

### Nelson County Joint Planning Commission/Board of Supervisors Meeting Minutes September 28<sup>th</sup>, 2023

<u>Present</u>: Board of Supervisors: Jesse Rutherford, Skip Barton, David Parr, and Ernie Reed - Planning Commission: Chair Mary Kathryn Allen and Commissioners Chuck Amante, Mark Harman, and Phil Proulx

<u>Staff Present</u>: County Administrator Candy McGarry and Deputy Clerk Amanda Spivey - Dylan Bishop, Director

<u>Call to Order</u>: Mr. Rutherford and Ms. Allen called the meeting to order at 6:33 PM in the Old Board of Supervisors Meeting Room, County Courthouse, Lovingston.

2023-59 Gladstone Depot TAP Grant

Mr. Parr made a motion to approve Resolution R-2023-59. Mr. Barton seconded the motion.

Yes:

Jesse Rutherford

David Parr

Ernie Reed

Skip Barton

### 2023-60 Lovingston TAP Grant

Mr. Reed made a motion to approve Resolution R-2023-60. Mr. Parr seconded the motion.

Yes:

Jesse Rutherford

David Parr

Ernie Reed

Skip Barton

Mr. Rutherford complemented the Berkley Group on a job well done at the recent open house and that he looked forward to continuing with the process as scheduled. Ms. Allen agreed with Mr. Rutherford.

Ms. Redfearn thanked them and noted that when emotions get high it is because people care. She added that they have taken care to document all comments received from the public and the purpose of this meeting was to review those comments and come to decisions.



Ms. Redfearn presented the following information:

Ms. Redfearn explained that they are nearing the finish line. She noted that this is the final joint work session and the only thing to follow would be incorporating final edits and then holding public hearings to consider adoption.

## **Meetings & Events**

### Review by VDOT August (90 Days)

VDOT will review plan for Compliance with State Code & VDOT Requirements

### **Public Open House (Aug 29)**

- Open House to Present the Draft Plan to County Citizens & Stakeholders
- Receive Comments & Answer Questions on the Draft Plan

### □ Final Joint Worksession with BOS & PC (Sep 28)

- Review VDOT Comments
- Review Public Comments
- Make Final Edits to Plan

### Joint Public Hearing & Adoption (Date TBD)

- BOS & PC to Hear Public Comments
- PC to Consider Recommendation of Adoption
- BOS to Consider Adoption

Ms. Proulx noted that they should have separate public hearings for Planning Commission and Board of Supervisors. Ms. Redfearn confirmed that separate public hearings were the plan. Ms. Allen asked if there were any public hearings prior to the Planning Commission public hearing. Ms. Redfearn confirmed this was the last work session and the public hearings would occur with the Planning Commission and Board of Supervisors. She added that there have not been any formal public hearings yet. Mr. Reed asked about the timing of receiving the final draft and other deadlines. Ms. Redfearn confirmed that they would go over the timeline.



Ms. Redfearn explained that they would be reviewing the complete list of comments received before, during, and after the August open house. She explained that there are four key areas of interest that they need consensus on.

# 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 29<sup>th</sup> 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 28<sup>th</sup> 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:

I

# Nelson 2042 Comprehensive Plan

### • 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.

# Nelson 2042 Comprehensive Plan

## 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.

3

Ms. Redfearn noted that they submitted the plan through VDOT 729 review and that VDOT had no

comments and thought the plan was well done.

Community Comments Received on	the Relson 2012 Comprehensive Plan

Reviewe	r Chapter	Pg	Topic	Comment	Initial Response
Cormunity	Chopler 4 - Connecting Poon o & Proces		Accessibility	The plan ap model get that telean a 42% if spanic. The clarishoold include a goal for increased signage revides, revolves, on a community events appeable in Dochity	Consideration/cay inclusion
2 Common at	Chapter 9-	172	Accessibility	Since years to see the second of the second s	Consider statistical character
200510210	Chapter 6+ holeating	10.0	Successions	evance white weater to the construct the construct of the construction of the construc	co waars-chody-charges
3 Community	Natural & Cultural Resources		Accessiblity	The Plan admissive dates that Netson County is on the Institutional tants of the Womacon Indian Nations The Nations thould be of isistly consulted on this stars.	Pon will be sent to the Wondson indion for comments.
4 Community	ChopterS-Coning the Community			The plan rightly emphasizes our fre and resoure services in the county. Supporting these services mustice is high priority in a rural area where shortening resources lines a guilt of matter of like and deal in	
	Chopden 7 - Creipting di			am concerned that most of the Tophouture' in the Countrils moving toward portioutan. Need to encourable more lacid, top product on net in community	his is a key priority of Chooker 7. Directing a Resiliant Economy, Shategies 7. 9, 11, 12, and 13 directly address the sous
5 Contractly	Relief Scanny			Exporte problem importent and page and commonly the set of product and importent of the set of the	for her builted by randle called annexes op. He den nar abdiesso these parcents ganacity and ruther invertiwating school policy shupp be conducted in uptric can by Web when water a fam- Stellary 35 or page 77, No char ga
7 Contractily			Tel: calion	Sel și a haois la Teach Instit jolarno leve yane van si o go la college. "ya fre goad y a can maies goad moreiy.	and separal here an grame -Sholegies Through 6 on plage 156, Nu change
8 Common fu	Ceneral Comments		Engagement	a. 2. Name (loss) (152)(20) sea we bednot a server to Comparison a Fonders, he year, by the cost point a commany, loss to compare it to receive the Comparison of the received to compare the server and the second	The comparison of point of the control, the popular is based of the flat recorder is in case of point and the too a point of the descense with point of the interpret of the two is outry in the recorder interpret of a later is all the flat much as the next set of the recorder of the point with the web exterpret is all and the set of the point in the point of the set of the point of the point with the exterpret is all and the set of the point in the point of the set of the point of the point of the set of the point of the poi
9Commenty	Garani Sommanis		Ingeneration		Thesa serve waters part of the commonly or gegranest passes for the fibra update which included fipulation waters A tools groups and produced set on the parts on the strength of the water Bounty the pro-or team can be not be
là Community	General Stemmarts		Fegagoment	nome or we had her or got in the tendence. Up South too, interesting the stress restruction is not and yet 8. Mer down, comments with the formal my zero and selected an account (finance series). Account for an account is independent on a more comment on a provide website. The equation of the stress devices are conserved as the stress of the stress devices are an accounted on a provide website. The equation of the stress devices are conserved as the stress devices are stress and the stress devices are an accounted on a stress devices are accounted as the stress devices are stress of the accounted on a stress devices are accounted as the stress devices are accounted as t	The second beam on a send set or failure ( a syngroup set) (meeting,
	Ceneral Comments			una positing the UDA, we wave shull down. Creatly there is more going an here. The ECE needs to laten to their constituents, and the 200 or so who have the survey all confirmate that actual outcome actor and protocyt peaces the Benley group did not metain this. Keep Netion Ruck is what the majority of reddenic work.	The due study is despinate borning blocks, from the completenesses from the capitation for her study has been withdrawer and has Campedonaina San language will be explosed to reflect the charge. The free points are use protection and designates the wast majority of the County curvation concernation (Legis a development), so change
	General Commanis			This control memory and/of a diverse of a up that the indextering diverse to the control the memory term for many and/of a set of the set of the control term of the memory of the set of t	
14 Community	Chepter 5. Creatine Unable Communities		Fousing	Peptiding affaitable howing, a violated and appendiate participations are filing by the spatish perturbative horizal, comprehensive p.a The fact that there a no listen County Plan to Affaidable Howing is a diservice to the county and its a tark.	The Themas Lafenson Ranning Dather Commission /TPCCs conducted a Regional Housing Shady that was used to info an Plan. A througy to support a directed offerbasic housing study for holon con bound udiad it doernoo traabio.
15 Corrmunity	Chopler 5 - Creating Bitable Communities Chopler 9-		Fousing	Propide two drifted affordate housing needs - affordate for young postesionals and formis to make a home in house. Owny whether hery variations are not one workset would be leven increments who upped taking upped are and to an increments. The work and incredused control theorem. Baking conting uncertainty and an increment in the half approximate a great does at the rule to baking theory and an one control theorem.	Reindbiltration and infiliants provided in badin of the land use callegation. No change
16 Community	Imp orrentation		Implementation	The "Indementation "cost listed are far from comprehensive. Fits listshould be assanced, and itshould be specified that this is not a comprehensive list	6G will add a statement that these are not comprohensive, rather the most important and frequently used.
17 Community	Chapteriá - Protecting Natural & Outural Resources		hinshooluse	n righ carsity case opmant areas lown small duster having areas please explore using bisropotos as an avail on tway of moving vestovator discharge cleaner [Inam the neuline ext.]	All emailize was evalie systempore appleased in the plan. No change
lo Communité	Chapter 7 - Creating a Resilient Sconomy		Lond Uses	Bing in bus nesses build industrial park of 129. Get also with liking wages. The been wine older hand liquar juts do not support farmities	
-	Chepter 7 - Creating a				

