

**Virginia:**

AT A CONTINUED MEETING of the Nelson County Board of Supervisors at 2 p.m. in the Former Board Room located on the fourth floor of the Nelson County Courthouse, in Lovingston, Virginia.

Present: Jesse N. Rutherford, East District Supervisor –Chair  
J. David Parr, West District Supervisor – Vice Chair  
Thomas D. Harvey, North District Supervisor  
Ernie Q. Reed, Central District Supervisor  
Robert G. “Skip” Barton, South District Supervisor  
Candice W. McGarry, County Administrator  
Amanda B. Spivey, Administrative Assistant/Deputy Clerk  
Linda K. Staton, Director of Finance and Human Resources  
Jerry West, Director of Parks and Recreation  
Maureen Kelley, Director of Tourism and Economic Development

**I. CALL TO ORDER**

Mr. Rutherford called the meeting to order at 2:03 p.m. with five (5) Supervisors present to establish a quorum. Mr. Jim Vernon and Mr. Gary Harvey from Architectural Partners were present to conduct a work session on the former Larkin property with the Board.

**II. MASTER PLAN WORK SESSION FOR FORMER LARKIN PROPERTY**

A. Review Comments from March 7<sup>th</sup> Work Session

Mr. Vernon explained that the goal for the day’s meeting was to discuss at a high altitude, the uses that had previously been identified for the property, and what may work well on certain parts of the property. He noted that following the meeting, they hoped to have some consensus from the Board so they could work on the specifics of the property along with some cost estimates.

Mr. Vernon reported that there were three different options, along with the pros and cons of each. He explained that they would have an open table discussion on likes and dislikes of each. He noted that following the last meeting, one of the take a ways was that there would not be any industrial development on the site. He noted that there had been a strong emphasis on highlighting the beauty of the site and Nelson County. He explained that Architectural Partners had visited the site, taken photographs and looked at the views on the property. He noted that they should think about phasing the development of the property. Mr. Vernon also noted that they would consider the possibility of having a reservoir off of Dillard Creek. He pointed out that they were architects, not engineers, so County would need to seek out services to evaluate water flow, utility needs, and the possibility of a reservoir.

Mr. Vernon also noted that during the March 7<sup>th</sup> work session, there was interest in a conservation land trust, as well as setting part of the property aside for residential use. He indicated that priorities included recreation and sports activities, a recreation facility, and quiet and secluded picnic areas and trails. He reported that it was determined that there was no need for the recreation center facility to be immediately adjacent to the schools. He noted that there was a potential need to expand the school sports fields, as well as some interest in YMCA involvement in operations.

B. Site Plan Analysis – General Land Use, Views and Access

Mr. Vernon reviewed the characteristics of the site. He pointed out the location of flat areas behind League Lane. He also showed the area that was toured down to Dillard Creek. He reported that Dillard Creek area was about 7 acres, and for comparison purposes, noted that Lake Monacan in Nellysford was about 20 acres in size. He showed the crossover areas along Route 29 in front of the schools, with another crossover at Stevens Cove. He noted the signage on Beckner Lane and indicated that he had not driven back there. Mr. Vernon showed photos of the views looking into Stevens Cove and Drumhellers Orchard. He pointed out the general land use of the areas adjacent to the property, which included a business area to the north of the property on Route 29, residential areas throughout and Drumheller Orchard. He pointed out a burial ground on the property, wet weather branch, an AT&T easement and a flood zone. He noted that size of the school relative to property, and commented that there was a lot of land there. He reported that the current zoning was Agricultural A-1. He commented on residential zoning noting that there was currently a two-acre minimum lot size. Mr. Gary Harvey clarified that when they showed residential areas on the Options, they were just residential areas. He noted that they had not specified single family or multi-family. He further noted that they were saying that area of space could be residential.

Mr. Vernon reviewed the items for consideration during the meeting.

Current Issues for consideration:

- How much of the site should be utilized or reserved for residential development?
- Are recreational uses better all grouped together or spread out? He noted they would see options with both.
- What is the best location for a Recreation Center (pool/building/playground)?
- How much of the site should be reserved for un-programmed areas (woods/trails, new meadows, views, etc.)?
- What future uses require planning now for expansion in the future?

Mr. Vernon then reviewed the items not being considered during the meeting.

