



# **NELSON COUNTY PLANNING COMMISSION**

## **Meeting Agenda**

### **August 23<sup>rd</sup>, 2023**

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General District Courtroom, 3<sup>rd</sup> Floor, Nelson County Courthouse, Lovingston

- **7:00 – Meeting Convenes / Call to Order**
- **Review of Meeting Minutes:**
  - **June 29<sup>th</sup>, 2023 – Joint Work Session**
- **Public Hearings**
  1. **Special Use Permit #998 – Vacation House**
  2. **Special Use Permit #1005 – Campground (One site)**
- **Other Business**
- **Board of Supervisors Report**
- **Next Regularly Scheduled Meeting: September 27<sup>th</sup>, 2023**



Nelson County Joint Planning Commission/Board of Supervisors  
Meeting Minutes  
June 29<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 Chuck Amante, Phil Proulx and Robin Hauschner

**Staff Present:** County Administrator Candy McGarry 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 6:03 PM in the Old Board of Supervisors Meeting Room, County Courthouse, Lovingston.

Mr. Rutherford noted that the Board is working diligently on legislation in relation to the loss of life of an officer in the line of duty. He explained that Officer Wagner is a hero and was recently lost in the line of duty.

*Ms. Redfearn presented the following information:*

# NELSON COUNTY, VA

## Comprehensive Plan Update



Joint Worksession #5 | June 29, 2023

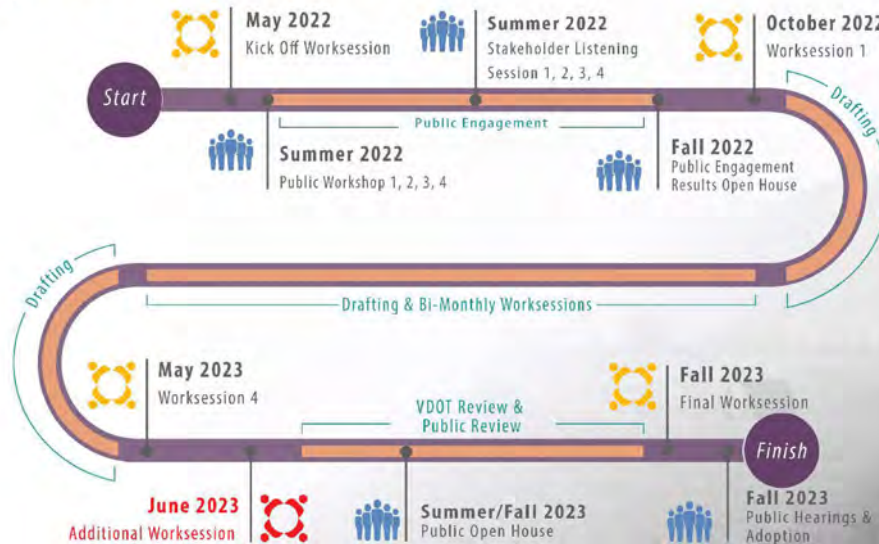


## Meeting Objectives

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1. Schedule & Progress Update
2. Review Edited Chapter 3 – Land Use
3. Review Chapter 4 – Transportation
4. Review Implementation Matrix
5. Review Compiled Plan
6. Next Steps – Select Open House & Meeting Dates

# Project Schedule



## Meetings & Events

- Review by VDOT August (90 Days)**
  - VDOT will review plan for Compliance with State Code & VDOT Requirements
- Public Open House (Date TBD)**
  - Open House to Present the Draft Plan to County Citizens & Stakeholders
  - Receive Comments & Answer Questions on the Draft Plan
- Final Joint Worksession with BOS & PC (Date TBD)**
  - Review VDOT Comments
  - Review Public Comments
  - Make Final Edits to Plan
- Joint Public Hearing & Adoption (Date TBD)**
  - BOS & PC to Hear Public Comments
  - PC to Consider Recommendation of Adoption
  - BOS to Consider Adoption

Ms. Redfearn added that VDOT will have 90 days to complete their review after they receive the draft plan. She added that the open house is a chance to invite the community as a whole to review the draft plan, ask questions, and provide comments. She added that it looks like they will see final approval of the plan in October or November.

Ms. Allen asked about the format of the open house. Ms. Redfearn explained that it would be similar to the public input meeting with informational posters, a presentation, and an opportunity for questions from the public. Mr. Reed asked if a draft would be available for the public to view before the open house. Ms. Redfearn noted that it would be available on the website and that the comment tracker is still open where they expect to receive more comments.



Ms. Redfearn explained that they have made edits to chapters 3 & 9.

### **Chapter 3**

Ms. Redfearn noted that one of the major differences is that the chapter is now in a layout and no longer a Word document. She added that they did some minor reorganization of the chapter itself. She explained that they have identified key strategies that address the concerns from the big ideas that were heard from the community throughout the public engagement process. She added that the existing conditions portion of the chapter was slightly reorganized as well. She noted that on the land use map they broke out Lovingston, Nellysford, and Colleen as separate land use areas and added Arrington as a rural village.

Mr. Reed noted that strategy 6 didn't necessarily support environmental resources and that the community ranked protecting environmental resources as the top focus area for Nelson County's future. He explained that there should be a key strategy that speaks to the preservation of environmental resources. He added that on page 30 there should be clarification that the only permanently protected lands are the Priest and Three Ridges wilderness areas. He explained that the word permanent as it is currently used is not appropriate. Ms. Redfearn confirmed that they would remove the word

'permanently' from the text. Mr. Reed added that on page 34 the second bullet mentions industrial and he questioned whether that was appropriate. It was decided to change 'industrial enterprises' to 'business enterprises. Mr. Reed questioned why there were no supporting strategies on pages 38 and 39. Ms. Redfearn explained that they didn't feel that they were at the point where they are able to identify them. She added that the strategies included in each chapter and in the implementation plan could be applied to each of the land use areas to give staff a clear correlation between the Comprehensive Plan and the land use designations.

Ms. Allen asked where the definition for 'rural destination' was. Ms. Redfearn noted that the description and core concept are on page 40. Ms. Allen asked why they are putting money into the Gladstone Depot if they are not going to try to make it a destination. Ms. Redfearn explained that Gladstone is identified as a 'rural village' and that a 'rural destination' is at a lower level of investment for the county. Ms. Redfearn explained that locations like Montebello and Rockfish are 'rural destinations' that people are interested in visiting but that are not places where the county is going to be investing a lot of infrastructure for people to live there full time.

Mr. Reed noted that he liked the discussion of villages and centers. He noted that he would like to add mention of the community centers.

Mr. Reed noted that on page 44 it reads 'water and sewer service has supported the development of several large scale residential developments, some associated with Wintergreen Resort.' He explained that in Nellysford water and sewer is provided by a private entity. He added that they should include this distinction in the plan and indicate that the water and sewer service is limited.

Ms. Redfearn noted that at the last meeting, they discussed separating Lovingston and Nellysford due to differences in character and the type of investment that the community wants to see. She added that she wants to ensure that the language on page 44 reflects this accurately.

Ms. Bishop noted that the term 'Urban Development Area' is VDOT language but that she knows that other localities have been able to call it something else. She asked if they could change the language in the plan. Ms. Redfearn explained that 'Urban Development Area' is used so that it would refer to the VDOT designation, allowing the county to access funds associated with it. She added that they could add a note to explain this. Ms. Proulx added that if they could remove the word 'urban' it would help the public accept it. She noted that in Amherst it is referred to as a 'Town Development Area'. Ms. Redfearn explained that state code uses the term 'Urban Development Area', she explained that they could find another way to describe what they are talking about. Ms. Proulx explained that Amherst using the term 'Town Development Area' satisfied the state code. Ms. Bishop explained that they are not designating it as an 'Urban Development Area' in the Comprehensive Plan but that they would reference the state code that utilizes 'Urban Development Area.' Ms. Redfearn noted that they could add in the description that Nellysford could be designated per VDOT's program and that 'Urban Development Area' would only be used in the footnote.

Ms. Bishop asked if the designated growth areas would be identified in this chapter. Ms. Redfearn noted that they would need to review the plan to ensure that the language is consistent.

Ms. McGarry noted that page 43 specifically mentions Lockn' music festival as a regularly occurring event but that it hasn't occurred for the past few years. Ms. Allen recommended that they could reference that they have festival grounds in the area that can host large events. Ms. McGarry noted that on page 36 they would need to find another term for the community centers listed. She added that she had some additional comments on page 32 that she would send to the Berkley Group later. Ms. Redfearn noted that the table on that page (3.1) has been moved to the existing conditions section so that it is not interpreted as expectations for the future of the county. Ms. Allen noted that on page 36 the Core Concept was a very long sentence and something was missing from it. Ms. Redfearn noted that they would correct it. Ms. Allen asked if they wanted to replace 'industrial' on page 32 with 'business.' Ms. Bishop noted that it was referencing an existing industrial park and that it should remain.

Mr. Reed pointed out that page 30 noted 'preserving land of high ecological value' but that 'protected lands' did not necessarily capture that due to corridors, buffers, biodiversity areas, etc. He added that they were development constraints that were not supported by the text. Ms. Redfearn noted that they could add this under 'protected lands' or under its own subheading. Mr. Reed explained that these categories are all determined to be some form of protected land. Ms. Redfearn explained that they used the Natural Heritage data set to generate some of the conservation values. Mr. Reed added that the forest conservation areas done by DEQ and The Nature Conservancy are significant. He noted that there was a suggestion from the public to include this map.

#### **Chapter 4**

Ms. Redfearn explained that they made a few editorial changes to Chapter 4. Ms. Bishop noted that on page 76, strategy #12 needed to be finished. She added that the strategies in Chapter 3 are inconsistently formatted with the strategies in other chapters. Mr. Reed noted that on page 59 bridges and culverts should be expanded to include multimodal transportation in areas that are designated for it. He added that page 62 should say 'limited sidewalks.' He explained that there are almost no sidewalks in Nellysford.

Ms. Allen noted that on page 58 the green and lime green are hard to distinguish from each other.

Mr. Reed noted that he wanted to add a pedestrian bridge across Route 29 to the Recommended Priority Transportation Projects on page 72. Ms. Redfearn asked if project #5 on that page should be expanded to restrict truck size and traffic on Route 151. Ms. Proulx noted that they should not add it. Mr. Reed explained that VDOT is currently doing a Route 151 study that addresses projects 3, 5, 6, 10, and 11. Mr. Barton noted that he would like to find a word that's stronger than 'consider' for project #5. Ms. Redfearn explained that they need to work with VDOT on the projects and that they couldn't use stronger language.

Ms. Bishop noted that on page 77, strategy #18 should be made consistent with the language in the rest of the plan. Mr. Hauschner noted that page 72, project #5 should address pedestrian safety, such as widening the shoulders on Route 6. Mr. Harvey questioned what would happen to trucks that need to



transport to within the county. Ms. Redfearn clarified that it is mostly thru traffic that would be restricted.

Mr. Amante asked if the map data on page 58 came from VDOT. Ms. Redfearn noted that it did. Mr. Amante explained that it is confusing that the amounts change along the route. Ms. Redfearn explained that this map is required to be in the plan. Ms. Proulx noted that the traffic changing along the route could be due to internal traffic.

Ms. Bishop noted that the Comprehensive Plan is required to be reviewed every 5 years and that there is a recommendation for the Planning Commission to review it every year.

Mr. Reed noted that in relation to strategy #17, page 77 there has been discussion of on-demand pick-ups from JAUNT.

## **Chapter 9**

Ms. Redfearn noted that Chapter 9 is the implementation chapter, she explained that this details how the Comprehensive plan is implemented and should be considered in the annual budget and capital improvement plans. She added that review and update of the Comprehensive Plan are mandated to happen every 5 years but that annual review and update is the best practice.

Ms. Redfearn explained that each of the strategies in the matrix should align with the strategies in each of the chapters. She noted that they currently don't all align but that this will be fixed. Ms. Redfearn explained that the implementation schedule is generally broken into three categories. She explained that the categories are as follows, 1-3 years (short-term), 3-5 years (mid-term), over 5 years (long-term), and ongoing.