Community Common's Received on the Nelson 2012 Comprehensive Plan

9/21/2023

Reviewer	Chapter	Pg	Topic	Comment	Initial Response
			_	Some of the strategies under Circate a Loordinated Homework for Strategia Clowith are too vague and could be to en assamage of for short-term profit that sinch In the will excland the decision of the weat too particular variant of and and the with instrategies of date to and under any strategies of the assamption of the assamption of the strategies of the assamption of	
				adequately reflecting the strong community feedback that we highly provide natural resource preservation (55%) and are concerned adout new development and	
				enviromental deginitarion. For example, Strategy 7: "updata land use regulations to provide a certaint simplified expirements that premote exploration cere coment enable creative nacing choices, and cratect send two recordent. It is is far too broad and can leave open dangerous interpretations for	
				ceve coment. Poposed of emailize longuages "upda e land use regulations to provide clean ecurements that increase the percentage of lands and vales in	
				any contracts protection status outline porties bio accorrent advisionment advision to drian with any informantal protection, manner and a clisted charactery and commonly to be demonstrated with beings and enable industry options that increase drives to characters bit y with the thirthrap between the the industry options that increase drives to characters and the set of the access bit y with the thirthrap between the track of the industry options that increase drives to characters and the set of the access bit y with the thirthrap between the track of the industry options that increase drives access bit y with the thirthrap between the track of the access bit y with the thirthrap between the track of the access of the	
				Ident fee in this plan (velysford, Calleen and Lowingston). Additionally strategy 8: "Continue to aneourage and administer cluster subdivision regulations and	
				Incentiviae their take in total created the County is preserve oper source and reduce the instant of development. Regulary evaluate and mostly of their stand vision regulations or neared to ensure they are offsetive and meet County standards? Reactors attend to encourses: (Continue to encourses and administer outpart	
	Choosen 3 - Shaologi			subdivision regulations and inclentivities the ruse in rural larvas of the Country to preserve open space and reduce the impact of development. Regulative valuate and	
Community	Character & Development		Concl Opes	mod 'y dualers's al waar regalarians a meeded to enaite they are invitings (ad waan a version to the hold aventified in this plant) Velipford. Colleen and Lowingstoni, and that there subdivisors are planned in a thoughtful way reflecting environmental subginged in the source presentation and eval characters'.	Consider chanossho shategy languade
				Some of the strategies under Greater a Costain also Framework for Storagic Greath also too vague and could be favor advantage of Fameworkels. Shoragy Sci	
				Update landoue regulations o provide clean and smallfed recurrence is that comple expansion development, enable is eable risking choices and crotect sanitive resources. This is fan too croad and contractive open dangerous interpretations for development. Proceed chemative is naugoer: "Indate, and use	
	Chooker 3 -Shaping			regulations to provide clear requirements that increase the percentage of lands and wates in environmental protection status with re-demistible economic	
Community	Choloccer & Development		Lond Uses	e see o mem activities that align with emain mental crotection, maintenance of total character, crasson multiplic busion and welds elago a denoble for stag contons to at hose are blowne haveing population in thing supplies on development to the hubs coentified in this plan. Well stand, Colleger and Lowingstary,	Consider changes to strategy longuage
			-	3. Bit is events to contain and point and private large events require SUP for events over a certain size photor (how amplified music protor place). Wany music patient and size approximation of the places of the places of the declares and point places of the declares and point for the SUP representation of the places of the declares and point of the declares and point of the SUP representation of the places of the declares and point of the declares and point of the SUP representation of the places of the declares and point of the SUP representation of the supervision of the	
	Chepter 3 - Shoring			pierry investigation in the operative process in all publication of the declarge compared for. The difference in the interval of the others. Applicant pays For points and the section record size, the dip of your section of the section of the section of the difference of the declarge section of the section	Stalegy 16 of the Economy Chapter (pg. 155): Visalle and entitive an ordination governing temporary events to
Community	Choraoner 8. Dove pament		Condilises	are its ring by take, so require them and weeking verses and other potentially large patherings to obtain a permit and pay for the infrastructure needed to inside	crorect Velocity rural character." The Zohning Ordinance will be reviewed and analyzed with recommendations for making these and names charges after the Comparenesis as Mani scalabilistic horizon.
Lo minty	Descoloment	-	1,0001,005	the sofety well being and comfort of neighbors. The interdependency of all being in its warneeds to be addressed. For scan de, the mysical ware on 151 can dark a read of developeration in a catalities for a	moung in easied house charges after the complements serior is a solar added. No charge
				and the coursy easing and issung 30% in the name of op towsm, woods, publicisarely, natival resource cromotion interructive carnots, point these	
				t is inesses. Accessory housing will be the head bicales. "asing perts fillings or "arres" can could associed dwelling for workforce or that ive miental use opens the accessor to norwes pert developent blained agricultural and agricultural and solit instant workforce and the view something accessory does blained agricultural and agricultural tension agricultural	
	Chopler 3 shaping			not have roads to appropriately senice, and ouble safety currently cannot deal with necessary avesignit, walden's thould have out ongo hillegies that comply with	
SCommunity	Character & Development		Lond Uses	subdivision bytaxes in their zone. However, non-resident over as developing a businers must be bed to different standards. Sestev of by diversing must offerentiate between revident landowners and non-resident developers.	At this time virgin a does not allow localities to differentiate development standards based on residency. No change
	Choolers-Creating		-	What swokloce hours of Yes I want our leachers, bus dives, etc. to be adde to live here, in support of appriments in vicil able here thorhoods, i'm concerned	A review of County Johns Crahonce to ensure the repulations support the goals of this plan will to low the adoption of
Corminity	liveble Communities		Land Bas	that without activities excitations, who was has the most manay will decide how dowe apment happens.	newer of county carry parts of centre experience descaper in eight of this part withold with eldephontal the Parts No change
	Chopter 6 - Frotecting Matural & Cultural			Given the significant prioritization of preserving our natural resources and rural characters we should require companies, not just state agencies per the Valaade to submit an Environmental impact Rokew when proposing development of a cartain real or. This Fill should address all Roads of environmental preservation of file admrt	A review of County Zoning Croixenso will follow the adaption of the Ren. At their time, we will verify the requirements fo
5 Community	Resources		Land Uses	this pion - torests soil, groundwaren suitable water, endorgered species, an quality	ER: No change
	Chopter 3 Shaping Choracter 8			Consider the process "toxingstors ((halfway between tyronoung and Chotofiesville 2) aready hos inhastructures County Seat. all police station-bidg dept 2)	
5 Community	Coveloament Chopler3-Shacina		LandUses	Catholic and all determinations churches 4) it is already a 4 lone highway. Si Visitor Centeu etc. etc. High School (i) Rairead Access Sitrateory # 8: "Continue to encourage and administer cituder subdivision regularizations and incentivate their we in traditions of the Counter to preserve spening ace and	
	Choractor 8			reduce the impact of development. This will only waik if zoning regulations are applied uniformity, are not mobilized to accommodate developers, and are not	The purpose of the Comprehensive Flan is to create a poordinated framework for making and use people and
Community	Development		Land Uses	Iosed as de clithe with of the Board of Supervisors via typecial we dermits? Map number 4 as currently preserved is misleaching and reveal da filication. The map has two shades of green. Dans green stand that is permanently protected but	updaling the zoning arainances so that SUPS need not be relied on. No phange
				It e legend ident has the map as "Conservation Aleas." The fight green areas have been identified by DCR as areas that should be pro-eated for their high integrity.	
	General Comments		Dendliker	forest. blod versity, and as wild for concers. Land in the light grean areas will become increasingly incorrent hedges against the rayages of all rate change - but it is not a small variety called. The map way all be easier to read if the light areas way a tabley all iterent calls.	The learnd will be excited to obtails.
b community	General Commens		Canal Ores	Wap 3.1 creates for her contation since it identifies the ight green creas as "conservation areas" and pope 38 defines Conservation Areas as "creas with sign ficant	ne egendiva de edited lo comy.
				onvironmental scrietivity and/or areas that are outently profected from development through permanent conservation arreareation use."	
				Trials incomed. Trickelight green creds are NOT corrently protected. This adversarial that is distinction be made between land that is indeed protected and land that	
9 Community	General Commans	-	Land Uses	is considered to be high priority and should be considered thrips the daministre future.	The scend will be extract to clorfy. In The Plan will be implemented over a long carbo of time and will not result in direct tar increases. 3) A tend we
					"rango fallon projects per site infunded through all ensurces and programs. UDA designations creasion program
				<ol> <li>Neare consider the impact or residents of increased increasion premiers the final above hore-storing wester and residents and refrees protection (or communities due to tax nices, 2, Received not raise local taxes for a temporation, endistate or technic hore for that, his a with that how ould in- an and the store of the store of the store of the store temporation. Endistate or technic hore for that, his a with that how ould in- an and the store of the store of the store of the store temporation.</li> </ol>	that opens the deals to funding and technical support. 3) New development projects are a ways subject to review of the imports to the community. The Plan does not include language describing large multi-tanky complexes. Rather th
			-cru:	propiestill der i Altacher Viginia you a waysee sorp, y baaes, van oordbier bares. 2. Peose clonation ange multifamily housing paraviewer in Netion. They -	stances the language 'Apartments' or 'Duplices. Tiple is a four please 'which could be council accoub divide the av
Commonity	Cenerol Comments Charater 3 - Standing		Uses/Housing	obuse frottio problems, waterrunvitt problems and promote vocated incusing in other precs.	Adottonal anguage clartying what each of these housing traces can be included.
	Chargener 8.		Jano		
			Bas/Louting	f i vernacional de la citada de la constata de la gradecia da Ruci Milage.	tend use designations and primply on druse ly associative activited as repeating. Clude sub divisions are not high density housing. They are an approximite from ingressed once in homedices.
Cornerily	Second prine 1				fragmentation of co-dimension had an atural conductance. No holding is proposed for correst valience year. Failter, where o
	Chepler 3 - Shering				
Correctly			Jane Rest outra	a. 87 for Kurdi Aveas: In Planning Guidelines. (hoorparate cluster) VE Do you mean to deliberately our high bensity housing adjacent to conservation creas, to forolectli them? This does not to die some to the.	development is whan proteinty to a conservation area. It should adont the clanning principles that protect the natural and a rate. Add fond information on classes addivisions can be included if he peak w.
Correctly	Che plur G - Shacing Chordonar X			(a) 37 tet Notal Areas in Attorning Guidelines. In Sopprote cluster 1985 Do you mean to delice tately out in phoening boding adjacent to consensation precision (noted) them? This does not italie some for the.	ender ope. Acid i and information an elevier subdivilance on bisinele aver, if be severy. Changes to hierprimary land use "special d'undar "acidin of what smeant by each of hiere by each the considered
l Cornwinity	Che plur G - Shacing Chordonar X				contraines. Ac ditional information and we such distance and being clear if he servery. Changes for the physical value as years of the distance in marks mean tay such of these by earlier the considere Declarises ingles a torp access and accomment include a consist or says as invert the thermal the National Jan Us
Correctly	Che plur G - Shacing Chordonar X				ender ope. Acid i ondinformerion on elevier autod vielen com bis inclusive if ne severy. Changes to hie primary landicaet specier d'undar faction of what since mit by each of hiere by each be considere

