

The header features a stylized landscape with mountains in shades of orange, purple, and blue, and green hills at the bottom. The text is overlaid on this background.

Nelson County Comprehensive Plan Joint Worksession

Agenda

September 28, 2023 | 6:00pm

1. Schedule & Progress Update

2. Review Public Comments*

- Review Identified Policy Comments (See Attached Memo and Spreadsheet) and Reach Consensus on Corresponding Edits to Plan

3. Next Steps

- Submit Final Edits – October 26
- Prepare Draft to Post for Public Hearing – December 7
- Schedule Public Hearing – Early Winter 2024

*Attachments

- *Memo | Summary of Comments*
- *Comment Tracker*
- *VDOT Correspondence*



Nelson 2042

Comprehensive Plan

Memo

Subject: Summary of Public Review & Feedback

Date: September 21, 2023

The following summarizes comments received on the draft Nelson 2042 Comprehensive Plan as of September 21, 2023. These comments will be discussed at the September 28, 2023 Joint Worksession with Nelson County's Planning Commission and Board of Supervisors. The purpose of the Joint Worksession is to reach consensus on policy or content changes based on community feedback.

A. Summary of Comments

1. Virginia Department of Transportation (VDOT) Comments

VDOT reviewed the draft Nelson 2042 Comprehensive Plan through their 729 review process and had no edits. See attached email.

2. Public Comments

The Berkley Group received over 100 comments from the community regarding the draft *Nelson 2042 Comprehensive Plan*. These comments were submitted through the Nelson 2042 online comment form or other electronic submittal (both before and after the August 29th Open House), verbally, or through the print comment cards available at the Open House. All comments are included in the attached spreadsheet. Comments include typographical edits, data clarifications, changes to strategies or policy language, and requests for additional comment time and/or public engagement. The Berkley Group has prepared an initial response and action for each of the comments. The Joint Worksession on September 28th will focus on policy comments that require direction from the Planning Commission and Board of Supervisors. These comments are highlighted in **yellow** in the attached spreadsheet.

The following summarizes the most frequent areas of comment or concern for community members, and will be discussed at the Joint Worksession:

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- **Route 151 Vehicle, Bike, and Pedestrian Safety. Comments #44-53.**

Traffic safety along Route 151 continues to be an important issue for the community. Concerns have been raised over vehicle speeds, commercial traffic, and bicycle and pedestrian safety. The County should evaluate these topics within the Comprehensive Plan and determine how to best address these concerns.

- **Nellysford. Comments# 69-76.**

The Nellysford Land Use Area is a clear point of contention. The community submitted comments both supporting the land use text as written and requesting significant changes. Additionally, comments both for and against the study for a potential UDA were received. The County must weigh these comments and determine how best to reach consensus.

- **Multi-family Dwellings & Land Use Types. Comments # 30-33.**

Related to the comments received on Nellysford, is the issue of allowable housing types in the different land use designations. Of particular concern, is multi-family housing in certain land use designations. Nelson County should reevaluate guidance for housing land uses in the land use framework of the Comprehensive Plan.

- **Additional Engagement & Planning Process. Comments #8-10.**

The County should decide if they wish to expand community engagement and/or community feedback.

3. Data Clarifications

Additional data clarifications are needed before the Plan can be finalized. These data clarifications are highlighted in blue in the attached spreadsheet. The Berkley Group will need assistance from the County to ensure the data is updated accurately.

Data updates include:

- Updating the median gross rent and home value numbers included in the Plan.
- Updating short-term rental numbers from the Wintergreen Property Owners Association (WPOA).
- Correcting water and sewer capacity and service data throughout the Plan.
- Correcting and updating lists of local trails and other recreational amenities.

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B. Additional Edits to Consider

In addition to edits based on direct community feedback, the County should consider the following edits to the Plan.

1. **Urban Development Area (UDA)**

The Comprehensive Plan should be updated to reflect the recent decision to withdraw the application to study the potential for UDA designation in the County. This should include removal of any reference to the grant/study and a review of references to UDA potential within the Land Use and Transportation Chapters of the Plan.

2. **Implementation Matrix**

Implementation is a key part of the Comprehensive Plan, and the County may wish to reevaluate the prioritization of strategies in the implementation matrix based on community feedback.

C. Next Steps

1. **Submit Final Edits (County)**

The County will have until October 26, 2023 (tentative) to submit final edits to the Berkley Group. These should include the requested data clarifications (Items listed in A.3.), any agreed upon changes based on Items B.1 and B.2., as well as any other edits identified before October 26th.

2. **Incorporate Edits (BG)**

Based on the direction and decisions of the Planning Commission and Board of Supervisors, the Berkley Group will incorporate all edits and prepare a Final Draft of the Plan by December 7, 2023 (tentative).

3. **Schedule Joint Public Hearing (County)**

Early Winter 2024.