Ms. Redfearn explained that she would like to go through the strategies on page 180 to determine their priority level. The priorities were assigned as follows:



## Chapter 3 | Shaping Community Character

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Protect Rural Character & the Environment	3.1	Review and update alternative energy standards to ensure the adopted standards protect rural character and the interests of the community.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Zoning Ordinance, Code of Ordinances)
	3.2	Consider the use of alternative energy on private development through special programs, such as the Code of Virginia permitted solar tax exemption for residential and commercial small-scale solar installations.	Programs and Services	Nelson County	Short	SoSmart; Nelson County (Code of Ordinances)
	3.3	Reduce or exempt permit fees for residential solar installations.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Zoning Ordinance, Code of Ordinances)
	3.4	Encourage the use of energy-efficient lighting and investigate outdoor light standards to reduce the impacts of over-lighting, glare, and light pollution.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Zoning Ordinance)
	3.5	Explore changes to zoning and development provisions to update parking requirements and encourage permeable paving and other materials that promote infiltration of stormwater.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Zoning Ordinance)
	3.6	Revise landscaping regulations to require the placement of shade trees in parking lots and use of native plants in all commercial and institutional landscaping.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Zoning Ordinance)

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Project Special Chapter 2 (the Environment)	3.7	Identify opportunities to connect neighborhoods and development through sidewalks, shared use paths, and trails and require such connections in new development or redevelopment proposals.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Zoning Ordinance); VDOT; Bike Virginia; USDOT Bicycle and Pedestrian Program; AASHTO Publications
	3.8	Encourage revitalization, repurposing, and rehabilitation of existing structures by promoting available resources, such as grants and tax credits, and pursuing funding to support such efforts.	Community Outreach and Education; Partnerships	Nelson County; Regional and Institutional Partners	On-Going	VMS; USDA Rural Development Division; Virginia's Historic Rehabilitation Tax Credit (HRTC) Program
	3.9	Encourage Low Impact Development practices and alternative wastewater systems in environmentally sensitive areas to ensure the preservation of water quality in the County.	Regulation Updates and Enforcement	Nelson County	On-Going	Nelson County (Zoning Ordinance, Code of Ordinances); TJPDC
	3.10	Continue to encourage and administer cluster subdivision regulations and incentivize their use in rural areas of the County to preserve open space and reduce the impact of development. Regularly evaluate and modify cluster subdivision regulations as need to ensure they are effective and meet County standards.	Regulation Updates and Enforcement	Nelson County	On-Going	Nelson County (Zoning Ordinance)

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Balance of Consolidated Planning with M1 Growth	3.11	Conduct a regular review of zoning and land development codes and to ensure compatibility with the goals, objectives, and recommendations of this Plan.	Regulation Updates and Enforcement	Nelson County	On-Going	Nelson County (Zoning & Subdivision Ordinances)
	3.12	Evaluate land use applications for rezonings and special use permits against the criteria contained within this Plan.	Regulation Updates and Enforcement	Nelson County	On-Going	Nelson County (Zoning Ordinance)
	3.13	Update land use regulations to provide clear and simplified requirements that promote economic development, enable creative housing choices, and protect sensitive resources.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Zoning Ordinance)
	3.14	Review the zoning ordinance, and amend it as necessary, to allow for a wider mix of use types, including accessory dwellings and mixed-use buildings.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Zoning Ordinance)
	3.16	Ensure that new development complements and enhances its surroundings through proper land use, design, landscaping, and transitional buffers.	Regulation Updates and Enforcement	Nelson County	On-Going	Nelson County (Zoning & Subdivision Ordinances)
	3.17	Ensure that a natural transition is maintained between the Land Use Elements through careful development review.	Regulation Updates and Enforcement	Nelson County	On-Going	Nelson County (Zoning & Subdivision Ordinances)



## Chapter 4 | Connecting People & Places

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Maintain & Improve the Existing Road Network	4.1	Continue to work with VDOT to develop, design, and implement transportation projects, including, but not limited to, SMART SCALE, Highway Safety, Bike Pedestrian Safety, and Transportation Alternatives projects.	Partnerships	Nelson County; State and Federal Agencies	On-Going	VDOT; Bike Virginia; USDOT Bicycle and Pedestrian Program
	4.2	Conduct traffic safety and speed studies throughout the County, as necessary, based on an analysis of existing traffic volume and crash statistics. Work with VDOT to address priority traffic safety issues, such as a reduction of speed limits.	Plans and Studies; Partnerships	Nelson County; State and Federal Agencies	Short/Mid	VDOT; Commonwealth Transportation Board; TJPDC
	4.3	Target safety improvements at high-crash intersections and roadway corridors.	Capital Projects	Nelson County	Short	VDOT; TJPDC
	4.4	Partner with VDOT and TJPDC to prioritize improvements to bridges and culverts with poor ratings.	Partnerships; Capital Projects	Nelson County; Regional and Institutional Partners; State and Federal Agencies	On-Going	VDOT; TJPDC
	4.5	Continue to work with VDOT and other regional partners to provide essential maintenance and expansion of vital transportation systems throughout the County.	Partnerships; Capital Projects	Nelson County; Regional and Institutional Partners; State and Federal Agencies	On-Going	VDOT; TJPDC; Neighboring Localities; Nelson County (Staff); AASHTO Publications
	4.6	Coordinate with neighboring jurisdictions, state, and regional agencies in planning and achieving an efficient and cost-effective transportation network.	Partnerships	Nelson County; Regional and Institutional Partners	On-Going	VDOT; TJPDC

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
<b>Invest in Alternative Transportation</b>	4.7	Identify areas to construct or expand natural trails and sidewalks for pedestrian traffic.	Plans and Studies	Nelson County	Short	VDOT; Bike Virginia; USDOT Bicycle and Pedestrian Program; AASHTO Publications
	4.8	Explore opportunities to widen County roadways and introduce bicycle lanes to facilitate safe bicycle travel.	Plans and Studies; Capital Projects	Nelson County	Short/Mid	VDOT; Commonwealth Transportation Board; TJPDC
	4.9	Support regional partners in their efforts to link the Blue Ridge Tunnel Trail to regional destinations through pedestrian and bicycle infrastructure.	Partnerships	Nelson County; Regional and Institutional Partners	On-Going	VDOT; Neighboring Localities; TJPDC
	4.10	Support an expanded greenway trail network and ensure that the trail network connects to key public destinations such as parks, libraries, schools, and community centers, as well as to private developments and other trail systems, including regional trail networks.	Partnerships; Plans and Studies	Nelson County; Regional and Institutional Partner	Mid	Nelson County (Staff/BOS, Zoning & Subdivision Capital Improvement Plan, County Budget); VDOT; TJPDC
	4.11	Install EV charging stations at County-owned properties such as administrative offices, schools, and libraries.	Capital Projects	Nelson County	Short/Mid	Nelson County (Staff/BOS, Capital Improvement Plan, County budget)
	4.12	Evaluate the feasibility of installing solar panels above County-owned parking lots to provide both covered parking and clean energy infrastructure.	Plans and Studies	Nelson County	Short/Mid	Nelson County (Staff/BOS, Capital Improvement Plan, County budget)
	4.13	Work with community organizations to help facilitate the installation of EV charging stations in the County.	Partnerships	Nelson County	Short/Mid	Nelson County (Staff/BOS, Capital Improvement Plan, County budget); Community

## Chapter 5 | Creating Livable Communities

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Protect and Improve the Existing Housing Stock	5.1	Update the definition of short-term rentals. 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 the Zoning Ordinance and other tools that maintain a significant stock of single-family homes and long-term rentals.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Staff/ BOS, Zoning Ordinance, Code of Ordinances, Comprehensive Plan)
	5.2	Consider allowing accessory dwelling units by right through zoning changes that can allow affordable rental options that benefit renters and homeowners.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Zoning Ordinance, Comprehensive Plan)
	5.3	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—as well as TJPDC septic and SERCAP—and create a vehicle for enforcement of the zoning ordinance.	Partnerships; Programs and Services	Nelson County; State and Federal Agencies; Regional and Institutional Partners; Nonprofit Organizations	On-Going	TJPDC; Virginia Housing; Virginia DHCD; Bay Aging; SERCAP; DARS



Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Expanding Housing Opportunities	5.4	Create ordinances that offer a mixture of housing types and sizes integrated within the development area, including affordable and senior housing.	Regulation Updates and Enforcement	Nelson County	Short	Richmond County (Zoning Ordinance)
	5.5	Expand the types of allowable housing in appropriate areas to accommodate multi-family housing unity, such as townhouses, condominiums, and duplexes.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Zoning Ordinance and Comprehensive Plan)
	5.6	Evaluate current zoning district densities and adjust them to allow for additional housing in appropriate areas.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Zoning Ordinance and Comprehensive Plan)
	5.7	Work with developers, non-profit agencies, and community groups to preserve and increase the supply of obtainable housing.	Partnerships	Nelson County; Nonprofit	On-Going	Nonprofit/Community organizations; TJPDC; Housing Forward Virginia; DHCD
	5.8	Explore county investment in a community land trust that can create more affordable housing options.	Plans and Studies	Nelson County	Short	Nelson County (Capital Improvement Plan, County Budget); Piedmont Community Land Trust; Virginia Center for Housing Research
	5.9	Review related strategies offered in regional housing study Planning for Affordability: A Regional Approach by the Thomas Jefferson Planning District Commission.	Plans and Studies	Nelson County; Regional and Institutional Partners	On-Going	Nelson County (Staff/BOS); TJPDC; DHCD



Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Support Livable Communities	5.10	Target housing near the County's existing growth areas where public utilities are available with a range of housing types and densities.	Regulation Updates and Enforcement	Nelson County; Local Business Partners	On-Going	Nelson County (Zoning Ordinance, Comprehensive Plan)
	5.11	Consider development impacts on public water and sewer systems when reviewing residential rezoning and special use permits.	Regulation Updates and Enforcement	Nelson County	On-Going	Nelson County (Zoning Ordinance, Comprehensive Plan)
	5.12	In partnership with the Nelson County Service Authority, create a water Master Plan for the County that includes current maximum build out and considers possible expansion of public water and sewer systems to support housing goals and objectives.	Plans and Studies	Nelson County; Regional and Institutional Partners	Short	Nelson County Service Authority; TJPDC
	5.13	Consider adding density bonuses and incentives to encourage affordable and senior housing options in denser developments.	Regulation Updates and Enforcement	Nelson County	Mid	Nelson County (Zoning Ordinance, Comprehensive Plan)
	5.14	Explore opportunities to implement cluster subdivision provisions within the Subdivision Ordinance.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Zoning & Subdivision Ordinances, Comprehensive Plan)
	5.15	Protect and connect to the surrounding environment by encouraging cluster developments and green infrastructure principles for new developments.	Community Outreach and Education	Nelson County; Local Business Partners	On-Going	Nelson County (Zoning & Subdivision Ordinances, Comprehensive Plan); US EPA Green Infrastructure Resources

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Support Livable Communities	5.16	Consider conducting a neighborhood study for the village of Lovingson to identify community-based preservation, revitalization, and neighborhood improvement strategies. Pursue grant funding, as appropriate, to implement study recommendations.	Plans and Studies	Nelson County; State and Federal Agencies; Regional and Institutional Partners	Short	Nelson County (Staff/ BOS, Zoning Ordinance, Comprehensive Plan); VDHR; Virginia's Historic Rehabilitation Tax Credit (HRTC) Program; TJPDC; DHCD
	5.17	Ensure that any new housing development is strategically placed to complement the rural landscape and avoid burden to the existing public services.	Regulation Updates and Enforcement	Nelson County	On-Going	Nelson County (Zoning & Subdivision Ordinances, Comprehensive Plan)