9/21/2023

#### Community Comments Received on the Nelson 2012 Comprehensive Plan

Reviewe	r Chapter	Pg	Торіс	Comment	Initial Response
	Chapter 6- Fro eating			The planshould indice to estions omnotiong the light opping the Atanlic Coal Apeline. Its to base harder as alegent of ornalize against emment domotin	
34 Correctile	Natural & Cultural Recolumnes		Natural Recolucies	for corporate profit and siting of notural passible interiors through the county. It shall a disc (strasources and lessons) control from our coming legather as a community in the fact has and interior the model have been deriver interior to community and environmental teach.	Conster notatino anautoe la admesi poelne
	Chapter 6 Protecting	-			
So Course a tra	Natura & Collural Resources		Natura Resources	Would like home cars not for common tain spessiond foor to be rectifield from sear colling tage awalls of land, as Win eigreenhot been option tables had elswing. Clean suffice dwinters the managing begins of the mountains. We vimes that be this dwinter, the beauty fither mountains he onto the own venue.	Sreep Soper on diRidgeline Developmen, are discussed in Chapter 6 - specifically Sinstegies 1 and 20. En guage detering a cancutting can be added if necessary.
		-	10500-005	Collists into one class the face reliand state resources that exist to support individuals in preserving netwol resources. Here this available in one prace and texe	ossennig o ser contragicano e dodroni incossary.
	Chopder 6 - Protecting			steps to acrually periode the invanitive or grams such as out of packet maney and back for availabing partie from streams and waterways. Given the high	
Se Costinue to	Natura & Cultural Resources		Natura Resources	c gits I and impaction water econoces, as outined in this plant connecting an downers with these resources that are appeared that had beep empiries be aware all can be a huse pastive and towefort stategy to Neton, that de these roos as part of the implementation took: list in the 'bidding the way' section of the plant	Woch of the information is address of the through the extension of the and other organizations. Consider including a shale to subtain this kind of education and autwach.
-	Chupter 6- Protecting			I over Table 5.2 - Endorgened or Threatened Species in Neton County, Wei must ensure that the specific locations of these species factor into development decisions.	
2 Control role	Natural & Cultural		Natura Resources	amening any development that would issupt the hackads migration routes or necessary resources for these species. As such, a county-wide map of these species - should be included in this plan.	Waas of endangered species are civaliable tryough DOR. DOR controls across to location data for these species. He charace
a so many	Chopder 6 - Protocting	-		ango se in construit la karv	Protecting water quality and the notical environment is a key planty of the plan. Chapter 5 and Chapter 8 both outli
	Natura & Cut Iral		Natura		shalegies for improving wales availiy and epiding infrastruative to prove all against pollutions of it which are short to
35 Community	Resources Chapter 6- Serving the	-	Resources	Dept of health has already found serverage in fives. That stinks, Ler's toous on the basics list before proving any further	orottise. No shanga
3/ Commonity	Community		Represention	What are the sources of lobies & 4 and 8.57. The Helson County Visitois Center has a nondout-entries hive Helson whom lists many more frais.	Bo will work with staff to get a list of available firate in the County and expand tables but and 8.5.
	Chapter 3 - Shaping Chargener 8			Yes to Crearward Ec. on Recipts River Kd. 1 hapen/ich/vier-rug/ villages, there will be more frontic. Receive come to Recipts Hiver Ka to represente-work bire-river	
40 Comminity		100	Recretation	Yes to Caseward Edu on Rocint's River Rd. Thates/Vichuyler-und villages, there will be more traffic. People come to Rocint's Hiver Rd to recreate-walk bike liver locations.	
1		1		I om nikil susport of implementationstrategy 4.10 in the matrix: Support on expanded greeneray that networks." Marx 4.4 indudes R. dri sh River Road in this	
				proposed Greenword Pan- in line with this vision short term allority and tools should be given to area that area trivial along Road's River Road. Receiple go to to origh River Road to run, blee, waik doos and appears the twe. Given the speed of traffic and the curve of the road, this is disordy donavaus to bedentions. Rober	
	Chepter 4 - Connecting			provide mer read of the base work by a finite time the care of the speed of their of the core of the total in a sate by on speed in the care in a finite of the core of the total in a sate by on speed in the core of the core of the total in a sate by one speed in the core of the core of the total in a sate by one speed in the core of the core of the total in a sate by one speed in the core of the core of the total in a sate by one speed in the core of the core of the total in a sate by one speed in the core of the cor	
41 Community	People 8. Mades		Representant	will increase community enjoyment of the beautiful river while protecting bedestions and those accessing the fiver from dangerous fronts.	his Greenway silbenthed in Map 4.5+ Greenways Han, No change
				Managing access to waterways bikewayt and greenways " as an example there's quirenty any he Netion County Watside as a out inflake out on the Koorith. Rivey so a fly area flag and has to increase or power out all without performance. Appropriate infrastructive is needed to a point model to burger the formation of the	
				press accurate enclose encloses a participante presentaria presentaria enclose encloses a constructiva enclose en enclose en enclose en enclose en enclose encloses	
	Chopler / - Creating a			explanates open primarily by removing powned heats, the county should be responsible for that in fiver access is part of the fourism plan, which means as ont confiv	he plan addresses mese concerns in general and includes more specific strategies such as pusuing a farts &
42 Community	Resident Foonomy Chooler 5 - Serving the	-	Repeator	larger praits and represention infrestructures and staff.	Recreation Moster (Ran, relicentify specific concespoints, Page 177, Smalegy 92 and 35, No enange rais and represent on order files are a rev Franchis Culdeline for Rural Sil case and Rural Destinations, The Flan also
45 Cormunity	Community		Reportion	Protest and Rehular ato to be Rural Villages, we need more community parts and tech in that area of the County	reas and reased on other reasing a set oney norming concernence wards wrapes and read best marians. The man and reasonmends the County pursue to have & Represention Marker Flam (Page 177) Strategy 26. No change
					The intent beams the skill allow if and its Designation is not to change the instance beams tensing or
	Chepter 3 Shasing Choracter 8		Route 151	I am worked that first 15 will be und by affected by biging mate density to Malyaford. The above and is character of the rown are work to orghtme bers, not Cover, Create development appears to be a density that had the anarcher or thought to that if an arm or conservation and write in buildings, people, or it as an arms.	promote large scale development within "follysted, Bathes the core concept a meant to protect existing charactes, promote receive apment of existing structures, and improve hansparation an connectivity safety, and choice. The