#	Reviewer	Chapter	Pg	Topic	Comment	Initial Response
1	Community	Chapter 4 - Connecting People & Places		Accessibility	The plan acknowledges that Nelson is 4.8% Hispanic. The plan should include a goal for increased signage, services, resources and community events accessible in Spanish.	Consider strategy inclusion
2	Community	Chapter 9 - Implementation	172	Accessibility	Strategy 8.1: Add "through use of County websites, Nelson County citizens' social media, as well as the holding of quarterly public forums/workshops in each district by the supervisor of respective district".	Consider strategy changes
3	Community	Chapter 6 - Protecting Natural & Cultural Resources		Accessibility	The Plan acknowledges that Nelson County is on the traditional lands of the Monacan Indian Nation. The Nation should be officially consulted on this plan.	Plan will be sent to the Monacan Indian Nation for comments.
4	Community	Chapter 8 - Serving the Community		Community Services	The plan rightly emphasizes our fire and rescue services in the county. Supporting these services must be a high priority in a rural area where shortening response times is a critical matter of life and death	
5	Community	Chapter 7 - Creating a Resilient Economy		Economy	I am concerned that most of the "agriculture" in the County is moving toward agritourism. Need to encourage more local food production not in community-supported ag (CSAs) but in agriculturally supported communities.	This is a key priority of Chapter 7, Creating a Resilient Economy. Strategies 7, 9, 11, 12, and 13 directly address this issue. Further clarification can be added as necessary.
6	Community	Chapter 8 - Serving the Community		Education	Our youth and children are our future. The section on schools should be vastly expanded. I am in support of a County Schools Master Plan, as in strategy 25, but it must be with significant public input, and it should go beyond complying with standardized state and federal requirements. We must strengthen our school system in terms of competitive teacher pay and retention, small class size, community and parent involvement, and connection to the natural world. Enhancing outdoor educational opportunities in connection with public schools is essential to supporting Nelson citizens' prioritization of our natural world and rural character	The plan has addressed these concerns generally and further investment into school policy should be conducted through a county wide school master plan - Strategy 25 on page 177. No change
7	Community	Chapter 8 - Serving the Community		Education	Set up schools to Teach trade jobs not everyone wants to go to college. If you're good you can make good money.	Vocation and trades programs are a key focus of the economy chapter, which includes specific strategies to support and expand these programs - Strategies 1 through 6 on page 154. No change
8	Community	General Comments		Engagement	p. 2 "Virginia Code §15.2-2230 requires localities to review the Comprehensive Plan every five years [by the local planning commission], and to amend it as needed, to ensure its relevancy and usefulness to the community." When was the last review of the Nelson Comp. Plan by the Planning Commission? Were any amendments made at that time? If so, what were they? And were they overridden by a majority vote of the Board of Supervisors? p. 7 survey respondents 40% Nellysford; 43% retired How much weight does this survey carry? It seems top-loaded by Nellysford retirees (assumed to be Wintergreen mountain and Stoney Creek inhabitants). making decisions for Lovingston (5.5%), Arrington/Colleen (5%) and Schuyler (2% of respondents). Residents in these areas should be further consulted about whether they want growth in their areas, which seems to be the thrust of the survey, with Nellysford/Wintergreen people saying NIMBY (not in my back yard).	The survey was one part of the community engagement process for the Plan update which included 5 public workshops, 4 focus groups, and 5 worksessions with public officials representing the entire County. The land use plan included in the current draft of the Comprehensive Plan prioritizes rural conservation and proposes very little new development outside of Colleen and Lovingston. The purpose of the Rural Villages and Rural Destinations land use categories are to preserve existing character, improve community assets and services, and give property owner more choice in how they might improve their property in these areas. The project team can conduct additional engagement to further explore these designations if needed.
9	Community	General Comments		Engagement	Please keep the input survey open on your website. Of the nearly 15,000 people in Nelson County only about 1,000 had input over a 60 day period. This contradicts the claim on page 5 that the "citizens' voices define" the Comprehensive Plan and that the community input and engagement was "most important." The Plan document is otherwise beautifully put together and very informative. Less than 8% of survey respondents live in the 3 areas identified as growth areas, 61% live in Nellysford and Rockfish/Afton. More equitable input must be sought; allow more time to reach County residents evenly. So far this is not a community-based process but one driven perhaps by the schedules of consultant group BG. It seems that conflict is being set up unnecessarily.	The survey was one part of the community engagement process for the Plan update which included 5 public workshops, 4 focus groups, and 5 worksessions with public officials representing the entire County. The project team can conduct additional engagement if needed.
10	Community	General Comments		Engagement	You must provide additional opportunity for the Community Open House. I know of many citizens that were unable to attend on August 29. Nelson County government is rushing the community open house feedback process. Citizens have insufficient time and opportunity to review the comprehensive plan draft, comment and provide feedback. The August 29 date was scheduled well before the comprehensive plan final draft was released. Then, the release of the comprehensive plan final draft was significantly delayed. Please do the right thing for Nelson County citizens.	The project team can conduct additional engagement if needed.
11	Community	General Comments		Engagement	I attended the meeting in Lovingston on August 30th. This meeting was not at all run well and when questions began and residents were voicing their comments, all unsupporting this UDA, we were shut down. Clearly there is more going on here. The BOS needs to listen to their constituents, and the 800 or so who took the survey (still don't know that actual outcome as far and pro/con) because the Berkley group did not mention this. Keep Nelson Rural, is what the majority of residents want.	The UDA study is a separate planning process from the Comprehensive Plan. The application for the study has been withdrawn and the Comprehensive Plan language will be adjusted to reflect this change. The Plan prioritizes rural protection and designates the vast majority of the County as rural or conservation (i.e. no development). No change
12	Community	General Comments		Engagement	I attended the meeting on 8/29. I just wanted to say that it was embarrassing how people behaved. The lack of respect from across the room was abhorrent.	
13	Community	General Comments		Engagement	First, I want to acknowledge that I have been a resident of Nelson County for the past five years. I attended the Comprehensive Plan Community Open House on Tuesday, August 29, 2023. I have only one question and an accompanying observation. Where were the five elected Board of Supervisors for the county? If they were there, they surely made no attempt to let the community know. I suspect the reason they did not show, or were afraid to acknowledge their presence, was that they anticipated the negative reaction from several of the county residents who chose to pontificate, rather than ask meaningful, thoughtful questions. It was clear that, despite their role in shaping and providing input to the Nelson 2024 Plan, they chose to let the representatives from the Berkley Group take the flack from the community. Do they not realize that they, as the Board of Supervisors, are our elected officials and in such a capacity also own the content of the Nelson 2024 plan? What a bunch of cowards. They should all be removed from office for their failure to lead, show courage and, most importantly, acknowledge their shared ownership of the Plan. The Berkley Groups does NOT own the plan. The county, namely its leadership and its residents, owns the plan. I congratulate the Berkley Group for guiding the county and its leadership through this planning process. But I am embarrassed by the lack of leadership and courage our Board of Supervisors consistently fails to show. Leadership is hard work. If you don't want to do the work, get out!	
14	Community	Chapter 5 - Creating Livable Communities		Housing	Regarding affordable housing, our elected and appointed representatives are flying by the seat of their pants, with no real, comprehensive plan. The fact that there is no Nelson County Plan for Affordable Housing is a disservice to the county and its citizens.	The Thomas Jefferson Planning District Commission (TJPC) conducted a Regional Housing Study that was used to inform this Plan. A strategy to support a directed affordable housing study for Nelson can be included if deemed feasible.
15	Community	Chapter 5 - Creating Livable Communities		Housing	There are two distinct affordable housing needs - affordable for young professionals and families to make a home in Nelson County whether they work here or not, and workforce housing for lower income workers who support existing agriculture and tourism industry. These were unfortunately conflated in final draft meeting. Restoring existing unused structures, although usually more expensive than building new, is a great idea to start, vs. "if we build it they will come" strategy.	Rehabilitation and infill are prioritized in each of the land use categories. No change
16	Community	Chapter 9 - Implementation		Implementation	The "Implementation Tools" listed are far from comprehensive. This list should be expanded, and it should be specified that this is not a comprehensive list	BG will add a statement that these are not comprehensive, rather the most important and frequently used.
17	Community	Chapter 6 - Protecting Natural & Cultural Resources		Infrastructure	In high density development areas--even small cluster housing areas--please explore using bioreactors as an excellent way of making wastewater discharge cleaner than the input water.	Alternative wastewater systems are addressed in the plan. No change
18	Community	Chapter 7 - Creating a Resilient Economy		Land Uses	Bring in businesses, build industrial park off 29. Get jobs with living wages. The beer wine cider hard liquor jobs do not support families	
19	Community	Chapter 7 - Creating a Resilient Economy		Land Uses	Enough breweries and wineries on 151. If you have ever been to Napa CA you will understand what I mean.	