## Chapter 6 | Protecting Natural & Cultural Resources

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Protect the Natural Environment	6.1	Define and guide development on steep slopes to maintain balance between slope, soils, geology, and vegetation. Where disturbance is unavoidable, enforce erosion and sediment control measures to prevent unnecessary degradation.	Regulation Updates and Enforcement	Nelson County	Short / On-Going	Nelson County (Zoning & Subdivision Ordinances, Code of Ordinances, Comprehensive Plan)
	6.2	Direct development and infrastructure away from ecological cores, migration corridors, forest conservation areas, and environmentally sensitive areas.	Partnerships	Nelson County; State and Federal Agencies; Local Business Partners	On-Going	Nelson County (Zoning & Subdivision Ordinances, Code of Ordinances, Comprehensive; VDOF; TJPDC STEW-MAP
	6.3	Implement green infrastructure principles to preserve and connect natural habitats to support native species and wildlife.	Community Outreach and Education	Nelson County; Regional and Institutional Partners; Local Business	On-Going	Nelson County (Capital Improvement Plan, Comprehensive Plan); US Environmental Protection Agency (EPA) Green Infrastructure Resources; DCR
	6.4	Support the use of low impact development and stormwater best management practices to reduce nonpoint source pollution in local waterways.	Regulation Updates and Enforcement	Nelson County; Local Business Partners	On-Going	Nelson County (Zoning & Subdivision Ordinances, Capital Improvement Plan, Comprehensive



Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Protect the Natural Environment	6.5	Encourage landowners to work with local organizations, such as TJSWCD, for cost-share opportunities to install LID and BMPs catered to agricultural, residential, and commercial sites.	Community Outreach and Education	Nelson County; Regional and Institutional Partners	On-Going	Nelson County (Staff/BOS); TJSWCD; Regional and Institutional Partners; Chesapeake Bay Foundation; DCR; Regional and Institutional Partners
	6.6	Continue to work with state and regional partners (such as DEQ, TJPDC, and TJSWCD) to implement TMDL plans for impaired waterways.	Programs and Services	Nelson County; Regional and Institutional Partners; Nonprofit Organizations	Long	Nelson County (Staff/BOS); VDH; DEQ; TJPDC; TJSWCD
	6.7	Continue to work with regional partners on updates to the Regional Water Supply Plan and implement solutions and sustain the future water supply.	Plans and Studies	Nelson County; Regional and Institutional Partners	On-Going	Nelson County (Capital Improvement Plan, County Budget) TJPDC; Regional and Institutional Partners
	6.8	Encourage water conservation measures as outlined in the Regional Water Supply Plan.	Community Outreach and Education	Nelson County; Regional and Institutional Partners	On-Going	Nelson County (Staff/BOS); Regional and Institutional Partners
	6.9	Consider efforts to identify and cap or remove abandoned wells and septic tanks to prevent contamination of the groundwater supply, and continue providing information on VDH's Septic and Well Assistance Program.	Programs and Services	Nelson County; Regional and Institutional Partners	On-Going	Nelson County (Staff/BOS); Regional and Institutional Partners; VDH

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Protect the Natural Environment	6.10	Condition approval of operations utilizing underground storage tanks (USTs) on assurances guaranteeing proper closure or removal of unused USTs and remediation of impacted soils.	Regulation Updates and Enforcement	Nelson County	On-Going	Nelson County (Staff/BOS; Code of Ordinances); DEQ
	6.11	Support scenic river and blueway designations for local waterways.	Programs and Services	Nelson County; State and Federal Agencies; Nonprofit Organizations	Short/ On-Going	Nelson County (Staff/BOS); DCR Scenic Rivers Program
	6.12	Explore opportunities for an incentive program to utilize existing recycling and compost facilities. Focus on education and outreach. Continue to support and make better use of the Reuse shed.	Community Outreach and Education; Programs and Services	Nelson County	On-Going	Nelson County (Staff/BOS; Capital Improvement Plan, County Budget)
	6.13	Invest in partnerships with community organizations to ensure continued support and possible expansion of the Re-use sheds.	Programs and Services	Nelson County	On-Going	Nelson County (Staff/BOS)
	6.14	Carefully consider noise-intensive uses near residential or rural properties, and require noise migration such as perimeter buffers and sound barriers.	Regulation Updates and Enforcement	Nelson County	On-Going	Nelson County (Staff/BOS, Zoning Ordinance)
	6.15	Adopt an outdoor lighting ordinance with design and performance standards that increase safety and protect dark skies, consistent with International Dark Sky Association recommendations.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Staff/BOS, Zoning Ordinance, Code of Ordinances)

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Preserve Rural Character & Heritage	6.16	Direct development away from prime agricultural soils and suitable agricultural lands identified on the Virginia Agricultural Model.	Regulation Updates and Enforcement	Nelson County; Local Business Partners	On-Going	Nelson County (Staff/BOS, Zoning Ordinance); DCR Conservation Vision Agricultural Model Conservation Vision
	6.17	Protect agricultural and forested landscapes from development through tools such as conservation easements, agricultural and forestal districts, use-value assessments, and purchase of development rights program.	Regulation Updates and Enforcement; Programs and Services	Nelson County; Nonprofit Organization	On-Going	Nelson County (Staff/BOS, Zoning & Subdivision Ordinances); DCR; Virginia Land Conservation Assistance Network
	6.18	Maintain use-value taxation criteria and qualifications in the best interest of the County and landowners to ensure long-term viability of agricultural, horticultural, and forestal operations.	Programs and Services	Nelson County	On-Going	Nelson County (Staff/BOS, Zoning Ordinance); VDF
	6.19	Continue to utilize the Virginia Department of Forestry's Forest Sustainability Fund to offset reduced tax revenue due to forestland use taxation.	Programs and Services	Nelson County; State and Federal Agencies	On-Going	Nelson County (Staff/BOS, Zoning Ordinance); VDF; USDA Forest Service
	6.20	Discourage ridgeline development to protect scenic viewsheds.	Regulation Updates and Enforcement	Nelson County; Local Business Partners	On-Going	Nelson County (Staff/BOS, Zoning & Subdivision Ordinances, Comprehensive Plan)



Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Preserve Rural Character & Heritage	6.21	Encourage assessment of unlisted historic sites for inclusion on the Virginia Landmarks Register and/or National Register of Historic Places.	Community Outreach and Education; Programs and Services	Nelson County; State and Federal Agencies; Nonprofit Organizations	Short/ On-Going	Nelson County (Staff/BOS, Comprehensive Plan); Nelson County Historical Society; Nelson Heritage Center; Preservation Virginia; DHR; National Park Service
	6.22	Work with local partners such as the Nelson County Historical Society to identify, protect, and celebrate historic and culturally significant properties.	Partnerships	Nelson County; Regional and Institutional Partners	On-Going	Nelson County (Staff/BOS, Comprehensive Plan); Nelson County Historical Society; Nelson Heritage Center; Preservation Virginia; DHR; National Park Service
	6.23	Pursue identification, recognition, and protection of historic areas representing Nelson County's diverse culture, including Native American and African American sites.	Plans and Studies	Nelson County; Regional and Institutional Partners; Nonprofit Organizations	Mid	Nelson County (Staff/BOS, Comprehensive Plan); Monacan Indian Nation; Nelson County Historical Society; Nelson Heritage Center; Preservation Virginia; DHR; National Park Service
	6.24	Encourage architectural compatibility of new development, including infill development, where significant historic resources exist.	Regulation Updates and Enforcement	Nelson County; Local Business Partners	On-Going	Nelson County (Staff/BOS, Zoning Ordinance Comprehensive Plan); Nelson County Historical Society; Nelson Heritage Center; DHR; National Park Service



Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Plan for Resiliency & Sustainability	6.25	Continue to work with regional partners to update and implement the Regional Hazard Mitigation Plan.	Partnerships	Nelson County; Regional and Institutional Partners	On-Going	Nelson County (Staff/BOS, Comprehensive Plan); TJPDC; DEM; FEMA
	6.26	Continue improving flood resiliency by updating the Floodplain District Ordinance as needed to reflect new flood maps and best practices, and participating in FEMA's Community Rating System.	Regulation Updates and Enforcement	Nelson County; State and Federal Agencies	On-Going	Nelson County (Staff, Code of Ordinances, Comprehensive Plan); DEM; FEMA Community Rating System (CRS)
	6.27	Continue working toward the stated goal of becoming a SolSmart-designated community.	Programs and Services	Nelson County	Short	Nelson County (Staff/BOS, Zoning Ordinance, Code of Ordinances)
	6.28	Encourage and incentivize green building certifications, energy efficiency, and renewable energy sources for new developments and existing development retrofits.	Community Outreach and Education	Nelson County	Mid	Nelson County (Staff/BOS, Zoning Ordinance, Code of Ordinances); Local Energy Alliance Program (LEAP); US EPA Green Building Resources
	6.29	Consider amendments to existing ordinances to encourage installation of solar panels on existing impervious surfaces, such as rooftops and parking lots.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Staff/BOS, Zoning Ordinance, Code of Ordinances)

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Plan for Resiliency & Sustainability	6.30	Strengthen performance standards for ground-mounted solar energy systems to protect existing landscapes, such as limiting clear-cutting on undeveloped parcels, specifying minimum vegetation requirements, and increasing perimeter buffer widths.	Regulation Updates and Enforcement	Nelson County	On-Going	Nelson County (Staff/BOS, Zoning Ordinance, Code of Ordinances)
	6.31	Assess County-owned buildings to identify opportunities for improving energy efficiency using the EPA's resources for Energy Efficiency in Government Operations and Facilities, or a similar program.	Programs and Services	Nelson County; Regional and Institutional Partners; Nonprofit Organizations	On-Going	Nelson County (Staff/BOS, Zoning Ordinance, Code of Ordinances); US EPA Energy Efficiency in Government Operations and Facilities; TJPDC; Local Energy Alliance Program (LEAP)

## Chapter 7 | Creating a Resilient Economy

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Support & Cultivate Today's Workforce	7.1	Prepare for the needs of the next generation of workers by supporting both traditional higher education and vocational education opportunities.	Community Outreach and Education	Nelson County; Regional and Institutional Partners; Nonprofit Organizations	On-Going	Nelson County (Staff/BOS); TJPDC; PVCC; CVCC; VCW-Piedmont, Virginia Cooperative Extension; Workforce Development Board Combined State Plan; FFA
	7.2	Support Nelson County Public Schools and regional partners in coordinating and enhancing workforce training programs, sponsorships, incentives, and financial support opportunities to promote student's enrollment in such programs.	Programs and Services	Nelson County; Regional and Institutional Partners	On-Going	Nelson County (Staff/BOS); TJPDC; PVCC; CVCC; VCW-Piedmont; Virginia Cooperative Extension
	7.3	Support dual enrollment programs for high school students that contribute to college- or vocational-level programs.	Programs and Services	Nelson County; Regional and Institutional Partners	On-Going	Nelson County; Regional and Institutional Partners
	7.4	Work with the Virginia Community College system to consider and advocate for a local branch in Nelson County, including collaboration between one or more existing colleges for a satellite branch.	Partnerships	Nelson County; Regional and Institutional Partners	Mid	Nelson County (Staff/BOS); TJPDC; PVCC; CVCC; Virginia Department of Education



Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Support & Cultivate Today's Workforce	7.5	Support private and public investments in the County's service economy to provide long-term economic and community growth and stability.	Community Outreach and Education	Nelson County; Local Business Partners	On-Going	Nelson County (Staff/BOS); TJPDC; VCW-Piedmont; Go Virginia Growth and Development Plan; Virginia Cooperative Extension; Workforce Development Board Combined State Plan
	7.6	Promote and support community centers as hubs for education and economic development.	Community Outreach and Education	Nelson County; Regional and Institutional Partners	On-Going	Nelson County; Regional and Institutional Partners
Diversify & Improve Local Industry	7.7	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.	Community Outreach and Education	Nelson County; Local Business Partners	On-Going	Nelson County (Staff/BOS); TJPDC; VCW-Piedmont; Go Virginia Growth and Development Plan; Virginia Tourism Corporation resources; Land Conservation Assistance Network publications; DCR's Virginia Tourism Plan
	7.8	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.	Programs and Services	Nelson County; State and Federal Agencies	Short	Nelson County (Staff/BOS); DRIVE 2.0 Regional Tourism Plan; US SBA publications