44 Community	Dave coment			Technic development opperate over development name i ne characterio name name name contener o name principal ag Technicaje al yaur hand ware hare development into type of developmentes serie in factoria.	consumes on page 44 can be further a orifler. Is make this sum assis evenes
		-			The intent became the Netwineel I and Use Designed as is not to a set go the salaric obstractor, interace density or
					cromore large scale development within Kellystord, kallier, the core concept is meant to protect existing character, are more reading opment of existing structures, and improve reasonnet on connectivity, safety, and choice. The
					on grade on page 44 pan be further plant ed formake this purpose plearer.
			Roure (5)		Reducing an almosting suck freffic and improving transponation refer y along 151 and Route e is a primary goal of th
	Chepter 3 Shading Chenadier &				elan and VCOTs alone Zoo. Chapter fit. Sofety is improved not only by reducing husk traffic and leveling second limit out also by providing afternative increased bit modes all ferent modes of increportation, and improved road and
45 Community	Ecvo opmont	94		1) We DC NCT need marci coonomic leave organism in No lysford (2) We have less truck traffic on 101 de well as Route (3,3) to intractivestion	connectivity design. Longuage can be furner refined to make this clearer.
	Chepter 4 Connecting				Reducing preliminging lock half cland improving tionsponation safety along 151 and Noble 6 is a crimary good of th
45 Community	Chepter 4 - Connecting People & Roper		Route 151	ACP Fig. of 61 SNOT subble for 8 wheeles in a wall county. I think the problem sine Fig. 294 to 1 a fig. turn in CVL. This is completely blocked on which is the end of the subble for an end of the subble for a subble for an end of the subble f	olan and VCOTs along ited. Chapter 4. Table 4.1 includes projects to support these goods. The Plan test admise ad te To further a bills, the instal forces of investor each accessed to the desire is required to the force of St.
		-			Reducing or eliminating inack half a and improving karsport altorisately along 151 and 3cole 6 significant goal of 1
					olan and VCOTs alors Boo Chapter 4. Table / Theleass are day to support these gook. The Pan test can be ed to
				Implies no terre instructions of off zing indexing Rie. (5) will blie paths after Rie. (5) is on track read in used in used in a will prove ments including fact core. Will We Read as core of the issue of bire times deng the Rie. (5) Christer, he certainly heard disciproval, facts core and angel from his condition is during the Apaul 4.	I of antwork only the importance of these projects of well as the bears for educe track table on 151. Solid bit immoves as Decomposite track the Micro for the technic request light for these tables to contain a decomposition.
	Chapter-1 - Connecting			addia torum. They were analy that he take bike anes a one Rte. 15) when they have waited many years to tactical safety improvements such as ending naister-	transportation stutes, different modes of transportation, and imagived road and connectivity design.
47 Community	People & Picces Chocker 1 - Connectino		Roule 151	licier op ex wage of Re. (VPe. 15) a vell appear. I milled a and of Pe. 15). Near Is en la your anni il enkimilead, of proving your own agenda A cille path dong 12 (Is nutty Rave out a way to connect he dybainade, well off of 15). Build blog als in Netveted and Lovington thetwill a low ratio person.	Longuage can be for her refined to make his clearer.
45 Contrautily	Peuple & Robes		Paris 151	a cere part dong to its hump, legate out ower is connect in another out, we for its , build statewards in the part of a build part intervention we applied estimation. The former is facted to its the wear own to back recessively and wears in the part of a build part intervention.	Contracting neighbor to basis a great deal and spewall, and pediatricity both construction is included in the Raming Sudefines for built. Neilesford and townstant.
		-		tions decay they losse the "accosed studies" in the county constructions. The concernition if ward revises at the VCD1 meeting to colonicate provider other	
	Charder 4 - Connectino			initia on incluination (19) to julion factoria or dia reduce thing section in Net stated. This battlof in sections will be invariant to future fixed if y of the awa over that there will be two more bus reases. As lyadra in the rest vectors of UVA pharmapy and the defies " both of these will not side of pages to 10) in the	acter 4. Indvates protects to study the satety plana 161, including redyoing speed limits through Network. The Plant
42 Control rilly			Route 151	specifical metrol in the women ballesses, ways on in the net wat or solit owe promitiday and the series in control metrol will not organize to control metrol decision care, in cold in on to the current no and to care, the creat	ade 1. Indees degets to teach me day derig for including reacing reasoning modeling reasoning model nervous the reasoning r
-					As drafted, all vehicular safety improvements have a short-term priority and are a key to also this plan. Irafta screty i
	Charder 9-			Trefinationentation Analogies Marxims, be realisation that of proceeding improvement is nategies to 194, 151 Conformable, he greatest priority and focus. All multimodal a temptive transportation projects must be clearly subordinate or accurate or to the state vitrary semicirary and issues that and uncertainties that subordinate or accurate the subordinate or accurate to the state of the subordinate or accurate to t	improved to itemplay reducing facts half cland lowering speed imits, but also by proveing, attend items is a factor to a course, different modes of transportation, and more veloped and convectivity design. Additionally, the implementation is a second and convectivity of a second s
50 Control ridy			Posts 151	In the call attended to positive transition project must be dearly subcidential acception take to pure sately improvement proceeds. We keed news this fram our address of most the outprove path for acception of a grant data by must liver to be for a filtering.	sources different modes of transportations and improved road and convectivity design. Additionally, the implementation of the full and full the review for the provided the provided to be first the provided to be a source of the source of th
10 10			Contra can of	Along the resident indicated that alke lanes would be welcomed ownary of the back roads where alke rices and form equipment compete for roads page.	· · · · · · · · · · · · · · · · · · ·
	Ceneral Comments		Noure 15	When incided about 151 shearshift We you chary/4 Doubters have no businessifting doing "Sitisciang soust" bit possible har survey of estimating about bits trais active clarify about where those would be?	Any bioxistness thing 151 works be parallel pairs on visioned, protected should as with buffers from to film. The Danie claring existed to clarivitie.
> sommont/	Ceneral Comments Cherpfor 4 - Comments			In the date of the second s	ic an deredited to diaity this. Any blae bries all reg 151 withig be para to paths any claried, peaks bedratave, as with bottles from te film The Plan b
	People & Places	32	Routo 151	Fronty renaportation Projects #5, # 11 NOT NOT	con celedro claity fris.

