ROCKFISH VALLEY AREA PLAN

APPENDIX

Thomas Jefferson Planning District Commission

NELSON COUNTY VIRGINIA 1807

March 29, 2017

ROCKFISH VALLEY AREA PLAN

APPENDIX

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SWOT Analysis

A SWOT analysis assesses a community's major strengths, weaknesses, opportunities, and threats. This exercise can also provide a framework for identifying local action items and priorities, and for creating a legislative "to do" list for the locally elected officials. Action items under each category help decision-makers: build on community strengths; address weaknesses; take advantage of opportunities; and prepare for threats.

The items from this SWOT analysis originated from themes found in a recent community survey and public meeting, conducted for the Rockfish Area Planning effort. These items were largely consistent with the County Comprehensive Plan, last adopted in 2002.

Strengths

Strengths are existing features, amenities, and characteristics that lead to a community's success. These include intangible attributes as well as physical assets. (An "asset inventory" and "asset maps" have been developed to supplement this SWOT Analysis, and to specifically highlight the Rockfish Valley's incredible community assets.) Successful communities reinforce, protect, and build on all their strengths.

Environmental resources:

The Rockfish Valley contains some of Virginia's highest-quality natural landscapes, core wildlife habitats, and undeveloped watersheds as defined by the Virginia Department of Conservation and Recreation's "Natural Lands Assessment." This local "green infrastructure network" provides critically important ecosystem services such as groundwater recharge that provides outstanding local aquifers with excellent headwaters, and healthy air quality; and provides high-quality wildlife habitat. The area's green infrastructure features and systems are foundational to the area's rural character and sense of place, and are essential components of the area's high quality of life and economic activity.

Rural charm:

The Rockfish Valley has a uniquely beautiful character that attracts visitors from across the region, the Commonwealth, and beyond. The public engagement process has highlighted residents' belief that preserving this rural environment should be one of the County's highest priorities. The existing Comprehensive Plan also prioritizes rural preservation and protection of the area's sense of place.

Scenic vistas:

The Rockfish Valley contains some of the most scenic vistas in all of Virginia. The exceptional scenery of the Blue Ridge Mountains, forests, and farms is a major component of the thriving agri-tourism industry along the Route 151 corridor.

Local agriculture:

Residents communicated their pride in locally sourced food and agriculture, seeing this as a critical part of the community. Throughout the public engagement process, local residents stated their preferences and support for small-scale farms and local value-added products.

Additional commentary:
Nelson County's population continues to age: there is out-migration of younger residents (typically after high school graduation) and in-migration of retirees. With an older population, there may be challenges with finding younger owners and workers to maintain and continue the success of local farms.

Community involvement and passion:
Rockfish Area residents and businesses were highly engaged throughout the area planning effort, participating via surveys, public meetings and other avenues. There were over 430 responses to the community survey, well above expectations. Additionally, there were over 120 attendees at the first community workshop. This high level of involvement indicates a local population that is heavily invested and which cares deeply for its community.

Relatively high income:
Compared to other areas of the County, the Rockfish Valley has a relatively high median income. Consequently, the residents have more resources to reinvest in the community and support local businesses.

Economic engine:
The Rockfish Valley is the economic engine for Nelson County, with resort and agri-tourism businesses as the economic base. Preliminary analysis indicates that this base appears to be stable, and continues to support a major amount of the County's finances.

Action items to build on strengths:

- Conduct a code audit to evaluate whether local ordinances effectively preserve Nelson County's rural character and scenic vistas.
- Conduct an assessment of best practices for programs that incentivize rural protection.
- Identify best practices for programs that support local farmers.
- Develop an asset-based development strategy which provides updated economic development priorities for supporting existing businesses and recruiting additional investment, and which identifies community development goals and objectives. The strategy should establish a balance between growth and development, preservation of rural character, and roadway capacity.

Weaknesses

Weaknesses are existing features, conditions or problems that hinder a community from realizing its goals. A community should consider ways to address or overcome these obstacles.

Inadequate growth management:
Throughout the planning process, residents communicated that the County lacks a cohesive or current (up-to-date) plan for managing growth in the Rockfish Valley area, especially along Route 151. The community consistently stated that the type and location of certain recent commercial development projects are threatening the area's rural character. The County's 2002 Comprehensive Plan also calls for improved growth management strategies.

Lack of transportation options:
The lack of bike infrastructure presents challenges for residents and tourists. Both the survey and the open house public meeting included citizen comments about the lack of shoulders along area roadways, and the limitation that creates for bicycling. There is also limited on-demand

transit service; with an aging population, the demand for that type of alternative transportation is expected to continue to grow.

Traffic and road safety:

Traffic was a common theme from public feedback. Motorists generally feel that the corridor is unsafe, partly due to the fact that the area has two-lane country roads characterized by extensive hills and curves and partly due to the volume and speed of traffic. Residents also indicated there is inadequate planning to address road capacity and maintenance, especially with increased demand on area roads from tourism, agritourism, and special events. Another primary concern of residents is the proportionally high level of truck traffic along Route 151 and Route 6 – a perception supported by VDOT's roadway data.

Additional commentary:
While VDOT's traffic data does not show high levels of congestion, those traffic counts reflect mid-week traffic patterns – and do not account for weekend or peak season traffic levels.

Limited access to nature:

Residents enjoy abundant scenery of the area's beautiful natural resources, such as streams, valleys, and mountains that surround their homes. However, there is limited access to these resources, other than a relatively small number of trailheads along the Blue Ridge Parkway which provide access to the Appalachian Trail and George Washington National Forest. Survey respondents and meeting participants consistently noted their preference for environmental protection and for increased access to public lands and outdoor recreation amenities.

Undiversified economic base:

While the Rockfish Valley is the economic engine for Nelson County, it depends almost entirely on resort and agri-tourism businesses. Without diversifying the economic base, the County is exposed to potential threats such as any weakness in the Wintergreen resort or real estate markets, or any fluctuation in the craft beverage markets.

Absence of any traditional rural mixed-use village:

There are many destinations, amenities, and attractions located all throughout the Rockfish Valley – but there is no traditional town, village, or other type of central gathering place for use by all members of the public. Currently, residents and visitors can drive throughout the area, traveling between various tourism venues (and other destinations) – but there is no village center that has a traditional, walkable development pattern with a mixture of uses.

Such places are common features across Virginia's rural landscapes, historically functioning as a small hub of commerce and civic life. But currently, no such place exists in the Rockfish Valley to provide a walkable village area to complement the existing businesses and amenities located throughout the Rockfish Valley. This is a missed opportunity that, if addressed, could produce major value in multiple ways: create a focal point for increased commerce and economic vitality; alleviate development pressure from non-commercial rural areas to minimize uncoordinated growth; and provide a walkable gathering place for all members of the public to engage in civic life together.

Absence of attractive gateways into Rockfish Valley:

The Rockfish Valley has a strong tourism "brand" – but the area does not benefit from any sense of arrival or entry. The area would be well-served by gateway signage that provides a welcome message, identifies the Rockfish Valley as a tourism zone, and provides a word of caution about driving safely and staying alert. Additionally, Rockfish Gap is one of the primary gateways into

Nelson County and the Rockfish Valley – yet the derelict conditions, neglected and damaged structures, and disjointed transportation features in that gateway area are major detraction.

Action items to address weaknesses:

- Conduct a code audit to evaluate whether local ordinances effectively preserve Nelson County's rural character and scenic vistas.
- Update the County's Comprehensive Plan, to establish a holistic and up-to-date growth management strategy for the area and larger community, including preservation of rural character and promotion of economic development in the most appropriate areas.
- Explore opportunities to build upon Nellysford's status as an "Commercial District Affiliate" in the Virginia Main Street program.
- Coordinate a meeting with JAUNT to determine opportunities for increasing service within the Rockfish Valley.
- Coordinate with VDOT to conduct additional traffic counts on weekends and peak season.
- Coordinate with VDOT to implement transportation recommendations from the Route 151 Corridor Study.
- As part of the Comprehensive Plan, conduct an assessment on opportunities for parks and recreation facilities in the Rockfish Valley.
- Explore opportunities for the County to hold conservation easements or engage in other land preservation practices which would preserve the area's rural character.
- Hold an annual meeting with property owners, with conservation easement programs and other land preservation programs, to market preservation options.
- Develop an asset-based development strategy which provides updated economic development priorities for supporting existing businesses and recruiting additional investment, and which identifies community development goals and objectives. The strategy should establish a balance between growth and development, preservation of rural character, and roadway capacity.

Opportunities

Unlike strengths and weaknesses, opportunities are more forward-looking and deal with larger forces. These are future prospects that could help a community realize its goals. A community should consider ways to strategically take advantage of these opportunities.

Broadband/internet services:

While residents want to preserve and enjoy a rural lifestyle, local respondents would generally like improved access to internet. Local businesses also require fast and affordable internet services. With national investment in broadband for rural communities, the County could continue to successfully utilize state and federal resources to improve service.

Local economic development:

Residents are proud of their local businesses and hope to see expanded and new local businesses, as opposed to national chains which commonly do not "fit" harmoniously with the local character. There are opportunities to increase local market capture in the lodging industry and the outdoor recreation sector of the tourism industry.

Agri-business:

While some identify agri-business as a weakness or threat, others see these operations as an asset that brings in tourism, amenities, and resources. With a growing market for these operations (especially the craft beverage industry, including wineries, breweries, cideries, and

distilleries) the Rockfish Valley is well positioned for continued success. Throughout the public engagement process, members of the public have emphasized a desire to see commercial growth be better managed.

Action items to take advantage of opportunities:

- Coordinate with local service providers and the Department of Housing and Community Development (DHCD) to explore additional coverage from previous broadband installations.
- Develop an asset-based development strategy which provides updated economic development priorities for supporting existing businesses and recruiting additional investment, and which identifies community development goals and objectives. The strategy should establish a balance between growth and development, preservation of rural character, and roadway capacity.

Threats

Like opportunities, threats are more forward looking than strengths and weaknesses. These future challenges could hinder the community from realizing its goals. A community should consider ways to avoid or mitigate threats.

Pipeline:

Many residents feel that the proposed Dominion Pipeline will harm the area's incredible scenery, impair surface waterways, threaten groundwater resources, and harm other natural resources – all of which are critically important assets to the area. While the Pipeline is not part of the Rockfish Valley planning effort, this was a common concern from survey respondents and meeting attendees.

Diminished scenic resources:

As one of its greatest strengths, scenic vistas define the Rockfish Valley area. Many residents are concerned that new development and signage would diminish vistas and viewsheds of the Blue Ridge Mountains and surrounding rural landscapes, ruining what makes the area unique.

Unplanned development:

Residents generally fear unplanned development that will diminish scenic vistas negatively alter the special rural character of the community. While many members of the public noted that they do not oppose all new development, they feel growth and development must be done in a thoughtful way. The existing Comprehensive Plan also emphasizes growth management and preservation of rural areas.

An aging population:

Like many rural counties in Virginia, Nelson County is an aging population. After high school, graduates either leave for college or move to areas with more career opportunities. Most of those native residents do not return or remain away until retirement age. While younger residents are migrating out, retirees are migrating into Nelson County. Since the aging population generates fewer children, the County will grow increasingly dependent on the influx of older households in order to maintain a stable population. For example, the Rockfish Valley population remains flat despite the new businesses. The demographic situation may threaten economic development efforts, as the local workforce will be increasingly limited. The County will need to address the demands and specific challenges of an aging community.

Additional commentary:

An aging population is not necessarily a threat to the community. For example, with fewer children, the County will have less pressure for certain services (such as school investments). The changing demographics may be a strength – if the County can embrace those trends, prepare proactively, and build its services around those specialized needs of seniors.

Action items to prepare for threats:

- Conduct a code audit to evaluate whether local ordinances effectively preserve Nelson County's rural character and scenic vistas.
- Update the County's Comprehensive Plan, to establish a holistic and up-to-date growth management strategy for the area and larger community.
- In the Comprehensive Plan, develop strategies for embracing the aging population.

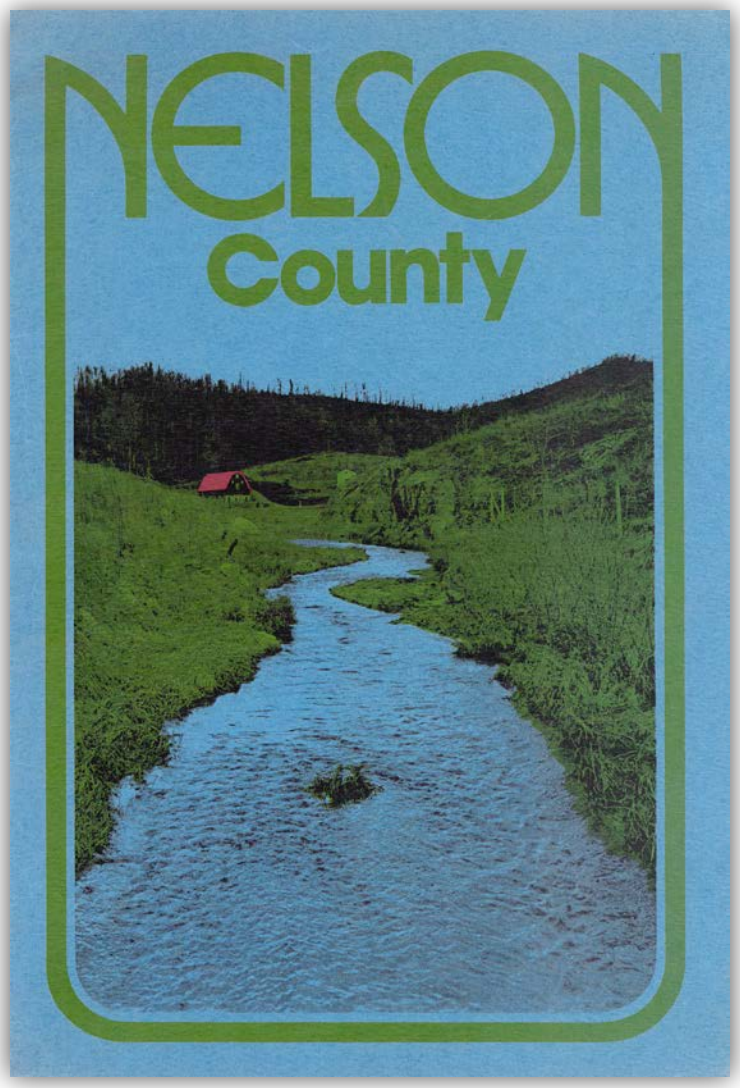
Action Items

The following is a summary of action items, along with details on proposed timelines, deliverables and stakeholders.

Action	Description	Deliverable	Timeline
Comprehensive Plan	Update the Plan to establish a holistic and up-to-date growth management strategy.	Plan Update	Short-term
Aging Population	Develop strategies for embracing the County's aging population.	Plan Update	Short-term
Asset-Based Development Strategy	Develop an asset-based development strategy to maximize and synchronize economic development priorities and community development goals.	Plan Update	Short-term
Parks and Recreation	Conduct an assessment of opportunities for parks and recreation facilities in the Rockfish Valley.	Plan Update	Short-term
Code Audit	Evaluate effectiveness of ordinances at preserving rural character and scenic vistas.	Report Document	Short-term
Traffic Counts	Coordinate with VDOT to conduct additional traffic counts on weekends and peak season.	Data	Short-term
Conservation Easements	Explore opportunities for the County to hold conservation easements.	Memo Report	Mid-term
Conservation Easements	Hold an annual meeting with property owners, to market preservation options.	Community Meeting	Mid-term
Rural Programs	Conduct research on best practices for permanent programs that incentivize rural protection.	Memo Report	Mid-term
Farm Programs	Identify best practices for programs that support local farmers.	Memo Report	Mid-term
On-Demand Transit	Coordinate with JAUNT to determine opportunities for increasing service within the Rockfish Valley.	Memo Report	Mid-term
Transportation Improvements	Coordinate with VDOT to implement transportation recommendations from the Route 151 Corridor Study.	Construction	Long-term
Broadband	Coordinate with the DHCD to explore additional coverage from previous broadband installations.	Exploratory Report	Long-term

ROCKFISH VALLEY AREA PLAN

Summary of Existing Plans



Original Nelson County Comprehensive Plan (cover) - 1971

General Plans – page 1
Transportation Plans – page 4
Infrastructure Plans – page 6
Economic Development & Tourism Plans – page 8
Other Plans: Environment, History, and Recreation – page 11

GENERAL PLANS

Nelson County Comprehensive Plan (2002; updated 2014)

The Comprehensive Plan acts as a blueprint for the future of Nelson County, and guides citizens, the Planning Commission, the Board of Supervisors, state agencies, and private developers. Implementation of the Plan occurs through an official map, a capital improvements program, the zoning ordinance and zoning map, and the subdivision ordinance.