#	Reviewer	Chapter	Pg	Topic	Comment	Initial Response
20	Community	Chapter 3 - Shaping Character & Development		Land Uses	Some of the strategies under Create a Coordinated Framework for Strategic Growth are too vague and could be taken advantage of for short-term profit that is not in line with sustainable development. We must be particularly specific and careful with the strategies related to land use regulations. They currently are not adequately reflecting the strong community feedback that we highly prioritize natural resource preservation (55%) and are concerned about new development and environmental degradation. For example, Strategy 3: "Update land use regulations to provide clear and simplified requirements that promote economic development, enable creative housing choices, and protect sensitive resources." This is far too broad and can leave open dangerous interpretations for development. Proposed alternative language: "Update land use regulations to provide clear requirements that increase the percentage of lands and waters in environmental protection status; outline permissible economic development activities that align with environmental protection, maintenance of rural character, and community cohesion and well-being; and enable housing options that increase diverse housing accessibility while limiting subdivision development to the hubs identified in this plan (Nellysford, Colleen and Lovingsston). Additionally, strategy 8: "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 needed to ensure they are effective and meet County standards." Proposed alternative language: "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 needed to ensure they are limiting subdivision development to the hubs identified in this plan (Nellysford, Colleen and Lovingsston), and that these subdivisions are planned in a thoughtful way, reflecting environmental sustainability, resource preservation and rural character."	Consider changes to strategy language
21	Community	Chapter 3 - Shaping Character & Development		Land Uses	Some of the strategies under Create a Coordinated Framework for Strategic Growth are too vague and could be taken advantage of: For example, Strategy 3: "Update land use regulations to provide clear and simplified requirements that promote economic development, enable creative housing choices, and protect sensitive resources." This is far too broad and can leave open dangerous interpretations for development. Proposed alternative language: "Update land use regulations to provide clear requirements that increase the percentage of lands and waters in environmental protection status; outline permissible economic development activities that align with environmental protection, maintenance of rural character, and community cohesion and well-being; and enable housing options that increase diverse housing accessibility while limiting subdivision development to the hubs identified in this plan (Nellysford, Colleen and Lovingsston).	Consider changes to strategy language
22	Community	Chapter 3 - Shaping Character & Development		Land Uses	SUPs for events - to better manage commercial and private large events, require SUPs for events over a certain size and/or have amplified music and/or alcohol. Many municipalities and state agencies require so that public safety can be deployed and paid for. The SUPs represent the interests of the citizens. Applicant pays for police detail based on crowd size, that party/music ends on time, and patrons are leaving safely; Caterers need to be ServeSafe certified, etc. Businesses on 151 are flouting by-laws, so require them and wedding venues and other potentially large gatherings to obtain a permit and pay for the infrastructure needed to insure the safety, well-being and comfort of neighbors.	Strategy 18 of the Economy Chapter (pg 155): "Create and enforce an ordinance governing temporary events to protect Nelson's rural character." The Zoning Ordinance will be reviewed and analyzed with recommendations for making these ordinance changes after the Comprehensive Plan is adopted. No change
23	Community	Chapter 3 - Shaping Character & Development		Land Uses	The interdependency of all of the initiatives needs to be addressed. For example, the myriad issues on 151 corridor is a result of developers buying agricultural land and the county easing zoning and issuing SUPs in the name of agritourism. Roads, public safety, natural resource protection infrastructure cannot support these businesses. Accessory housing will be the next disaster. Easing permitting so "farmers" can build a second dwelling for workforce or short term rental use opens the door to non-resident developers buying agricultural and creating motels/rustic resorts using by-right privileges. These clumps of development impact water supply, do not have roads to appropriately service, and public safety currently cannot deal with necessary oversight. Residents should have building privileges that comply with subdivision bylaws in their zone. However, non-resident owners developing a business must be held to different standards. Review of bylaws and zoning must differentiate between resident landowners and non-resident developers.	At this time Virginia does not allow localities to differentiate development standards based on residency. No change
24	Community	Chapter 5 - Creating Livable Communities		Land Uses	"What is workforce housing?" Yes, I want our teachers, bus drivers, etc. to be able to live here. In support of apartments in walkable neighborhoods. I'm concerned that without restrictive ordinances, whoever has the most money will decide how development happens.	A review of County Zoning Ordinance to ensure the regulations support the goals of this plan will follow the adoption of the Plan. No change
25	Community	Chapter 6 - Protecting Natural & Cultural Resources		Land Uses	Given the significant prioritization of preserving our natural resources and rural character, we should require companies, not just state agencies per the Va code, to submit an Environmental Impact Review when proposing development of a certain scale. This EIR should address all facets of environmental preservation outlined in this plan - forests, soil, groundwater, surface water, endangered species, air quality	A review of County Zoning Ordinance will follow the adoption of the Plan. At that time, we will verify the requirements for EIRs. No change
26	Community	Chapter 3 - Shaping Character & Development		Land Uses	Consider the pluses of Lovingsston: 1) halfway between Lynchburg and Charlottesville 2) already has infrastructure; County Seat, jail, police station, bldg dept 3) Catholic and all denominations churches 4) it is already a 4-lane highway. 5) Visitor Center, etc. etc. High School 6) Railroad Access	
27	Community	Chapter 3 - Shaping Character & Development		Land Uses	Strategy # 8: "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." This will only work if zoning regulations are applied uniformly, are not modified to accommodate developers, and are not tossed aside at the whim of the Board of Supervisors via "special use permits."	The purpose of the Comprehensive Plan is to create a coordinated framework for making land use decisions and updating the zoning ordinances so that SUPS need not be relied on. No change
28	Community	General Comments		Land Uses	Map number 4 as currently presented is misleading and needs clarification. The map has two shades of green. Dark green is land that is permanently protected, but the legend identifies the map as "Conservation Areas." The light green areas have been identified by DCR as areas that should be protected for their high integrity forests, biodiversity, and as wildlife corridors. Land in the light green areas will become increasingly important hedges against the ravages of climate change - but it is not currently protected. The map would be easier to read if the light green was a totally different color.	The legend will be edited to clarify.
29	Community	General Comments		Land Uses	Map 3.1 creates further confusion since it identifies the light green areas as "conservation areas" and page 38 defines Conservation Areas as "areas with significant environmental sensitivity and/or areas that are currently protected from development through permanent conservation or recreation use." This is incorrect. Those light green areas are NOT currently protected. It is adamant that a distinction be made between land that is indeed protected and land that is considered to be high priority and should be considered for protection in the future.	The legend will be edited to clarify.
30	Community	General Comments		Land Uses/Housing	1. Please consider the impact on residents of increased taxes to implement the final plan. Increasingly we see long term residents and retirees pushed out of communities due to tax hikes. 2. Please do not raise local taxes for alternative transportation. Find state or federal funds for that. It is a myth that if you build it, people will use it. All across Virginia you always see empty busses, vans and bike lanes. 3. Please do not allow large multi-family housing complexes in Nelson. They cause traffic problems, water runoff problems and promote vacated housing in other areas.	1) The Plan will be implemented over a long period of time and will not result in direct tax increases. 2) Alternative Transportation projects are often funded through other sources and programs. UDA designation is one such program that opens the doors to funding and technical support. 3) New development projects are always subject to review of the impacts to the community. The Plan does not include language describing large multi-family complexes. Rather the plan uses the language "Apartments" or "Duplexes, Triplexes, Fourplexes" which could be as small as a subdivided house. Additional language clarifying what each of these housing types can be included.
31	Community	Chapter 3 - Shaping Character & Development		Land Uses/Housing	Townhouses do not belong in Faber. Faber should not be designated as a Rural Village.	Land use designations and primary land use types can be adjusted as necessary.
32	Community	Chapter 3 - Shaping Character & Development		Land Uses/Housing	p. 39 for Rural Areas: In Planning Guidelines, "Incorporate cluster" ??? Do you mean to deliberately put high-density housing adjacent to conservation areas, to "protect" them? This does not make sense to me.	Cluster subdivisions are not high-density housing. They are an approach to housing development that reduces fragmentation of and impact to the natural landscape. No housing is proposed for conservation areas. Rather, when a development is within proximity to a conservation area, it should prioritize planning principles that protect the natural landscape. Additional information on cluster subdivisions can be included if necessary.
33	Community	Chapter 3 - Shaping Character & Development		Land Uses/Housing	Primary Land Use Types page 44 The draft needs to remove "Duplexes, Triplexes, Fourplexes, Apartments,, live work units, Hotels/lodging" these were added in the draft and not what citizens want , The original draft by the citizens did not include these housing units. NEED TO BE REMOVED	Changes to the primary land use types and/or clarification of what is meant by each of these types can be considered. Duplexes, triplexes, fourplexes, and apartments include a variety of scales. intent behind the Nellysford Land Use Designation is not to change the historic character, increase density, or promote large scale development within Nellysford. Rather, the core concept is meant to protect existing character, promote redevelopment of existing structures, and improve transportation connectivity, safety, and choice. The language on page 44 can be further clarified to make this purpose clearer.

