

FY26 Introduced Budget and Established Board of Supervisor's Priorities

The introduced FY26 budget supports the following Board of Supervisors established priorities:

#1 Focus Area: Improve Infrastructure to Support Sustainable Growth and Development

Strategy Priority 1: 8.16 - Continue to work with regional partners to upgrade and develop necessary infrastructure to meet the county's long term water supply demand.

Work on this strategy began in FY25 with the County's partnership with the Service Authority and funding of an engineering firm's completion of an initial County water/sewer system evaluation and analysis. Subsequent follow up engagement of engineering services and results may carry over from FY25 into FY26.

#2 Focus Area: Bolster and Promote Economic Growth

Strategy Priority 1: Support and Work with local Economic Development Authority to identify and attract new business opportunities to appropriate areas of the County.

Work on this strategy began in FY25 with the Board's engagement with the EDA in support of their increased participation and advisement to the Board regarding economic development. Initial funding for an EDA strategic plan is incorporated in the FY26 budget.

Strategy Priority 2: 7.17 Continue to support place-making and wayfinding in the village areas, grant opportunities for village branding and identity, and establish village mixed use to incentivize infill and development.

Tourism and Economic Development staff continue to work with village areas on branding and identity and work on the Zoning Ordinance includes looking at the inclusion of a Village Overlay District. Additionally, the FY26 budget provides the local match funding for the Virginia Department of Transportation, Transportation Alternatives Program (TAP) grant for Lovingston sidewalk improvements.

Strategy Priority 3: 7.19 Support Regional economic development partners that provide local business support services.

The FY26 budget continues funding for the Central Virginia Partnership for Economic Development (CVPED) and newly funds Virginia Careerworks, Piedmont.

#3 Focus Area: Preserve Rural Character and Heritage

Strategy Priority 1: 6.17 Protect agricultural and forested landscapes from development through tools such as conservation easements, ag and forestal districts, use-value assessments, and purchase of development rights program.

The FY26 budget maintains the County's use-value assessments of real estate and evaluates and acts upon requests for conservation easements and ag-forestal districts as presented. Conservation Easements and a new Ag-forestal District were approved in the current fiscal year.

Strategy Priority 2: 6.21 Encourage assessment of unlisted historic sites for inclusion on the VA Landmarks Register and/or National Register of Historic Places.

The County continues to work on identifying and establishing Historic Districts within the County, which helps identify those structures that would qualify for listing on the National Historic Register.

#3 Focus Area: Diversify and Improve Local Industry

Strategy Priority 1: 7.11 - Support organizations and initiatives that provide agricultural assistance, community education, marketing strategies, information on agricultural support businesses, and alternative agricultural uses.

The FY26 budget continues local funding of the Virginia Cooperative Extension Service's operations and County staff assists in promoting their local programs through marketing and Parks and Recreation assistance.

#3 Focus Area: Coordinate Land Use & Transportation

Strategy Priority 1: 4.19 - Facilitate the creation of area plans that identify transportation improvements in County towns and villages, such as Lovington and Nellysford.

The FY26 budget continues work on the Zoning Ordinance update and staff intends to re-apply for the Office of Intermodal Planning Initiatives grant funding to study a small area plan for Nellysford.

Strategy Priority 2: 4.18 - Facilitate the study of potential village and areas for designations as Urban Development Areas.

An outcome of the OIPI grant funded small area plan for Nellysford, may be its Urban Development Area (VDOT terminology) designation.

#4 Focus Area: Expanding Housing Opportunities

Strategy Priority 3: 5.7 - Work with developers, non-profit agencies, and community groups to preserve and increase the supply of obtainable housing.

The FY26 budget provides continued funding for Nelson County Community Development Foundation (NCCDF) in support of local housing rehabilitation and obtainable housing and provides new funding for its partnership with the School Division's construction class at the High School to build a 3-bed, 2-bath home to be sited in Arrington. Additionally, the County's allocation of ARPA Home funds that flow through the TJPDC have been allocated to support NCCDF's housing project in Piney River.