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Diversify & Improve Local Industry	7.9	Support expansion and diversification in the agricultural and forestry industries while maintaining and encouraging environmentally friendly and sustainable practices.	Community Outreach and Education	Nelson County; Local Business Partners; Nonprofit Organizations	On-Going	Nelson County (Staff/BOS); TJPDC; VCW-Piedmont; Land Conservation Assistance Network publications; VDACS resources; Virginia Department of Forestry publications
	7.10	Expand water access, trails, and bike infrastructure to promote outdoor recreation to encourage connection with the outdoors, encourage healthy recreation activities and enhance transportation options.	Capital Projects	Nelson County; Regional and Institutional Partners	Short/ On-Going	Nelson County (Staff/BOS, Comprehensive Plan); TJPDC; DCR; VDOT; Bike Virginia; USDOT Bicycle and Pedestrian Program
	7.11	Support organizations and initiatives that provide agricultural assistance, community education, marketing strategies, information on agricultural support businesses, and information about alternative agricultural uses.	Programs and Services	Nelson County; Regional and Institutional Partners; Nonprofit Organizations	On-Going	Nelson County (Staff/BOS, Comprehensive Plan); VDACS; Land Conservation Assistance Network publications; VSU Small Farm Marketing and Business Programs
	7.12	Assess local permitting, licensing, and fees for agricultural producers and streamline processes where practical to remove unnecessary procedural barriers.	Regulation Updates and Enforcement	Nelson County	On-Going	Nelson County (Staff/BOS, Code of Ordinances)
	7.13	Support multiple revenue streams for farmers by reviewing and amending ordinances to better allow farmers to host complementary agritourism uses on agricultural properties.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Staff/BOS, Code of Ordinances)

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Bolster & Promote Economic Growth	7.14	Explore opportunities to establish a Tourism Improvement District, ABC-designated Outdoor Refreshment Areas, a Tax-Incremented Finance District, and/or Technology Zones to increase business investment in targeted areas.	Programs and Services	Nelson County; State and Federal Agencies	Mid	Nelson County; State and Regional Partners; TJPDC; VEDP
	7.15	Continue to extend high-speed internet and cellular service throughout the County with bandwidth capable of serving businesses and maintaining viability during technological advances.	Capital Projects	Nelson County; Regional and Institutional Partners	On-Going	Nelson County; GO Virginia; DHCD; VATI; Connect Virginia
	7.16	Review and modify the Zoning Ordinance, as necessary, for regulations regarding special event venues and temporary events in the County.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Staff/BOS, Code of Ordinances)
	7.17	Continue to support placemaking and wayfinding in the village areas, grant opportunities for village branding and identify, and establish village mixed use to incentivize infill and development.	Programs and Services	Nelson County; Regional and Institutional Partners	Short	Nelson County (Staff/BOS, Code of Ordinances); TJPDC; VDOT



Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Bolster & Promote Economic Growth	7.18	Update and enforce the temporary event ordinance to protect Nelson's rural character.	Regulation Updates and Enforcement	Nelson County	Short	Nelson County (Staff/BOS, Code of Ordinances)
	7.19	Support regional economic development partners that provide local business support services.	Partnerships	Nelson County; Regional and Institutional Partners; Local Business Partners	On-Going	Nelson County; TJPDC; VDEP
	7.20	Work with TJPDC to implement recommendations from the regional Comprehensive Economic Development Strategy.	Partnerships	Nelson County; Regional and Institutional Partners; Local Business Partners	On-Going	Nelson County; TJPDC



## Chapter 8 | Serving the Community

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Enhance the Effectiveness & Transparency of County Government	8.1	Expand and improve external government communications to increase transparency and public participation across all demographics.	Community Outreach and Education	Nelson County	Short/On-Going	Nelson County (Staff/BOS)
	8.2	Enhance interdepartmental communication across County government as well as between the various public boards.	Community Outreach and Education	Nelson County	On-Going	Nelson County (Staff/BOS)
	8.3	Create and maintain a comprehensive facility inventory, maintenance schedule, and level of service standards to protect existing investments and ensure sound planning and budgeting for facility improvements.	Plans and Studies	Nelson County; Regional and Institutional Partners	Short/Mid	Nelson County (Staff/BOS)
	8.4	Ensure that the County is using up-to-date information technology and cybersecurity practices, including technological aptitude and data storage.	Capital Projects	Nelson County	Short	Nelson County Sheriff's Office
	8.5	Construct a new, centrally located facility to house additional administrative offices.	Capital Projects	Nelson County; State and Federal Agencies	Mid/Long	Nelson County (CIP); TJPDC
	8.6	Construct additional Sheriff facilities to allow for additional training and storage spaces.	Capital Projects	Nelson County; State and Federal Agencies	Mid/Long	Nelson County (CIP); Nelson County Sheriff's Office
	8.7	Renovate and modernize current Sheriff facilities to meet security standards.	Capital Projects	Nelson County; State and Federal Agencies	Mid/Long	Nelson County (CIP); Nelson County Sheriff's Office

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Enhance the Effectiveness & Transparency of County Government	8.8	Identify possible mental health emergency service providers to support the community and reduce these burdens from the Sheriff's office. Consider that drug use is a facet of public safety, and pursue greater public education on this matter.	Community Outreach and Education	Nelson County; Regional and Institutional Partners	Short/ On-Going	Nelson County (CIP); Nelson County Sheriff's Office; VDBHDS
	8.9	Create a County-wide fire and emergency medical services (EMS) strategic plan that can be regularly updated and maintained to address response time, facility, and staffing needs.	Plans and Studies	Nelson County; Regional and Institutional Partners	On-Going	Nelson County (Staff/BOS); Nelson County Fire & EMS ;TJPC
	8.10	Expand fire and EMS facilities to include additional living spaces such as bunks, kitchenettes, and recreation areas.	Capital Projects	Nelson County	Mid/Long	Nelson County (CIP); Nelson County Fire & EMS
	8.11	Ensure that the Emergency 911 operations center is fully supported, with paid staff and most up-to-date technological capabilities, to continue to respond to community needs as quickly as possible in the face of an aging population.	Programs and Services	Nelson County	On-Going	Nelson County (Staff/BOS); Nelson County Sheriff's Office; Nelson County Fire & EMS
	8.12	Continually monitor public safety staffing needs, expanding as needed to maintain public safety as the County experiences additional residential and commercial growth.	Programs and Services	Nelson County	On-Going	Nelson County (Staff/BOS); Nelson County Sheriff's Office; Nelson County Fire & EMS
	8.13	Pursue stronger community outreach and training on disaster readiness and resilience.	Community Outreach and Education	Nelson County; Regional and Institutional Partners	On-Going	Nelson County (Staff/BOS); Nelson County Sheriff's Office; Nelson County Fire & EMS



Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Enhance the Effectiveness & Transparency of County Government	8.14	Seek out stronger partnerships with community-based organizations to educate the public and collect more data on substance abuse in the population.	Partnerships	Nelson County; Nonprofit Organization	On-Going	Nelson County (CIP); Nelson County Sheriff's Office; VDBHDS
	8.15	Continue to work with regional partners to upgrade and develop necessary infrastructure to meet the County's long-term water supply demand.	Partnerships	Nelson County; Regional and Institutional Partners	On-Going	Nelson County Service Authority; TJPDC; CVPDC
Improve Infrastructure to Support Sustainable Growth & Development	8.16	Utilize results of the updated CVPDC water supply plan.	Plans and Studies	Nelson County	On-Going	Nelson County (Staff/BOS); CVPDC
	8.17	Continue to work with the service authority to create a water and sewer master plan to identify current system needs and target long-term strategies to maintain and expand service areas.	Plans and Studies	Nelson County; Regional and Institutional Partners	Short	Nelson County Service Authority; TJPDC; CVPDC
	8.18	Promote water conservation practices to reduce water use and conserve the water supply.	Community Outreach and Education	Nelson County; Local Business Partners	On-Going	Nelson County (Staff/BOS)
	8.19	Work with regional partners to evaluate the needs of the County's solid waste and recycling disposal as the regional landfill nears capacity.	Programs and Services	Nelson County; Regional and Institutional Partners	Short	Nelson County Service Authority; TJPDC; CVPDC
	8.20	Support waste management and recycling planning through rational, cost-effective, and environmentally-safe approaches.	Programs and Services	Nelson County	Short/ On-Going	Nelson County Service Authority; TJPDC; CVPDC

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Improve Infrastructure to Support Sustainable Growth & Development	8.21	Assist in educating the community on recycling and waste reduction efforts.	Community Outreach and Education	Nelson County	Short/ On-Going	Nelson County (Staff/BOS)
	8.22	Continue the County's partnership with Firefly Fiber Broadband to expand broadband services to all areas of the County.	Partnership	Nelson County; Regional and Institutional Partners; Local Business Partners	Short/ On-Going	Nelson County; GO Virginia; DHCD; VATI; ConnectVirginia; Firefly Fiber Broadband
	8.23	Promote the broadband expansion project with additional public outreach so that residents remain up to date on deployment and availability of services.	Community Outreach and Education	Nelson County	Short/ On-Going	Nelson County (Staff/BOS)
	8.24	Support expansion of cellular service quality and availability through cooperation with cellular providers. Evaluate the need for planning and zoning changes to improve service.	Programs and Services Regulation Updates and Enforcement	Nelson County Regional and Institutional Partners; Local Business Partners	Short/ On-Going	Nelson County (Staff/BOS, Code of Ordinances)

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Provide Quality Services that Improve Community Livability	8.25	Support the creation of an up-to-date Nelson County Public School's Master Plan that identifies and plans for critical needs of school facilities.	Plans and Studies	Nelson County	Short/On-Going	Nelson County (Comprehensive Plan, CIP); NCPS
	8.26	Continue to monitor student enrollment to ascertain short-term and long-term needs of students.	Programs and Services	Nelson County	Short	Nelson County (Staff/BOS); NCPS
	8.27	Support educational programs through County schools, community centers, community organizations, and regional community colleges to help prepare the community workforce for employment.	Programs and Services	Nelson County; Regional and Institutional Partners; Nonprofit Organizations	Short/On-Going	Nelson County (Staff/BOS); NCPS; CVCC
	8.28	Develop a strategy for greater investment in personnel, facilities, and/or public-private partnership as needed to expand access to childcare programs.	Community Outreach and Education	Nelson County	Short/On-Going	Nelson County (Staff/BOS)
	8.29	Create a Parks and Recreation Master Plan that identifies gaps in equitable services and opportunities to expand recreation across the community.	Plans and Studies	Nelson County; Regional and Institutional Partners; Nonprofit Organizations	Short	Nelson County (Staff/BOS); NCPR; TJPDC
	8.30	Investigate and pursue options to create a centralized County-owned recreational facility to offer athletic fields, aquatic recreation, and exercise opportunities to the community.	Capital Projects	Nelson County; State and Federal Agencies	Short	Nelson County (Comprehensive Plan, CIP)
	8.31	Continue partnerships with local organizations, such as community centers, to provide recreation opportunities across the community.	Partnerships	Nelson County; Nonprofit Organizations	Short/On-Going	Nelson County (Staff/BOS)



Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Provide Quality Services that Improve Community Livability	8.32	Create additional family-friendly parks and amenities throughout the County to provide alternative recreational areas for residents.	Capital Projects	Nelson County	Mid	Nelson County (Staff/BOS); NCPR
	8.33	Partner with local and regional organizations, as well as private landowners, to increase access to natural areas and riverways.	Partnerships	Nelson County; Nonprofit Organizations	Short/ On-Going	Nelson County (Staff/BOS); NCPR; TJPDC
	8.34	Create a joint public-private partnership with Nelson County's community centers to facilitate coordination between different organizations, increase programming, and connect residents with their services.	Partnerships	Nelson County; Nonprofit Organizations	Short/ On-Going	Nelson County (Staff/BOS)
	8.35	Promote the use of school buildings, community centers, long-term care facilities, and multi-use facilities for citizens year-round.	Community Outreach and Education	Nelson County	Short/ On-Going	Nelson County (Staff/BOS); NCPS
	8.36	Continue to work with the County library to ensure that it meets the needs of the community.	Programs and Services	Nelson County; Regional and Institutional Partners	On-Going	Nelson County (Staff/BOS); JMRL
	8.37	Encourage emergency, long-term care, and urgent medical care in appropriate areas of the County.	Regulation Updates and Enforcement	Nelson County	Mid	Nelson County (Staff/BOS, Code of Ordinances)

Focus Areas	#	Implementation Strategy	Implementation Type	Responsible Party	Priority	Resources
Provide Quality Services that Improve Community Livability	8.38	Work with Virginia Department of Health, and other regional partners, to identify community health needs and increase the availability of healthcare services.	Programs and Services	Nelson County; Regional and Institutional Partners; Local Business Partners	On-Going	Nelson County (Staff/BOS); TJPDC; VDH
	8.39	Continue to work with Jaunt and other regional transportation providers to expand transportation access to better connect residents to medical care.	Programs and Services	Nelson County; Regional and Institutional Partners	On-Going	Nelson County (Staff/BOS)
	8.40	Pursue public-private partnerships to expand access to and capacity for social service networks.	Partnerships	Nelson County; Nonprofit Organizations	On-Going	Nelson County (Staff/BOS)



Ms. Bishop noted that anything regarding Zoning or Subdivision Ordinance Updates should be considered short-term.