The Comprehensive Plan identifies Goals and Principles in 8 key areas: Economic Development, Transportation, Education, Public & Human Services, Natural & Scenic Resources, Recreation, Development Areas, and Rural Conservation.

The Comprehensive Plan specifies 5 Development Models: Rural Small Town, Rural Village Development, Neighborhood Mixed Use Development, Mixed Commercial Development, and Light Industrial Development. Areas not designated as one of the five Development Models are labeled Rural Areas, which is divided into Rural Residential Districts appropriate around designated development areas, and Rural and Farming Districts comprised of agricultural uses and open spaces.

The Future Land Use Plan is organized around the Development Model and Rural Areas concept, and is based on two fundamental principles: new growth and development should be concentrated into the County's designated development areas; and the County's unique rural heritage should be preserved and the agricultural and forestal landscapes should be maintained.

The Future Land Use Map describes the bulk of the county as Rural and Farming, a designation adhering to the Land Use for Plan Rural Areas.

Original Nelson County Comprehensive Plan (1971-1973)

Nelson County's first Comprehensive Plan was adopted by the Board of Supervisors on December 8, 1971 and published in 1973. It was produced by the Nelson County Planning Commission and Virginia's Division of State Planning and Community Affairs. The Plan's abstract is as follows:

"The Comprehensive Plan is developed to give directions to both private and public decisions so that the most beneficial arrangement of land use can be recognized, as well as the orderly provisions of public service for present and future residents; provides a basis for intelligent discussion by the public and its elected representatives on the future development of the Community. It is the beginning of the continuing planning process for Nelson County."

The Comp Plan provides analysis of the County's physical characteristics, existing land uses, and community facilities. It also provides a summary of the County's population and economy.

Regarding recommendations and strategies for future growth and development, the Plan adopts a 20-year planning horizon. It states that, "The plan may undergo change many times before 1991, but only for good and justifiable reasons based on established goals and sound planning principles. ... Periodic revision is essential if the plan is to remain flexible and to continue to serve as a reliable guide for community growth." It further states that, "...[C]hanges in overall

concept and major objectives should be approached very gradually, if they are to be changed at all during the next twenty to twenty-five years."

To those ends, the Plan includes the following planning elements: *Land Use & Major Thoroughfares Plan*; *Land Use Policies & Recommendations*; *Comprehensive Plan (Map)*; *Recommendations for Future Growth and Development*; and *Implementation*.

Land Use Policies & Recommendations include the following goals:

General Goals: "Start a planning process wherein the needs and desires of the citizens of Nelson County will be realized. ... To provide a framework for the orderly growth of a community, wherein the demands for residential, commercial, public, and other land uses can be accommodated in a harmonious manner."

Agricultural Goals: "This district although primarily concerned with facilitating existing and future farming operations should provide for the ***orderly*** expansion of urban development..."

Industrial Goals: "Industry is essential to the future economic growth and development of the county and therefore is encouraged to locate in the county. ... All industry should be located in park settings with adequate buffer zones for neighboring uses, with obnoxious, nuisance-type industries isolated from residential districts."

Commercial Goals: "Where at all possible, strip commercial development along major transportation routes shall be prohibited with all commercial development in planned commercial areas of a regional nature."

Residential Goals: "Single-family residential must be protected from through traffic and nonrelated uses ... [and] higher density residential should be encouraged near good transportation access; near major commercial areas and employment centers; and near potential sources of public service such as water and sewer. Adequate buffer zones should be established between residential and commercial or industrial areas to maintain property values and physical attractiveness."

Recommendations for Future Growth and Development include the following strategies:

Agriculture, General: "Due to the predominantly rural character of the existing land use pattern much of the county has been retained in an agricultural land use for the extent of the planning period .. This will tend to discourage intensive development which requires necessary public services, thereby encouraging this development in more favorably located areas established to absorb this greater concentration of people."

Agriculture, Limited: "This classification was established in order to offer some degree of protection of land areas which now are in private ownership, but may in the future be acquired for public use" such as "wildlife protection" and "recreation facilities."

Residential: "The major consideration of residential areas in Nelson County are Lovingston, Shipman, Arrington, Piney River, and the Avon [and] Afton areas of the Rockfish Valley ... These areas should be zoned accordingly in order to prevent encroachment of conflicting land uses. ... Public water and sewer systems should be provided where at all possible ... in order to facilitate an orderly process of development."

Commercial: "The commercial areas...are logical expansions of existing businesses which serve the surrounding neighborhood. Most of the commercial areas are found along the major transportation routes ... Lovingston...should expand as U.S. Route 29 is improved."

Industrial: "Additional industries locating in Nelson County would greatly boast the overall income and employment opportunities for the county citizens. Indeed, such growth is essential if Nelson County is to keep the future generation in the County."

Parks and Recreation: The Plan notes an increasing demand for recreation areas, and identifies opportunities to enhance tourist opportunities in connection with the Blue Ridge Parkway, Skyline Drive, George Washington National Forest, and Appalachian Trail. The Plan also focuses on perceived opportunities associated with the proposed "George Washington County National Parkway," the James River near Wingina, Lake Nelson, James River Wildlife Management Area, Lesesne State Forest, and several proposed impoundments along the Rockfish River as identified by the U.S. Soil Conservation Service.

Conservation/Flood Plain: "This classification is intended for the conservation of water, and other natural resources of Nelson County ... These areas also include the lands within the high water mark of the flood in August, 1969."

Implementation emphasizes "Periodic Re-evaluation" as follows: "Application of these [recommended] methods within a continuing planning process will enable Nelson County to pass on to future generations, a harmonious community with an unspoiled environment."

Nellysford Community Plan (2007)

The purposes of the Nellysford Community Plan were to: plan a safer transportation network for vehicles, pedestrians, transit, and bicycles; improve and enhance the overall business environment; identify potential development of housing opportunities; guide the development of new public spaces; and to guide the pattern and design of future development.

To encourage business development, the Plan recommends encouraging new businesses to locate within existing commercial centers, and the creation of a new mixed-use development center. Transportation recommendations include constructing a local road network running parallel to Route 151. Community development recommendations include regulatory changes to facilitate development. To increase community involvement, an emphasis has been placed on residents actively engaging one another, and the support and patronage of local businesses and restaurants.

The Nellysford Community Plan was not adopted by Nelson County.

TRANSPORTATION PLANS

Route 151 Corridor Study (2013)

The corridor study evaluated the operations and safety of Route 151 for 14 miles between Route 664 (Beech Grove Road) and U.S. 250. Route 151 is an important tourist route, with increasing vehicular traffic due to close proximity to Wintergreen Resort, the Blue Ridge Parkway, and the George Washington National Forest; its designation as a Virginia Scenic Byway; and the increasing popularity of wineries, breweries, and other agritourism attractions in the Rockfish Valley. Route 151 is also used as a shortcut for commercial vehicles traveling between Interstate 81 and U.S. 29.

Goals were to obtain public input and to identify corridor improvements, which improve safety for all users, enhance operations and access management, provide safe multimodal opportunities, retain two lane cross-sections, promote appropriate economic opportunities, and preserve and incorporate the corridor's cultural heritage and historic resources.

A comprehensive safety assessment was conducted, examining 15 intersections to identify deficiencies that contribute to crashes. The operational and safety analysis concluded that the study intersections, as well as the corridor as a whole, required improvements. Route 151 at US 250 needs capacity improvements to provide a sufficient level of service. Three other locations did not need operational improvements, but rather improvements to address safety and geometric deficiencies. The dominant safety issue in many intersections is the lack of sight distance.

Short term actions included maintenance, roadway restriping, and adding projects to the six-year improvement program. Long-term projects required additional studies and design efforts. Ongoing actions include maintenance to remove overgrown vegetation, and monitoring the effectiveness of intersection improvements and regulation enforcement. Mobility for residents without a personal vehicle could be improved by expanding the existing JAUNT rural demand response service to include another day of operation.

Previous Route 151 Corridor Study (2001)

The previous 151 Corridor Study, completed in 2001, examined the safety and operational issues at 8 critical intersections. The analysis evaluated existing conditions to identify operational deficiencies (based on 1999 data); estimated future conditions in the year 2025; and developed recommendations for improvements.

Short-term recommendations were to address a lower grade at the intersection of Route 613; adding a left turn lane on the south and westbound approaches of Route 6 south; adding a left turn lane on the north and eastbound approaches at Route 635 south (Rockfish School Lane); reconstructing the roadway at Route 784 (Bland Wade Lane); sloping the embankments (to improve sight distance) at Route 849 (Tanbark Drive); and lastly, improvements at Route 635 north (Greenfield) and Route 709 (Chapel Hollow Road).

Long-term recommendations included reconstructing the existing roadway of Route 634 south to Route 6 south, to accommodate two 12-foot travel lanes with shoulders marked as bike lanes.

TJPDC Bicycle and Pedestrian Plan

The TJPDC's Bike and Ped Plan describes existing conditions, goals and objectives, potential routes, design guidelines, and proposed guidelines. Overarching goals include providing a comprehensive and coordinated biking and walking system, to provide safe bike and walking networks, to educate the public regarding facilities, safety, and regulations, and establishing a system to implement the plan. Nelson County's existing conditions offer country roads, close proximity to the James River, and challenging terrain in the Blue Ridge Mountains, which provides something for cyclists of all skill levels. The Blue Ridge Parkway is a major bike route, and is part of BikeCentennial Route 76. There are a number of loops that are promoted by the Nelson County Tourism office, and bicycle groups have developed other recreational routes. Greenway trails should be used to connect communities, and trails are the most appropriate pedestrian right-of-way in rural settings.

Rockfish Valley Corridor Water and Sewer Study (2002)

This study by Draper Aden Associates was prepared for Nelson County and the Nelson County Service Authority for the following purposes:

- To evaluate short term solutions to solve the immediate problems in the Nellysford area;
- To evaluate options to provide public water and sewer systems to other areas of the corridor such as Beech Grove and Avon/Afton as development pressures continue; and
- To provide a preliminary long term water and sewer master plan for providing water and sewer service, as the service areas along the Route 151 corridor develop.

The study notes that Beech Grove, Nellysford, Avon, and Afton areas are all served by individual wells and septic drainfields – there are no public utilities available for existing uses or to support potential future growth. The exception is the Wintergreen Valley Utility Company, which provides both water and sewer systems for the Stoney Creek development and the Valley Green Center retail area.

The study attempts to develop a water and sewer distribution plan to accommodate future growth. The Rockfish Valley corridor is expected to have a high growth rate over the next 20 years. There is speculative evidence that on-site wells and drainfields will not be sufficient to promote the desired economic growth. Several of the drainfields in Nellysford are failing, or are constructed in high water tables.

For the purposes of the study, the corridor was divided into five (5) service areas: Beech Grove, Nellysford, Rockfish Central, Avon, and Afton. The study notes that it is impractical to provide sewer and/or water services to all five service areas at once, and determining how to phase the development of the system will be complex. Due to location and density of uses and residents, the study envisions developing utilities for the Nellysford and Beech Grove area and also for the Afton and Avon area as the higher priorities.

The study suggests that initial service improvements or expansions should begin in Nellysford, where there is an existing utility system and a more densely concentrated customer base. It also identifies Nellysford as the highest priority due to several failing drainfields along Route 151.

The study states that the concept for the long term water master plan is to simply run lines up and down Route 151 to serve the primary service areas, and to divide the areas into pressure zones using tanks, booster pumps, and pressure reducing valves.

The study notes that the water source for the corridor will initially need to be groundwater, and that subsurface water quality tends to be good in this area. Regarding subsurface water supply, the groundwater study concludes it may be possible to obtain as much as 1-1.5 million gallons per day of groundwater throughout the entire corridor – but even that amount may not be a practical long term solution for the growing capacity needs of the corridor. The ultimate long-term solution may be to build an impoundment on one of the creeks along the corridor to store water for a surface water treatment plant.

The study also notes that the development of the sewage collection and treatment system(s) will generally follow the phasing of the service areas, although the sewage treatment plant locations will be different. The interim solution may be to construct small, subsurface package treatment plants until the customer base can support a larger centralized facility. The study notes that "the majority of the soils along the primary Route 151 corridor do not appear to be suitable for sanitary drainfields, but the secondary areas [further from the highway and rivers] do show some potential. If it is desirable to utilize conventional drainfields or even modified options ... for development along the corridor, a more detailed analysis in specific locations will be necessary."

Region 2000 Water Supply Plan (2011)

The major sections of the Water Supply Plan include information on water sources, water use, regional natural resources, water demand management information, and information on public participation.

The Plan identified existing water sources in Nelson County owned and operated by the Nelson County Service Authority, including three surface water reservoirs; the Schuyler, Lovingston, and Wintergreen Mountain Village systems; and one stream intake in Gladstone. The Plan also states that many homes and businesses utilize private groundwater wells across large portions of the County.

The Plan noted that Nelson County does not purchase water from water supply systems outside the County; and that there are currently no known significant or feasible sources of water that could be purchased from outside the County, or even outside the boundaries of the Region 2000 planning area.

The County is expected to experience a water supply shortage around 2058, and it is estimated that an additional 0.45 million gallons per day of supply will be required by 2060.

Nelson County Broadband Project Plan

Nelson County has been awarded $1,826,646 for a Broadband Project. The project plans to address underserved areas by deploying 31 miles of new fiber, four new wireless towers, and directing thirteen community anchor institutions. These anchor institutions include seven county government facilities, four K-12 schools, the Blue Ridge Medical Center, and the Jefferson-Madison Regional Library. This should provide speeds from 10 Mbps up to 1 Gbps, and also create more affordable service. This should enhance public safety by allowing emergency services to communicate more efficiently, as well as to provide residents, students, and teacher's access to multimedia educational information and distance learning opportunities. The project has strong community support, and letters of interest have been received from service providers, the Blue Ridge Medical Center, county representatives, community anchor institutions and other local entities. Partners include the Blue Ridge Medical Center, Central Virginia Electric Cooperative, International Broadband Electric Communications Inc., Nelson Cable Inc., and the Nelson County School Board.

ECONOMIC DEVELOPMENT & TOURISM PLANS

Nelson County Economic Development Authority Plan

The goal of Nelson County's economic development plan is to promote the diversity and growth of the county's economic base. Specific focuses include:

1. Business and Industry Development
2. Communications and Relationships with Other Economic Development Actors
3. Education, Workforce, and Technology
4. Tourism

Within Business and Industry Development, objectives include business retention and expansion, the rehabilitation and renovation of existing vacant buildings, and a target industry study. Within the second focus (Communications), objectives include encouraging other economic development groups to become more active and to develop relationships with other stakeholders. To accomplish that, the EDA will meet with the Chamber of Commerce, NAMA, the School Board, the Farm Bureau, the Planning District Commission, etc. The second major objective is to disseminate information about the EDA's services to the general public. Regarding the education goal, objectives include working with the county school district to develop entrepreneurism, conducting workforce audits, preparing for adult education, monitoring internet technology opportunities and developing internet access plans. Finally, the objectives for the tourism goal include improving signage in the County, diversifying the tourism base in the County, developing infrastructure to support tourism, and maintaining an inventory of tourism and related infrastructure.