Community Comments Received on the Nelson 2012 Comprehensive Plan	

9/21/2023

Review	wer	Chapter	Pg	Topic	Comment	Inital Response
					Tam also ye ye far nod at the emount of heavy in dring traffic the twent 151 to cut through to 29. The contributes to an exceeding amount of noise and venecessory traffic alone "51 with the constantly level and above out-of-brand a phat hous of the day and night, a danaer to local traffic. Why not ben	Reducing and more backs of the Figure interview to search and the starts of and 20 to 5 is a simple and of thi
	6	Ihopler 4 - Connecting			It e 15) contact of the transmission of a which connects to 224. Fractees could tractative, the 64 straight to 27. The world people preserve the tractees of the	dan and VEOIs plan ties that is 4. Table 4. I make a cover a contact these table. The Plan is disable edied
55 Corrmun	nite Pi	copie & Papes		Route 151	ceautiful area by reaucing a lot of hase rans and so lut on and more vesafety rithers have been fatal pockdonts ().	to furthene entry the importance of these are easily as the desire to reduce truck traffic on 16).
	c	hobler 4 - Connecting		Roure 151		
51 Corrmor		cop o 8. Places			would like to see the speed finit lowered twough his later - movies 35 mph	Project included in Table 4.1. No change
					Netion Country currently is a draw for many tools with its natural beauty, notional park access, skilling, and businesses/entertainment. Being able rootay to ally in	
		1.1.1		Short-term	vacation rentals weeps to usits spencing locally and the transient occupancy facils a great revenue source. I want vacation rentals that have followed the rules and	
55 Corrinur	nily G	Seneral Comments		Rentals	craid from item (occupancy) takes for day.	adoption of the Ban. No charge
					Heade note that the following data does not accord ey reflect the WHOAs usey results about short term rends. This is very insteading. Heave contact Jay Roberts. Bloc. Disactored WHOA to go the constrained data. The majority of Velsen's that form rends have to ack is found in the velsity of Whoentreen and Stoney Oreak.	
					presidence of the set of participation state. The mean set of the mean tender to the set of participation of the set of t	
	c	the plan 5 - Creating		Short-learn	ex use yereas other entry and the billion being the statement of the method in Wherement at a constant of the billion being and the statement of the billion being and the statement of the billion being and the billion being an	
So Commun		Nobie Communities			rentals across the rest of the County."	Verify plate provided from WHCA
					acuid its the starts have no scongrebe a vacoverage regarding its Hammold regulation and to alors there are specting as primarial anderwood	
		Chooler 5 - Creoting		Short-term	ond can be treated as such. Per the 2022 VA State bill 56.1-3826 to ad titles can leverage the same takes holes pay to individual short term rentals. I hese rentable ao	
Control r	nily li	ivable Commilia		Benlisk	cling bis mession of values in our pouny, but are commercial enderses and should be loved as work. The data as presented to deal from the 2022/VECA survey, reparding and term rental referenced on all SP or the current pract Marks Income at Supports presented on all SP or the current pract Marks Income at Supports presented on all SP or the current pract Marks Income at Supports presented on all SP or the current pract Marks Income at Supports presented on all SP or the current pract Marks Income at Supports presented on all SP or the current practs Provide at SP or the current practs presented on all SP or the current practs presented on all SP or the current practs presented at SP or the current	No circingeneedes, the County directly employs a lodging law.
		the play 5 - Creating		Shid-Jerri	ine data se preside a govied from the 2022 APUA survey, regarding shart reminence scenario and public on the durant atom in a property survey regarding shart reminence and survey and the survey of t	
15 Carmer		ivobie Communities		Rentols	concorda a constante en a constante da presentaria y constante de la constante grande a constante a constante da presentaria en a constante en	Verthy data provided from 19-CUA
		NAME OF TAXABLE PARTY.		1011000	Instead Text wy period but tara member of the community have hoad. We five in Netion County and over the orabined and is beauty. We also have that that	
					term rends which provide a welcoming place for every land visiting family for that matteril to star, and enay velcon County, and are patrone of many of the local	
					currence. We employ local services for deaning maniferance, and lancscaping, and pay a general scarrour of taxes annually which left his country of and	
					their administration, schools, reaches and the asunty expanding intratives. We also have been able to show our children the value of hard work involving them in	
					projects, and have benefitined from being obtains set aske hunds for their future lives and education. I completely understand the concern of Alfords operating in	
					neight in ords arsas. I beleve 10% should now authority in those specific oreas huin it/enforce regulations on them. As a policy, Arian's implemented of ho	
					parties "rule parts the plants multich should eliminate loud parties which are understandably a nusance to neighbors. However, along highways and well	
					Influence areas of 29, 151, and 6, theil see there should be mark a low-ance for Aith the to appendix, especially it is father we areas, which are no for winner for Aith the to appendix period with a state of the mark with a state of the mark sta	
					patronize editing businesses in the area which are vital to the local economy. Also, larger lots located in the rural areas should not locat the some restrictions of a	
					pioce with much more density like Stoney Creek or thintegreen. Houng block to place for the exiline county based on neighborhood-specific issues is not responsible in my opinion. If offordation bouing is it, by the issue, there include a gravith area double or with a hour include or a double or more of offordation	
				Short-term	paterization may opinion. In constraint instanting the state, the relation to gravity according to the state of a state of the state of	Produces # 1 of the design of each product of the fact these encloses during the constraint to the second sector of the sector of the second sector of the s
Commer	ate G	Schorel Comments			do ante in a company and an a such an taxa.	adaption of the Ran. No charge include able and Heimite rule, knewew of the Coort ys corrigitors will allow
-					p. A. To deshee connectivity can be manyor by executing period or mainting and all to adjust webilite to sidewate where the community but uses have connect	
						Sidewalk installer on would take into ecocont fiscal forsibility and would most i soly any be exprepriate in areas such
		Ihopler 4 - Connecting			that in general, in a rural country, concrete pedeation sidewaks are a waste of maney. There and ment on at hose stalls or pread for ATVs (motorized a Herrain 👘	Netysford: Lovingston, on a few Bural Villages, Haise hals and ATSs can be included in the alternative transportation.
Commun	nity Pi	topic & Papes		Transportation	veh clas) is the "Atlamet ve Transportation" section.	section if necessary. They would canterly be inducted in a representation study.
					a. 47 When the county porchases EVs. nere should dio be county by charging stations that are primally charged by solar power, independent of Sorah on Breign.	
		thepter4 Connecting			Courry processible displaying presible errorgements with CVEC (Centrel Virginia Electric Concercitive) for outlaing endoreining solar charging, p. 78-311/1/nord	
			-	Trensponence	SGLAR FOWERED EV chargingstorions" provinsi	Language can be ealled to address frese ananges.
si <mark>Commun</mark>	1.17					
	-	Concerned of a second second		Terretoria	When the series for here \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	VOOI has reviewed and sparoved the plan as written. The Plan compiles with their required elements and includes
	nib G	Seneral Comments		Transportation	What would be the basis of VCCT not signing off on the Comp Plans	V.St has reviewed and spacewed the prantis witten. The transcompted with their required elements and induces angleds that align with their plans.
2Commu	nity G	Seneral Comments Thaptar 4 - Connocting Toppe & Praces	72			
2Commu	nity G	hopter 4 Connecting	72		Al of works he has a VCCT roleg mgot on the Comp Park niewsche Re. 20 - Re Stand hit beleng es oorten, boodstooren vergineer mat be a oktiv I en Marcando Marcim mat Marcan het importationatier "ogstaden vergenaams al hab com response and easiers" (see	arajecis ital alignivi it her plans.
s2 Corrinur 53 Corrinur	nty C nty C nty P	hoplan4 Connecting hop e & Protes hopler 4 - Connecting	72	Tronsportation	niesector (Re. 27 – 8 e. 5 hown by two ingres local in, floor dubou prame ingrese mad be a bloty para NA support dramtem path 4 sin the impartentiates Marcin "anglescoler movements af high cost respectives and reasivey contows" local tools may be 4 high and 4 ". Tools 29 Analystics" (Brownia Tools (Brownia Society and Brownia Society). The impactant real map high set	orsjeck Hoti diga el Hher plans. Included au frioli y Project #14.Ru change
©Corrnu SiCorrnur	nty C nty C nty P	hoptor4. Connecting reop e & Praces	72	Tronsportation	elementor (Re. 29 - 5 a 5 doorn to too engres, occres, foor allow actions any regime multier a oberty Imm a 14 copy of when Heimport 13 in the temport temport and temport any other strategies and the temport and temport and temport and the temport and temport and the temport and temportaneous on the comprised for any descent and temportaneous and temportaneo	onjech indrugi v in her plana. Induded al Mail y Nejech 418. No change Pojech is indudos as high profity, ho chango
s2 Corrinur 53 Corrinur	nty C nty C nty P	hoplan4 Connecting hop e & Protes hopler 4 - Connecting	72	Tronsportation	$\frac{1}{2} \cos(2\theta_1 + \theta_2) + \frac{1}{2} \sin(2\theta_1 + \theta_2) + \frac{1}$	anges histolignet histophan. In Guided an India yfneed 4 Multi strange Peacht in cludias as high protection for chana. Primodent in the Guide scart power of Chippers are studies. Then the 151 studie conducts, the seats can be
s2 Corrinur 53 Corrinur	nily G nily P nity P	Stopler 4 - Connecting Yeap e & Praces Shapler 4 - Connecting Yeap o & Praces	72	Tronsportation	riencion (Re. 21 - Re. Schorn Erholer greu occire), bur d Lou chrome Fing ree molt e a soloty. Im not copyore from temptet if on the reported ban Marce "operatively mprovinger at the low resource solution. To compare the low of the reported ban march is the reported band band band band band band band ban	anges histologinal histopian. Educate a histopian (HELE) ange possibilitation (HELE) and possibilitation (HELE) and possibilitati
2 Corrmu 53 Corrmu 54 Corrmu	nily G nily D nily D	Sopler 4 - Connecting Hope & Praces Shapler 4 - Connecting Sople & Praces Shapler 5 - Creating	72	Transportation Transportation	Identical (Be, 2) - 15 of Joon 1, Looking en, operation, bound alow on unit regime multiple points. In the second	anges to study with her face. In the study of the study of the first study of the
2 Co~mu 8 Co~mu 8 Co~mu 8 Co~mu	nty G nty P nty P nty C nty U	hopler ( Connoting top et Pares hopler 4 - Connecting top et Paces hopler 5 - Creating top is Communities	72	Transportation Transportation	Interaction (Bit (Bit )) = 4 down to lower again score display(down parts into grammable analysis). Interaction (Bit (Bit )) = 4 down to lower again score display(down parts bit), where the display interaction and display as a statistical in a grant bit, where the display interaction and display as a statistical in a grant bit, where the display is a statistical in a grant bit, where the display is a statistical in a grant bit, where the display is a statistical in a grant bit, where the display is a statistical in a grant bit, where the display is a statistical in a grant bit, where the display is a statistical in a grant bit, where the display is a statistical in a grant bit, where the display is a statistical in a grant bit, where the display is a statistical in a grant bit, where the display is a statistical in a grant bit, where the display is a statistical in a grant bit, where the display is a statistical in a grant bit, where the display is a statistical in a grant bit, where the display is a statistical in a grant bit, where the display is di	anges had align at the plans. Exclude a high stratege provide align at the plant is done and provide align at the plant is done and at the plant at the plant is done align at the plant is done align at the plant is done and at the plant at the plant is done align at the plant is done align at the plant is done align at the plant at the plant is done align at the plant at
2 Corrmu 3 Corrmu 11 Corrmu 10 Corrmu	nty G nty P nty P nty C nty U	Sopler 4 - Connecting Hope & Praces Shapler 4 - Connecting Sople & Praces Shapler 5 - Creating	72	Transportation Transportation	Identical (Be, 2) - 15 of Joon 1, Looking en, operation, bound alow on unit regime multiple points. In the second	anges to logge all her jobes. Her should be an interpreter that the damage Peoplet in includes a style provide, but comparison to the date, there is the should be a second by the should be a peoplet in includes a style provide a state of the should be a second be a state of the should be a second be a state of the should be a state of the sh