#4 Focus Area: Plan for Resiliency and Sustainability

Strategy Priority 2: 6.26 - Continue to work with regional partners to update and implement the Regional Hazard Mitigation Plan

The FY26 budget provides funding for TJPDC, who is the regional entity that the County works with to update and implement the Regional Hazard Mitigation Plan.

#5 Focus Area: Support and Cultivate Today's Workforce

Strategy Priority 1: 7.2 - Support NC Public Schools and regional partners in coordinating and enhancing workforce training programs, sponsorships, incentives, and financial support.

The FY26 budget provides funding for the School Division, and regional partners such as CVPED and Virginia Careerworks Piedmont in support of workforce development. County Departments work in partnership with the School Division to support these activities.

Strategy Priority 2: 7.6 - Promote and support community centers as hubs for education and economic development.

The Board has included a contingency fund that can be used to support specific requests from community centers. In the past couple of years, the Board has provided funding during the fiscal year for Fleetwood Community Center's roof replacement and RVCC's pickle-ball courts.

#6 Focus Area: Protect Rural Character & Environment

Strategy Priority 1: 3.8 – Encourage revitalization, repurposing, and rehabilitation of existing structures by promoting available resources, such as grants and tax credits; pursuing funding to support such efforts.

The FY26 budget provides continued funding for Nelson County Community Development Foundation (NCCDF) in support of its local housing rehabilitation efforts and promotion of available resources that support rehabilitation.

Strategy Priority 2: 3.7 - Identify opportunities to connect neighborhoods and development through sidewalks, shared use paths, and trails.

While a budgetary commitment is not required, County staff intends to re-apply for the Office of Intermodal Planning Initiatives grant funding to study a small area plan for Nellysford. This plan will include the evaluation of sidewalk, shared use paths, and trail development that would connect neighborhoods in the Nellysford area.

#7 Focus Area: Provide Quality Services that Improve Community Livability

Strategy Priority 1: 8.31 - Investigate and pursue options to create a centralized County-owned recreational facility to offer athletic fields, aquatic recreation, and exercise opportunities to the community.

Work on this strategy began in FY25 with the County's partnership with the Service Authority and funding and an engineering firm's completion of an initial County water/sewer system evaluation and analysis. This work incorporates evaluation of the Larkin property's water/sewer needs as it relates to the Parks and Recreation master planning of the property. Subsequent follow up engagement of engineering services and results may carry over from FY25 into FY26. The determined water capacity of the property will inform further investigation and pursuit of

County-owned recreational facilities and exercise opportunities. Investigation of a possible centralized Lovington pocket park was proposed and is currently unfunded in the FY26 budget. Remaining balance of Miscellaneous Carry-Forward funds could be used for this purpose if a location was determined.

#8 Focus Area: Support Livable Communities

Strategy Priority 2: 5.11 - Target housing near the County's existing growth areas where public utilities are available with a range of housing types and densities.

The FY26 budget continues work on the Zoning Ordinance update which will contemplate the addition of an R3 District. The R-3 district would introduce higher density allowances, reduce minimum lot sizes, and allow for taller and larger structures. Additionally, development standards may be tailored to promote walkability, connectivity, and access to public infrastructure. The implementation of this district would help implement the Comprehensive Plan's housing strategies and direct residential growth in areas where infrastructure and services can support it.

Strategy Priority 3: 5.13 - In partnership with NCSA, create a water master plan for the County that includes current maximum build out and considers possible expansion of public water and sewer systems to support housing goals and objectives.

Work on this strategy began in FY25 with the County's partnership with the Service Authority and funding of an engineering firm's completion of an initial County water/sewer system evaluation and analysis. Subsequent follow up engagement of engineering services and results may carry over from FY25 into FY26.