Ms. Allen questioned why it was recommended for the Planning Commission to review the plan every year. It was decided to change the wording to say 'regular review' so that staff could note changes as they happen and update the plan as needed.

Mr. Rutherford noted that strategy 3.5 doesn't make sense due to Nelson County not having many issues with parking such as an urban area would. Ms. Bishop noted that it should be changed to include 'update' in the language.

Mr. Hauschner noted that 4.7 and 4.8 play off of each other but that 4.7 should be more of a priority.

Ms. Bishop asked if the EV charging strategies should be short-term. Ms. McGarry noted that they should be short-term to mid-term.

Mr. Reed noted that 4.19 was done years ago. Ms. Bishop noted that they were never adopted and that they could add 'create and adopt' and 'update as needed' to the strategy.

Mr. Rutherford noted that in relation to 4.15, people started individually driving between the 1980's and 2000's until a trend developed of people commuting together. He noted that they are now seeing a trend towards people driving individually again. Ms. Proulx noted that the existing park and ride lots are being utilized.

Ms. Proulx noted that they should change 5.1 to say 'update the definition' because there is an existing definition. Mr. Rutherford noted that mid-term rentals (less than 12 months) are more popular due to jobs such as traveling nurses.

Mr. Rutherford noted that 5.4 would be pushing for cluster housing.

Regarding strategy 5.9, Mr. Rutherford noted that there would be a study coming out in the next year and a half that will provide an update on housing stock and pricing. He explained that this should make 5.9 a mid-term strategy. Ms. Proulx noted that she would like to remove "implement" from 5.9.

Mr. Hauschner noted that they are giving a lot of the strategies a short-term priority. Mr. Rutherford noted that short-term to him means by Spring of 2024 due to Zoning Ordinance Updates.

Mr. Reed noted that there should be a correlating strategy to 5.15 for Nellysford that should include preservation and improvement strategies as well as water infrastructure.

Regarding strategy 6.1, Mr. Rutherford noted that steep slopes are already addressed due to organic limitations. Ms. Proulx noted that they could address the construction of housing on steep slopes. Mr. Rutherford noted that you wouldn't want to build a house on a steep slope where it couldn't be engineered. He added that the nearest entity that addresses building on steep slopes is Albemarle County. Ms. Bishop noted that they should add 'define and limit' to 6.1. She added that they could also address ridgeline development.

Regarding strategy 6.2, Mr. Rutherford noted that multiple entities need to approve a septic system and that it doesn't need to be a strategy. The consensus was to remove it.

Mr. Reed asked that they add 'forest conservation areas' to 6.3. Ms. Redfearn added it to the strategy.

Mr. Rutherford asked what an ecological core was. Ms. Redfearn noted that the map on page 113 identifies ecological cores and explained that they are an area of the landscape that is largely intact without development that would diminish its ecological value.

Mr. Hauschner recommended that 'define and guide' be added to strategy 6.1.

Mr. Rutherford noted that building on Wintergreen is difficult when you're trying to put a foundation on granite or bedrock. He explained that the natural barrier is there but that the plan could guide people to locations that are easier to build on.

Regarding strategy 6.4, Ms. Redfearn noted that Nelson County has a green infrastructure plan that was put together by the University of Virginia. She explained that this should be included as a resource.

Regarding strategy 6.7, Ms. Allen questioned who was going to identify all the abandoned wells and septic tanks. She noted that the VDH doesn't have data on old wells. Mr. Rutherford noted that the one danger for septic tanks is for them to collapse. He added that there are 1000s of wells that are abandoned or not usable. He recommended that they remove the strategy. Ms. Redfearn explained that VDH had an assistance program for this issue. Ms. Bishop noted that they could change 'support' to 'consider', it was added. Mr. Hauschner asked what was used for piping in older wells. Mr. Rutherford explained that they were likely terracotta or tar pipe.

In regards to strategy 6.10, Mr. Rutherford noted that DEQ funds the removal of unused fuel tanks. He added that the county only has one water system due to a fuel system that leached into the water supply on Route 29.

In regards to strategy 6.11, Mr. Barton noted that it would be a positive for the citizens of the county to be able to reach the water system. He added that Nelson County residents have been restricted from these resources for too long.

Mr. Reed noted that reducing solid waste should be added to strategy 6.12. It was noted that both 6.12 and 6.13 need to be rewritten for clarity. Mr. Hauschner noted that they could address food waste, especially in relation to grocery stores.

Regarding strategy 6.31, Ms. Proulx noted that the courthouse has a huge entrance that loses a lot of heat.

Ms. Bishop noted that strategy 6.30 should be ongoing so that staff could comply with updates from the state.

Regarding strategy 7.4, Mr. Rutherford noted that a local branch would be better than a collaboration with the community colleges. Mr. Barton noted that the biggest resource in schools is the students. He explained that if you take some of the students away they are unable to learn from their peers.

Ms. Proulx noted that 7.5 is confusing and questioned how it would work. Mr. Reed noted that he believes the intention was in relation to elders, social service, and mental health. Mr. Hauschner questioned if the intent was to increase the number of individuals employed in that sector. Ms. Redfearn noted that they would reword the strategy to clarify it.

In regards to strategy 7.13 Ms. McGarry noted that there was only one vacant lot left in the Colleen industrial park. Ms. Proulx asked if that was the only place in the county that they were promoting business development. Mr. Reed noted that they did not have the infrastructure to support a business park in other locations. It was decided to change the strategy to include 'Colleen and the Route 29 corridor' and to remove 'business park.'

Ms. Allen asked why strategy 7.14 is so specific in referencing ABC designated outdoor refreshment areas. Ms. Bishop explained that there are certain programs that require it to be referenced in the plan if they wish to pursue it.

Regarding 7.18 Ms. Bishop noted that 'create' should be replaced with 'update and enforce'. It was also noted that there was a typo, 'and' should be 'an.'

Regarding strategy 7.17, Ms. Proulx asked what placemaking and wayfinding meant. Ms. Bishop noted that placemaking was a planning term that referred to people in a community feeling like their place had its own identity. Ms. Redfearn noted that they were working on a glossary of terms for the plan as well as a list of resources used in the plan. Mr. Parr noted that strategy 7.17 reminded him of Amherst County where the villages have their own signs and identity.

Mr. Rutherford noted that 8.1 is important because they require better communication. Mr. Reed noted that it is important that they have a video archive of the meetings that is easy to understand. Ms. Redfearn noted that they could use the same setup as the school board. Mr. Reed added that they might be able to find a better system than what the school board utilizes. Mr. Hauschner noted that they could address this with a modification to address technological aptitude. He explained that there are many ways to achieve this.

Mr. Amante noted that strategy 8.3 should say 'create and maintain.'

Regarding the strategies that address the Sheriff's Department, Mr. Reed noted that he was previously unaware of all of the Sheriff's Department's needs.

Ms. Allen noted that strategy 8.9 is ongoing due to its licensing program.

Regarding strategy 8.10, Ms. Allen asked who owned the fire and EMS buildings. Mr. Parr noted that each department owned their own building. Ms. McGarry noted that the building in Lovington was owned by the county.

In regards to strategy 8.14, Ms. Proulx asked who would be executing this. Ms. Allen explained that VDH often did this and had the knowledge to work with the locality on opioid and substance abuse. Mr. Rutherford noted that Mr. Reed is in the Wellness Alliance that the county has involvement with. It was noted that the Sheriff's Department and the Drug Court would also be involved.

Regarding strategy 8.15, Mr. Reed questioned whether the county worked with regional partners on water. Ms. Redfearn noted that strategy 8.16 addresses utilizing the results of the TJPDCs water supply plan. Ms. Allen recommended adding ‘continue to work with regional partners.’

With strategy 8.17 it was decided to remove “regional” and replace it with ‘service authority.’

In regards to strategy 8.28, Ms. Proulx noted that ‘after-school’ should be removed due to families also requiring before-school care.

Regarding strategy 8.29, Mr. Rutherford asked what a parks and recreation master plan is. Ms. Allen noted that it was something that has been discussed but not formed. Mr. Barton noted that they have purchased land and hired an architect for it. Ms. McGarry noted that that was for a specific parcel of land and not county-wide. Mr. Hauschner asked if they had a plan being developed that addresses gaps in equity for parks and recreation. Ms. Redfearn noted that this should be included in any good parks and recreation master plan.

Mr. Hauschner noted that strategy 8.32 should be mid-level due to the trails along major road systems being harder to acquire.

In strategy 8.37 it was decided to remove ‘land uses.’

Ms. Allen noted that strategies 8.38 and 8.39 were the same and could be combined. Ms. Redfearn noted that there are several strategies around parks and that she wouldn’t mind combining these two strategies as long as the intent meets their goals. She noted that the strategies will be combined.

**Additional comments to plan:**

Mr. Rutherford noted that he wished there was better data in the Housing Chapter where it addresses the median rental rate. He noted that the TJPDC has a study from around 2019 that references this. Ms. Redfearn noted that they looked at this study and were not able to find a different number. Mr. Rutherford noted that no one is getting rent for \$800. Mr. Rutherford noted that he might be able to find better data.

Ms. Bishop noted that the 2021 building permit numbers still weren’t included.

Mr. Barton thanked the Berkley Group for their work on the Comprehensive Plan. He noted that everything in the document addresses needs that exist. He noted that the most important thing to him is the people that live in Nelson County. He explained that he is older but that he imagines what the county could do for him if he were younger. He noted that two things that can be done are recreation and education. He said that Wintergreen is wonderful and that he respects the people in Stoney Creek that moved here because the land is beautiful. He noted that a lot of the Comprehensive Plan reflects maintaining land values, housing values, and employment for people in the service industry. He added that he wants to ensure that this document is for the people of Nelson County. Ms. Redfearn noted that she hopes that they can reflect that in the plan. She noted that on pages 21 and 22 they’ve included the Big Ideas that they’ve heard from the community. Mr. Barton noted that the Big Ideas don’t talk about



education and recreation and wondered why. Ms. Redfearn noted that this could be more emphasized. Mr. Rutherford noted that Nellysford has always dominated the conversation and other areas of the county have been less involved. He explained that he is certain that they would make sure that the plan reflects all entities in the county.

Mr. Reed noted that the plan should include that Nelson County is a dark sky area. He added that enforcement should be improved for noise pollution. He noted that page 121 mentions forested landscapes, he explained that over 75% of the county is forested and over 10% is pasture and crop. He explained that this warrants more discussion including the value of the forested lands in regards to erosion protection, loss of soil, cooling the land, carbon capture, controlling climate change, and protecting water resources. He questioned how many acres of conservation easements they have in the county and where they are located. Ms. Redfearn explained that Map 6.7 includes conservation lands and that private conservation easements are represented in blue. Mr. Reed added that the Sugarloaf and Buffalo District Forest Conservation Areas are areas that could be mapped as well as connectivity and corridor areas. He asked if Nelson County could purchase development rights. Ms. Bishop noted that it is in the county code and administered by the Commissioner of Revenue but that she is not aware of it being utilized.