Virginia DRIVE Tourism Plan (2014-2015)

The Virginia DRIVE Tourism Plan was developed by the Nelson County Tourism and Economic Development Office in partnership with Virginia Tourism Corporation. The Plan process included extensive involvement from local tourism stakeholders across 2014 and 2015.

Executive Summary: Tourism generated over $173 million in revenue for Nelson County businesses in 2012 (an increase from $148 million in 2009). That revenue is a powerful driver of our local economy. By adopting and implementing a practical marketing strategy, as represented in this Plan, the Nelson County Tourism and Economic Development Office intends to increase the economic impact of tourism in our area by making the Sunrise Side of the Blue Ridge Mountains the preferred authentic Virginia mountain experience.

Mission Statement: To enhance the economic prosperity of Nelson County by promoting, selling and marketing the destination to travel consumers

Strategies:

- Increase economic expenditures to Nelson County from the business and leisure market segments (individual travel)
- Increase economic expenditures from group travel segments
- Build community support for tourism as an economic development strategy
- Influence product development and infrastructure improvements that are consistent with the mission and the image for Nelson County

- Conduct research that tracks accountability and provides rationale for strategic marketing decisions.

Virginia State Tourism Plan (2013)

The Virginia State Tourism Plan acts as a blueprint for communities to develop a competitive edge without sacrificing the authenticity of a specific region. It features a five-year guide for tourism direction within the Commonwealth as a whole, built with the collaboration of Virginia's tourism industry stakeholders. This is a larger tourism strategy, not a marketing plan featuring advertising and slogans.

The State Tourism Plan was formed with a great deal of stakeholder input, from more than 1,300 Virginians, 180 participants in workshops, 140 individual discussions, and a survey that received 1,000 completed responses. In 2011, tourism in Virginia had an economic impact of $20.4 billion, which was an 8% increase from 2010. This supports 207,000 jobs in the state, and is the fifth largest non-farm industry. There is a diversity of tourism products in the state, including history, heritage, outdoor recreation, arts, music, culinary, sports, and meetings.

The State Tourism Plan includes a section focusing on Central Virginia, which encompasses the Lynchburg, Charlottesville, and Richmond metropolitan areas. The Central Virginia section includes the following highlights:

- Tourism Situation: Central Virginia is an established tourism region, and more rural areas are continuing to emerge. The region is rich in culinary experiences, including wine, craft breweries, distilleries, agri-tourism, and diverse dining experiences. Central Virginia is a major contributor to Virginia's national and international recognition within the wine industry. Visual and performing arts also diversify the region's tourism offerings.
- Industry Vision: The desire among Central Virginia stakeholders is to build upon the historical and heritage assets in an authentic manner and to further develop outdoor recreation, culinary, cultural, and other assets to increase tourism.
- Consumer Perspective: Visitor insights show that Central Virginia was rated highly by most past and prospective travelers for its historical attractions, food and dining, accommodations, and being good for families. While many also recognized Central Virginia as scenic, outdoor recreation activities such as camping, hiking/exploring nature, and viewing wildlife/birds were not as prominent in visitors' minds.
- Competitive Perspective: For Central Virginia, several urban, rural, and historical areas of North Carolina, South Carolina, and Pennsylvania were analyzed – including Asheville, Charleston, and Philadelphia and its countryside. Central Virginia, with its own rich history, culinary, culture, and nature experiences, is well-positioned to compete.

The State Tourism Plan also provides applicable objectives and strategies for Central Virginia, which are presented for the five plan outcomes of Products, Pillars (infrastructure), Partnerships, Promotions, and Policies. "High-Level Regional Takeaways" include:

- Leverage history and culinary as unifying themes for the region, further enhancing interactive history experiences and using wine to build and expand other culinary experiences

- Cluster development and enhance connectivity
- Continue to build creative economy
- Leverage younger population base in college towns for music, outdoor, and entertainment attractions
- Develop complementary products and signature experiences
- Maintain character and authenticity and create new development in a sustainable manner

Nelson County Sales Gap Analysis (2005)

This sales gap analysis provides a wealth of information for commercial district revitalization programs, offers insights into current conditions, and identifies areas for possible development and economic expansion.

The analysis of Nellysford, an affiliate Main Street community, includes:

- Comparison of taxable retail sales
- Average sales per retail business
- Composition of businesses and other uses
- Market position
- Demographic profiles
- Nelson County residents' estimated buying power
- Estimated unmet market demand
- Potential sales targets and market-based strategies

OTHER PLANS: ENVIRONMENT, HISTORY, AND RECREATION

Nelson County Green Infrastructure Plan (2010)

This "Healthy Watersheds, Healthy Communities" project by the Green Infrastructure Center includes the *Nelson County Watershed Stewardship Guide for Residents Businesses, Communities, and Government* as well as the *Nelson County Policy Guide for Green Infrastructure & Local Planning*.

The overarching goals supported by the Green Infrastructure Plan include:

- conserving wildlife habitat and biodiversity;
- supporting the county's agricultural and timber economy;
- educating the public about the significance of habitat cores and corridors; and
- encouraging businesses and industries that strengthen the agricultural economy, which can also be achieved through supporting local food initiatives.

The *Policy Guide* identifies specific opportunities to incorporate green infrastructure planning principles into Nelson County's Comprehensive Plan. It also recommends the creation of a new Agricultural District designation in the Zoning Ordinance which could be voluntarily used to rezone A-1 lands with prime agricultural soils and with parcel sizes greater than 20-acres. This recommendation would support the protection of remaining undeveloped farm lands.

The *Stewardship Guide* identifies Nelson County's existing green infrastructure resources, and notes that the need to protect those resources is urgent due to recent increases population growth rates. It also identifies tools and actions which can be taken by residents, including residential and agricultural best practices, stream monitoring, and educational activities.

The *Stewardship Guide* also provides the following "Guiding Principles" for Community Stewardship: protect high-quality forests; sustain agriculture and working farms; ensure clean, healthy water; and celebrate recreation and heritage. It also identifies opportunities to incorporate stewardship tools into local community planning and zoning processes, such as:

- Comprehensive Planning that relies on community input to identify community goals and priorities for the future;
- Zoning Ordinance components such as cluster development ordinances, steep slope ordinances, and low impact development (LID) standards; and
- Overlay and Special Use Districts to protect sensitive and unique areas, such as Riparian Overlay Districts and Entrance Corridor Overlay Districts
- Proffers which are designed to offset the impacts associated with new development.

VA DEQ Rockfish River TMDL Study (2011 – 2012)

The Rockfish River TMDL Study gives details about state and federal requirements, a review of the Rockfish River Bacterial TMDL Study, a synopsis of the implementation planning meetings, implementation actions, measurable goals, stakeholder roles, and potential funding sources. The goals of TMDL implementation are to restore water quality so they comply with water quality standards.

The Rockfish River study area contained approximately 67,500 acres within the greater James River Basin. The predominant land use is forest (84%), with pasture, cropland, and developed areas covering 7%, 3%, and 5% of the study area, respectively.

Public participation, used to develop the TMDL implementation plan, occurred through a series of public meetings starting in September 2011. The goals of these meetings were: to present the bacteria TMDLs for the Rockfish River and the sediment TMDL for Taylor Creek; to provide a basic introduction to the process of implementing TMDLs; to engage the community through the Steering Committee and the Working Groups; and to explain the roles and responsibilities of each Working Group. Implementation actions consisted of selecting appropriate control measures and quantification of control measures by pollutant source.

Groundwater Pollution Potential Map (1993)

This countywide map was produced in 1993 by the Thomas Jefferson Planning District Commission using methodology published by the U.S. Environmental Protection Agency. The map notes that, "Nelson County is a beautiful and mountainous county ... [and] is primarily agricultural, with portions in the Rockfish Valley undergoing rapid suburbanization." It also states that, "Groundwater quality is important to residents as most of the population depends on private wells for drinking water."

The map indicates that areas along the river bottoms within the Rockfish Valley have a relatively high DRASTIC index, which indicates a higher potential for groundwater pollution potential. Specifically, the areas defined as "River Alluvium Hydrogeologic Settings" found along Reids Creek, South Fork Rockfish River, Stoney Creek, and North Fork Rockfish River and its tributaries are shown as having the highest DRASTIC index. This is primarily due to the geology and soils characteristics, which include rapid discharge and recharge rates as well as shallow aquifer depths.

Rockfish River Watershed Study (1990's)

The Rockfish River Forum Steering Committee was formed to identify environmental values important to the community; to learn innovative tools to protect, manage, and monitor the watershed; and to devise strategies to protect social, cultural, and environmental resources. The mission statement of the Forum was to safeguard the health, scenic beauty, and cultural heritage of the Rockfish River and its watershed.

A two-day forum was held where basic hydrology and a brief overview of the issues concerning the Rockfish River were discussed. Participants identified an action plan to restore and protect the watershed. The Plan notes that the Rockfish River watershed is primarily rural, but that the area is experiencing pressures from development, especially in the Northern part of Nelson County, due to a close proximity to Charlottesville and the Wintergreen Resort.

Overarching goals include:

- (analysis and evaluation): better understand the current condition and health of the watershed, to make better decisions about its management and to be able to measure progress;

- (stewardship): implement land management practices and processes that lead to better stewardship for the watershed;
- (education): create a community of residents and businesses that are informed about watershed issues and are motivated to take actions to protect the watershed. This information should be both accessible and widely distributed to all residents and businesses.
- (zoning): develop and implement County planning and legal tools to facilitate protection and improvement of the Rockfish River watershed

Virginia Outdoors Plan (2013)

The Virginia Outdoors Plan is a comprehensive statewide document which identifies and evaluates existing recreation and environmental resources, and which specifies future priorities. The Outdoors Plan was most recently updated in 2013 after extensive public outreach and stakeholder participation.

Lesesne State Forest, comprised of 422 acres in Nelson County's West District, acts as a wildlife sanctuary and is an outdoor research laboratory for the American Chestnut. Two nature preserves are also located in Nelson County: Crawford's Knob and Naked Mountain. Route 29, in Nelson County, should be evaluated to determine if it qualifies as a Virginia Scenic Byway. Scenic resources in the County include Crabtree Falls and Wintergreen Mountain. Nelson County affords some on-road bicycling opportunities, including a portion of the Bicycle Route 76 along the Blue Ridge Parkway, and other scenic loops.

The Plan identifies the James River as an important environmental and recreational asset, and supports the development of the Middle James Water Trail and James River Heritage Trail along the James River Valley corridor. Another recommended project in the Plan is to restore, reopen, and interpret the Crozet Blue Ridge Tunnel, as well as creating 2.2 miles of trail infrastructure for public access.

South Rockfish Rural Historic District

The South Rockfish Rural Historic District was formally established and added to the Virginia Landmarks Register in June 2016.

From the Virginia Department of Historic Resources:

"The South Rockfish Valley Rural Historic District comprises a 1,620-acre swath of historic farms, agricultural landscapes, small crossroads, and residential communities. The district boasts a well-preserved rural landscape with a continuous tradition of farming since the first half of the 1700s. An exceptionally fertile valley, its agricultural history chronicles the rise of tobacco cultivation for international export from the 18th through the late-19th centuries, the transition to a thriving apple orchard industry from the 1880s through early 1940s, and the present mix of cattle farming and experimentation with viticulture and cider orchards.

The district hosts a vibrant collection of 18th, 19th, and early-20th-century residences and buildings, representing a variety of vernacular and more formal architectural styles. Particularly noteworthy are several well-preserved late-18th- to early-19th-century farmhouses including three that are individually listed on the Virginia Landmarks Register and National Register of

Historic Places, as is the 1908 Wintergreen Country Store. The historic crossroads community of Wintergreen saw a succession of stores, mills, and schools from the 1840s through the early 20th century, and the sites of these buildings appear to hold excellent archaeological potential."

From the National Register of Historic Places Registration Form:

"The South Rockfish Valley Rural Historic District comprises 1,620 acres of bottomland in northwestern Nelson County, Virginia. ... The district's cultural landscape retains an exceptional degree of integrity. Historic eighteenth- and nineteenth-century farmhouses with complexes of historic domestic and agricultural outbuildings stand on parcels that have remained largely intact. Historic fence lines, farm roads, and the settlement pattern of small crossroads communities amid large tracts of agricultural land that have been farmed for more nearly three centuries add to the continuity of the traditional, rural cultural landscape. Natural features such as the [Rockfish River], tributary streams, and areas of woodland contribute to the district's character. Unobstructed views toward surrounding Devil's Knob, Black Rock Mountain, Grassy Ridge, Crawford Knob, and Horseshoe Mountain are also important features."

Virginia Main Street Program

Nellysford is currently an Affiliate Main Street member, which is an option is for communities that are exploring downtown revitalization, that are preparing for designation, or that may not be eligible for designation. It provides access to all Virginia Main Street training and limited on-site assistance, as resources permit.

Virginia's Main Street Program offers a range of services that can address the need for revitalization of small to mid-sized downtowns, using the Main Street Approach. To be eligible, there must be at least 50 commercial enterprises and 70 commercial structures in the proposed Main Street District. Traditionally, at least 25 percent of the linear street frontage should have a setback of 15' or less from the sidewalk, and it should be possible for pedestrians to walk comfortably. The Community is required to propose specific boundaries for the district, and to provide evidence showing that it meets the requisite criteria.

Design elements in the revitalization efforts include renovating buildings, constructing compatible development, improving signage and displays, and creating attractive and usable public spaces. Economic restructuring includes building entrepreneurial economies, strengthening existing businesses and recruiting new ones, developing financial incentives, finding new economic uses for existing Main Street buildings, and monitoring the economic performance of the district. Consulting services include architectural design services, organization tune up visits, economic restructuring visits, and small town merchant visits.

ROCKFISH VALLEY AREA PLAN

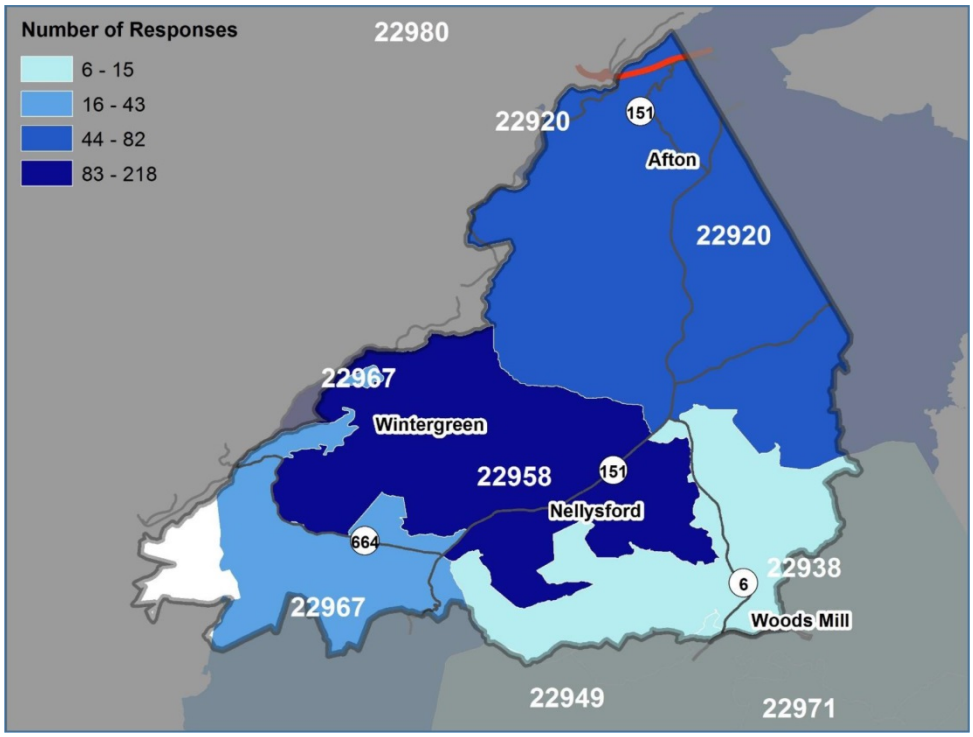
Summary of Responses – Community Survey

Overview:

In an effort to engage and solicit responses from Nelsonians regarding their priorities, concerns, and values for the future of the Rockfish Valley, Nelson County and TJPDC staff developed a public survey. Survey questions generally address five categories of issues: transportation, agriculture, natural resources, community, and economy. Two primary types of question formats were used: one asked respondents to rate their level of agreement or disagreement with a given statement, and the other asked respondents to rate the level of importance or unimportance of a specific issue.