#	Reviewer	Chapter	Pg	Topic	Comment	Initial Response
34	Community	Chapter 6 - Protecting Natural & Cultural Resources		Natural Resources	The plan should include a section summarizing the fight against the Atlantic Coast Pipeline. It should also include a statement of principle against eminent domain for corporate profit and siting of natural gas pipelines through the county. It should also list resources and lessons learned from our coming together as a community in the fight against this project that would have been detrimental to our community and environmental health	Consider including language to address pipeline
35	Community	Chapter 6 - Protecting Natural & Cultural Resources		Natural Resources	Would like home construction on mountain sides and top to be restricted from clear cutting large swaths of land, as Wintergreen has been upfront about not allowing. Clear cutting destroys the majestic beauty of the mountains. Very important for this county..the beauty if the mountains belongs to everyone.	Steep Slopes and Ridgeline Development are discussed in Chapter 6 - specifically Strategies 1 and 20. Language deterring clear cutting can be added if necessary.
36	Community	Chapter 6 - Protecting Natural & Cultural Resources		Natural Resources	Collate into one place the federal and state resources that exist to support individuals in preserving natural resources. Have this available in one place and take steps to actively promote the incentive programs, such as out-of-pocket money paid back for excluding cattle from streams and waterways. Given the high agricultural impact on water resources, as outlined in this plan, connecting landowners with these resources that already exist (but that people may not be aware of) can be a huge positive and low-effort strategy for Nelson. Include these tools as part of the "implementation tools" list in the "blazing the way" section of the plan	Much of this information is available through the extension office and other organizations. Consider including a strategy to support this kind of education and outreach.
37	Community	Chapter 6 - Protecting Natural & Cultural Resources		Natural Resources	I love Table 6.2 - Endangered or Threatened Species in Nelson County. We must ensure that the specific locations of these species factor into development decisions, deferring any development that would disrupt the habitats, migration routes or necessary resources for these species. As such, a county-wide map of these species should be included in this plan.	Maps of endangered species are available through DCR. DCR controls access to location data for these species. No change
38	Community	Chapter 6 - Protecting Natural & Cultural Resources		Natural Resources	Dept of health has already found sewerage in rivers. That stinks. Let's focus on the basics first before growing any further	Protecting water quality and the natural environment is a key priority of the plan. Chapter 6 and Chapter 8 both outline strategies for improving water quality and repairing infrastructure to protect against pollution - all of which are short term priorities. No change
39	Community	Chapter 8 - Serving the Community		Recreation	What are the sources of Tables 8.4 and 8.5? The Nelson County Visitors Center has a handout entitled Hike Nelson which lists many more trails.	Bg will work with staff to get a list of available trails in the County and expand tables 8.4 and 8.5.
40	Community	Chapter 3 - Shaping Character & Development	63	Recreation	Yes to Greenway! Esp. on Rockfish River Rd. If Faber/Schuyler=rural villages, there will be more traffic. People come to Rockfish River Rd to recreate--walk, bike, river access.	
41	Community	Chapter 4 - Connecting People & Places		Recreation	I am in full support of implementation strategy 4.10 in the matrix: "Support an expanded greenway trail network..." Map 4.6 includes Rockfish River Road in this proposed Greenways Plan -- In line with this vision, short-term priority and focus should be given to creating a greenway along Rockfish River Road. People go to Rockfish River Road to run, bike, walk dogs and access the river. Given the speed of traffic and the curve of the road, this is already dangerous to pedestrians. Faber and Schuyler are identified as Rural Villages, which will increase traffic along Rockfish River Road and make it even more dangerous to pedestrians. The Greenway will increase community enjoyment of the beautiful river while protecting pedestrians and those accessing the river from dangerous traffic.	This Greenway is identified in Map 4.6 - Greenways Plan. No change
42	Community	Chapter 7 - Creating a Resilient Economy		Recreation	Managing access to waterways, bikeways and greenways " as an example there is currently only the Nelson County Wayside as a put in/take out on the Rockfish River, so a float start or end has to happen on private property, usually without permission. Appropriate infrastructure is needed to accommodate tourism use - safe access, parking, designated lanes and crosswalks - before we start marketing the assets. Also, private landowners are currently responsible keep for keeping waterways open primarily by removing downed trees. The county should be responsible for that if river access is part of the tourism plan, which means a significantly larger parks and recreation infrastructure and staff.	The plan addresses these concerns in general and includes more specific strategies such as pursuing a Parks & Recreation Master Plan, to identify specific access points. Page 177, Strategy 29 and 33. No change
43	Community	Chapter 8 - Serving the Community		Recreation	If Faber and Schuyler are to be Rural Villages, we need more community parks and trails in that area of the County	Trails and recreation amenities are a key Planning Guideline for Rural Villages and Rural Destinations. The Plan also recommends the County pursue a Parks & Recreation Master Plan (Page 177) Strategy 29. No change
44	Community	Chapter 3 - Shaping Character & Development		Route 151	I am worried that Rte 151 will be unduly affected by bringing more density to Nellysford. The charm and character of this town are what brought me here, not Crozet. Crozet's development appears to be a density that has little character or thought for "rural" charm or conservation of diversity in buildings, people, or flora or fauna. Let's hope all your hard work here does not end in the type of development we see in Crozet.	The intent behind the Nellysford Land Use Designation is not to change the historic character, increase density, or promote large scale development within Nellysford. Rather, the core concept is meant to protect existing character, promote redevelopment of existing structures, and improve transportation connectivity, safety, and choice. The language on page 44 can be further clarified to make this purpose clearer.
45	Community	Chapter 3 - Shaping Character & Development	44	Route 151	1) We DO NOT need more economic development in Nellysford. 2) We need less truck traffic on 151 as well as Route 6. 3) Joint work session	The intent behind the Nellysford Land Use Designation is not to change the historic character, increase density, or promote large scale development within Nellysford. Rather, the core concept is meant to protect existing character, promote redevelopment of existing structures, and improve transportation connectivity, safety, and choice. The language on page 44 can be further clarified to make this purpose clearer. Reducing or eliminating truck traffic and improving transportation safety along 151 and Route 6 is a primary goal of this plan and VDOT's plans (See Chapter 4). Safety is improved not only by reducing truck traffic and lowering speed limits, but also by providing alternative transportation routes, different modes of transportation, and improved road and connectivity design. Language can be further refined to make this clearer.
46	Community	Chapter 4 - Connecting People & Places		Route 151	IMO--Rte. 6/151 is NOT suitable for 18 wheelers in a rural county. I think the problem is the Rte. 29N to I- 64W turn in CVL. This is completely blocked at rush hour and 151 is used as a shortcut. CVL has no interest in a stoplight or cloverleaf, making Nelson suffer. (See scanned comment in Open House folder for contact info.)	Reducing or eliminating truck traffic and improving transportation safety along 151 and Route 6 is a primary goal of this plan and VDOT's plans (See Chapter 4). Table 4.1 includes projects to support these goals. The Plan text can be edited to further clarify the importance of these projects as well as the desire to reduce truck traffic on 151.
47	Community	Chapter 4 - Connecting People & Places		Route 151	It makes no sense that you are prioritizing widening Rte. 151 with bike paths when Rte. 151 is an unsafe road in need of safety improvements, including tactical. While Mr. Reed is stuck on the issue of bike lanes along the Rte. 151 Corridor, he certainly heard disapproval, frustration and anger from his constituents during the August 4 public forum. They were angry that he talks bike lanes along Rte. 151 when they have waited many years for tactical safety improvements such as ending tractor-trailer express usage of Rte. 6/Rte. 151 as well as speed limit reductions for Rte. 151. Please listen to your constituents instead of pursuing your own agenda!	Reducing or eliminating truck traffic and improving transportation safety along 151 and Route 6 is a primary goal of this plan and VDOT's plans (See Chapter 4). Table 4.1 includes projects to support these goals. The Plan text can be edited to further clarify the importance of these projects as well as the desire to reduce truck traffic on 151. Safety is improved not only by reducing truck traffic and reducing speed limits, but also by providing alternative transportation routes, different modes of transportation, and improved road and connectivity design. Language can be further refined to make this clearer.
48	Community	Chapter 4 - Connecting People & Places		Route 151	A bike path along 151 is nutty. Figure out a way to connect neighborhoods...well off of 151. Build sidewalks in Nellysford and Lovingson that will allow safe pedestrian traffic (for Nellysford: from the Farmer's Market all the way down to Basic Necessities/hardware store).	Connecting neighborhoods is a great idea and sidewalk and pedestrian path construction is included in the Planning Guidelines for both Nellysford and Lovingson.
49	Community	Chapter 4 - Connecting People & Places		Route 151	I was disappointed to see the "proposed studies" in the county do not address the concern that I heard voiced at the VDOT meeting to potentially provide further limits on truck traffic on 151, not just on Route 6, and to reduce the speed limit Nellysford. I think both of these issue will be important to future "livability" of this area given that there will be two more businesses Nellysford in the next year or so " UVA pharmacy and the Bellies " both of these will have direct access to 151 in the shopping ares. In addition to the current housing boom in the area.	Table 4.1 includes projects to study the safety along 151, including reducing speed limits through Nellysford. The Plan text can be edited to further clarify the importance of these projects as well as the desire to reduce truck traffic on 151.
50	Community	Chapter 9 - Implementation		Route 151	The Implementation Strategies Matrix must be revised so that all pure safety improvement strategies for Rte. 151 Corridor have the greatest priority and focus. All multi-modal, alternative transportation projects must be clearly subordinated/de-prioritized to pure safety improvement strategies. Mr. Reed knows this from our citizens outreach including the public forum on August 4 and he must listen to his constituents.	As drafted, all vehicular safety improvements have a short-term priority and are a key focus of this plan. Traffic safety is improved not only by reducing truck traffic and lowering speed limits, but also by providing alternative transportation routes, different modes of transportation, and improved road and connectivity design. Additionally, the implementation matrix will be further revised to refine the prioritization scale.
51	Community	General Comments		Route 151	A long time resident indicated that bike lanes would be welcomed on many of the back roads where bike riders and farm equipment compete for road space. When I asked about 151 she said "Are you crazy?! Bike riders have no business riding along 151it's dangerous!" Is it possible that survey questions asking about bike trails lacked clarity about where those would be?	Any bike lanes along 151 would be parallel paths or widened, protected shoulders with buffers from traffic. The Plan text can be edited to clarify this.
52	Community	Chapter 4 - Connecting People & Places	72	Route 151	Priority Transportation Projects #6, #11: NO! NO! NO!	Any bike lanes along 151 would be parallel paths or widened, protected shoulders with buffers from traffic. The Plan text can be edited to clarify this.