#### Schedule:

## Next Steps



County to Send Edits For Public Review Draft by  
**7/7/23**



VDOT 729 Review (90-day review)



Community Open House – **Late August/September**



Final Worksession (Open House, VDOT Feedback & Final Edits) – **October**



Public Hearings and Adoption – **November**

It was decided to conduct the Open House for the Comprehensive Plan August 29th at 6:30 PM in the Nelson Center.

It was decided to have the final work session on September 28<sup>th</sup> at 6 PM.

Ms. Redfearn noted that the public hearings and adoption will happen jointly. Ms. Proulx asked if they could be done separately. Ms. Redfearn noted that they could separate them but that the Berkley Group might not be able to attend both nights. Mr. Rutherford asked if there was a mandatory wait time after the public hearing, Ms. Bishop noted that there wasn't.

**Ms. Allen made a motion to adjourn the Planning Commission at 8:51 PM. Ms. Proulx seconded the motion.**

**Yes:**

Mary Kathryn Allen

Phil Proulx

Robin Hauschner

Chuck Amante

**Ordinance O2023-04**

Mr. Rutherford noted that changing the terms to less than 15 years is not possible and that he is ok with the ordinance as it is presented.

**Mr. Parr motioned to approve Ordinance O2023-04. Mr. Reed seconded the motion.**

**Yes:**

David Parr

Ernie Reed

Jesse Rutherford

Tommy Harvey

Skip Barton

**ORDINANCE O2023-04  
NELSON COUNTY BOARD OF SUPERVISORS  
AMENDMENT OF THE CODE OF NELSON COUNTY  
APPENDIX B SUBDIVISIONS**

***Amend***

**Section 3. Administration**

*Exceptions to Review by Commission.*

A. The Agent is authorized to approve or disapprove, without a public hearing, preliminary plat and final plat for the following types of subdivisions (provided such subdivisions are not in conflict with the general meaning, purpose, and provisions of this Ordinance, and are in compliance with the Nelson County Zoning Ordinance, Nelson County Comprehensive Plan, and the Code of Virginia):

(1) A subdivision of land into no more than eleven (11) lots.

(2) Cluster subdivisions.

(3) A change in the boundary line between adjoining landowners for the purpose of transfer, boundary line adjustment, or exchange of land between said adjoining landowners. A boundary line change shall not create additional parcels for sale or development nor leave a remainder which does not conform to the provisions of the Zoning Ordinance for Nelson County. The plat shall contain a note that this division was made pursuant to this subsection.

(4) A single division of a tract or parcel of land for the purpose of sale or gift to a member of the immediate family of the property owner if the property owner agrees to place a restrictive covenant on the subdivided property that would prohibit the transfer of the property to a nonmember of the immediate family for a period of five (5) years. Any parcel thus created having less than five (5) acres shall have a right-of-way of no less than ~~thirty (30)~~ **twenty (20)** feet wide providing ingress and egress to and from a dedicated recorded public street. Only one (1) such division shall be allowed per family member, and shall not be for the purpose of circumventing this ordinance. For the purpose of this subsection, a member of the property owner's immediate family is defined as any person who is a natural or legally defined offspring, stepchild, spouse, sibling, grandchild, grandparent, or parent of the owner. It shall be noted on the plat and in the deed that this is a family division of property pursuant to this subsection.

Vehicular access serving a family division when the access serves more than two (2) parcels, including the parent tract, by initial or subsequent division of land shall have the following certification on the plat before approval:

"The streets in this subdivision do not meet the standards necessary for inclusion in the system of state highways and will not be maintained by the Department of Transportation or the County and are not eligible for rural addition funds or any other funds appropriated by the General Assembly and allocated by the Commonwealth Transportation Board."

***In addition to the foregoing provision, a single division of a lot or parcel of land held in trust for the purpose of sale or gift to a member of the immediate family, as defined above, who is a beneficiary of such trust. All trust beneficiaries must (i) be immediate family members as defined above, (ii) agree that the property should be subdivided, and (iii) agree to place a restrictive covenant on the subdivided property that would prohibit the transfer of the property to a nonmember of the immediate family for a period of 15 years. Notwithstanding the provisions of clause (iii), the Planning Commission may reduce the period of years prescribed in such clause when changed circumstances so***



***require. Upon such modification of a restrictive covenant, a locality shall execute a writing reflecting such modification, which writing shall be recorded in accordance with Virginia Code § 17.1- 227.***

(Res. of 1-12-93; Ord. of 10-14-97; Ord. No. O2007-004, 5-21-07; Ord. No. O2009-07, § 2, 7-14-09)

**Resolution R2023-42**

Ms. McGarry noted that they have made their final payments for the fiscal year and in spite of their assessments for CSA expenditures, they were over budget by about \$158,000. She noted that \$108,415.54 of that is the state share and that the local share is \$49,440.51. She explained that they are asking for an appropriation of the state revenue to cover the expenditures of the \$108,415.54, a small amount transferring from general fund to cover a short fall in the Commissioner of Revenue's budget due to a late bill that put their budget over, and the \$49,440.51.

**Mr. Reed made a motion to approve Resolution R2023-42. Mr. Parr seconded the motion.**

**Yes:**

David Parr

Ernie Reed

Jesse Rutherford

Tommy Harvey

Skip Barton

**RESOLUTION R2023-42  
 NELSON COUNTY BOARD OF SUPERVISORS  
 AMENDMENT OF FISCAL YEAR 2022-2023 BUDGET  
 June 29, 2023**

**I. Appropriation of Funds (General Fund)**

<u>Amount</u>	<u>Revenue Account (-)</u>	<u>Expenditure Account (+)</u>
\$ 108,415.54	3-100-002401-0045	4-100-053600-3164
\$ 108,415.54		

**II. Transfer of Funds (General Fund Recurring Contingency)**

<u>Amount</u>	<u>Credit Account (-)</u>	<u>Debit Account (+)</u>
\$ 1,028.60	4-100-999000-9901	4-100-012090-3015
\$ 49,440.51	4-100-999000-9901	4-100-053600-3164
\$ 50,469.11		

**Mr. Parr made a motion to adjourn the meeting at 8:53 PM. Mr. Barton seconded the motion.**

**Yes:**

- Jesse Rutherford
- Thomas Harvey
- David Parr
- Ernie Reed
- Skip Barton

**The meeting adjourned at 8:53 PM**

Respectfully submitted,

*Emily Hjult*

Emily Hjultstrom

Planner/Secretary, Planning & Zoning

DRAFT

## Nelson County Planning Commission

To: Planning Commission

From: Dylan M. Bishop, Director of Planning & Zoning *DMB*

Date: August 23, 2023

Re: SUP #998 – Vacation House in R-1 – 2617 Rockfish Valley Hwy

---

**BACKGROUND:** This is a request for a Special Use Permit to allow a vacation house use in an existing dwelling on property zoned R-1 Residential.

*Public Hearings Scheduled:* P/C – August 23; Board – September 12 (tentative)

*Location / Election District:* 2617 Rockfish Valley Hwy / Central District

*Tax Map Number(s) / Total Acreage:* 21-7-2A / 1.08 acres +/- total

*Applicant/Owner Contact Information:* Gretchen Rush, 2617 Rockfish Valley Hwy, Nellysford, VA 22958, 210-931-9892, gretchrush@gmail.com / Glenda MacNeil, 544 Creek Heights Drive, Midlothian, VA 23112, 804-920-2628, aresmom@yahoo.com

*Comments:* This property contains an existing single-family dwelling. The narrative provided by the applicants indicates that this is one owner's primary residence, and the other owner's part-time residence until she retires. They are requesting to utilize the dwelling as a vacation house, or short-term rental, 2-3 weekends per month.

*Vacation House: A house rented to transients. Rental arrangements are made for the entire house, not by room...*

*Transient: A guest or boarder; one who stays for less than thirty (30) days and whose permanent address for legal purposes is not the lodging or dwelling unit occupied by that guest or boarder.*

Section 5-1-5a of the Zoning Ordinance requires a Special Use Permit for a vacation house use in the R-1 Residential district.

### **DISCUSSION:**

*Land Use / Floodplain:* This area is residential and commercial in nature, with some agricultural uses as well. Zoning in the vicinity is R-1 Residential, A-1 Agriculture, and B-1 Business. There are no floodplains located on this property.



*Access / Traffic / Parking:* This property is accessed by an existing entrance on Rockfish Valley Hwy. VDOT had no comments.

*Utilities:* The house is served by existing utilities.

*Comprehensive Plan:* The Nellysford area is designated as the County's only "Neighborhood Mixed Use Development Model." It is further identified as a "primary development area." This model supports a central gathering place able to fulfill the diverse needs and interests of nearby residents and visitors to the county, all within a focused, walkable, and identifiable place.

**RECOMMENDATION:** The approval of special use permits should be based on the following factors:

1. The use shall not tend to change the character and established pattern of development of the area or community in which it proposed to locate.
2. The use shall be in harmony with the uses permitted by right in the zoning district and shall not affect adversely the use of neighboring property.
3. The proposed use shall be adequately served by essential public or private water and sewer facilities.
4. The proposed use shall not result in the destruction, loss or damage or any feature determined to be of significant ecological, scenic or historical importance.

Attachments:

Application  
Narrative  
Plat  
Zoning



# PERMIT APPLICATION:

## Nelson County Department of Planning & Zoning

TO THE ZONING ADMINISTRATOR: Special Use Permit # 998  
application type application number

1. The undersigned hereby petitions the Planning Commission and/or Board of Supervisors for approval of the following (check appropriate box):

- Special Use Permit
- Rezoning from \_\_\_\_\_ to \_\_\_\_\_
- Conditional Rezoning from \_\_\_\_\_ to \_\_\_\_\_
- Other: \_\_\_\_\_
- Subdivision
- Site Plan – Minor
- Site Plan – Major

Reason(s) for request:

We are requesting a special use permit to use our primary residence for part time vacation rental.

*(Please use reverse or attach additional sheet if more space is needed.)*

2. Applicant(s) and Property Owner(s):

*(Please provide names of applicants and property owners and indicate applicable title; if applicant is not the property owner, please show relationship, i.e. lessee, contract purchaser, etc.)*

Applicant  Property Owner Name: Gretchen Rush

Mailing Address: 2617 Rockfish Valley Highway Nellysford 22958

Telephone #: 210-931-9892 Email Address: gretchrush@gmail.com

Relationship (if applicable): \_\_\_\_\_

Applicant  Property Owner Name: Glenda MacNeil

Mailing Address: 544 Creek Heights Drive Midlothian, VA 23112

Telephone #: 804-920-2628 Email Address: aresmom@yahoo.com

Relationship (if applicable): \_\_\_\_\_

*(Please attach additional sheet if more space is needed for applicant(s) / property owner(s) info.)*

**3. Location and Characteristics of Subject Property:**

a. Address of Property (specific location, route numbers, street names, voting district, etc.):

2617 Rockfish Valley Highway Nellysford, VA 23112

b. Official tax map number: 21-7-2A

c. Acreage of property: 1.027

d. Present use: primary residence

e. Present zoning classification: R-1

f. Zoning classification of surrounding properties: R-1, A-1, Business

**4. Affidavit:** The undersigned applicant(s) and/or property owner(s) certifies that this application and the foregoing answers, statements, and other information herewith submitted are, in all respects, true and correct to the best of their knowledge and belief. Also, the applicant(s) and/or property owner(s) gives permission for members of the Planning Commission, Board of Supervisors, and County Staff to visit and view the subject property.

Signature: Glenda MacNeil

Printed Name: Glenda MacNeil

Signature: Gretchen Rush

Printed Name: Gretchen Rush

*(Please attach additional sheet if more space is needed for applicant(s) / property owner(s) signatures.)*

**5. Additional information:** *(Please attach separate sheet for additional details, explanations, etc.)*

**6. Please note:** In the event of cancellation or postponement at your request after the initial newspaper advertisement for this application, an additional fee will apply for re-advertisement (determined by the actual cost of the ad). This fee will not apply in cases of Planning Commission or Board of Supervisors deferment.