9/21/2023

#### Community Comments Received on the Nelson 2042 Comprehensive Plan

Comments Received on the Nelson 2042 Comprehensive Plan

*	Reviewer	Chapter	Pg	Topic	Comment	inital Response
65.0	lo~munity	General Comments			In Competencies Pari-Insertation of Aug. 25, 250, vois Incomplete and peoply asserved. Accustor were tarchell and some of the data unerabele backase hardware to end on the part was adapted hydrow consists obsequence. It may not accurate adapted by the data part of the data unerabele backase hardware to end on the part was adapted hydrow consists obsequence. The maximum add and without a databackase parts in mage adapted by the part of the part was adapted hydrow consists obsequence and the maximum add and without a databackase parts in mage adapted by the part of the databackase parts in mage adapted by the part of the databackase parts and the part of	Ser vlated repones to 16 Albatydee, Comnon).
					Fromoting economic growth ecologication proceeding placewards and environment. The businesses that have gene in report y brush not been visibles, i.e. the	
		Chapter 7 Creating a Regional Sconomy		I Total and a second second	ormunities storage facility on 151. Do las Generats expective housing used as Artifolis. Im petually sed you are not applying for the fundami district bio we need net include a contribution of the fundamined index. Its	See reported below
	ormunity	Chepter 3 Shabing Chepter 3 Shabing Cheraoner 8 Development	-4	UDA/Nelysion	en let an sport gever port more rule. The share the point of the state of the state Notes the point of the state of the	Les regulars celus. Les resultations de la postant de la séguier d'internation anys les relations de conservent interése étade son Les resultations de la servent de la territoria Métydent d'Anton to son conceptent à constitu particular de la defauration, acreson socieles conservent de la defauration, and improve reasoners en conservent insections entre de la defauration. Les guages en usage d'autable of the control de la matter de la societars particulars societar, and character de
71 0	ormunitz	Chopler 3 - Shabing Chonad er & Ceve comont	-11	UDA/Nelysfere	Velixe on 'SI and so holl askes with the 'Charry Processe Both'to page 14	
72 0	ormanily.	Chopter 3 Shaping Choraster 8 Development		UDA/Nelyston	vas diseptontes their a few of the so-called isonoemed disers "hijded the occurrity are last high ."He parts raters proce and hely ford can be a visate and Tale Advantuming all and their and go denotes second attents. Me meet to prove the Uburnshop yand implie of the accoss	degree Te UDA Jungs age & ed led.
73.0	241maa te	Chapter 3- Shacing Character & Leve comern		U DA/Nel veters	Technic (gelle como des anches freetinges Christians) posses in technical beien geller anel et in standard Havbach ave an ensistential in trava and at abor agrice. Scannell frei des an page reinevelent inter anolf et al. agrif konstant (genery war hierard et an etti gelles. Those accesses and an an antimation of the definition of an antimatic data statu	The infertite must be highly a fault table (Signator in the study per less faults and study as excitances a briefly as concrete last as last second model must be added to the study of th
-74 9	iorimunite.	Chapter 3 - Dhacking Chapter 4 Development Chooster 3 - Chapting Chooster 5 - Chapting Chooster 5	ব্য	UDA/Nelystero	9. To a chemotres e quary legio de al elle 15. Conto verse el la Clara Presentativitati agret de constante i a espara de la espara Espara de la espara de la espara dela espara de la es	To interface the will be discussed with a set of a rate to compare other discussion access annuals, and a bag discussed are both and with a filterable in concentration of the discussion access annuals, and a set of the discussed of the discussed of the discussed of the discussion access and the discussion access the discussed of the discussed
75 0	orm nly	Descropment		IID6/Nelysfore	leasestip. (For an in the follow) sectorated for ald eacher reads and constantially constituents reading forwing	enguage on orge 44 combio fuller or all en lo make ni soupose decres.
750	ionmunity	Community Engraphment Comments		UDA/Nelystord	use, us the Lope House revenue 3.2, and house that a mostly clear and house of and other a way could be each particular institute for Moo Courty, "doub personnal model and the provide and the provide start and the provide the model of the House boo doubt all followed provide an estimated way in a scale presence to an approximate of the followed book and the start of the House start and the provide House and could be applied the model because of the model of the start of the Chine model and applied the the provide start and the provide start and the provide start of the provide start and the start of the provide start and the start of the start of the start of the start of the provide start of the s	The application and up to IDM has been with drawn. Project from a social relative reader. Pars and draws to when Gap are the ULA computing it will be:
DN	ICWSA.	Choplar& Sesing the Community		Wolfer's Server	considered inseparate like.	Data corrections will be mode as directed
	ormunity.	Chapter 6 - Fronsoring Natural & Cultural Populatos			The study may referenced in the clark which indicates waterscarchy in the country in the conting decades is string. We should be gripping heaving wey hought by for the new indicating orienting orderates that activities arounding areas item opening from air water supplies, and prior targe out addees across the country. We will be strong and more reliand the work legarines to be any marking work and the supplies and prior targe out addees across the country. We	
	ormunity	Chopler 6 - Protecting Natural & Cultural Resources			Search is the proverse become an oracle heater and concerning provide a new recent support adheater to a new by all System Although operating or any approximate the address of the provide and the search on a heater and the search oracle of heat address management. In addition is all support or plens called access to service and the mission address at the address and adgress. The means is and we address provide a search or and the mission address at the address and the search and adgress. The frames is and address provide address and the search or address and the address and the search of the searc	The Register Wald 2, any Dana so the stimulation is provided as and ago of series up by Theorematiques, moving determine worker packed and walder access only non-accessible and ago of series up by Theorematiques, native antipotic of the series of the packed based on the series of the hort - should be and a packing antipotic gradient access to protect a galaxies that and the should be also and the series of the pack of packing antipotic gradient access to protect a galaxies that and the should be also and the series. It is change and the series of the
300	lormunity	Chapter 8+ Serving the Community		Water & Sewer	Shouldn't ne feasibility of sensible expansions be deneiby the Hosen County Services Authenty (NCSA). Are the "planners" expensioning their efforts with the NCSA1 Them bound MD: The weben valence in Laboran reliation both sufface valences and anounced and accurated from web. Persident of sensible conditions	Yas, A Water & Sower Waster Ran is alkey strangy of this plan. Strategy 17, page 176. No at lange
alc	ormunik.	General Comments		Waler & Sever	(In the day strik) in viewer space in a nation reason being state water than a close and gail relation to every taking a state of a load view for state of a load view f	The Regional Water Supply Plan outlines strategies the protect local and regional water supply. These strategies, nated ng allemal se water sources and water conservation, are referenced in the Plan. No change

9/21/2023

9/21/2023

Reviewer	Chapter	Pg	Торіс	Comment	Inital Response
				Tell composition on a treation where we have a bind by pre-star and have be as an in popular induction on approximation pre-star and the second of a popular document of the second of a popular document of the second of a popular document of the second of the popular document of the second of the popular document of the second of the popular document of the popular document of the second of the sec	ns vill canado an executive serviciou. The canado ad 1916 - on the cade does were neared posted on invess
Sorrimunity	General Commany	ಶ	Niscel aneous	Color 1. Sog this are great but using the theory calor bar server infellering that is indicated a plate dready deeply applications of the process. In them it represents to their obtaction provides in a process for them is a process. For them it is a solution of the solution of the solution of the solution of the solution.	The server and a consecutive sector is by the server has a sector of the data between the process of the sector development is accessed by soil is to make sure this ground work its the on such sector Soundy receives the right development in the right classs and within a to minimal impact to the environment.
Correction	General Comments		Viscelar eau	The SUCK selective and expending, The Land of telephone minimer Largery Mini Lassed with a daminating bit in data spread with per low address of manys variability of the constant type of which me here near well show that the presentiates, and the selective Minimization and comparison grant the grant of the selective of the sel	
	Chapter 2-Setting Our Direction		Netslerscu	b. 2. Confirming ACConfig. 1 in accordance or 2 inclusions. A Restat generation advance pellet. In 19 years That Restat (24.6) (a feet years) confirming in agreement for the set in a restation of the years in pellet. (A feet years) (a feet years) for the period to be operative to date for being the set of the set of the set of the set of the years in pellet. (A feet years) (a feet years) for the period to be operative to date for being the set of the set of the set of the set of the years in pellet. (A feet years) (a feet years) for a generative to the set of the set of the set of the set of the Set of the set of the	The fig Bises is newledge them care existing conductions dipectify ways and trevs there grads an included in chapter and local activity in Chapter 5, which across sogas the interview nature of turners and the acsistem, damps
Commente	Chooler 5-5 suing Choose 8 Deve owner		Watel or report	L	Menyof Base radioan Ingoorgo oo far daar cation. Changa ay diaconal Ficiny Sassi commonti org, aaf aan 1930-1946 Jaco 1931 Juli
	Ghapler 4 - Conneoling People 8, Paces			b) <sup>27</sup> March 21 Final by ET te affective to see clustros and generator on himag. The other holds the besides form by a clustros and generator and a rank model by followed by the command cluster and the other holds the besides for any accelerator and the angle of the distribution of	nen yn felwer af i oer fyl gryn och ar dar foaffor. Charge es alee eid, folog soard o meren organi aren golfgelig byn Frisia.
	Chaolen S- Creatina			b) 2. Define of upreventations of peer Financial as interpret. The set of 2 Context biological type tables and certification of the set of t	

