Robin Hauschner

Phil Proulx

Mary Kathryn Allen

Chuck Amante

Mike Harman

**The meeting adjourned at 8:54 PM**

Respectfully submitted,

Emily Hjulstrom

Planner/Secretary, Planning & Zoning