Items not under consideration today:

- Program or design specifics for the Pool or Recreation Center building.
- The number or type of recreation fields.
- The actual layout of lots and roads for subdivisions.
- Parking lot locations.
- Design and size of the potential Reservoir – to be evaluated by others.

C. Introduction to Site Plan Options – Option A, Option B, Option C, Other Ideas

Mr. Vernon explained that all of the spaces were shown to scale. He noted that for each of the options, the Rec Center rectangle in gray represented a 75,000 square foot building to house all activities that had been identified in the earlier completed Recreation Center Study, to include an interior pool. He did note that the only items not drawn to scale were the picnic tables, they were just picnic areas. He explained that the pool shape was designed for the recreation center as a 25 meter, 8-lane pool with an adjoining recreational pool area. Mr. Vernon noted that the actual site area required by an FFA center was currently undefined. Mr. Parr asked to clarify whether the FFA and school fields were on existing school property. Mr. Vernon confirmed that those areas were on the school property. Mr. Parr asked if the FFA area was the Nelson County High School FFA area that had been earmarked on school property, or if he was referring to the Ag Complex facility that the Board had previously discussed. Mr. Vernon noted that there had been some desire to expand and earmark some space for the School FFA program. Mr. Vernon also noted there was some space marked for potential expansion of school fields on the school property, but he was not sure what that expansion area needed to be. Ms. Clair noted the school fields area was covered in trees currently. She asked if that was a good space to use for fields. Mr. Vernon noted that there was a waterway that continued down through it. He commented that it was possible to use, but it may not necessarily be affordable or practical.

Mr. Parr noted that Option B was the only option showing a beach area at the reservoir, while Options A and C did not. He asked if there was any reason. Mr. Vernon explained that there was no particular reason, other than to show as many options as possible.

Site Option A



Mr. Vernon commented that there had been some interest in residential areas on the property. He noted that there was an existing residential area along League Lane as well as across Drumheller Orchard Lane. He pointed out that Option A continued the residential use along Drumheller Orchard Lane. He noted that the proposed area for athletic fields on Option A appeared to be well suited topographically for the development of fields. He also noted that the fields were in the same location as indicated previously in the earlier completed Recreation Center Study. He pointed out that the recreational fields in Option A were located separately from the Recreation facility location. He noted that in Option A, they had relocated Steven’s Cove to create a potential buffer for a potential reservoir. Mr. Vernon noted that the Recreation Center site could enjoy the views of the cove. He reviewed the pros and cons for Option A.

Pros:

- New residences are near existing residences.
- Large areas left undisturbed at east end of site for quiet trails and picnic sites.
- Views of Steven’s Cove and mountains beyond from the Recreation Center possible with some clearing.
- Busy area of Recreation field complex separated from Recreation Center and trails.
- Two entrances off of Thomas Nelson Highway, both equally usable.

Cons:

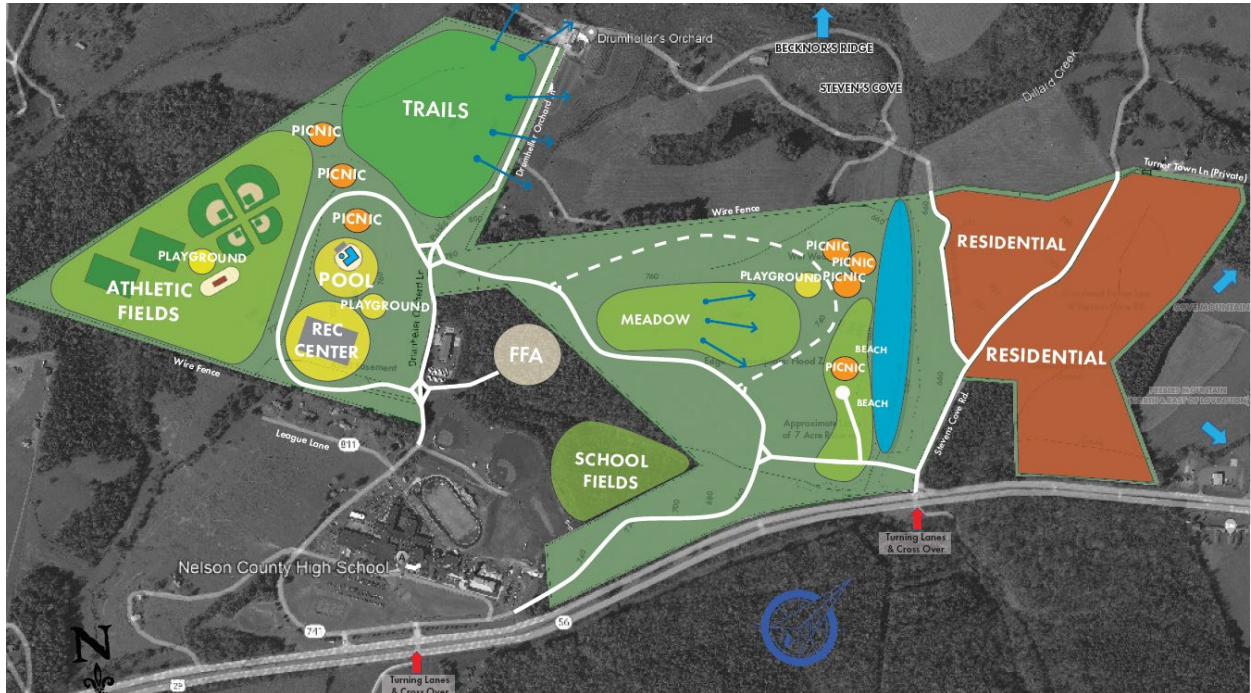
- Multi-use field complex adjacent to residential area
- Expense of relocating Steven’s Cove Road in order to maximize trails area.