11

Reviewer	Chapter	Pg	Topic	Comment	Initial Response
	Chapter 6- Protecting			2. Or the start of black interview in the two possible bases interview source of the start occurs. 20 in black of two starts are black we assume that is a start of the sta	
as Community	Natura 3. Coltural Resources	-	Asceloneous	source these avaciges? (p. 129 What department of Neison County employees would cany our here eight miligations for egies? (p. 131 #14 mising period). #15: a new autobar lighting ordinance should include afters of remediation as stance for existing buildings.	Wany of these edits are typing up rical or darihoation. Change as directed, folloy based comments or questions we extracted from this list.
A9 Conversion	Chapter 7-1Crophysics Register 1 Scatterny		Sector and	5. 35 "Use organismic "periodicity as New"s. 5. 10 Communy College, Trans a second path Kenny Community Services and Hellon Carly routine and the (New Burg). The Service and the Service and Service and Services	Bonust flees edit are hoporaphiad or clarrication. Chanae as directed, folloy cased comments or questions we what have like the fullet.
	Chopter 5-Centry the			$3^{10}$ Column in the maximum characteristic products the support from the sense $1, 0.00$ Mar support for flat (a, to prove that the flat (b, to prove that the support of the support for the support of the support	
	Chapter 9 Implementation			ownowing provides (p. 2004) and the source charge and the context in 10 met. By personal optimits, through a charge and regretable entry but to high gran and incompare to come to any 20 metry and the entry of the entry in 10 met. By personal optimits, through a charge and regretable entry but to high gran and incompare has not bound by works a data from a taken in grant and provide a charge of the other to the source of the source	
	Chepter 9				
	Implementation Constal Commanis	2	Kiscel aneous Miscell aneous	Take one project at a time and learn from it. Has any BCC had experience with this it Build a legacy non along reputation. Thank You for What You Dat	
	General Commania			where does one find of the assumptions that were used to develop the stary? Where does are that the analysis or parental unintended consequences related to	Assumptions were outlinto the "What We Know" section of each chapter as well as the perhapsophia charsis includ in Chapter 2. No charges
	Ceneral Commany			Be indexensive of trapped the indexensive of trapped to the standard standa	n o e e fans la sec la se Mor
75 Cormunity	Chapter 6 Protecting Natural & Cultural			profile of adjustration and the relationship is and the set with the relation with the relation strategies and a discrete set with the relation of the relatio	untari vince sposled di stred es. Change as directes
97 Cormunity	Chapter 3 - Shaoing Charactor 8 Deve coment Chapter 5 Crooting	2	Wscelonecus	Souverselsen. To norma d'housantere construit data y et de dis la ter la barra Souplera Conservante de Abarra Inst. Conserv, 19.0. our de normanistic de la barra de (la falte de la barra falte de la barra de la bar	Charge to directed
8 Commonly	Byoble Communities	2	Viscel aneque	2010 54 is labeled "Average, its set old Aze." However, the map is a capy of Map 52 which shows "fotal "opulation." Map 5.4 reads to be sorrected.	Change to directed
99 Cormunity			Viscolanceus	tem 6.1/ The word reserved (in the first country) similargeliad, and have profit against announce as given (i.e., arganizations) frem 6. Shorestal (in the first assume) single material (in the first assume) single	Shange as directed
00 Commondy	Chapter 9- Implementation	-	Viccilanous	tem 5.14 Organization in the third column should be pural - i.e. arganizations	Change as directed
	Constant.			6. 3.1. See The California States From Notes does entropies for the minimum california and an analysis and a large constraints for the minimum california and a set of the states of	
1	Charden R.			prenermata and table the local state of extension of containing. In the section vacation of white environment "should be a value of environments, p. 223 and on 2.323 (g). Next for the other state of the vacation 243 of the free state on and or definition of the state of the st	Many of these edits are type-array of a cligat option. (Transe as diseased Policy based comm

### Route 151 comments #44-53

Ms. Redfearn explained that there was some redundancy in the comments. She noted that this group of comments mentioned Route 151 safety concerns. She added that there was a lot of concern introducing bicycle traffic along Route 151 and not adequately addressing truck traffic. She noted that any of the comments regarding bicycle and pedestrian safety could potentially be resolved by clarifying that a parallel route would be separate from Route 151. She noted that they don't talk about reducing truck traffic on Route 151 but do discuss it on Route 6. She added that they could expand the language to include Route 151. Mr. Harman clarified that they were discussing heavy truck traffic / tractor trailers, and asked if VDOT could do anything. Mr. Reed indicated there had been efforts in the past and it was a fairly closed process in terms of VDOT's other priorities. He added that it is an important piece of a traffic plan for Route 151 but questioned how realistic it was. He explained that it was limited or nonexistent depending on how you interpret what has happened in the past and the potential for the future, but the door should not be closed.

Mr. Harman asked if there was potential to reduce the speed limit. Mr. Reed noted that there are possible ways to reduce the speed limit such as reducing it in the school zone at particular times. Ms. Proulx noted that the area is already 45 mph. Mr. Reed noted that it could still be reduced with signage and flashing lights to hold vehicles accountable. Ms. Redfearn confirmed that reducing speeds on Route 151 was referenced in the plan priority projects but that they could be more specific on the locations in which they want speeds reduced. Ms. McGarry mentioned that the Route 151 Corridor Study would

12

9/21/2023

include recommendations for Route 151. Ms. Redfearn asked what the Route 151 Corridor Study timeline was. Ms. McGarry noted that they should be submitting it for approval by winter.

Mr. Barton noted that the people of Nelson County are pretty universal in wanting to limit the trucks coming through. He supported including it in the Comprehensive Plan although it was not likely to happen right away. Ms. Redfearn asked if they would like to include language similar to "Support reducing commercial traffic and speed limits as laid out in the Route 151 Corridor Study. Mr. Reed recommended not referencing the Route 151 Corridor Study specifically. He noted that they could craft an amendment when the plan is completed. Ms. Proulx noted that there had been four accidents recently on Route 151 where three were caused by local residents and one was non-local. She added that there were no trucks or alcohol involved in those accidents. Ms. Proulx indicated that they did not have enough data at that point. Mr. Reed noted there were tools but they did not know enough information. He added that leaving the language open would allow them to plan as needed.

Mr. Amante clarified that they could request speed reductions but it would be a state responsibility through VDOT. He questioned if engineering commercial traffic was a supply chain issue with truck routing. Mr. Reed noted that GIS does not communicate with GIS mapping tools. He added that a possible way to affect the traffic would be to make Route 151 not the quickest route. He noted that a roundabout at the intersection of Routes 6 and 151 was already funded and had the potential for discouraging heavy commercial traffic. Ms. Allen added that roundabouts are discouraging to truck traffic. Ms. McGarry noted that they should specify commercial tractor trailers. Ms. Redfearn indicated they would go through the plan to reflect these comments.

Ms. Redfearn noted the concern for bicycle and pedestrian traffic on Route 151. Mr. Reed noted that they do not want to close the door on it and that it should be included but it did not need specifics at that time.

### Nellysford comments #69-76

Ms. Redfearn explained that some of the comments in this group had overlap with concerns about the Urban Development Area (UDA) and language regarding land use designation, specifically page 44 of the plan regarding Nellysford. Mr. Barton noted that he did not know of anyone promoting economic growth in Nellysford and thought the language was the problem. Ms. Proulx noted that she saw the concerns as mainly being with housing density. Mr. Reed noted the description on page 44 was fairly accurate, but the core concept instead of prioritizing redevelopment, would rather prioritize protection of the rural landscape and a moderate small village residential and commercial development. He explained that using a qualifier such as 'moderate' and including restoration, connectivity, efficient and effective provision of community services, and improving quality of life would take the intense development scenario off the table. He added that it would be allowed but not incentivized.