Prior to deployment of the survey, the format and draft questions were presented to the Ag Working Group advisory committee for feedback. After incorporating suggestions received from the committee, the final version of the survey was released to the public in late May of 2016, available both online (via the Survey Monkey platform) and in print. Paper copies of the survey were initially placed at the Rockfish Valley Community Center and the Nelson County local government offices. The survey was advertised on the project webpage, and a link to participate in the survey efforts was sent to the Nelson County email distribution list on two separate occasions.

At the time of the June 28th Open House public meeting, there were roughly 250 responses to the survey, primarily received via the online format. Although the survey was initially scheduled to close on July 1st, it was extended to July 15th in response to requests by attendees of the Open House to engage a wider variety of community members. In addition to extending the deadline, Nelson County staff also distributed additional paper surveys throughout the community in hopes of reaching a more representative cross-section of the residents of Rockfish Valley. By extending the survey deadline and the increased distribution of the paper survey, the final number of responses at the close of the surveying period totaled 431. The map below displays the number of responses from each ZIP code in the study area, with the 22958 and 22920 ZIP codes being the most heavily represented areas.



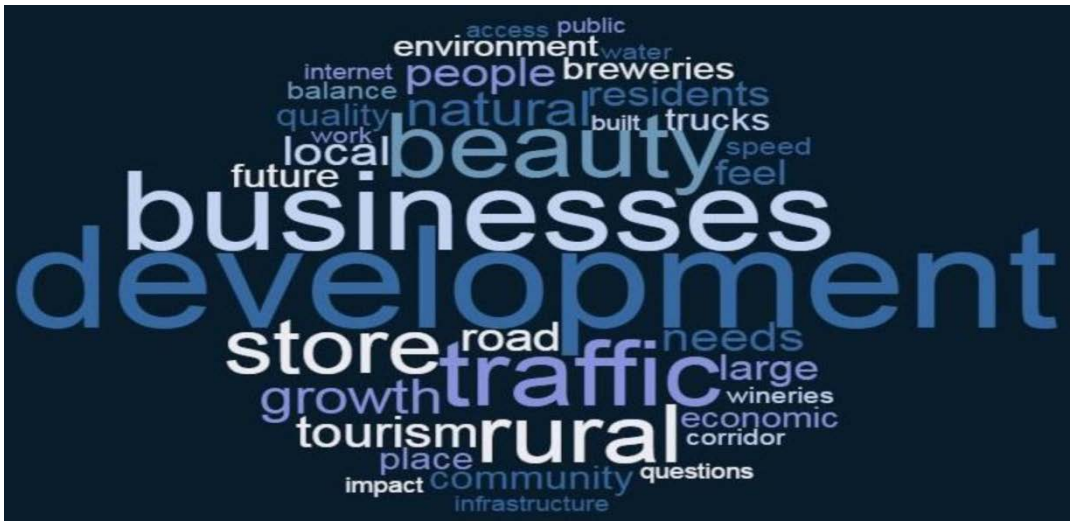
General Info:

- 431 total survey submissions
- 234 written responses
- 95% submissions from Nelson County property owners
- 28 questions specific to the Rockfish Valley area (unless otherwise noted)

Patterns & Recurring Themes:

- The Rockfish Valley is a beautiful, special place
- Balancing growth and development with rural preservation
  - Managing the amount, location, and appearance of development
  - Maintaining the rural character and lifestyle
  - Preserving rural appearance and mountain scenery
  - Supporting and facilitating the growing tourism industry
  - Promoting growth and development in designated areas: Nellysford and Lovingston
- Transportation issues and concerns:
  - Road safety
  - Drivers under the influence of alcohol
  - Traffic volume (including passenger vehicles AND commercial trucks)
  - Traffic speed – lower speed limits
  - Infrastructure upgrades
  - Bicycle lanes and other options for non-motorized mobility
- Requests for infrastructure improvements:
  - Roadways and stoplights
  - Telecommunications, broadband, and fiber optic internet
- Critique of survey questions, content, and design
- Atlantic Coast Pipeline
  - "Stop the pipeline" / "No pipeline"
  - Other long-range planning efforts will be futile if the pipeline is constructed

Written comments were entered into a "word cloud" generator, which provides a visual representation of recurring themes; words that appeared in the comments section with higher recurrence are shown in larger font. Development, businesses, traffic, and beauty had the most occurrences, as shown below.



Top 10 Occurrences:
69...Development
54...Business
44...Traffic
43...Beauty
39...Rural
37...Store
23...Natural
23...Growth
21...Tourism
20...Local

Responses to Each Survey Question (#1 – #28):

- (Q1): 63% have lived in Nelson County for 10+ years. *Only 5% are not residents.*
- (Q2): *<prompt to enter ZIP Code>*
- (Q3): 95% own property in Nelson County.
- (Q4): 86% said they travel through the Rockfish Valley very frequently.
- (Q5): 96% said it is important to protect and preserve the Rockfish Valley's rural character and unique sense of place. *71% said it is critically important.*
- (Q6): 87% said access to recreational amenities (such as parks) is important. *35% said it is critically important.*
- (Q7): 93% said access to reliable telecommunications and broadband service is important. *56% said it is critically important.*
- (Q8): 96% said safe/reasonable levels of traffic and congestion on roads is important. *58% said it is critically important.*
- (Q9): Regarding access to employment opportunities in Nelson County: 49% said this is important, while 50% felt this is unimportant or felt neutral.
- (Q10): Regarding increased or continued development: 31% said this is important, 42% said this is unimportant, and 26% felt neutral.
- (Q11): 79% said managed or reduced development is important. *41% said this is critically important.*
- (Q12): Regarding alternative transportation options (such as sidewalks, bike lanes, trails, etc.): 54% said this is important, 20% said this is unimportant, and 25% felt neutral.
- (Q13): Regarding alternative commuting options (such as park and ride lots, bus, carpool, etc.): 38% said this is important, 29% said this is unimportant, and 32% felt neutral.
- (Q14): 97% give importance to clean water and watershed protection (for well water, agriculture, fishing, and swimming). *81% said this is critically important.*
- (Q15): 96% give importance to clean air (such as healthy air quality, high level of visibility, etc.). *83% said this is critically important.*
- (Q16): 98% give importance to preserving mountain scenery and scenic views. *85% said this is critically important.*
- (Q17): 96% give importance to conserving environmental features (such as wildlife habitat, forests, wetlands, etc.). *73% said this is critically important.*
- (Q18): 89% give importance to dark skies lighting (for minimal light pollution and maximum night sky visibility).
- (Q19): Regarding economic vitality (including job creation and job growth): 51% said this is important, while 48% felt this is unimportant or felt neutral.
- (Q20): 80% give importance to public infrastructure (such as roads, sewer, telecommunications).
- (Q21): 92% give importance to access to local foods and the success of local ag operations.
- (Q22): 98% agreed that, "Maintaining working farm lands, forests, and orchards in the Rockfish Valley is important to preserving the area's rural character."
- (Q23): 80% agreed that, "There should be a greater effort to balance development and rural preservation."

- (Q24): In response to the statement, “Traffic is not as big of a problem as one would think,” 50% said they disagree, 31% agreed with the statement, and 19% felt neutral.
- (Q25): In response to the statement, “More should be done to increase, expand, or promote agritourism,” 54% said they agree, 10% disagreed with the statement, and 36% felt neutral.
- (Q26): 72% agreed with the statement, “I feel positive about the future of Nelson County,” while 14% disagreed and 14% felt neutral.
- (Q27): In response to the statement, “Overall, tourism is more harmful to our community than helpful,” 69% said they disagree, 12% agreed with the statement, and 19% felt neutral.
- (Q28): In response to the statement, “The direction of change in Nelson County is positive,” 42% agreed, 22% disagreed, and 36% felt neutral.

Responses Organized by Topic:

Local Sense of Place & Authentic Character:

- 96% said it is important to protect and preserve the Rockfish Valley's rural character and unique sense of place. *71% said it is critically important. (Q5)*
- 79% said managed or reduced development is important. *41% said this is critically important. (Q11)*
- 98% agreed: "Maintaining working farm lands, forests, and orchards in the Rockfish Valley is important to preserving the area's rural character." *(Q22)*
- 80% agreed: "There should be a greater effort to balance development and rural preservation." *(Q23)*

Environmental Resources:

- 97% give importance to clean water and watershed protection (for well water, agriculture, fishing, and swimming). *81% said this is critically important. (Q14)*
- 96% give importance to clean air (such as healthy air quality, high level of visibility, etc.). *83% said this is critically important. (Q15)*
- 98% give importance to preserving mountain scenery and scenic views. *85% said this is critically important. (Q16)*
- 96% give importance to conserving environmental features (such as wildlife habitat, forests, wetlands, etc.). *73% said this is critically important. (Q17)*
- 89% give importance to dark skies lighting (for min. light pollution/ max. night sky visibility). *(Q18)*

Transportation:

- 96% said safe/reasonable levels of traffic and congestion on roads is important. *58% said it is critically important. (Q8)*
- Regarding alternative transportation options (such as sidewalks, bike lanes, trails, etc.): 54% said this is important, 20% said this is unimportant, and 25% felt neutral. *(Q12)*
- Regarding alternative commuting options (such as park and ride lots, bus, carpool, etc.): 38% said this is important, 29% said this is unimportant, and 32% felt neutral. *(Q13)*
- 80% give importance to public infrastructure (such as roads, sewer, telecommunications). *(Q20)*
- In response to the statement, "Traffic is not as big of a problem as one would think," 50% said they disagree, 31% agreed with the statement, and 19% felt neutral. *(Q24)*

Infrastructure & Amenities:

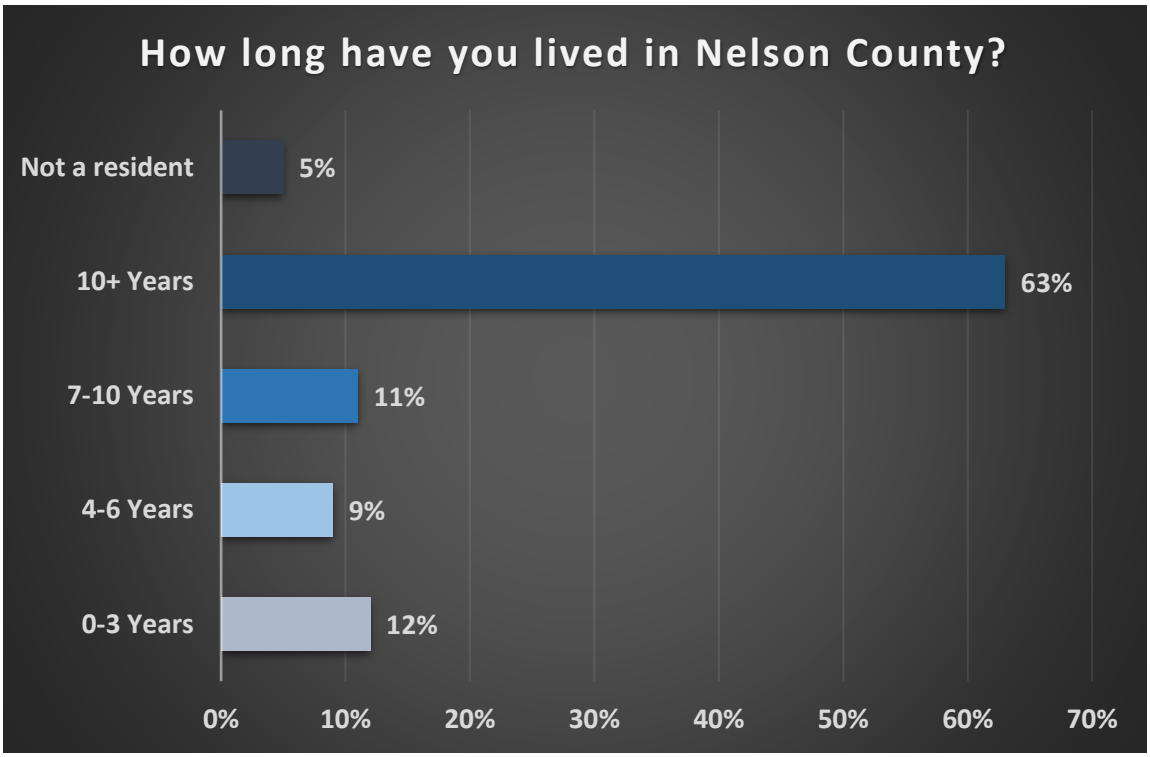
- 80% give importance to public infrastructure (such as roads, sewer, telecommunications). *(Q20)*
- 93% said access to reliable telecommunications and broadband service is important. *56% said it is critically important. (Q7)*
- 87% said access to recreational amenities (such as parks) is important. *35% said it is critically important. (Q6)*

Economic Development:

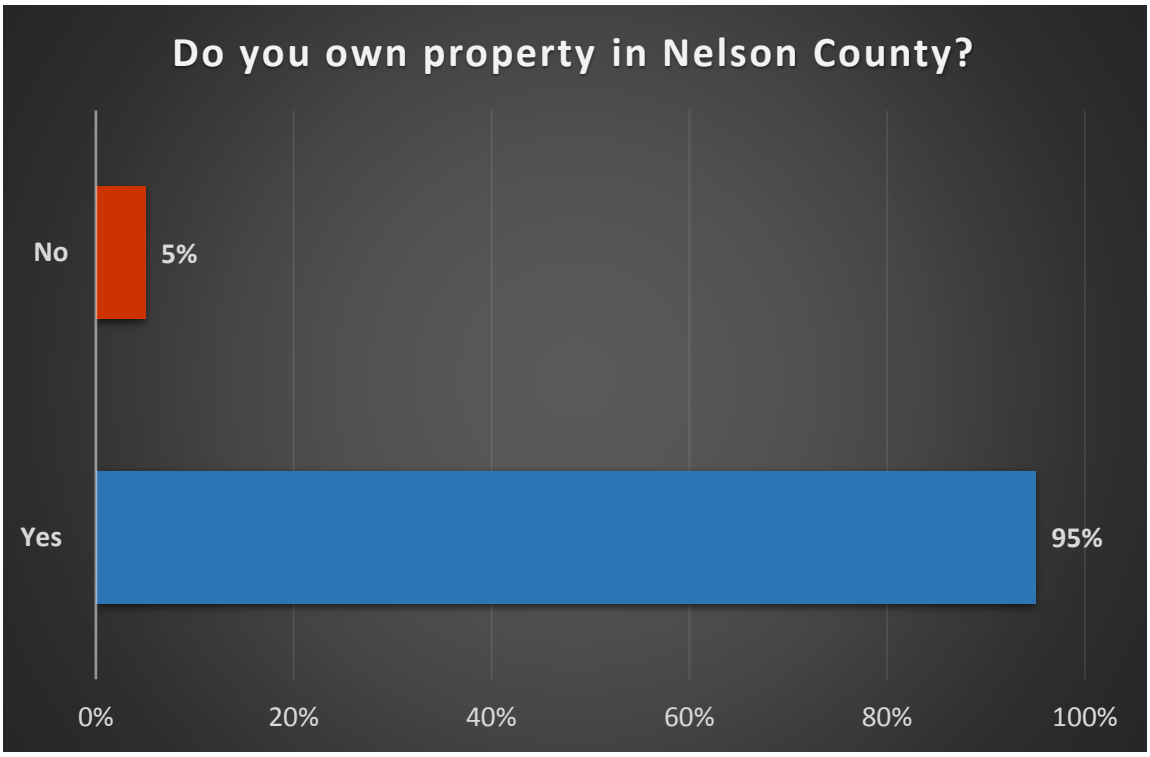
- 92% give importance to access to local foods and the success of local ag operations. *(Q21)*
- Regarding economic vitality (including job creation and job growth): 51% said this is important, while 48% felt this is unimportant or felt neutral. *(Q19)*
- Regarding access to employment opportunities in Nelson County: 49% said this is important, while 50% felt this is unimportant or felt neutral. *(Q9)*
- Regarding increased or continued development: 31% said this is important, 42% said this is unimportant, and 26% felt neutral. *(Q10)*
- In response to the statement, "More should be done to increase, expand, or promote agritourism," 54% said they agree, 10% disagreed with the statement, and 36% felt neutral. *(Q25)*
- In response to the statement, "Overall, tourism is more harmful to our community than helpful," 69% said they disagree, 12% agreed with the statement, and 19% felt neutral. *(Q27)*