#	Reviewer	Chapter	Pg	Topic	Comment	Initial Response
53	Community	Chapter 4 - Connecting People & Places		Route 151	I am also very alarmed at the amount of heavy trucking traffic that uses 151 to cut through to 29. This contributes to an exceeding amount of noise and unnecessary traffic along 151 with the constantly loud and obnoxious jake/air braking at all hours of the day and night, and is a danger to local traffic. Why not ban the 151 corridor to thru trucking traffic which connects to 29? Truckers could/should just take 64 straight to 29. This would greatly preserve the rural feel of the beautiful area by reducing a lot of noise (and air) pollution and improve safety (there have been fatal accidents!!).	Reducing or eliminating truck traffic and improving transportation safety along 151 and Route 6 is a primary goal of this plan and VDOT's plans (See Chapter 4). Table 4.1 includes projects to support these goals. The Plan text can be edited to further clarify the importance of these projects as well as the desire to reduce truck traffic on 151.
54	Community	Chapter 4 - Connecting People & Places		Route 151	I would like to see the speed limit lowered through Nellysford--maybe 35 mph	Project included in Table 4.1. No change
55	Community	General Comments		Short-term Rentals	Nelson County currently is a draw for many tourists with it's natural beauty, national park access, skiing, and businesses/entertainment. Being able to stay locally in vacation rentals keeps tourists spending locally and the transient occupancy tax is a great revenue source. I want vacation rentals that have followed the rules and paid transient occupancy taxes to stay.	Strategy # 1 of the Housing Chapter addressed short-term rentals. A review of the County's Zoning tools will follow adoption of the Plan. No change
56	Community	Chapter 5 - Creating Livable Communities		Short-term Rentals	Please note that the following data does not accurately reflect the WPOA survey results about short term rentals. This is very misleading. Please contact Jay Roberts, Exec. Director of WPOA to get the correct data. "The majority of Nelson's short-term rental housing stock is found in the vicinity of Wintergreen and Stoney Creek, according to a 2022 Wintergreen Property Owner's Association survey with a 40% response rate. Of 2,140 homeowners polled, 91% indicated that their property exclusively serves as a short-term rental. This brings the total number of short-term rentals in Wintergreen and Stoney Creek to 1,948 and leaves only 380 short-term rentals across the rest of the County."	Verify data provided from WPOA
57	Community	Chapter 5 - Creating Livable Communities		Short-term Rentals	I would like the plan to have more comprehensive coverage regarding short term rental regulation and taxation: these are operating as commercial endeavors, and can be treated as such. Per the 2022 VA State bill 58.1-3826 localities can leverage the same taxes hotels pay to individual short term rentals. These rentals do bring business and visitors to our county, but are commercial endeavors and should be taxed as such.	No change needed, the County already employs a lodging tax.
58	Community	Chapter 5 - Creating Livable Communities		Short-term Rentals	The data as presented (pulled from the 2022 WPOA survey) regarding short term rentals referenced on p. 89 of the current draft Plan is incorrect. Suggest someone contact Jay Roberts at WPOA to get the real story. There are not 1948 STRs at Wintergreen/ Stoney Creek, which means there are many more elsewhere in the County than what is referenced in the draft plan.	Verify data provided from WPOA
59	Community	General Comments		Short-term Rentals	I missed the survey period but as a member of the community have input. We live in Nelson County and love the local area and its beauty. We also have two short term rentals which provide a welcoming place for guests (and visiting family for that matter) to relax and enjoy Nelson County, and are patrons of many of the local businesses. We employ local services for cleaning, maintenance, and landscaping, and pay a generous amount of taxes annually which help the county to fund their administration, schools, teachers and the county expanding initiatives. We also have been able to show our children the value of hard work- involving them in projects, and have benefitted from being able to set aside funds for their future lives and education. I completely understand the concern of Airbnbs operating in neighborhoods areas. I believe HOAs should have authority in those specific areas to limit/enforce regulations on them. As a policy, Airbnb implemented a "no parties" rule across the platform, which should eliminate loud parties which are understandably a nuisance to neighbors. However, along highways and well trafficked areas of 29, 151, and 6, I believe there should be more allowance for Airbnbs to operate, especially the latter two areas, which cater to many visitors who patronize existing businesses in the area which are vital to the local economy. Also, larger lots located in the rural areas should not face the same restrictions of a place with much more density like Stoney Creek or Wintergreen. Having blanket policies for the entire county based on neighborhood-specific issues is not reasonable in my opinion. If affordable housing is truly the issue, there should be growth areas designated which will allow for the development of affordable housing, and covenants regulated by an HOA which would limit any rentals if that is the concern. This is a very common thing for HOA's to do- either limit the number of rentals in the community and/or not allow short term rentals.	Strategy # 1 of the Housing Chapter addressed short-term rentals. A review of the County's Zoning tools will follow adoption of the Plan. No change
60	Community	Chapter 4 - Connecting People & Places		Transportation	p. 63 "Pedestrian connectivity can be improved by conducting pedestrian studies to analyze viability for sidewalks where the community believes they are most needed, and adding sidewalks where feasible." Any such study, when gathering the opinions of residents, should include the option of "no sidewalks." I for one think that in general, in a rural county, concrete pedestrian sidewalks are a waste of money. There is no mention of horse trails or areas for ATVs (motorized all-terrain vehicles) in the "Alternative Transportation" section.	Sidewalk installation would take into account fiscal feasibility and would most likely only be appropriate in areas such as Nellysford, Lovingson, or a few Rural Villages. Horse trails and ATVs can be included in the alternative transportation section if necessary. They would certainly be included in a recreation study.
61	Community	Chapter 4 - Connecting People & Places		Transportation	p. 67 When the county purchases EVs, there should also be county EV charging stations that are primarily charged by solar power, independent of Dominion Energy. County planners should look into possible arrangements with CVEC (Central Virginia Electric Cooperative) for building or obtaining solar charging. p. 78 #11: "Install SOLAR POWERED EV charging stations..." stations.	Language can be edited to address these changes.
62	Community	General Comments		Transportation	What would be the basis of VDOT not signing off on the Comp Plan?	VDOT has reviewed and approved the plan as written. The Plan complies with their required elements and includes projects that align with their plans.
63	Community	Chapter 4 - Connecting People & Places	72	Transportation	Intersection Rte. 29 + Rte. 6 shown to have highest crashes. Roundabout or something here must be a priority	Included as Priority Project #14. No change
64	Community	Chapter 4 - Connecting People & Places		Transportation	I am in full support of short-term priority 4.3 in the Implementation Matrix: "Target safety improvements at high-crash intersections and roadway corridors." Specifically, map ID #14 in Table 4.1, "Route 29 Roundabout" (intersection of Route 29 and Route 6 at Wood's Mill, near Shady's Place gas station). The high-crash heat map in the plan shows this to be the most dangerous intersection in the county; as such, this must be the #1 priority for short-term transportation improvements	Project is included as high priority. No change
65	Community	Chapter 5 - Creating Livable Communities		Transportation	It is essential that any community have sufficient resources to support it. Water, sewer, safe roads. Those are major concerns that were voiced at the meeting on Friday. BOS would be smart to wait until VDOT completes their study of 151. Doesn't make sense to plan without that information. Also, all businesses with high volume traffic should be required to put in turning lanes. You guys are making a bad situation worse from a safety perspective. Saw sign today trucks aren't permitted on Rte6 coming off AFTON, why can't VDot put up sign on Rte 6 turning from 29 and 250? Fine then if they disobey set up cameras.	It is important that the County consider VDOT's plans and studies. When the 151 study is complete, the results can be used to adjust the Nelson Comprehensive Plan. Comprehensive Plans are meant to be adjusted and edited as new information becomes available. Ordinances and development regulations will be reviewed after adoption of the Comprehensive Plan. No change
66	Community	General Comments		UDA	What is the logic behind the notion that a UDA designation will help control growth? Will this be addressed August 29th?	
67	Community	General Comments		UDA	The County needs to make it clear to constituents on Aug. 29th why they plan on designating Nellysford as a UDA, promoting multi-purpose housing, when they have no obvious plan for addressing infrastructure problems (water, Rt 151 safety) first. Cart before the horse.	Infrastructure improvements and traffic safety issues are short-term priorities of this plan. No change