Ms. Redfearn noted there will be at least one month to submit additional comments after the work session.

Mr. Reed noted that primary land use types should lead with conservation and preservation including historical and environmental. He added that leading with that makes everything else a question of scale. He noted that when listing the different intensity levels of residential they could use "small scale". He

added that doing this would speak to the intention of not having intense development. He explained that it might be contrary to an UDA designation but he considers the issue to be with scale. He noted that the number 1 priority for Nellysford is that it is not a designated growth area. Ms. Proulx indicated this area may fit into the unfortunately named UDA due to Wintergreen development that is out of the scope of the Comprehensive Plan. Mr. Reed noted he did not want to take an UDA off the table but they should have all tools available to them. Ms. Proulx noted the language could be changed if/when there is a designation, for example a "town" or "village."

### Multi-family Dwellings & Land Use Types comments #30-33

Mr. Harman noted they should define what large scale and small scale mean. Mr. Rutherford noted that they should be defined in the Zoning Ordinance after Comprehensive Plan adoption. Mr. Rutherford noted that "multi-family" was a relative term and had changed over the years in different areas. Ms. Redfearn noted that duplexes, triplexes, and fourplexes were a primary land use type in rural villages. She noted that they could be a subdivided house as opposed to a row of townhouses. Mr. Rutherford questioned how they would define several roommates sharing a house. Mr. Reed noted that style of housing was very common in resort communities and patrons and employees commute due to high cost and lack of housing. Mr. Reed noted that having a connected location for employees to reside has been talked about at Wintergreen for a long time. Ms. Proulx noted that there had been some employee housing primarily for employees from foreign countries.

Mr. Reed noted that Nellysford is unique and looking at it separately from the rest of the county in how things are defined could be valuable. Ms. Redfearn clarified the discussion on scale and questioned if it should this apply to other Rural Villages as well. Mr. Rutherford noted that he had no issue including it with Rural Villages. Ms. Redfearn noted a strong sentiment in comments that Faber does not belong as a Rural Village and should be a Rural Destination. Mr. Rutherford noted that it would be consistent with the other areas categorized as Rural Villages. He noted that they were all train depots historically. Ms. Bishop noted that the intent was to support mixed uses in these areas. Mr. Rutherford noted they all have access to infrastructure such as water/sewer.

Ms. Redfearn referenced comment #32 regarding cluster subdivisions, adding that this is an issue of education and defining what they mean by a cluster subdivision. Mr. Rutherford and Ms. Redfearn noted that this would be more specifically defined in the Zoning Ordinance. Ms. Bishop added that the Planning Commission had a work session to go over the current cluster ordinance and determined that a lot of the information needed would come out of the Comprehensive Plan update. Ms. Proulx noted that conservation subdivision could be a term used for cluster housing. Ms. Redfearn noted that they could look at alternate terms.

### Additional Engagement & Planning Process comments #8-10

Mr. Harman noted that the bulk of the comments came from Nellysford and Afton and did not have much input from other areas. Ms. Redfearn noted that those numbers are true for the survey but they had a lot of people participate in workshops that were from other areas. Mr. Rutherford noted that they made an effort to get residents out to the workshops. Ms. Proulx noted that some of these comments were made likely because they were not aware earlier. She added that the county can only do so much

and it is their responsibility to pay attention to local government activities. Mr. Barton noted that the south district knew there was a plan going on and took interest. He added that their constituents noted they were confident in the process and felt that all Board of Supervisors members could say the same. He added that it was the Board's responsibility to represent their interests. Mr. Reed noted they had done an exemplary job of soliciting public comment and adding an additional public meeting. He added his only concern was that there be ample time for public review of the final draft before the public hearings begin. Ms. Allen asked if there were ways to reach the public better. Ms. Redfearn suggested having public review copies at churches. She confirmed the website remained open indefinitely. Mr. Reed noted that there should be an executive summary so that everyone would not have to read the entire plan. Ms. Allen recommended running an extra ad before the public hearings. Mr. Musso noted that for a small community they have had great turn out so far. Mr. Rutherford noted that they have added work sessions and have been working on this for well over a year.

Comment #1 regarding Spanish translation. Mr. Amante noted he did not think this was necessary. Mr. Barton noted that they could include this in the Comprehensive plan recognizing agricultural workers in the community. Mr. Parr noted that more Spanish accessibility is worth considering, for example the county website for tax payments and other county services, especially internet based. Ms. Allen noted that schools send out mailings in English and Spanish. Ms. Proulx noted that it could be incorporated in the plan where services and equity are addressed.

Comment #2. Mr. Rutherford noted that Mr. Parr researching the idea of county social media could be a positive resource to get word out to the community. Mr. Rutherford and Mr. Parr added that it could be used to diffuse misinformation and cover a lot of ground quickly when getting information out. The consensus was not to include quarterly public forums. Mr. Parr noted that he was available through email and phone as well as at their monthly meeting. Mr. Rutherford added that a public forum should be at the discretion of the supervisor.

Comment #5. Mr. Reed noted the term "agritourism" is problematic because it was unclear and included much of the food and beverage industry. Mr. Musso noted that the General Assembly had just passed more stringent guidance for farm wineries. Mr. Reed noted they want to support agriculture at all scales, not specifically agritourism. Mr. Rutherford noted that many farms might not survive without agritourism. Ms. Proulx noted that farm wineries are keeping the land in agricultural use. Mr. Rutherford noted that there should be additional definitions for clarity. Ms. Redfearn noted that they could read through the economy chapter to incorporate agriculture of all scales. Mr. Reed asked if they could have a redline version of the plan after the session. Ms. Redfearn confirmed that they would.

Comment #14. Ms. Redfearn questioned if they should have a local housing plan rather than a regional one. Mr. Rutherford noted that housing was a regional issue. He was not against having a local plan but noted that they could not have a local plan without a regional plan. He added that the regional plan is updated actively but that there are housing issues specific to Nelson County. The consensus was to pursue a Nelson County Affordable Housing Study.

Comments #18-19. Mr. Rutherford noted that most of these uses are by Special Use Permit. He noted that the industrial park in Colleen still did not have much in it and was not comparable to industrial parks in nearby localities. Consensus was to not make any changes.

Comments #20-21. Mr. Rutherford noted that Mr. Reed had already recommended prioritizing preservation. Mr. Reed noted that many things in the Comprehensive Plan need to remain broad. Consensus was to not make any changes.

Comments #34-36. Consensus was to not make any changes regarding comment #34. Mr. Rutherford noted that they did not have mechanisms to regulate clear cutting. Consensus was to not make any changes regarding comment #35. Ms. Allen noted that it would not be practical to include a resource list in the plan because they require updating. She noted that this should be on the county website. Ms. Redfearn noted that it could be done by including a strategy in the plan to provide these resources.

Comments #60-61. Ms. Redfearn noted that comment #60 should be addressed in a recreation plan. Consensus was to not make any changes regarding comment #60. Mr. Rutherford noted that it has been interesting to see electric vehicle fleets in certain industries. He added that there are now residential building code requirements to include EV charging. Ms. Allen questioned how many people travel through the county and would stop to charge their vehicle. Ms. Redfearn questioned if they need to be specific about solar powered stations. The consensus was to leave the strategy broad.

Comment #82. Ms. Redfearn noted that they would be including an Executive Summary.

Ms. Redfearn questioned how they should change the language in the plan regarding the UDA. Ms. Bishop noted that the plan is to remove language about GAP due to withdrawal of the UDA application. She added that the plan would be updated at least every five years. Ms. Redfearn noted that they would accept any edits regarding prioritization in Implementation Matrix prior to the final draft.





Public Hearings and Adoption – November

Ms. Redfearn noted that they would like final edits by October 26th but that this date can be extended. She added that they could have the final draft available for posting by December 7th and then schedule

public hearings early-mid Winter of 2024. She noted that there would be separate hearings at Planning Commission and Board of Supervisors. Mr. Rutherford noted that these should not be during regular meeting times. Ms. Bishop noted that the meetings should be held at the high school. It was noted that the Planning Commission public hearing could be January at earliest with the Board of Supervisors in February or March.

Mr. Musso asked if October 26th was a good date to turn off public comments. Consensus was to do so and have all comments due by then. Ms. Redfearn added that after that all comments would go through the public hearing process.

# Mr. Reed made a motion to adjourn the Planning Commission at 8:02 PM. Ms. Proulx seconded the motion.

Yes: Mary Kathryn Allen Phil Proulx Ernie Reed Mark Harman Chuck Amante

### Mr. Parr made a motion to adjourn the meeting at 8:02 PM. Mr. Barton seconded the motion.

Yes:

Jesse Rutherford

David Parr

Ernie Reed

Skip Barton

### The meeting adjourned at 8:02 PM

Respectfully submitted,

Emily Hjubt

Emily Hjulstrom Planner/Secretary, Planning & Zoning