Mr. Rutherford noted that the Board had emphasized the recreation concept and he commented that he appreciated that it was centered on the property. He liked the concept of having the trails on the side of the property where the topography was steeper.

Mr. Parr noted that what he like about Option A was having the fields and residential areas on the south side of Drumheller Orchard Lane. He did not see having the fields and residential in the same area as a negative thing, rather he saw that as a positive thing, particularly for a family with children. He commented that he was not a fan of the trails on northern side of Stevens Cove. He commented that he was a fan of a modified Option C, or what would be Option D. Mr. Parr noted that he was not a fan of having the recreation center located in the middle of the property.

Ms. Staton noted that Option A showed an outdoor pool. She asked if it was possible to have an indoor pool within the Recreation Center. Mr. Vernon and Ms. McGarry confirmed that the Recreation Center would include an indoor pool. Mr. Vernon noted that the indoor pool would have the areas for competitive diving and swimming. He noted that the last time they met to discuss the property, the discussion was that a swimming pool would be a great asset to Nelson County. He commented that the thought had been to start with an outdoor pool with picnic and play areas nearby. Mr. Vernon reported that they had spoken with their pool consultant who noted there were advantages to having an outdoor pool in addition to an indoor pool. He noted that the consultant had pointed out that different groups of people would use either one.

Option B



Mr. Vernon explained that in Option B, they had somewhat flipped the site plan. He explained that they had moved the residential to the Steven's Cove side. He noted that they had also grouped all of the recreation activities together to have the Recreation Center, outdoor pool, playground, athletic fields and trails on the League lane side of the property. He showed the open areas in the middle of the property with picnic areas, a playground, open meadow, trails and an area for a reservoir. He pointed out that Option B put a lot of the traffic on the southern portion of the property as people would be traveling to the athletic fields and recreation center. Mr. Vernon reviewed the pros and cons of Option B.

Pros:

- More visible location for the Recreation Center along Drumheller Orchard Lane.
- Combined County destination/tourism draw with Drumheller's Orchard
- Recreation Center closer to Field complex for more efficient operation and supervision.
- New residential area not adjacent to busy recreational areas
- No advantage to relocating existing Stevens Cove Road

Cons:

- Intensified traffic on Drumheller Orchard Road going to the fields, recreation center and orchard.
- Recreation Center and recreation field traffic all entering at the school entrance.

Ms. Margaret Clair asked if the relative sizes of the areas (North, Middle and South portions) were known in terms of acreage. Mr. Vernon noted they could work to determine that.

Option C





Mr. Vernon explained that Option C grouped all of the recreation uses in the middle portion of the property, with residential areas at the northern and southern ends of the property. He pointed out that the recreation center was placed in a location where it would be visible from Route 29. He noted that the outdoor pool and picnic areas would be located further in the property. He showed the field locations which were also concentrated in the middle portion of the property near the recreation center and pool area. He noted that there were some benefits to having all of the recreation activities close together to allow for more efficient operation and staff oversight.