#	Reviewer	Chapter	Pg	Topic	Comment	Initial Response
68	Community	General Comments		UDA	The "Comprehensive Plan Presentation" of Aug. 26, 2023, was incomplete and poorly presented. Acoustics were terrible and some of the slides unreadable because they were too small or the print was displayed in yellow on a white background. I say this having had over 50 years experience, developing plans for major programs. Your presentation stated the results of the January survey, yet I never saw the results of that survey state there was inadequate affordable housing as specifically something our community in Nellysford needed or wanted. Nor was there ever any mention in the survey of "diversity or equity". Those terms were yours! When you develop a plan, you have to directly address what the majority of residents and taxpayers want. The overwhelming majority of respondents wanted the community to remain RURAL and AGRICULTURAL. I have not talked to one Nelson County resident that is in favor of Urban Development and is not very concerned about the plan and its ramifications to our community. The next item is to identify and address the issues. You ignored all of the issues. 1.The is no municipal water or sewerage treatment infrastructure to support large commercial development or" multi-modal Housing". Who would pay to develop these? My guess is grants from HUD that the taxpayer would ultimately pay. 2.The Traffic issues on Rte. 151, which has a large percentage of 18-wheel tractor trailers that traverse from River Road to Rte. 151 were not addressed and buffed over. There have been numerous accidents and fatalities on Rte. 151 because it is a 2-lane highway called a Virginia Byway that was never built as a major thoroughfare. Bottomline, this exercise to have an Urban development Plan for Nelson County is all about large real estate developers, WPI, and the numerous Breweries, Cideries benefit and the stakeholder real estate LLCs that have land they need to develop which =\$\$\$\$. It has nothing to do with what is good for the community or what the majority of the community want. However, they will throw in some bike paths and walking paths too which on the surface sounds great and would be welcome by some but that does NOT mean they want Urban Development. When you take dollar one from the federal government, they will own what is done, where it is put, and who gets to live there because HUD rules.	See related responses to UDA/Nellysford Comments.
69	Community	Chapter 7 - Creating a Resilient Economy		UDA/Nellysford	Promoting economic growth at odds with protecting biodiversity and environment. The businesses that have gone in recently have not been desired, i.e. the ammunition storage facility on 151, Dollar Generals, excessive housing used as AirBnBs. I'm actually sad you are not applying for the "urban" district b/c we need restrictions to guide growth (and hinder it).	See responses below
70	Community	Chapter 3 - Shaping Character & Development	44	UDA/Nellysford	Please change Chapter 3, page 44 regarding Nellysford to read per the citizens revision submitted to you. Note that Nellysford is within a Nationally designated Historic District, i.e., the South Rockfish Rural Historic District. The County is obligated to preserve this historic treasure. Any designation of Nellysford as a potential Urban Development Area (UDA) is in direct conflict with the Historic District designation.	The intent behind the Nellysford Land Use Designation is not to change the historic character, increase density, or promote large scale development within Nellysford. Rather, the core concept is meant to protect existing character, promote redevelopment of existing structures, and improve transportation connectivity, safety, and choice. The language on page 44 can be further clarified to make this purpose clearer.
71	Community	Chapter 3 - Shaping Character & Development	44	UDA/Nellysford	We live on 151 and do NOT agree with the "Citizens Proposed Edits" to page 44.	
72	Community	Chapter 3 - Shaping Character & Development		UDA/Nellysford	I was disappointed that a few of the so-called "concerned citizens" hijacked the open house last night . The plan is taking shape and Nellysford can be a viable and tasteful community if architectural guidelines are established. We need to pursue the Urban study grant in spite of the wacos !	The application to study the UDA has been withdrawn. Project team needs to review the draft Plan and discuss to what degree the UDA Language is edited.
73	Community	Chapter 3 - Shaping Character & Development		UDA/Nellysford	The shaping of the community character of the village of Nellysford as proposed in the draft is not in keeping with what residents in and around Nellysford have expressed both in work shops and at a citizen organized forum with Ernie Reed. The proposed rewrite of this section of the draft (page 44 to be specific) is very much in keeping with what is desired. Changes as proposed in the draft also will not aid in addressing the safety issues all along Route 151.	The intent behind the Nellysford Land Use Designation is not to change the historic character, increase density, or promote large scale development within Nellysford. Rather, the core concept is meant to protect existing character, promote redevelopment of existing structures, and improve transportation connectivity, safety, and choice. The language on page 44 can be further clarified to make this purpose clearer. Safety along 151 is a primary goal of this plan (See Chapter 4). Safety is improved not only by reducing truck traffic, but also by providing alternative transportation routes, different modes of transportation, and improved road and connectivity design. Language on page 44 can be further refined to make this clearer.
74	Community	Chapter 3 - Shaping Character & Development	44	UDA/Nellysford	From our citizen outreach regarding Nellysford and the Rte. 151 Corridor, we created the Citizens Revision to Nellysford page 44. We have submitted this revision to replace the current Nellysford page 44. This is what the citizens want to see for Nellysford in THEIR comprehensive plan. Our elected and appointed representatives must listen to their constituents.	The intent behind the Nellysford Land Use Designation is not to change the historic character, increase density, or promote large scale development within Nellysford. Rather, the core concept is meant to protect existing character, promote redevelopment of existing structures, and improve transportation connectivity, safety, and choice. The language on page 44 can be further clarified to make this purpose clearer.
75	Community	Chapter 3 - Shaping Character & Development		UDA/Nellysford	It is irresponsible to designate Nellysford as a target for development given the existing infrastructure issues around water and 151 safety. A carte blanche UDA designation is like putting the cart before the horse. I understand the challenges of economic growth, providing safe, affordable housing to County residents, and protecting our natural surroundings but a UDA designation for Nellysford (or even Lovingsston) without drastically limiting the scope is ill-advised. Survey respondents overwhelmingly expressed opposition to future development along 151 and the County is clearly not listening. Under the circumstances, how can the County leadership (now or in the future) be trusted to address the needs and concerns of its constituents moving forward?	The intent behind the Nellysford Land Use Designation is not to change the historic character, increase density, or promote large scale development within Nellysford. Rather, the core concept is meant to protect existing character, promote redevelopment of existing structures, and improve transportation connectivity, safety, and choice. The language on page 44 can be further clarified to make this purpose clearer.
76	Community	Community Engagement Comments		UDA/Nellysford	I was just at the Open House meeting, 8/29, and I hope that a minority of residents with loud voices do not outweigh what could be really positive initiative for Nelson County. Please, please revisit the Urban Development Area in Nellysford. I wonder if examples of other rural towns the initiative has helped would be useful? I know so many Nelson residents who want a local pharmacy, local grocery options, affordable places for their adult children or aging parents to live: I truly hope you can help them see that a UDA is a quality of life improvement for everyone, rather than an attempt to turn our county into CVille or the likes. Again, thanks for your time	The application to study the UDA has been withdrawn. Project team needs to review the draft Plan and discuss to what degree the UDA Language is edited.
77	NCWSA	Chapter 8 - Serving the Community		Water & Sewer	Edits saved in separate file.	Data corrections will be made as directed
78	Community	Chapter 6 - Protecting Natural & Cultural Resources		Water & Sewer	The study that is referenced in the plan which indicates water scarcity in the county in the coming decades is striking. We should begin planning very thoughtfully for this now, including creating ordinances that prohibit surrounding areas from drawing from our water supplies, and prioritizing equitable access across the county. We will be stronger and more resilient if we work together as a big community, rather than engage in a competitive way	The Regional Water Supply Plan outlines strategies the protect local and regional water supply. These strategies, including alternative water sources and water conservation, are referenced in the Plan. No change
79	Community	Chapter 6 - Protecting Natural & Cultural Resources		Water & Sewer	More on interdependency, how can we consider housing and economic growth when our current water supply is scheduled to run dry in just 35 years? Alternative water supply and green energy infrastructure must be addressed first. Separately, no mention in Chesapeake Bay Watershed protection callout of herd waste management. In addition to failing septic systems, cattle access to creeks and other tributaries is a major source of E. coli and similar pollution. There is a federal grant program for farmers to create waterway protections, much more local education and encouragement is needed.	The Regional Water Supply Plan outlines strategies the protect local and regional water supply. These strategies, including alternative water sources and water conservation, are referenced in the Plan. Protecting water quality and the natural environment is a key priority of the plan. Chapter 6 and Chapter 8 both outline strategies for improving water quality and repairing infrastructure to protect against pollution - all of which are short term priorities. No change
80	Community	Chapter 8 - Serving the Community		Water & Sewer	Shouldn't the feasibility of service expansions be done by the Nelson County Services Authority (NCSA)? Are the "planners" coordinating their efforts with the NCSA?	Yes. A Water & Sewer Master Plan is a key strategy of this plan. Strategy 17, page 176. No change
81	Community	General Comments		Water & Sewer	From today's NYT: "The water system in Lahaina relies on both surface water from a creek and groundwater pumped from wells. Persistent drought conditions combined with population growth have already led officials at the state and local level to explore ways to shore up water supplies, and they broke ground on a new well two months ago to increase capacity." What are Nelson County's plans to shore up water resources moving guard?	The Regional Water Supply Plan outlines strategies the protect local and regional water supply. These strategies, including alternative water sources and water conservation, are referenced in the Plan. No change