-----**TO BE COMPLETED BY PLANNING & ZONING STAFF**-----

Pursuant to Article \_\_\_\_\_, Section \_\_\_\_\_ of the Nelson County Zoning Ordinance.  
Pursuant to Section \_\_\_\_\_, Subsection \_\_\_\_\_ of the Nelson County Subdivision Ordinance.

o Completed application and fee (\$ 200 ) received on 7.28.2023

o Hearing Notice published on \_\_\_\_\_

o Planning Commission action: Date of Meeting / Hearing: \_\_\_\_\_  
Recommendation: \_\_\_\_\_

o Board of Supervisors action: Date of Hearing: \_\_\_\_\_ Date of Decision: \_\_\_\_\_  
Action: \_\_\_\_\_

**Nelson County Planning & Zoning Department**

*(Mailing Address)* P.O. Box 558, Lovingston, Virginia 22949 | *(Physical Address)* 80 Front Street, Lovingston, Virginia 22949

*(Telephone Number)* 434 263-7090 or Toll Free 888 662-9400, selections 4 & 1 | *(Fax Number)* 434 263-7086

<http://www.nelsoncounty-va.gov/departments/planning-zoning/>

Dear Nelson County Board of Supervisors,

July 27, 2023

We would respectfully like to apply for a special use permit to allow us to occasionally rent our primary residence at 2617 Rockfish Valley Highway on Airbnb. The Rockfish Valley house is Gretchen's full-time residence and Glenda's part-time one until she finishes up her 40 plus year elementary teaching career in the Richmond area. Ideally, we would rent the house 2-3 weekends per month to supplement Gretchen's part-time teaching income and to continue to restore the 60-year-old home and surrounding grounds, which have fallen into disrepair as the former owners aged.

When we bought our home in November of 2022, we were under the impression Nellysford (being unincorporated) and having an abundance of short-term rentals, that we would be free to Airbnb our new home. We now know that we were mistaken, and our home is designated in a R-1 zone surrounded by both A-1 and Business zones. We really do want to be in compliance with all Nelson County zoning, health and building regulations.

Our next-door neighbors, Tommy and Penny Harris and Linda and Dale Ward, have been the best neighbors we have ever had. Their kindness and generosity literally have known no bounds. We have been completely transparent of our intentions to occasionally Airbnb the house to supplement our income. We have not met any of our other neighbors and were completely shocked that an anonymous complaint had been filed against the use of our home. We were also mistaken in thinking that we could use our own small camper and host a traveling ICU nurse at Augusta and her husband, who is a virtual family therapist, who could not find a place, on the back of our property. When we applied for the Nelson County short term rental business license, we included the RV hosting on the application thinking that should cover things... At that point we did not understand the Nelson County zoning restrictions. We never anticipated that how we were using our land would disrupt our neighbor's lives to the point that a complaint was filed without ever meeting or discussing a problem with us. Since this has come to our attention, we have met with Nelson County zoning, building and health officials and removed our property from RV hosting sites and blocked future Airbnb reservations until the permit application process has been completed.

We very much want to live peacefully in Nelson County and on Rockfish Valley Highway. Our intention is to live out our days happily caring for our home and contributing to our community. We will be volunteering our lifelong teaching skills back to the community as substitute teachers, coach and Master Gardener (Gretchen), reading specialist and tutor (Glenda) and are new members to the Rockfish Presbyterian Church. We hope to be great neighbors and friends to all we meet...

Thank you for thoughtfully considering our request for a special use permit.

Sincerely,

Glenda Mac Neil  
1<sup>st</sup> Grade Teacher: Watkins Elementary School  
Chesterfield County Virginia



Gretchen Rush  
Retired College Tennis Coach  
West Albemarle Girls Tennis Coach  
Boar's Head Resort: Asst. Tennis Pro





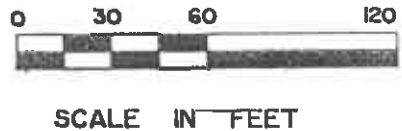
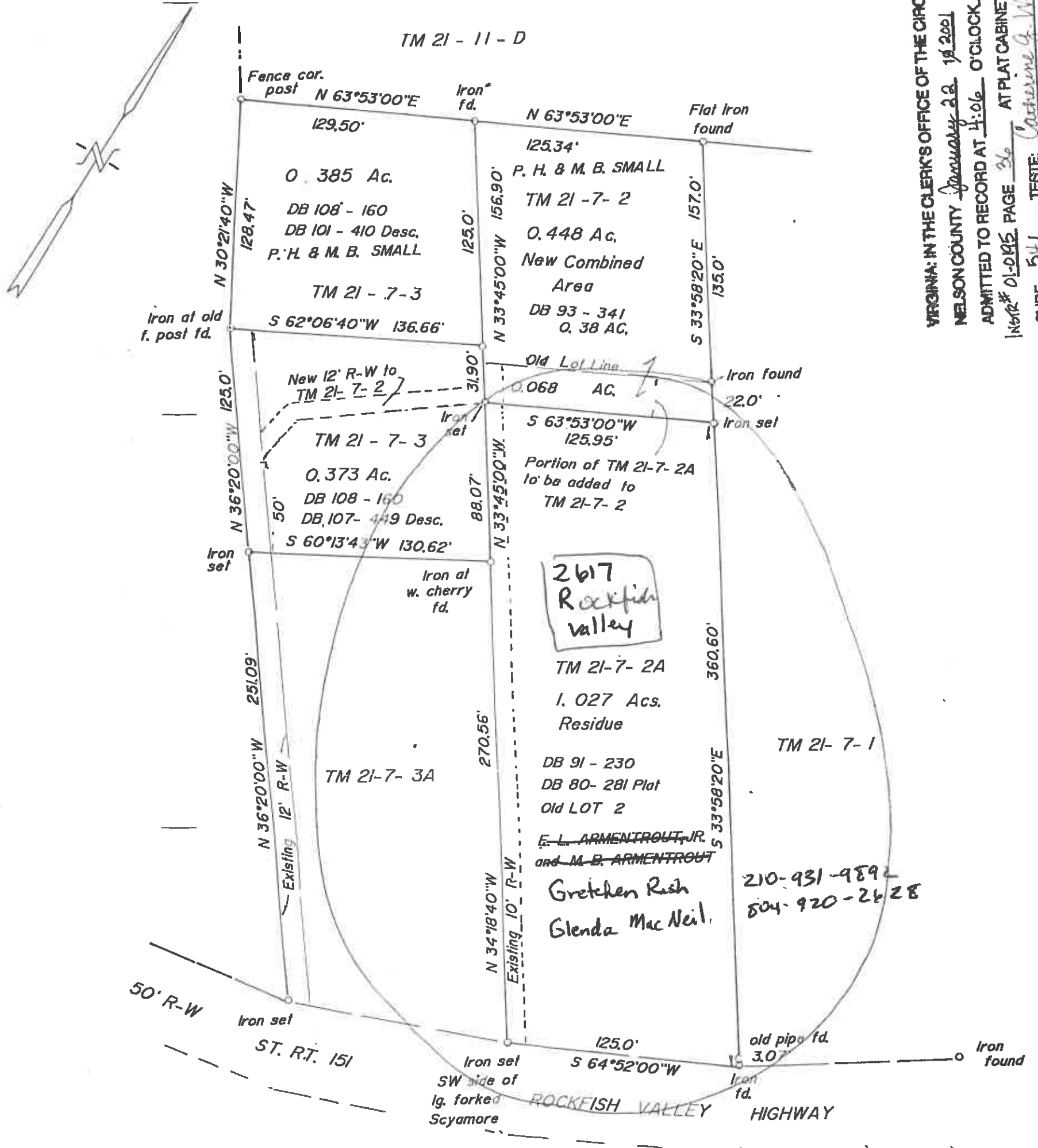
Signatures: Planning & Zoning Director

Va Dept. of Transportation

Va Dept. of Health

Tax Map 3-541C

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF NELSON COUNTY January 22, 19 2001 THIS PLAT WAS ADMITTED TO RECORD AT 4:06 O'CLOCK P. M. AS MAP # 01-0145 PAGE 36 AT PLAT CABINET 3 SLIDE 541 TESTE: Catherine G. Watkins



SCALE IN FEET

APPROVED FOR RECORDATION - COUNTY OF NELSON, VA. Approved in accordance with Section 3-2-B (3) of the Nelson County Subdivision Ordinance.

Paul H. Boyer Designated Agent

9/1/2000 Date



PLAT SHOWING

Revision to Tax Map 21 - 7- Parcels 2 and 2A and survey of two parcels TM 21 - 7- Par. 3 Situated in the Village of Nellysford Rockfish District - Nelson County, Virginia



## Nelson County Planning Commission

To: Planning Commission

From: Dylan M. Bishop, Director of Planning & Zoning *DMB*

Date: August 23, 2023

Re: SUP #1005 – Campground (one site) in A-1 – 2617 Rockfish Valley Hwy

---

**BACKGROUND:** This is a request for a Special Use Permit to allow a one site campground use on property zoned A-1 Agriculture.

*Public Hearings Scheduled:* P/C – August 23; Board – September 12 (tentative)

*Location / Election District:* 2601 Falling Rock Drive / South District

*Tax Map Number(s) / Total Acreage:* 86-A-36B / 2.0 acres +/- total

*Applicant/Owner Contact Information:* Luke & Caitlin Hoge, 824 Lyndhurst Road, Waynesboro, VA 22980, 703-489-7436 / 516-508-8978, lucasryanhoge@gmail.com / caitfoley7454@gmail.com

*Comments:* This property contains an existing single-family dwelling that is utilized as a by-right vacation house, or short-term rental. The narrative provided by the applicants indicates that they own a camper that they are requesting to utilize as a short-term rental while their family lives in the existing dwelling.

### **DISCUSSION:**

*Land Use / Floodplain:* This area is residential and agricultural in nature. Zoning in the vicinity is A-1 Agriculture. There are no floodplains located on this property.

*Access / Traffic / Parking:* This property is accessed by an existing entrance on Falling Rock Drive. VDOT had no comments.

*Utilities:* The house is served by existing utilities. The owner has been in contact with the Health Department – a licensed soil evaluator will be required to permit a cleanout to hook the camper to.

*Comprehensive Plan:* This property is located in an area designated Rural and Farming on the Future Land Use Map, which “would promote agricultural uses and compatible open space uses but discourage large scale residential development and commercial development that would conflict with agricultural uses. The Rural and Farming District would permit small scale industrial and service uses that complement agriculture. Protection of usable farmland should be encouraged.

Clustering of any new development in areas of a site without prime or productive soils will enhance the protection of prime or productive soils for future agricultural uses.”

**RECOMMENDATION:** The approval of special use permits should be based on the following factors:

1. The use shall not tend to change the character and established pattern of development of the area or community in which it proposed to locate.
2. The use shall be in harmony with the uses permitted by right in the zoning district and shall not affect adversely the use of neighboring property.
3. The proposed use shall be adequately served by essential public or private water and sewer facilities.
4. The proposed use shall not result in the destruction, loss or damage or any feature determined to be of significant ecological, scenic or historical importance.