Pros:

- Most number of new lots for residential development.
- More visible location for Recreation Center
- Recreation center closer to Field complex for more efficient operation and supervision.
- New athletic fields closer to existing school fields.
- Two entrances off of Thomas Nelson Highway (Route 29) to be equally usable.

Cons:

- All activities in close proximity may generate heavy traffic in the center of the site.
- Less undisturbed area that could be used for quiet trails.
- Little area left for growth and expansion of recreational uses.
- Recreation Center not located to take advantage of cove or mountain views.

Ms. McGarry commented that they would need to keep in mind that with any kind of reservoir water impoundment, there would need to be an adjacent water treatment plant facility also.

Dr. Amanda Hester asked what the football field views would look like with Option C. Mr. Rutherford noted that it would not affect their view shed of the mountains. Mr. Vernon noted from the walking tour that the land elevation goes down from the football field. Ms. McGarry asked if swapping the location of the Recreation Center and pool with the picnic area would provide the views for the Recreation Center and pool. Mr. Vernon confirmed that it would, but he noted the question would be whether you wanted to hear traffic noise while having a picnic or be inside a building.

Mr. Parr noted then when someone was at the recreation center, they would be inside and they would not care what they were looking at. Mr. Parr explained what he thought Option D would look like. He commented that if they were going to spend millions of dollars on a recreation center, he liked having it visible from Route 29. He noted that he did not care for having the athletic fields in the middle. He commented that he liked the location of the athletic fields on Option A, down on the southern portion of the parcel. He noted that he liked the location of the Recreation center and reservoir on Option C. Mr. Parr commented that he preferred to have the meadow and trails in the center portion like on Option B. He noted they would be splitting the residential traffic between Drumheller Orchard Lane and Stevens Cove. He reiterated that he liked the rec center closer to Route 29 and noted that it did not need a view shed because it was inside. Ms. McGarry noted that there would be some views of the reservoir area from the rec center.

Ms. Clair noted the residential areas and asked if there was any consideration for mixed use space. Mr. Rutherford noted that the Board was currently looking at what areas would be best use. He noted that the Board would probably be picking one priority and that was likely recreation. He commented that capital would only allow them to take on one project for the time being.

Mr. Gary Harvey asked Mr. Parr to review his site preferences again. Mr. Parr noted that he liked the fields and residential on the southern portion of Option A, the meadows and picnic area of Option B, and then from Option C, the rec center and residential on the Stevens Cove side.

Mr. Barton wanted to look at creating something beautiful for the people of Nelson County to be able to appreciate and enjoy. He commented that he was not sure about the recreation center at the current time. He felt they could do the park, pool, picnic area and athletic fields. He did not see the need to have people from outside of Nelson to be able to see the recreation center. He noted that it was for the people of Nelson County, it was not to draw people in. Mr. Parr asked why it could not do both. Mr. Barton commented that it could. He stated that he wanted to create a place to be proud of. Mr. Barton noted that he liked Option A. Mr. Rutherford suggested that the residential areas could be listed as open space for future use. Mr. Parr agreed that a recreation center was not a priority, but they needed to plan for the future to determine where one might go. Mr. Barton felt the park and pool needed to be in most beautiful space on the property. Mr. Parr disagreed and felt that the recreation center did not need a view as the activities were inside. He noted that it would be nice to have a view of the mountains from the pool, but a view of the water reservoir could be just as nice. Mr. Barton commented that the recreation buildings he had seen had windows with views. Mr. Parr noted that they wanted to serve the people of Nelson County, but they also needed to attract people to come to Nelson at the same time.

Mr. Reed commented that he didn't care about the views. He pointed out that it was a beautiful property in a beautiful place, and any scenario would create something beautiful to be proud of. He pointed out that Option C had a smaller footprint for main development, which he liked. He noted that a smaller footprint would allow site prep to take place sooner rather than later. He liked that there was room for a water treatment plant. Mr. Reed commented that the most important thing for him was the possible impoundment for water. He stressed the need to obtain the information on what an impoundment might look like and the capacity it would provide. He noted that in terms of the residential areas, he had no problem with them being future development, mixed use, or possibly residential in the future. He commented that if the County were to pursue a land trust option on Callohill and it be successful, they may want to consider something similar on Larkin. Mr. Reed pointed out that having a small footprint on the property maximized the opportunities on the other sides of the property. He noted that he had nothing bad to say about any of the other options or comments. He felt it was important to try to be as economical as possible, and a smaller footprint would help. He pointed out that the small footprint of Option C was a large area. Mr. Parr noted Option C was close to his favorite, and the only reason he suggested the ABC option was because he was concerned about limiting future growth. He asked whether they actually had a lot of land to work with, or whether they may be trying to put too many things in one place. He thought having fields in the southern corner of the parcel would keep them from being landlocked.