#	Reviewer	Chapter	Pg	Topic	Comment	Initial Response
82	Community	General Comments		zMiscellaneous	<p>Firstly, congratulations to the team for their work on a complex issue and having to deal with a public that is hostile and suspicious of existing government structures and experts and sometimes willfully blind to reason and enjoy celebrating the voices from within their echo chamber. With this in my mind my biggest take away from last night, and at a meeting a few weeks ago, is this: Communication If you're going to sell this plan Nelson County needs to invest in a decent PA system, one that will work locally and on the road. Microphones are not necessarily the answer - the two rooms (Livingston and RVCC Fire and Rescue) are both venues that don't really require mics. Just as importantly staff need training in public speaking and voice projection. The public need to be shown that the planning process and decisions made are being carried out in a transparent manner that is responsive to public input. This means televised planning meetings, outreach via email and post, and dedicated, itemized publicly accessible list of live and proposed planning applications on the County website. Simplify the language The language in the planned report is too complex, too full of buzz phrases like "sustainable development". It alienates those not used to reading reports and dealing with complex information. House building is not sustainable in any sense, given the enormous quantity of raw materials, fuel for transpiration, etc. let alone the environmental cost. So there needs to be a clear, expository, buzz-phrase-free executive summary of the plan. You want to build x-number of houses. Explain the environmental costs. The damage that such developments will do to the beauty of the place in which we live. The public has a right to further understand the implications of all these big ideas and why this chase for growth is so imperative rather than maintaining, conserving, what we already have and limiting further growth. Graphics are great, but using one thrown onto a screen with lettering that is indistinct affects a public already deeply suspicious of the process. for them it represents further obfuscation playing into fears that this is all a done deal when (it clearly isn't).</p>	We will consider an executive summary. The primary goal of the Plan is rural and environmental protection. Where development is discussed the goal is to make sure the ground work is set to ensure the County receives the right kind of development in the right places and with no to minimal impact to the environment.
83	Community	General Comments		zMiscellaneous	<p>The 8/29/23 meeting was disappointing. The turnout of isolationist sentiment, largely folks I suspect who did not participate in development of plan via workshops or survey, was troubling. The consultants good work and the plan are impressive and much appreciated. I don't believe Nelson County needs aggressive growth to thrive, I think investment in public safety, public services, zoning by-law review to protect citizens from further agritourism over-development, and appropriate recreation infrastructure and public access should be priorities. The idea that we want to maintain agricultural base and rural character but don't want those who actually do the work to live here is heartbreaking.</p>	
84	Community	Chapter 2 - Setting Our Direction		zMiscellaneous	<p>p. 17 "...most new hires ARE found in the accommodation and food services ..." ARE missing, accommodation misspelled. p. 21 Big Ideas "Plan & Provide Equitably for Everyone" seems like its only about humans, with no mention of other species (animal, plant, mineral, water, air). This "big idea" should be expanded to include those beings. "Protect & Connect to Our Rural Environment" should include specific ways in which humans can demonstrate their appreciation and gratitude to all of creation for the supportive ecosystem services that we receive (and often take for granted).</p>	The Big Ideas acknowledge these concepts in a broad sense. Specific ways to achieve these goals are included in each chapter and specifically in Chapter 6, which acknowledges the interrelated nature of humans and the ecosystem. No change
85	Community	Chapter 3 - Shaping Character & Development		zMiscellaneous	<p>p. 27 "where the natural world is accessible by all, ..." "access to the natural world" illogical language construct. We are part of the natural world, not separate from it. p. 29 "future land use map" ??? what is this? who created it? "The Zoning Ordinance and Map should be reviewed to ensure compliance with the goals of the Nelson 2042 Comprehensive Plan." Has this review been scheduled? If so, when? And does it have a deadline? also "Development and subdivision regulation should be closely reviewed to ensure the ordinance aligns with and supports the goals of this Plan." Should be? when? by whom? and completed by when? p. 31 "Planning for future land use changes should inform where public system and service expansions and upgrades will be necessary." This seems to put the cart before the horse. Who does this "planning"? How and when does the public get informed? Shouldn't the feasibility of service expansions be done by the Nelson County Services Authority (NCSA)? Are the "planners" coordinating their efforts with the NCSA? "Future land use should consider..." ??? who is "Future land use"? "In addition, large scale planning projects, such as infrastructure or recreation improvements, can become less burdensome to one community when the efforts are shared amongst partners." This is a highly debatable and unsubstantiated opinion masquerading as a statement of fact. p. 33 "... component of the Future Land Use Plan for the County." ??? p. 35 aha! Future Land Use Plan. p. 38 For Conservation Areas : In Planning Guidelines, "incorporate cluster" ??? Do you mean to deliberately put high-density housing adjacent to conservation areas, to "protect" them? This does not make sense to me. p. 37 what is the source of Map 3.1? p. 39 for Rural Areas: In Planning Guidelines, "incorporate cluster" ??? Do you mean to deliberately put high-density housing adjacent to conservation areas, to "protect" them? This does not make sense to me. p. 40 what is wayfinding? p. 43 description of Faber: its, not it's p. 44 description of Nellysford: "Future investment and development of Nellysford should focus on creating a sense of place by focusing on increased connectivity and alternative modes of transportation, expanding uses and services, such as water and sewer..." This is an opinion, and I disagree with the County expanding water and sewer in Nellysford. Rather, the County should have a hydrologic study done to determine the locations and quantity of water available to the county, before making any pronouncements such as this. In general, pages 49 and 50 make many suggestions which would constitute a lot of work for somebody, without saying who that somebody is. p. 49 #1. "Conduct a review of zoning and land development codes and ordinances on a yearly basis" Who conducts these reviews? Are they being done currently? Does the Code of Virginia specify any such reviews, and if so, how often? If not "yearly," these reviews should be coordinated with the state laws. #3. What is the current process for updating land use regulations? #4. Who is supposed to review and possibly amend the zoning ordinance? #8. Who is to "regularly evaluate and modify cluster subdivision regulations"? p. 50 #9. Who is to review and update alternative energy standards? #10 missing a period. #11 who has the authority to "reduce or exempt permit fees"? #12 who encourages? who investigates? #13 who explores changes to zoning and development provisions? #14 Who revises landscaping regulations? #15 Encourage how? By whom?</p>	Many of these edits are typographical or clarification. Change as directed. Policy based comments or questions were extracted from this list.
86	Community	Chapter 4 - Connecting People & Places		zMiscellaneous	<p>p. 59 Map 4.3 It's hard to tell the difference between blue roads and green roads on this map. The colors should be tweaked to show greater contrast. p. 63 "Pedestrian connectivity can be improved by conducting pedestrian studies to analyze viability for sidewalks where the community believes they are most needed, and adding sidewalks where feasible." Any such study, when gathering the opinions of residents, should include the option of "no sidewalks." I for one think that in general, in a rural county, concrete pedestrian sidewalks are a waste of money. There is no mention of horse trails or areas for ATVs (motorized all-terrain vehicles) in the "Alternative Transportation" section. p. 64 I would like to see more detail on the conceptual greenway plan. p. 67 When the county purchases EVs, there should also be county EV charging stations that are primarily charged by solar power, independent of Dominion Energy. County planners should look into possible arrangements with CVEC (Central Virginia Electric Cooperative) for building or obtaining solar charging stations. p. 68 "Strategic transportation land use planning ..." the word AND is missing "While there are currently no designated UDAs in Nelson County, continued growth of developed areas such as Livingston..." should be Livingston p. 70 typo in "maintaining" p. 78 #11: "Install SOLAR POWERED EV charging stations..."</p>	Many of these edits are typographical or clarification. Change as directed. Policy based comments or questions were extracted from this list.
87	Community	Chapter 5 - Creating Livable Communities		zMiscellaneous	<p>p. 82 Define and give examples of "green infrastructure principles" Strategy #13 "Consider adding density bonuses and incentives..." What are density bonuses? What kind of incentives? Define these terms and give examples. p. 86 "...as they exist within Nelson County today." Put the year in parentheses after the word "today." Map 5.4 - Average Household Size: these numbers are incorrect (identical to the numbers in Map 5.3) p. 87 Map 5.5 - Percentage of Occupied Housing as compared to what? Does this mean that only 34.1% of the available housing in the palest section of the map is occupied? I find this hard to believe. p. 92 "cost-burned homeowners" Please explain the use of this adjective here. (Burning cost means something specific in the insurance industry.) p. 93 "Public engagement recognized..." This is an illogical and bizarre personification of Public Engagement, which in and of itself cannot recognize anything. Please rewrite. p. 94 typo in #10 "[Sponsored by ...]" p. 95 in the last paragraph, "Bonus point incentives" Define this term and give an example. p. 96 "Green infrastructure principle..." what are these? Define and give examples. Or give a forward reference, such as as described on page 112 "Public engagement cited Livingston..." Vague and misleading. Rewrite. Public Engagement can't cite. If by public engagement you mean the survey dominated by opinions of Wintergreen/Nellysford residents, they're saying they do not want new residential clusters in their back yard, so put them somewhere else, like Livingston. p. 98 in #3, "... and create a vehicle for enforcement of the Zoning Ordinance." Give an example of what this vehicle might be. #5 and #6 "... appropriate areas..." suggest what an appropriate area might be. p. 99 in #13, "... density bonuses and incentives ..." Give examples. in #15, "green infrastructure principles" Define & give examples. in #17, exactly how are these things to be ensured?</p>	Many of these edits are typographical or clarification. Change as directed. Policy based comments or questions were extracted from this list.