Attachments:

Application  
Narrative  
Site Plan  
Zoning





# PERMIT APPLICATION: Nelson County Department of Planning & Zoning

TO THE ZONING ADMINISTRATOR: Special Use Permit # 1005  
application type application number

1. The undersigned hereby petitions the Planning Commission and/or Board of Supervisors for approval of the following (check appropriate box):

- Special Use Permit
- Rezoning from \_\_\_\_\_ to \_\_\_\_\_
- Conditional Rezoning from \_\_\_\_\_ to \_\_\_\_\_
- Other: \_\_\_\_\_
- Subdivision
- Site Plan – Minor
- Site Plan – Major

Reason(s) for request:  
Permit to rent a camper on our property at 2601 Falling Rock Dr. in Arrington.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*(Please use reverse or attach additional sheet if more space is needed.)*

2. Applicant(s) and Property Owner(s):  
*(Please provide names of applicants and property owners and indicate applicable title; if applicant is not the property owner, please show relationship, i.e. lessee, contract purchaser, etc.)*

Applicant  Property Owner Name: Luke Hoge

Mailing Address: 824 Lyndhurst Rd Waynesboro VA 22980

Telephone #: 7034897436 Email Address: lucasryanhoge@gmail.com

Relationship (if applicable): \_\_\_\_\_

Applicant  Property Owner Name: Caitlin Hoge

Mailing Address: 824 Lyndhurst Rd Waynesboro Virginia 22980

Telephone #: 5165088978 Email Address: caitfoley7454@gmail.com

Relationship (if applicable): \_\_\_\_\_

*(Please attach additional sheet if more space is needed for applicant(s) / property owner(s) info.)*

**3. Location and Characteristics of Subject Property:**

a. Address of Property (specific location, route numbers, street names, voting district, etc.):

2801 Falling Rock Dr. Arrington VA 22922

b. Official tax map number: 88 A 368

c. Acreage of property: 2

d. Present use: Single family home and short term rental

e. Present zoning classification: A1 AGRICULTURAL

f. Zoning classification of surrounding properties: A1 AGRICULTURAL

**4. Affidavit:** The undersigned applicant(s) and/or property owner(s) certifies that this application and the foregoing answers, statements, and other information herewith submitted are, in all respects, true and correct to the best of their knowledge and belief. Also, the applicant(s) and/or property owner(s) gives permission for members of the Planning Commission, Board of Supervisors, and County Staff to visit and view the subject property.

Signature:  Printed Name: Luke Hoge

Signature:  Printed Name: Caitlin Hoge

*(Please attach additional sheet if more space is needed for applicant(s) / property owner(s) signatures.)*

**5. Additional information:** *(Please attach separate sheet for additional details, explanations, etc.)*

**6. Please note:** In the event of cancellation or postponement at your request after the initial newspaper advertisement for this application, an additional fee will apply for re-advertisement (determined by the actual cost of the ad). This fee will not apply in cases of Planning Commission or Board of Supervisors deferment.

-----**TO BE COMPLETED BY PLANNING & ZONING STAFF**-----

Pursuant to Article \_\_\_\_\_, Section \_\_\_\_\_ of the Nelson County Zoning Ordinance.  
Pursuant to Section \_\_\_\_\_, Subsection \_\_\_\_\_ of the Nelson County Subdivision Ordinance.

- Completed application and fee (\$ \_\_\_\_\_) received on \_\_\_\_\_
- Hearing Notice published on \_\_\_\_\_
- Planning Commission action: Date of Meeting / Hearing: \_\_\_\_\_  
Recommendation: \_\_\_\_\_
- Board of Supervisors action: Date of Hearing: \_\_\_\_\_ Date of Decision: \_\_\_\_\_  
Action: \_\_\_\_\_

**Nelson County Planning & Zoning Department**

*(Mailing Address)* P.O. Box 558, Lovingston, Virginia 22949 | *(Physical Address)* 80 Front Street, Lovingston, Virginia 22949  
*(Telephone Number)* 434 263-7090 or Toll Free 888 662-9400, selections 4 & 1 | *(Fax Number)* 434 263-7086  
<http://www.nelsoncounty-va.gov/departments/planning-zoning/>

## Emily Hjulstrom

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**From:** Luke Hoge <lucasryanhoge@gmail.com>  
**Sent:** Tuesday, August 1, 2023 3:19 PM  
**To:** Emily Hjulstrom \*  
**Cc:** Dylan Bishop; caitlin foley  
**Subject:** Re: SUP Application

Sure Emily!

We own a fifth wheel camper that we would like to rent out occasionally to help us cover the mortgage on the house, as well as the payment on the camper, while we live there with our 2 Toddlers and 1 on the way.

We planned to add a cleanout to the existing septic, and use the hose bib for water. The camper has its own filtration and hot water heater. We will also put a 50a electric post to plug into.

The owners are Lucas and Caitlin Hoge. I will send you the first page of the deed as soon as I get home.

Thanks again!  
Luke

## Emily Hjulstrom

---

**From:** Troy Nicks <troynicks1923@gmail.com>  
**Sent:** Monday, August 14, 2023 8:39 AM  
**To:** Emily Hjulstrom  
**Subject:** Special Use Permit Application #1005 (Hoge)



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender troynicks1923@gmail.com

Ms. Hjulstrom,

I appreciate your assistance last week in providing information about the subject permit application.

Adjacent and nearby property owners are concerned by the precedent this application could have for eventual establishment of a commercial campground or extended stay campground as defined by the county zoning ordinance.

The subject property lies on Falling Rock Drive whose approx. two mile length is entirely single family dwellings, hay fields and woods. Half of this road follows a creek bed and is narrow and curvy with poor sight distances. Increased transient traffic would create a hazard for existing residents. A commercial operation would also devalue the privacy and tranquility of longstanding property ownership.

Accordingly, it is urged that the requested permit be limited on the record to the terms requested by the applicant, that is, that the issued permit explicitly allow only the occasional rental of a single camping unit owned by the applicant and that no additional paying campers, whether tent campers, travel trailers or motor homes, be allowed on the subject property.

Thank you for your kind attention to this matter.

Respectfully submitted,

Troy Nicks  
1923 Falling Rock Drive, Resident since 1984  
434 263-4760



## Emily Hjulstrom

---

**From:** P Combs <plcnelson1989@yahoo.com>  
**Sent:** Monday, August 14, 2023 10:45 AM  
**To:** Emily Hjulstrom  
**Subject:** Special use permit #1005(Hoge)



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender  
plcnelson1989@yahoo.com

Dear Ms. Hjulstrom,

I am a property owner on Falling Rock Drive, since 1989.  
I concur with Mr. Troy Nicks e-mail he sent you.

Thank you for your attention to this matter.

Peggy L. Combs  
804 358-4951

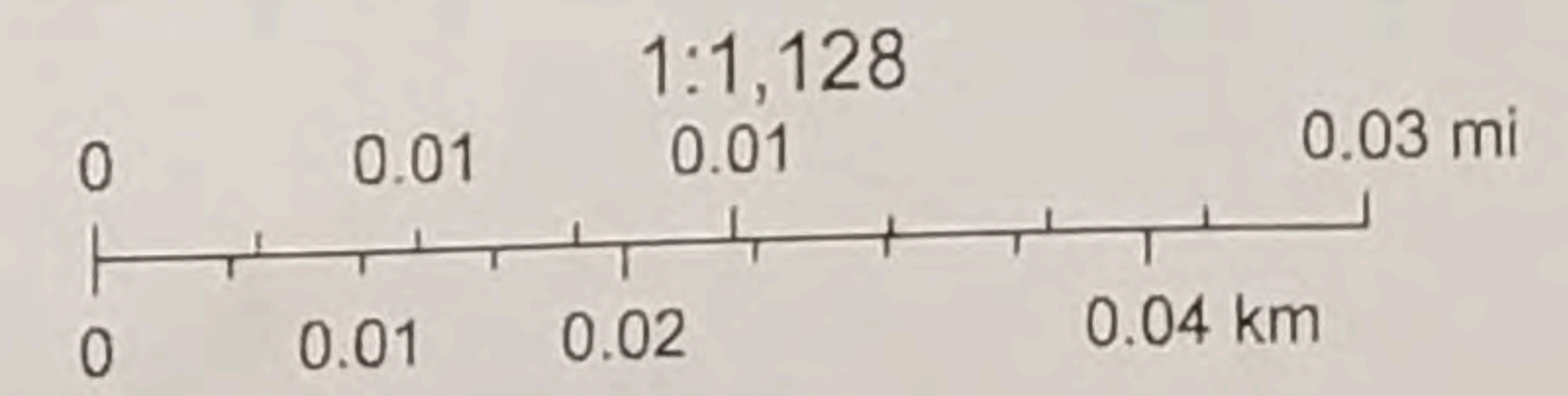




July 18, 2023

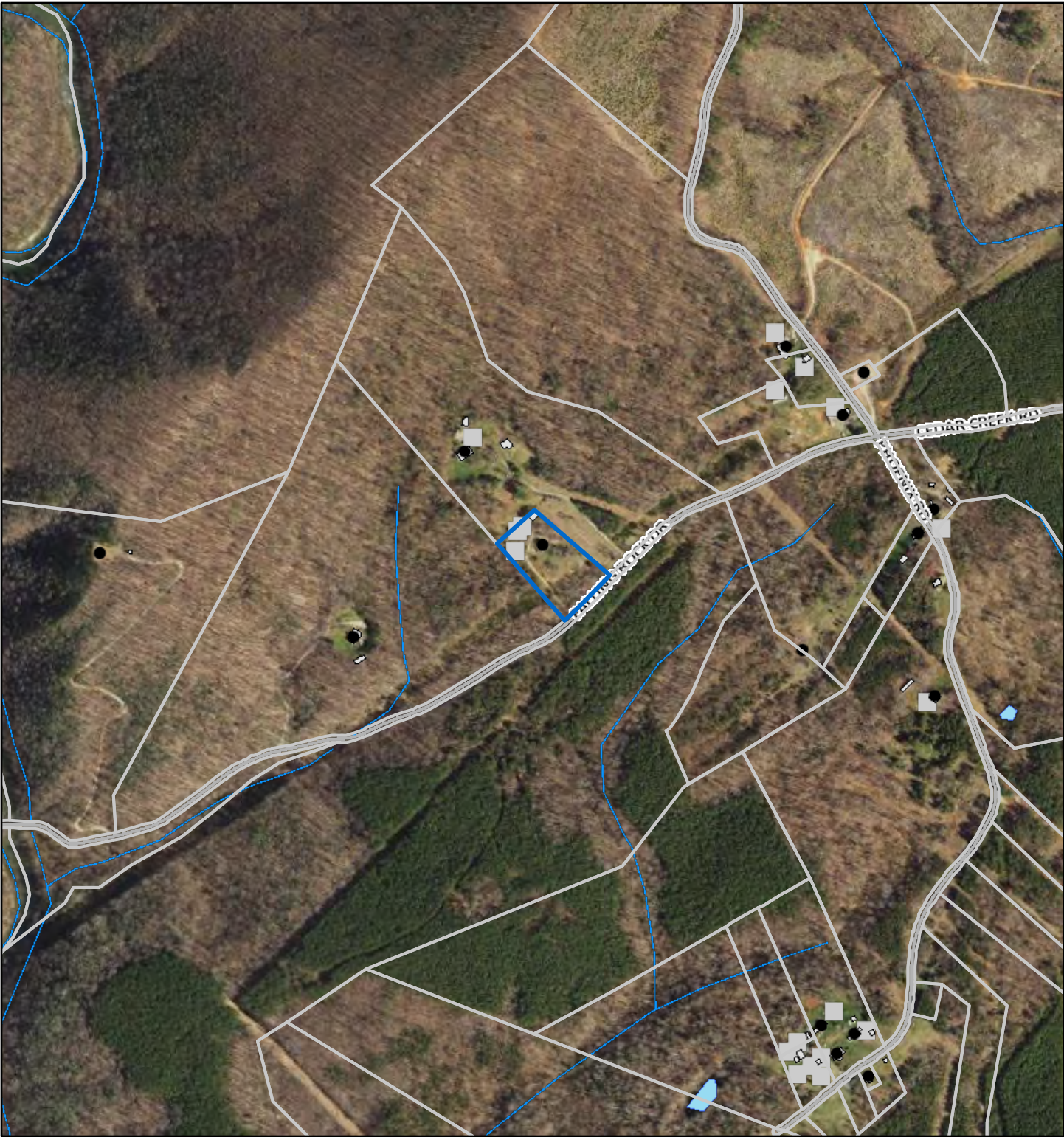
- - Proposed cleanout
- ◇ - Proposed 50 amp outlet post
- Luke and Caitlin Hese
- 2601 Falling Rock Drive Arrington VA 22922
- 2 Acres

Nelson County Service Authority X \_\_\_\_\_



Virginia Geographic Information Network (VGIN)  
 P3Z Director X \_\_\_\_\_  
 V D of Transportation X \_\_\_\_\_  
 V D of Health X \_\_\_\_\_





August 15, 2023

1:9,028