Mr. Gary Harvey noted they had a lot of land to work with and could move things around. He commented that the picnic areas were shown much larger than they needed to be, and they could be worked around. He also noted they could shift the picnic and playground area on Option C to allow room for future growth for field space. Mr. Gary Harvey noted that they had a lot of land to work with and they were not at all cramming things into the site. Mr. Rutherford commented that Option C would be more cost effective for site development. Mr. Parr suggested moving toward labeling the areas for future use instead of as residential areas, noting they may decide to add an area for trails or fields in the future. Mr. Rutherford and Mr. Parr noted they liked Option C. Mr. Vernon noted they would need to determine whether they could have a water feature like a lake, or just leave it as a creek. Mr. Rutherford suggested they envision the plan with the potential for the reservoir being on the property.

Mr. Jerry West provided his input from a Recreation perspective. He noted that he had conflicting opinions. He commented that he liked Option A, and what he liked about it was the ability to lock the athletic fields and keep them secure when not in use. He noted that he understood and agreed with keeping everything together as in Option C, with development opportunities on either end of the property in the future. He expressed concerns with Option C, noting that parking could limit the number of events that could take place on property at the same time. He provided an example of having a soccer tournament and basketball tournament in the same weekend, suggesting that they could have issues with parking. Mr. Vernon asked about the number of parking spaces at the high school. Dr. Hester was unsure of the number of spaces. Mr. Gary Harvey showed the size of the high school parking area in comparison to other areas. Mr. Rutherford thought that parking areas could be determined throughout. Mr. Vernon confirmed there were plenty of areas for parking on the site.

Mr. Barton felt it made sense to keep the Recreation Center and athletic fields in separate areas as shown in Option A. He noted that the recreation center and pool were located in the site with views on Option A.

Mr. West commented that he saw the benefits of Option C, but he felt it was more like a sports complex rather than a park. He noted that he had no problem with that because it was providing more fields for recreation, but it was not providing the park like setting. Ms. McGarry noted that the northern portion off of Stevens Cove could be turned into trails and meadows instead of residential.

Dr. Hester asked what the most immediate priority was. Mr. Rutherford commented that it was a recreation facility. Dr. Hester asked about fields. Mr. Rutherford commented that he was not sure fields had been priced in yet. Dr. Hester suggested putting temporary field space in areas that may be cleared but not immediately developed. She noted that the schools were struggling to accommodate all of groups that needed field space. Mr. Vernon pointed out that if they were not developing everything all at once, it may not be an advantage to group everything together.

Mr. Parr returned to his ABC concept. He referenced Mr. West's comments regarding the ability to secure the athletic fields like in Option A. Mr. Parr disagreed with Mr. Rutherford and felt that the recreation center was at the end of development. He pointed out that it was a lot quicker and cheaper to put in fields and trails rather than a facility. He noted that they needed something more immediate for the kids. He pointed out that the County's debt capacity was shrinking. He noted the projects already in the works with the high school renovation and the Social Services building. Mr. Reed suggested adding the pool in. Mr. Parr agreed that the pool could also be done. He noted that when he was talking about a rec facility, he was referring to the indoor facility with all of the options. Mr. Reed and Mr. Parr agreed that the fields and the pool facility should be done as soon as possible. Mr. Barton asked Architectural Partners why they chose the location of the pool and rec center in Option A, noting the views from that location. Mr. Vernon agreed that the views were part of why they chose the location.

The Board discussed the property views and the layout benefits. Mr. Gary Harvey assured that they would maximize the views everywhere they could and make the recreation center a beautiful building that was enjoyable to be in. He suggested that they take the input from the day's meeting and create an option D and then work backwards to show how to begin at step one. Mr. Gary Harvey commented that having the pool in the location shown in Option C had a lot of advantages. He pointed out that it provided the opportunity to have the views and have the meadows that could stay tree lined for the time being. He noted that they would also be able to build the athletic fields as shown in Option A. He commented that once they had a plan for the property, there would be developers coming to Nelson County to see what was going on and wanting to be a part of it.