#	Reviewer	Chapter	Pg	Topic	Comment	Initial Response
88	Community	Chapter 6 - Protecting Natural & Cultural Resources		zMiscellaneous	p. 103 What is meant by "ambient resources"? Define. Or provide a forward reference, such as as described on page 120 in Strategy #1: how does one "enforce erosion and sediment control measures"? Suggest examples. p. 104 "Public engagement ..." personified again. Rewrite. p. 107 steep slopes section: "enforced" How? Suggest examples. p. 111 "Habitats supporting these species should be carefully managed and protected throughout the County" How? Managed and protected by whom? Give specific suggestions. "As shown in Map 6.4 ..." In the final version, add the page number of Map 6.4 if it does not immediately follow this text. p. 118 "Abandoned septic tanks should be properly removed or sealed." Should be, by whom? Is there any requirement to report abandoned tanks? Who checks to see if they've been sealed? Is there any reparation for negligence in any code or law? p. 120 in the light pollution section: The county should also provide consulting services to homeowners, and grants to redress existing light pollution problems. p. 124 what is the source of Map 6.7, Conservation Lands? p. 125 "Property owners of non-registered historic sites can be encouraged to apply for register status." Whose job is it to do this encouraging? p. 127 What is the source these averages? p. 128 What department of Nelson County employees would carry out these eight mitigation strategies? p. 131 #14 missing period. #15: a new outdoor lighting ordinance should include offers of remediation assistance for existing buildings.	Many of these edits are typographical or clarification. Change as directed. Policy based comments or questions were extracted from this list.
89	Community	Chapter 7 - Creating a Resilient Economy		zMiscellaneous	p. 138 "Public engagement..." personified again. Rewrite. p. 143 "Community Centers..." starts a new paragraph. How many community centers are there in Nelson County, and where are they located? p. 145 "However, community engagement also indicated..." personification. Rewrite. p. 146 "... can also be targeted for manufacturing." By whom? How is this done? "Timbering should be done..." again, who is going to do this, and for what incentive? p. 147 "... community engagement indicated a need..." personification. Rewrite. p. 148 define "blueways" and give an example. p. 150 "Pursuing a zone application, particularly around the Route 29 and 151 corridors where growth is targeted, could be a worthwhile investment with long-term results." Who is doing this pursuing, the county or an entrepreneur? Could be a worthwhile investment for whom? "This can include, but is not limited TO:" the word "to" is missing. p. 151 what are "placemaking and wayfinding"? p. 152 "Community engagement responses indicated..." YES! RESPONSES indicated! much better!	Many of these edits are typographical or clarification. Change as directed. Policy based comments or questions were extracted from this list.
90	Community	Chapter 8 - Serving the Community		zMiscellaneous	p. 159 "During community engagement..." confusing. Is community engagement now a time period? p. 160 "Public engagement identified ..." personification. Rewrite. p. 161 "... a new office building is proposed..." Who proposed it? Was a location or timeframe for building given? p. 162 in Law Enforcement section: "... are desired..." By whom? in Emergency Communications section: duplicity (deceitfulness), or duplication? p. 165 What is the source for Table 8.3? What about the water supply for the rest of the county, the part that is not served by the Nelson County Service Authority? p. 168 "Based on community engagement..." add responses What are the sources of Tables 8.4 and 8.5? The Nelson County Visitors Center has a handout entitled Hike Nelson which lists many more trails. p. 169 The Public Relation Center section ends with an incomplete sentence, i.e. the word "and" with nothing following, and no period. What is the source of Table 8.5? Define blueway. p. 170 what is the source of Map 8.1? p. 171 what is the source of Table 8.6? p. 172 Substance Abuse section: what do the rates quantify? overdoses per year? p. 173 what is the source of Map 8.2?	
91	Community	Chapter 9 - Implementation		zMiscellaneous	I am unable to come to Aug 29 meeting but have read the article in NCTimes. My personal opinion is, it would be a huge and regrettable error NOT to highlight and incorporate the most beautiful views as destination places for gathering and peaceful relaxation. There is no "undoing". Similar to building your house with no windows overlooking your mountain vistas. People do that. Thanks	
92	Community	Chapter 9 - Implementation		zMiscellaneous	Take one project at a time and learn from it. Has any BOS had experience with this? Build a legacy not a bad reputation	
93	Community	General Comments		zMiscellaneous	Thank You for What You Do!	
94	Community	General Comments		zMiscellaneous	Where does one find all the assumptions that were used to develop the plan? Where does one find the analysis of potential unintended consequences related to the implementation of this plan?	Assumptions were built into the "What We Know" section of each chapter as well as the demographic analysis included in Chapter 2. No change
95	Community	General Comments		zMiscellaneous	Avoid using the passive voice. Define a term the first time you use it, or give a forward reference to the page on which it is described. State the source of each Map and Table at the bottom of the page on which it is printed. Suggestion 1: Create an alphabetical list of all the abbreviations and what they stand for. Suggestion 2: Give websites for all of the items in Appendix B, with a disclaimer that the websites were good on a certain date. Appendix A: Glossary Include Land Use Elements in the Glossary, and give a page number reference. Include Urban Development Area (UDA) in the Glossary. Give examples of "traffic calming" in the Glossary definition. Add "ecosystem services" to the Glossary.	Glossary will be updated as directed.
96	Community	Chapter 6 - Protecting Natural & Cultural Resources		zMiscellaneous	The first paragraph ends with this sentence: <i>James River State Park and James River Wildlife Management Area are along the southern border of the County.</i> This is true, but the way the sentence is written it could be misinterpreted to mean that both the wildlife management and AND the state park are in Nelson. The state park is in Buckingham County - on the other side of the county line and the James River. People who read this could easily be misled and think that the park is in Nelson. The sentence needs to be edited to make this clear. (Also, please note that DWR has three boat ramps in Nelson on the James River, but none of them are not part of the state park, which is operated by DCR.)	Change as directed
97	Community	Chapter 3 - Shaping Character & Development		zMiscellaneous	Schuyler section: The name of the soapstone company in Schuyler should be the Alberene Soapstone Company, not the Alberene Stone Company. (The quarry is now owned by M. Teixeira Soapstone, and their website home page includes a history of the Alberene Soapstone Company.) See Alberene Soapstone From Virginia M Teixeira Soapstone (soapstones.com) There is a typo in the sentence which reads: "Today, Schuyler retains much of its historic character and the Schuyler Historic District recognize." I think it is supposed to read "Today, Schuyler retains much of its historic character, which is recognized by the Schuyler Historic District."	Change as directed
98	Community	Chapter 5 - Creating Livable Communities		zMiscellaneous	Map 5.4 is labeled "Average Household Size." However, the map is a copy of Map 5.3 which shows "Total Population." Map 5.4 needs to be corrected.	Change as directed
99	Community	Chapter 6 - Protecting Natural & Cultural Resources		zMiscellaneous	Item 6.17 The word forestal (in the first column) is misspelled, and Non-profit organization should be plural (i.e., organizations) Item 6.18 Forestal (in the first column) is again misspelled. (Spell check probably corrected the spelling to the word forestall - meaning "to delay.")	Change as directed
100	Community	Chapter 9 - Implementation		zMiscellaneous	Item 8.14 Organization (in the third column) should be plural - i.e. organizations	Change as directed
101	Community	Chapter 9 - Implementation		zMiscellaneous	p. 181: Does the Capital Improvements Plan include cost estimates for the maintenance of "non-recurring physical expenditures" over a multi-year period? It should. in the Land Use Actions section: the Future Land Use Map in this document, based on a 2022 survey, is highly skewed and represents the opinions of a self-selected subset of the population of Nelson County, i.e., mainly Wintergreen and Nellysford inhabitants. Additional work should be done to include opinions of people in other areas of the county and revise the map accordingly. p. 182 typo. institutions, not institutinos. p. 185 section 3.13: are the land use regulations in the zoning ordinance? If so, say so. If not, say where to find them. section 3.17: what are Land Use Elements? Anyone looking at this Implementation Matrix without reading the entire comprehensive plan would find this term obfuscating. At minimum, include this term in the Glossary. p. 186 section 4.2: Aren't traffic safety and speed studies already done by VDOT? If so, why duplicate? p. 187 section 4.7: include horse trails (or put them in new separate section) section 4.11: Install SOLAR POWERED EV charging stations p. 188 section 5.1: what are "other tools that maintain a significant stock of single-family homes and long-term rentals"? Be specific. p. 189 section 5.4: what's so special about Richmond County's zoning ordinance? Include a website where it can be viewed. p. 190 section 5.10: Identify the county's existing growth areas, as opined by local participants in a hands-on mapping exercise, as Lovingson, Colleen, and Schuyler. p. 194 section 6.15: In the ordinance, offer remediation assistance to owners of existing buildings. p. 199 section 7.2: "student's enrollment" should be students' enrollments p. 202 section 7.17: typo "identify" should be identity p. 204 section 8.4: define "technological aptitude" here, or put a definition of this term in the Glossary p. 205 section 8.9: misplaced semicolon p. 206 section 8.14: "to education" should be to educate	Many of these edits are typographical or clarification. Change as directed. Policy based comments or questions were extracted from this list.
102	Community	Chapter 9 - Implementation		zMiscellaneous	Item 8.17 The word regional (In the first column) is misspelled.	Change as directed

FW: Nelson County 729 Review UpdateChris Musso <chris.musso@bgllc.net>

Mon 9/18/2023 10:15 AM

To:Catherine Redfearn <catherine@bgllc.net>

V/R

Chris Musso

Planner, The Berkley Group

Chris.musso@bgllc.net

From: Youngblood, Rick D. (VDOT) <Rick.Youngblood@VDOT.Virginia.gov>**Sent:** Friday, September 15, 2023 4:56 PM**To:** Chris Musso <chris.musso@bgllc.net>**Subject:** Re: Nelson County 729 Review Update

Chris:

Our review is complete and the comp plan meets the base requirements per state code. I believe your group did very well with your effort.

Rick

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From: Chris Musso <chris.musso@bgllc.net>**Sent:** Friday, September 15, 2023 2:40:35 PM**To:** Youngblood, Rick D. (VDOT) <Rick.Youngblood@VDOT.Virginia.gov>**Subject:** Nelson County 729 Review Update

Hello Mr. Youngblood,

I just wanted to check in and see if there has been any updates on the 729 review for the Nelson County Comprehensive Plan "Nelson 2042"? We are meeting with their board at the end of the month and would like to bring them any comments you may have about the plan so that we can discuss. Thank you!

V/R

Chris Musso

Planner, The Berkley Group

Chris.musso@bgllc.net