Mr. Barton asked what was next. Mr. Rutherford noted that the Board needed to provide Architectural Partners with the list of what they wanted and the general location for each so that they could start to work on costs. Ms. McGarry noted that Architectural Partners could determine a phasing plan on based on the elements the Board wanted to have. The Board discussed the location options further. Mr. Parr noted that they could trust Architectural Partners to take the feedback that had been provided, and come up with an Option D in phases. Mr. Reed noted that they were looking at the pool and fields for Phase one. Mr. Reed suggested that it may be nice to see if there were any economic advantages to locating in one area or another. Mr. Rutherford suggested an option with everything centralized and one with pool and playground in the middle with the ballfields in the left side (southern portion).

Mr. Reed noted that the County would need to look at the Dillard Creek engineering. He commented that they would need to look at that really soon because they would need to determine whether that location would work and how it would work. Mr. Rutherford noted that having the potential capacity for future development was critical.

Mr. Vernon noted that the only question they had was weather the future recreation facility would have any visibility from Route 29. He commented that they knew the indoor pool needed to eventually be near the outdoor pool. Mr. Reed suggested that it go wherever maximized their options. Mr. Vernon commented that they had also discussed the option of a three season pool with the pool consultant. Mr. Reed noted that he had attended two swim meets at Fry's Spring in Charlottesville, and the number of people who turned out for the swim meets was unbelievable. He also noted that the area there was surrounded by a large greenspace.

Mr. West asked if having the athletic fields on the left (southern portion) and the pool in middle would require grading of the property all at once, or just grading out middle only. Mr. Vernon noted that they would only grade out what was going to be used. Mr. West asked about the development of the roads and whether they would go ahead and build the road through the middle of the property at the beginning of the project. Mr. Vernon commented that may depend on whether the property would be a weekend use or daily use. Mr. West suggested that it may be better to build out the roads ahead of any construction later, so they would not have to tear anything up to put the road in then.

Mr. Reed mentioned the land trust concept, noting that if they started looking at what that might entail, they could envision putting something in place to deal with residential issues. He suggested that it may be good

to have a land trust presentation from the TJPDC, so that the County would then have options to consider. Mr. Rutherford referenced the Thomas Jefferson Land trust as an example of a good land trust.

Mr. Rutherford noted that Architectural Partners would return with two scenarios, along with cost estimates.

Ms. McGarry asked if the Board would like to have some public engagement related to the options. Mr. Parr and Mr. Reed agreed that there could never be too much public engagement. Ms. McGarry felt it was best to have community buy in. Mr. Parr noted that there were some people in the community nervous about what was going on, he also commented that there was misinformation going around.

#### D. Summary of Conclusions and Next Steps

Mr. Vernon noted they would come back with two options, along with costs. He then explained that the Board could narrow it down to one option to present to the public for questions and comments. The Board agreed with the suggested next steps. Mr. Parr asked what the timeframe might be to get the two options and the estimated costs. Mr. Vernon and Mr. Gary Harvey indicated that the numbers would take a little time, but the site options would not take much time at all.

Mr. Rutherford suggested looking at August 23rd for the next work session. The Board was in agreement with the proposed date. Mr. Rutherford suggested continuing the meeting from the August 8<sup>th</sup> regular meeting.

Ms. McGarry noted the reservoir study mentioned by Mr. Reed. She noted that the Board would need to partner with the Nelson County Service Authority and pay for the study, while the Service Authority would help to get the consultants to do the study. She estimated that the study could cost \$50,000 to \$100,000 potentially. She explained that the Board would need to consider the study and the costs. She noted that the Service Authority would issue the RFP. Mr. Rutherford asked if the subject could be included on the August 8<sup>th</sup> agenda. Ms. McGarry confirmed that it would be included.

Mr. Rutherford suggested having the residential areas marked as areas for future growth. He noted that the Board had not decided to do anything other than athletic fields and a pool at the moment.

### III. OTHER BUSINESS (AS PRESENTED)

The Board had no other business to discuss.

### IV. ADJOURNMENT

At 3:31 p.m., Mr. Reed moved to adjourn the meeting and Mr. Parr seconded the motion. There being no further discussion, Supervisors approved the motion by vote of acclamation and the meeting adjourned.