Rockfish Valley Area Plan Public Survey Question Results

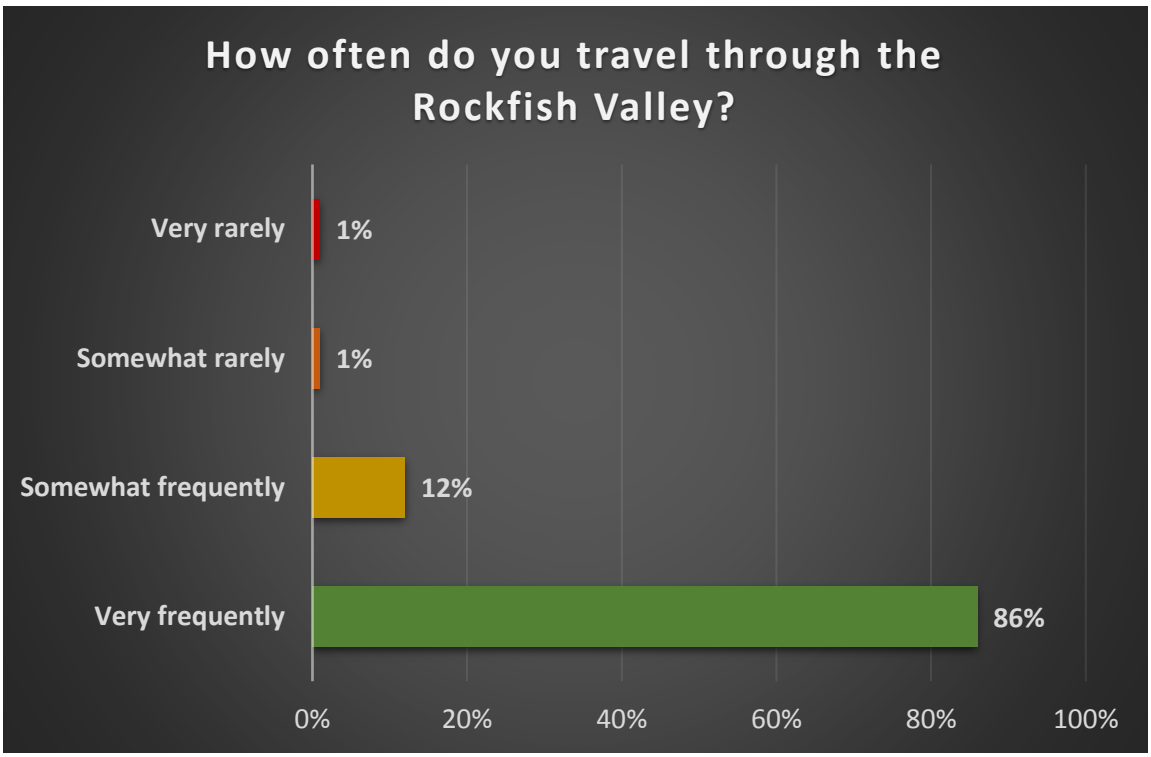
Q1:



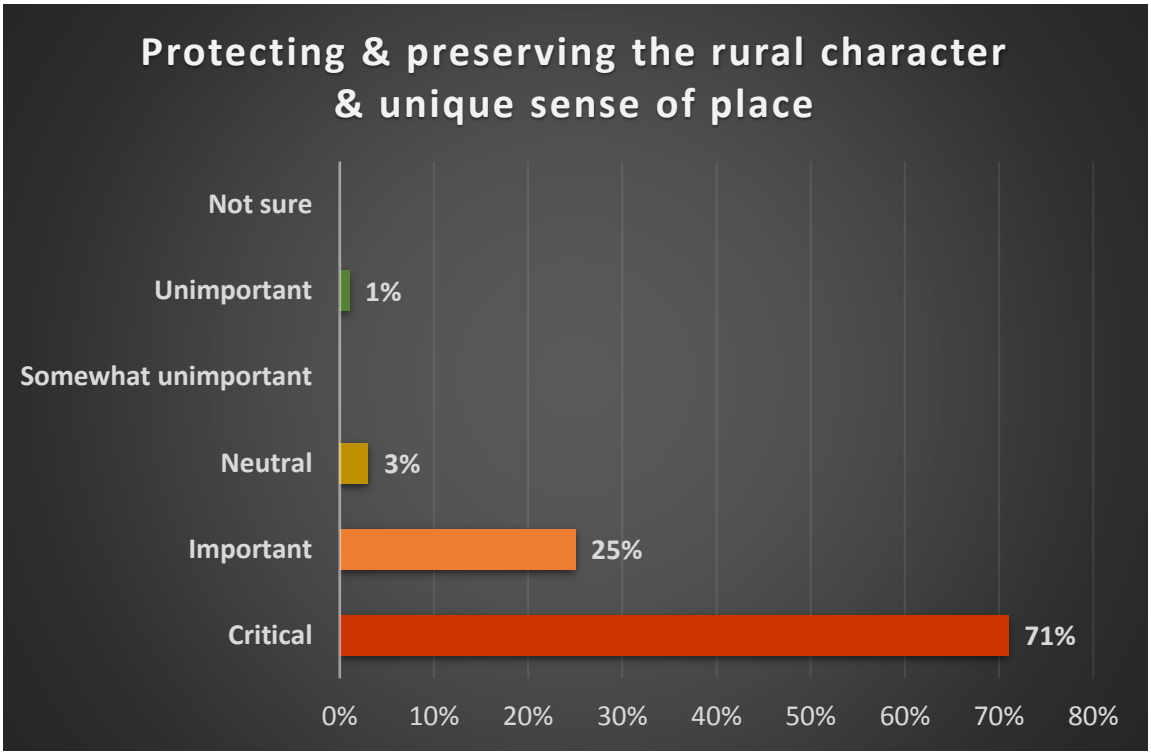
Q3:



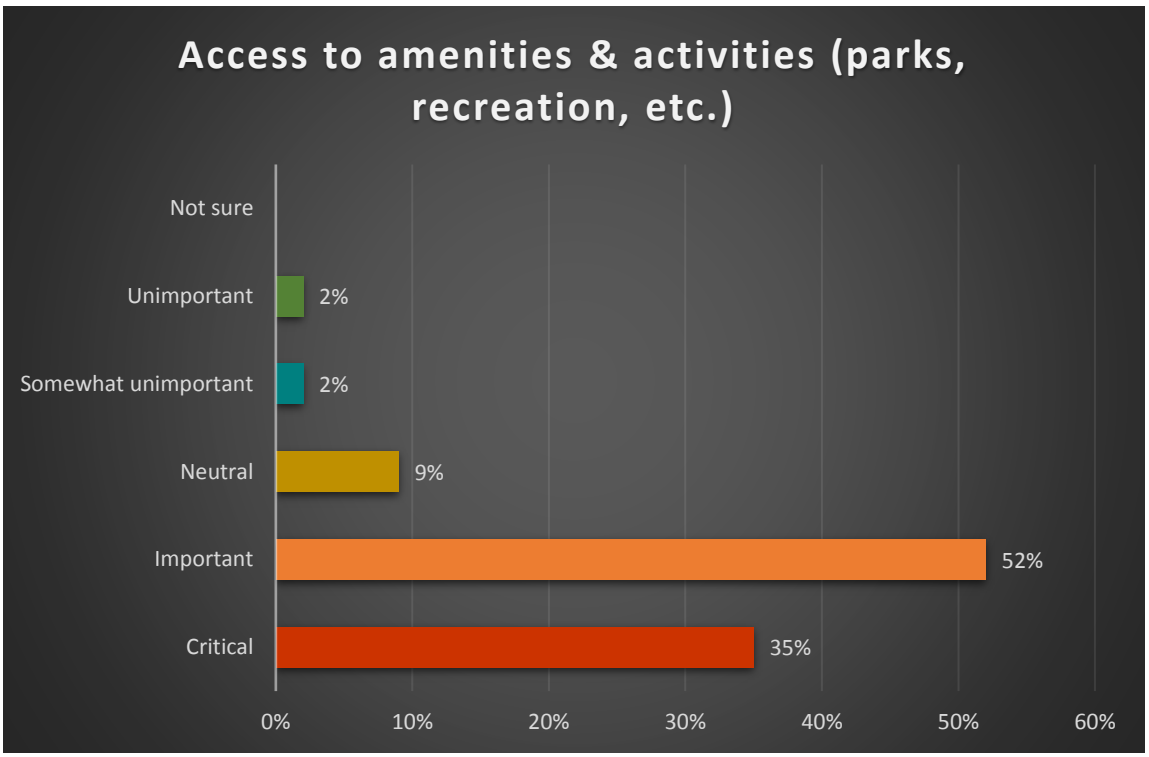
Q4:


How often do you travel through the Rockfish Valley?
Very rarely
1%
Somewhat rarely
1%
Somewhat frequently
12%
Very frequently
86%
0%
20%
40%
60%
80%
100%

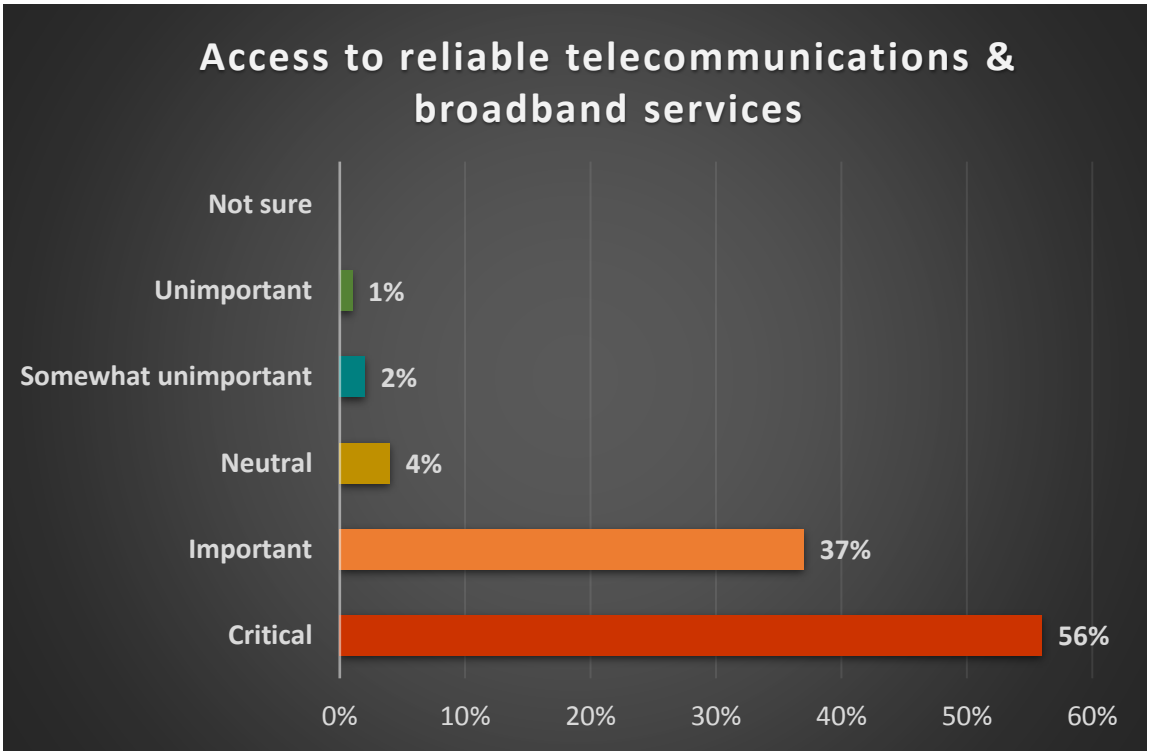
Q5:


Protecting & preserving the rural character & unique sense of place
Not sure
Unimportant
1%
Somewhat unimportant
Neutral
3%
Important
25%
Critical
71%
0%
10%
20%
30%
40%
50%
60%
70%
80%

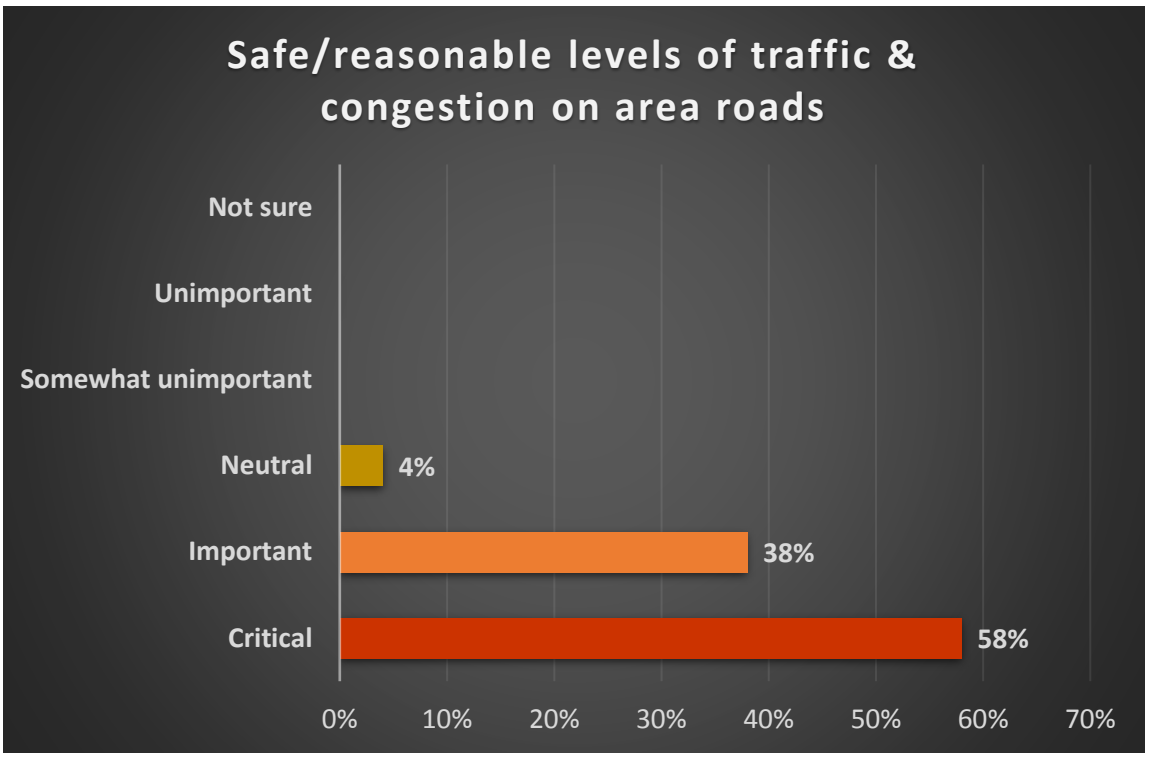
Q6:


Access to amenities & activities (parks, recreation, etc.)
Not sure
Unimportant
2%
Somewhat unimportant
2%
Neutral
9%
Important
52%
Critical
35%
0%
10%
20%
30%
40%
50%
60%

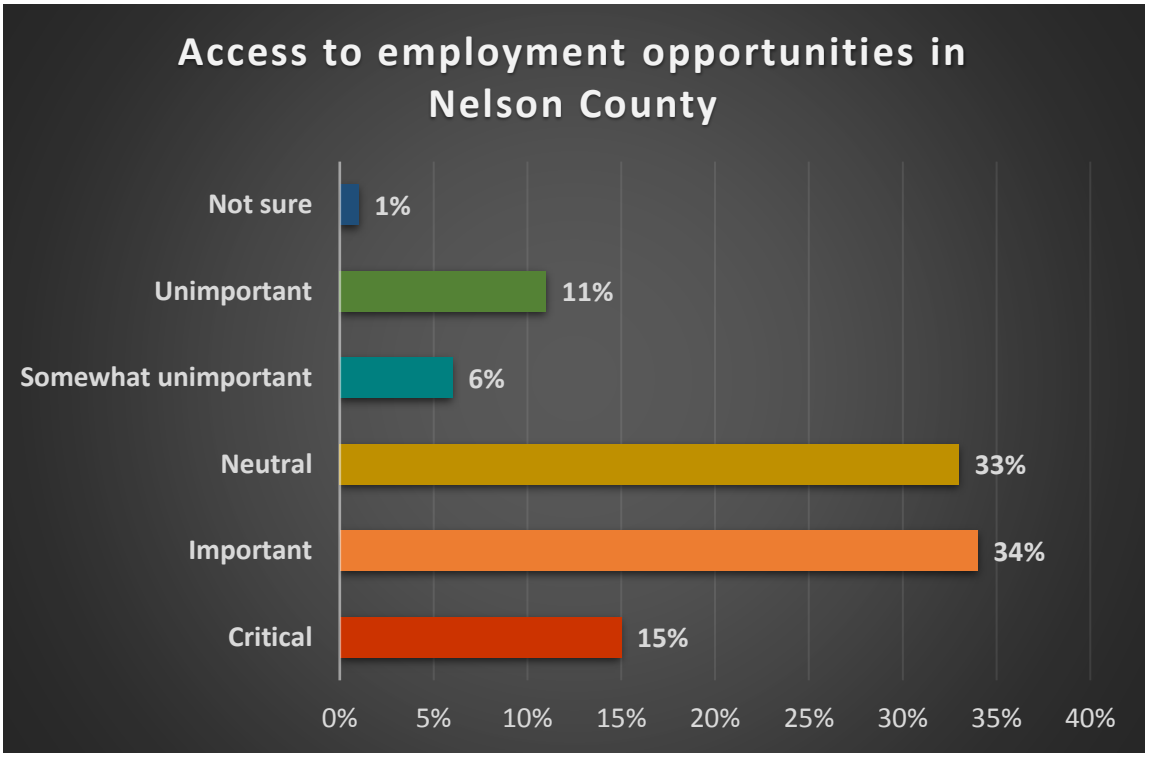
Q7:


Access to reliable telecommunications & broadband services
Not sure
Unimportant
1%
Somewhat unimportant
2%
Neutral
4%
Important
37%
Critical
56%
0%
10%
20%
30%
40%
50%
60%

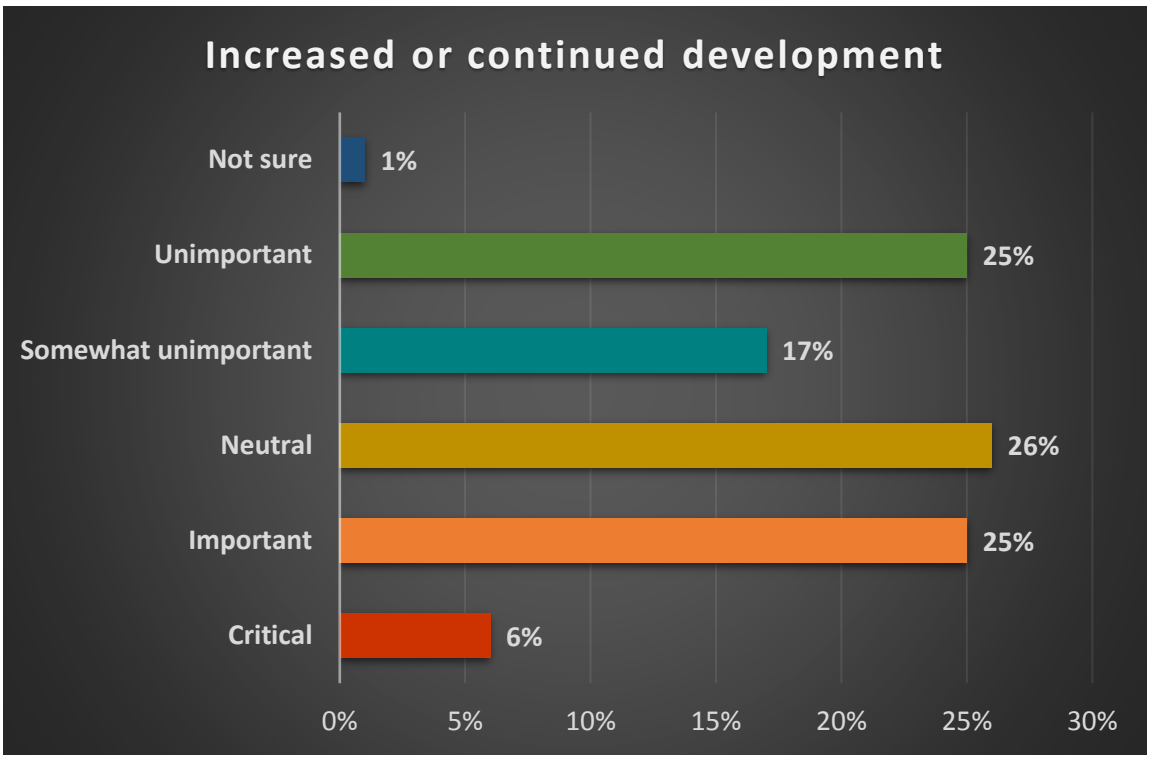
Q8:


Safe/reasonable levels of traffic & congestion on area roads
Not sure
Unimportant
Somewhat unimportant
Neutral
4%
Important
38%
Critical
58%
0%
10%
20%
30%
40%
50%
60%
70%

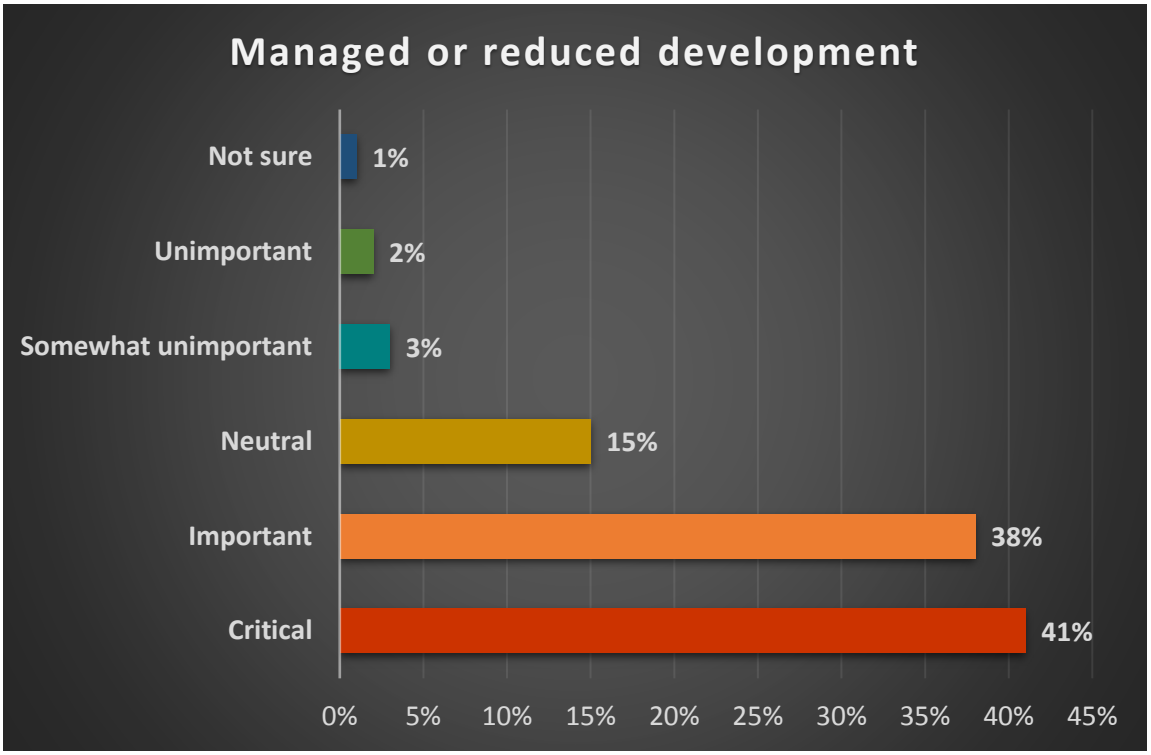
Q9:


Access to employment opportunities in Nelson County
Not sure
1%
Unimportant
11%
Somewhat unimportant
6%
Neutral
33%
Important
34%
Critical
15%
0%
5%
10%
15%
20%
25%
30%
35%
40%

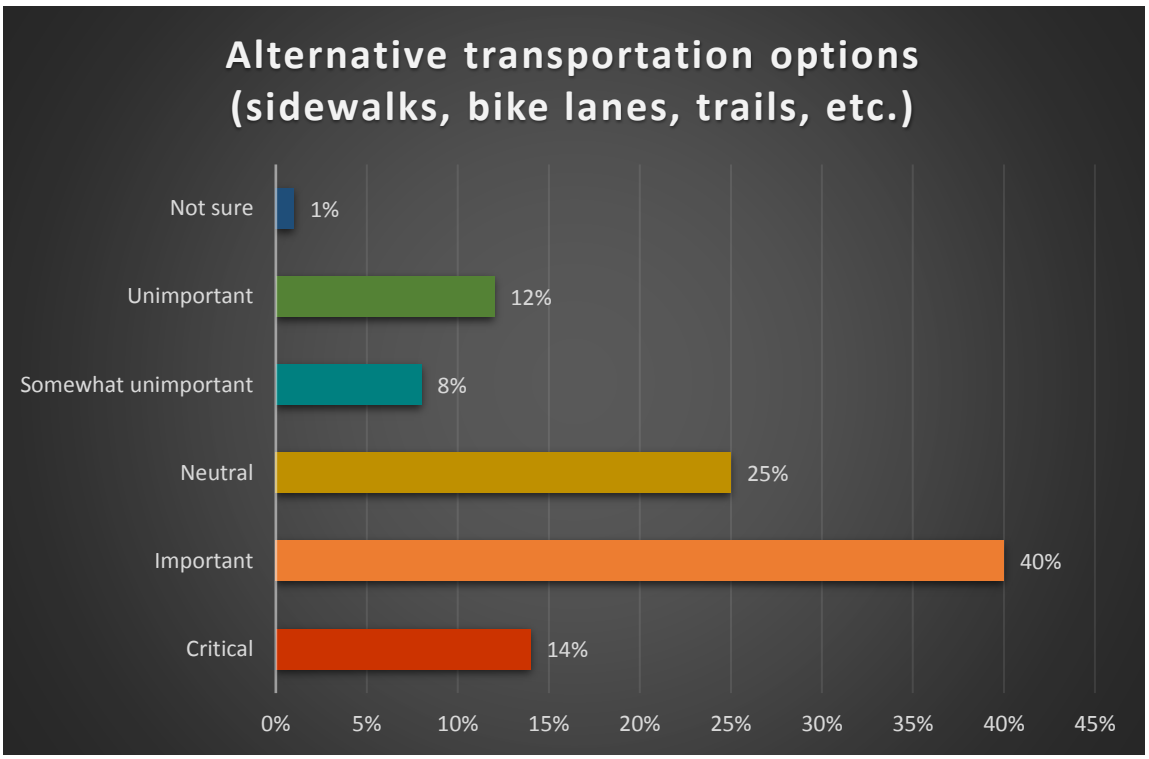
Q10:


Increased or continued development
Not sure
1%
Unimportant
25%
Somewhat unimportant
17%
Neutral
26%
Important
25%
Critical
6%
0%
5%
10%
15%
20%
25%
30%

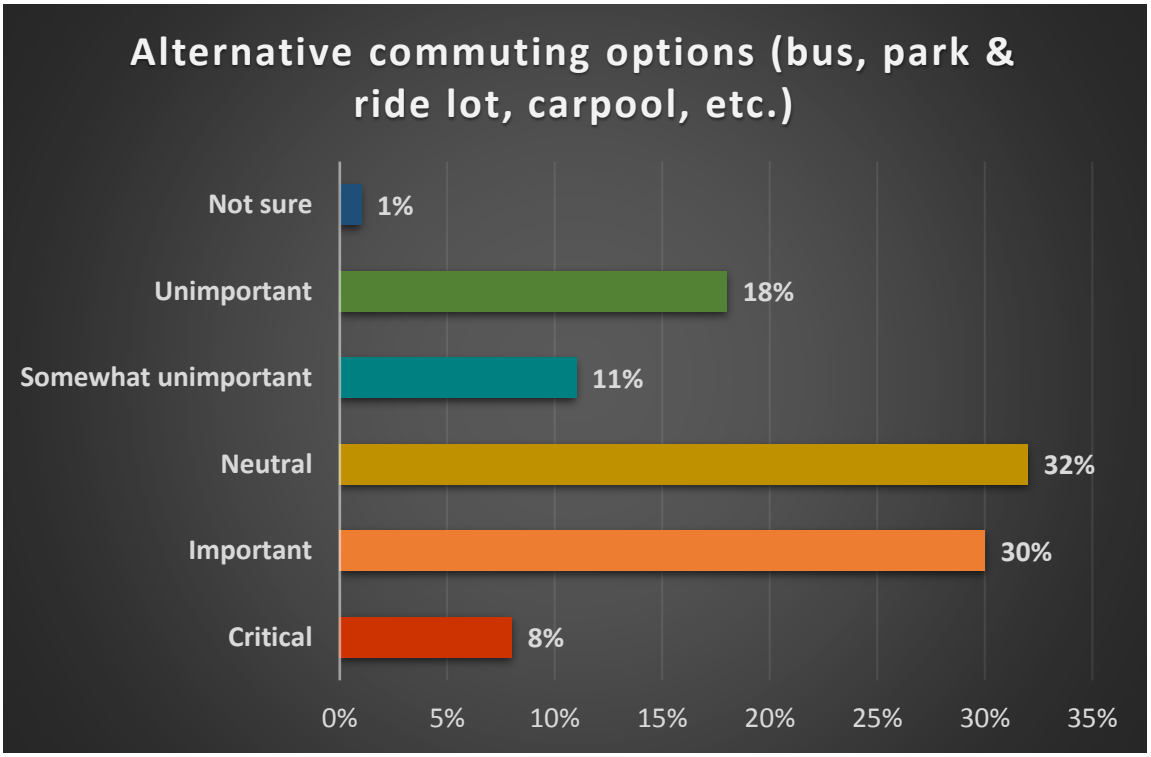
Q11:


Managed or reduced development
Not sure
1%
Unimportant
2%
Somewhat unimportant
3%
Neutral
15%
Important
38%
Critical
41%
0%
5%
10%
15%
20%
25%
30%
35%
40%
45%

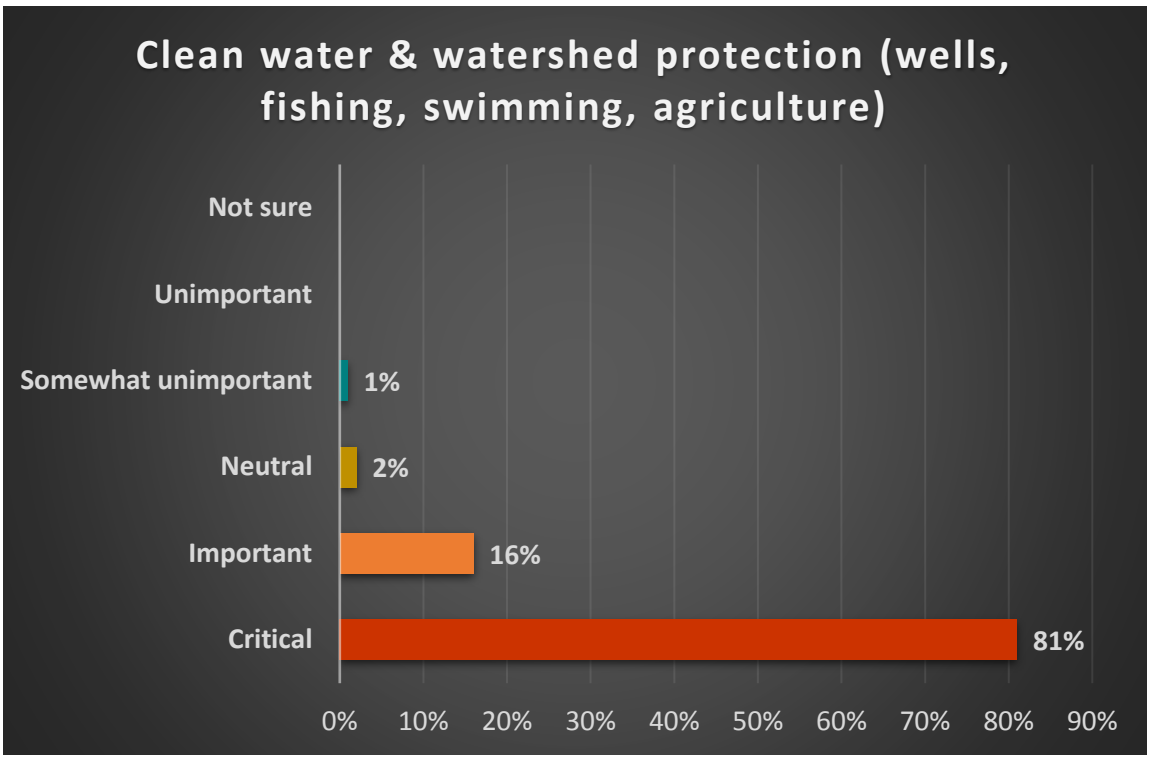
Q12:


Alternative transportation options (sidewalks, bike lanes, trails, etc.)
Not sure
1%
Unimportant
12%
Somewhat unimportant
8%
Neutral
25%
Important
40%
Critical
14%
0%
5%
10%
15%
20%
25%
30%
35%
40%
45%

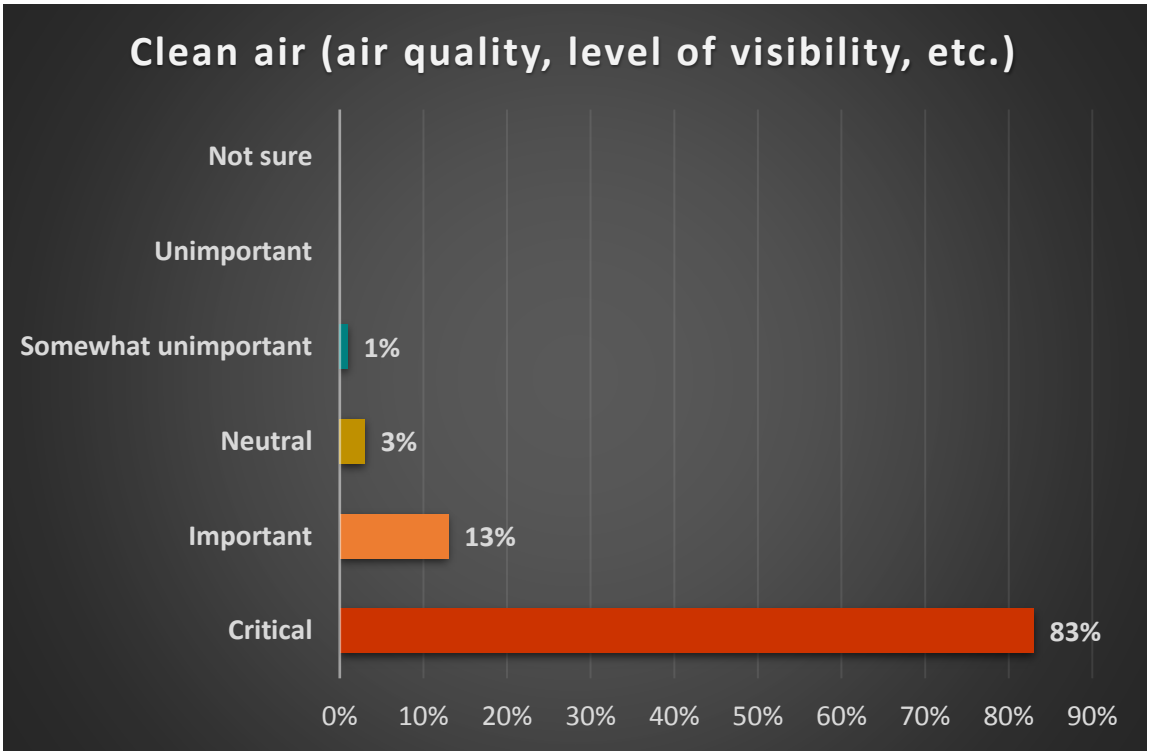
Q13:


Alternative commuting options (bus, park & ride lot, carpool, etc.)
Not sure
1%
Unimportant
18%
Somewhat unimportant
11%
Neutral
32%
Important
30%
Critical
8%
0%
5%
10%
15%
20%
25%
30%
35%

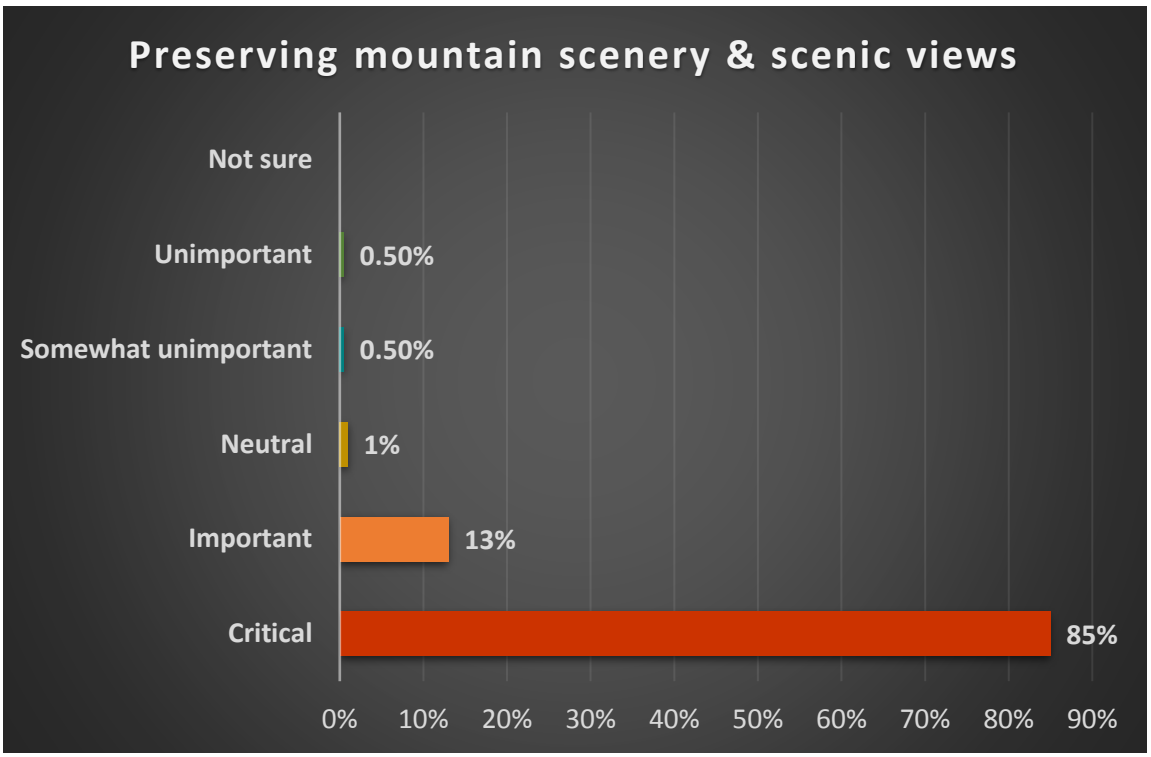
Q14:


Clean water & watershed protection (wells, fishing, swimming, agriculture)
Not sure
Unimportant
Somewhat unimportant
1%
Neutral
2%
Important
16%
Critical
81%
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%

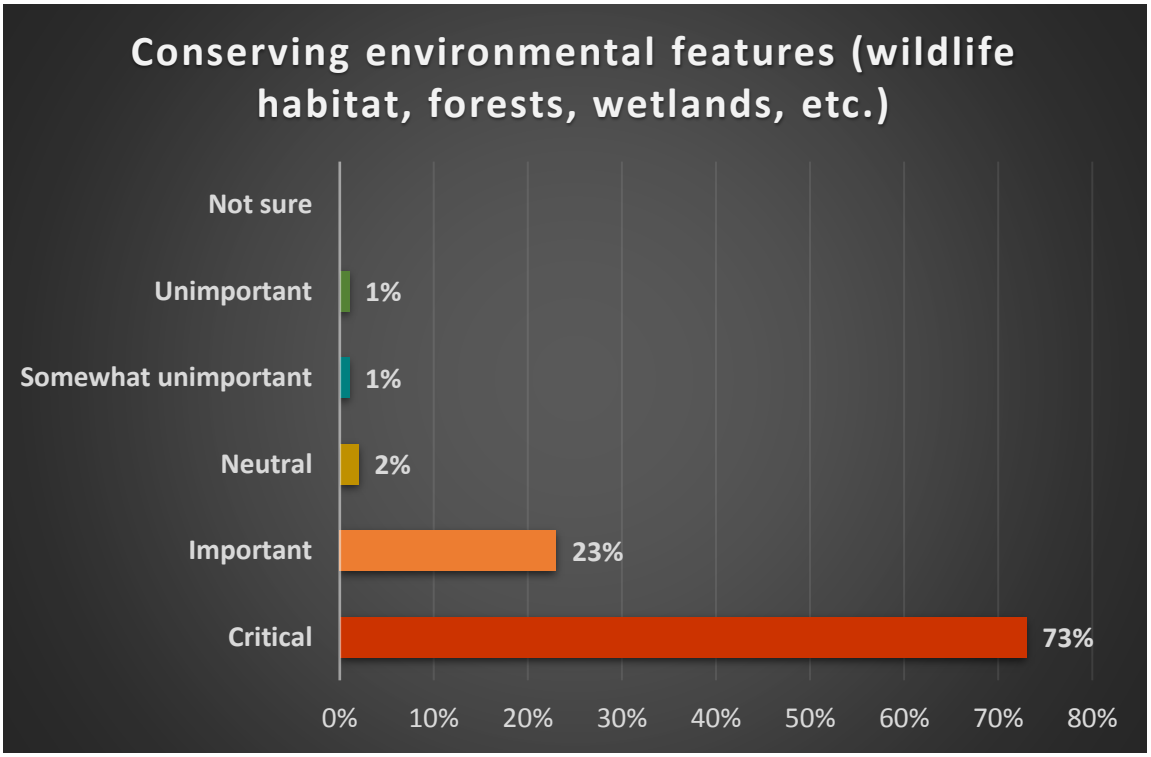
Q15:


Clean air (air quality, level of visibility, etc.)
Not sure
Unimportant
Somewhat unimportant
1%
Neutral
3%
Important
13%
Critical
83%
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%

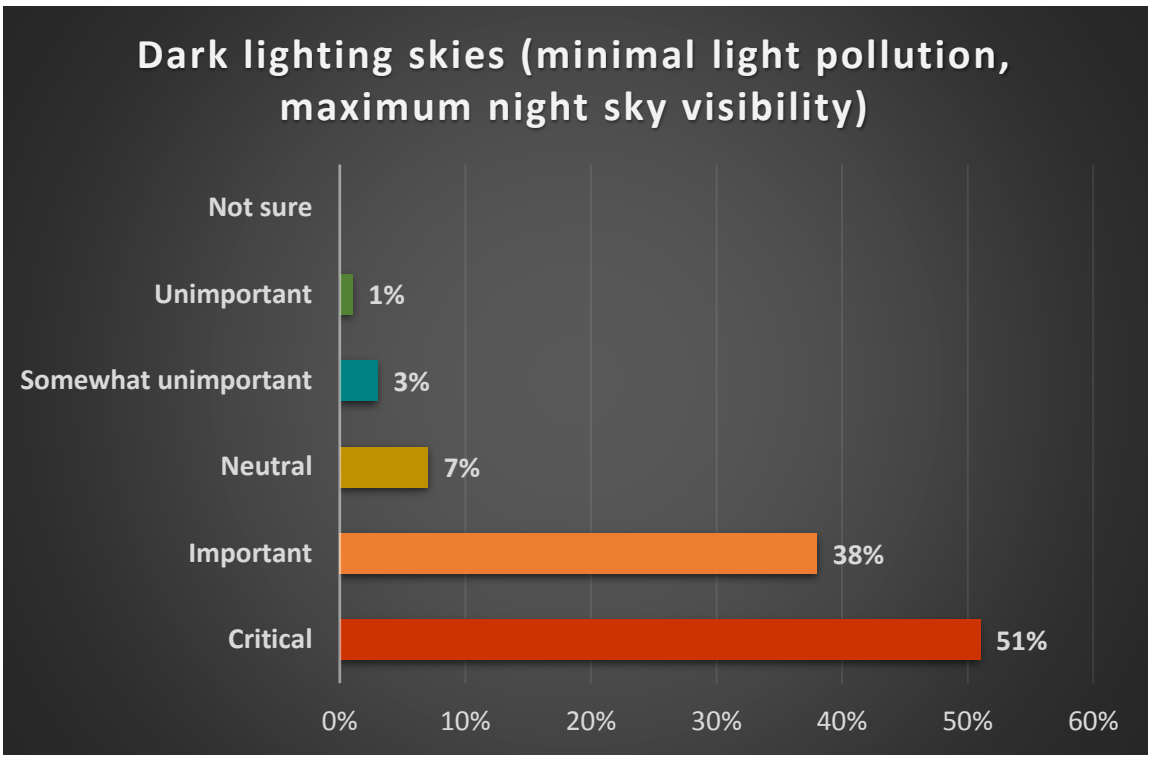
Q16:


Preserving mountain scenery & scenic views
Not sure
Unimportant
0.50%
Somewhat unimportant
0.50%
Neutral
1%
Important
13%
Critical
85%
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%

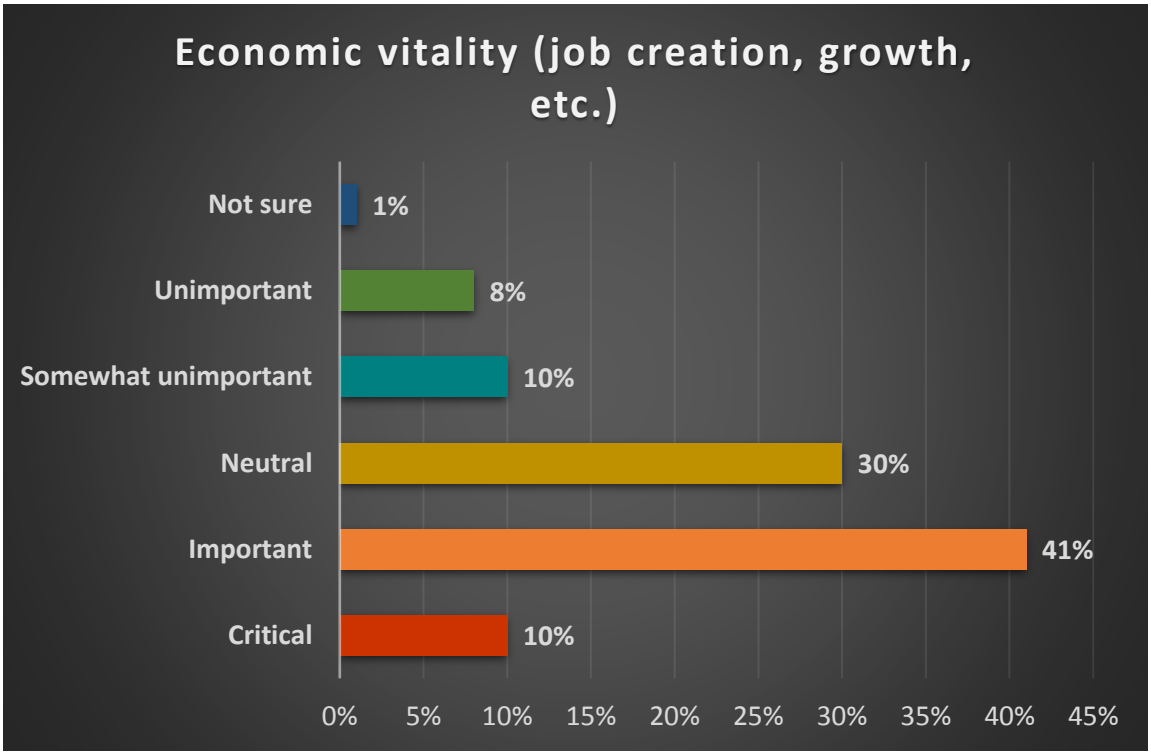
Q17:


Conserving environmental features (wildlife habitat, forests, wetlands, etc.)
Not sure
Unimportant
1%
Somewhat unimportant
1%
Neutral
2%
Important
23%
Critical
73%
0%
10%
20%
30%
40%
50%
60%
70%
80%

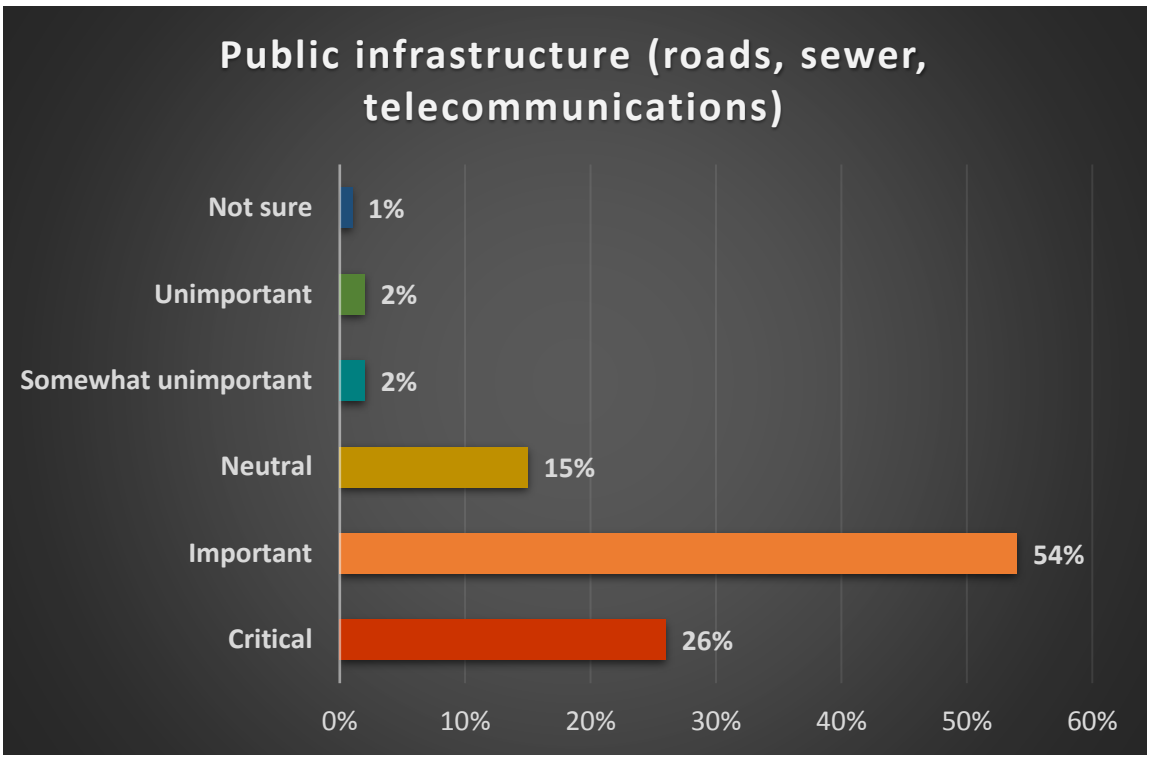
Q18:


Dark lighting skies (minimal light pollution, maximum night sky visibility)
Not sure
Unimportant
1%
Somewhat unimportant
3%
Neutral
7%
Important
38%
Critical
51%
0%
10%
20%
30%
40%
50%
60%

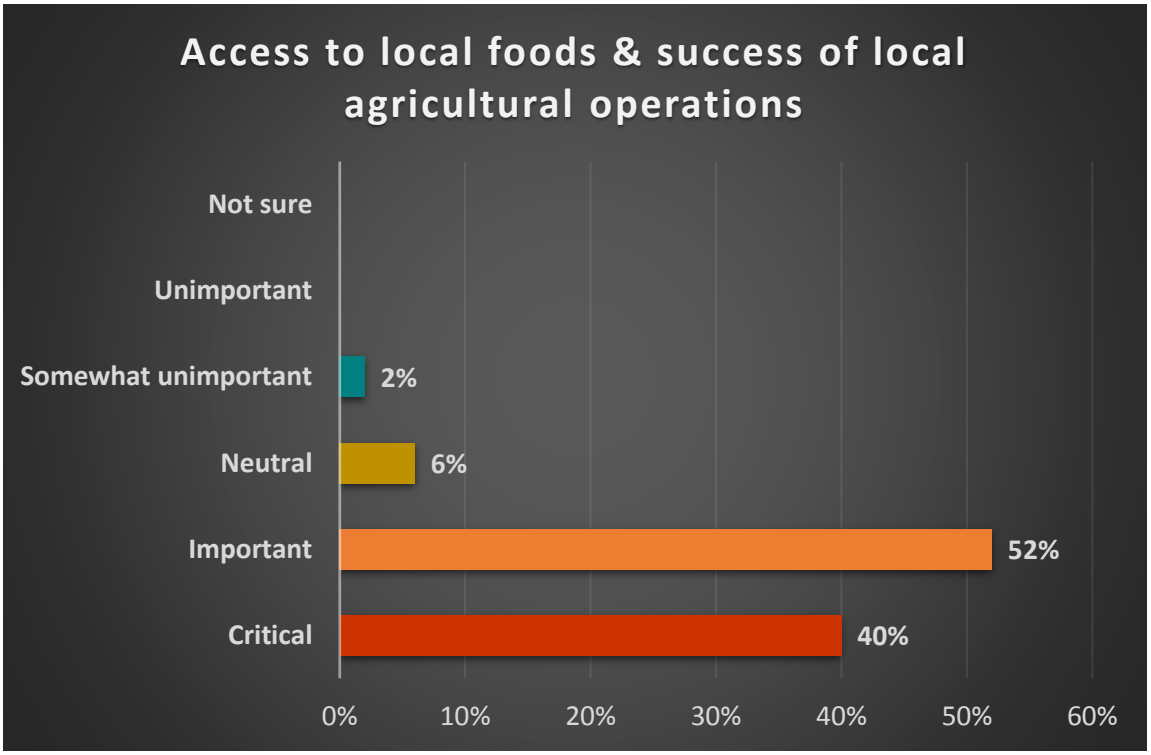
Q19:


Economic vitality (job creation, growth, etc.)
Not sure
1%
Unimportant
8%
Somewhat unimportant
10%
Neutral
30%
Important
41%
Critical
10%
0%
5%
10%
15%
20%
25%
30%
35%
40%
45%

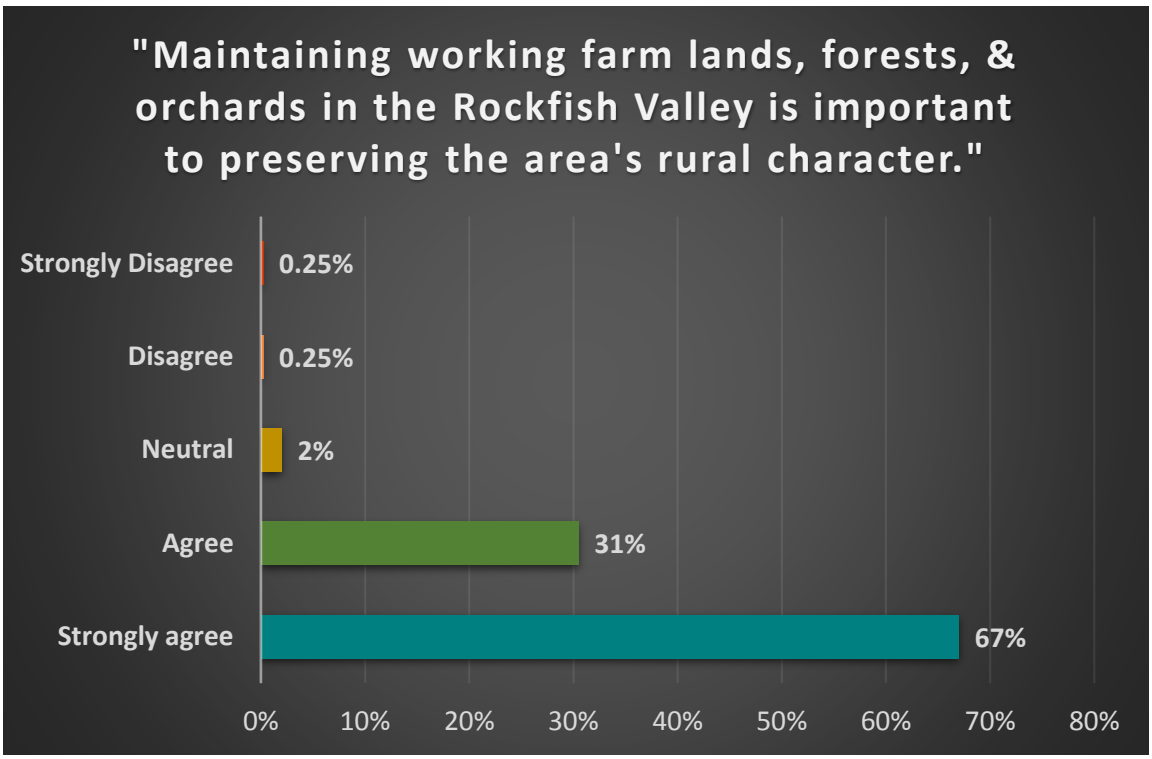
Q20:


Public infrastructure (roads, sewer, telecommunications)
Not sure
1%
Unimportant
2%
Somewhat unimportant
2%
Neutral
15%
Important
54%
Critical
26%
0%
10%
20%
30%
40%
50%
60%

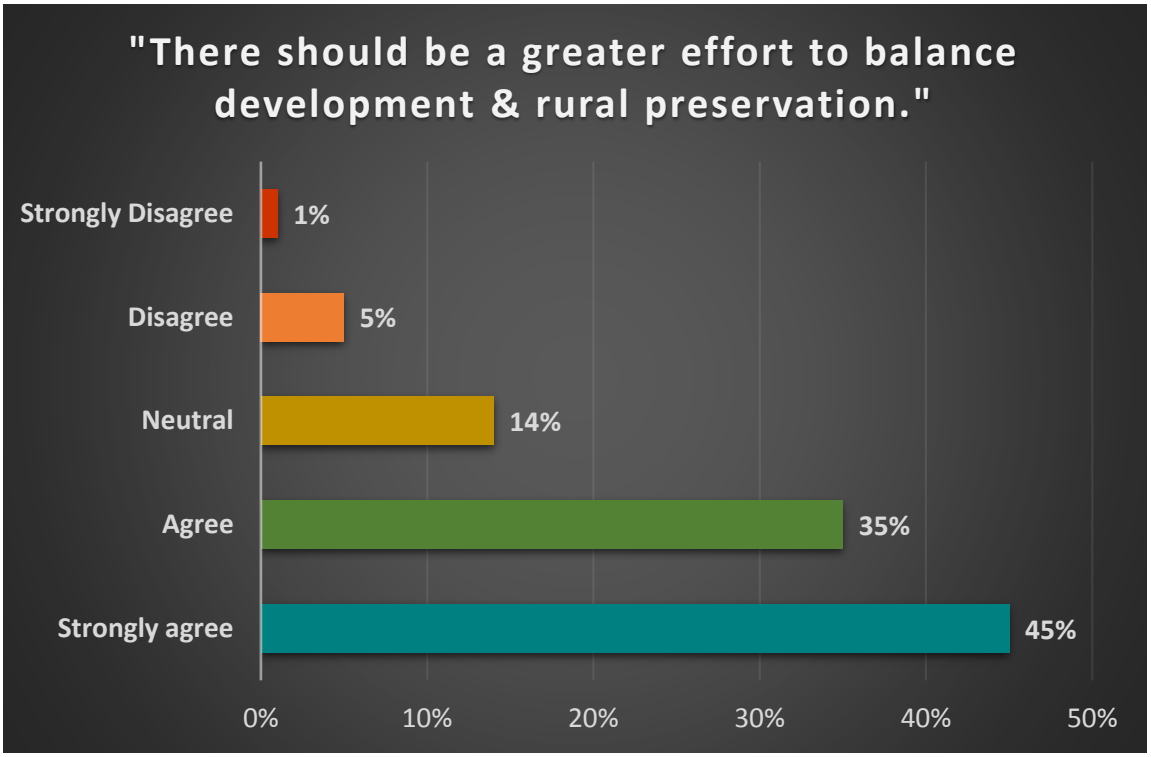
Q21:


Access to local foods & success of local agricultural operations
Not sure
Unimportant
Somewhat unimportant
2%
Neutral
6%
Important
52%
Critical
40%
0%
10%
20%
30%
40%
50%
60%

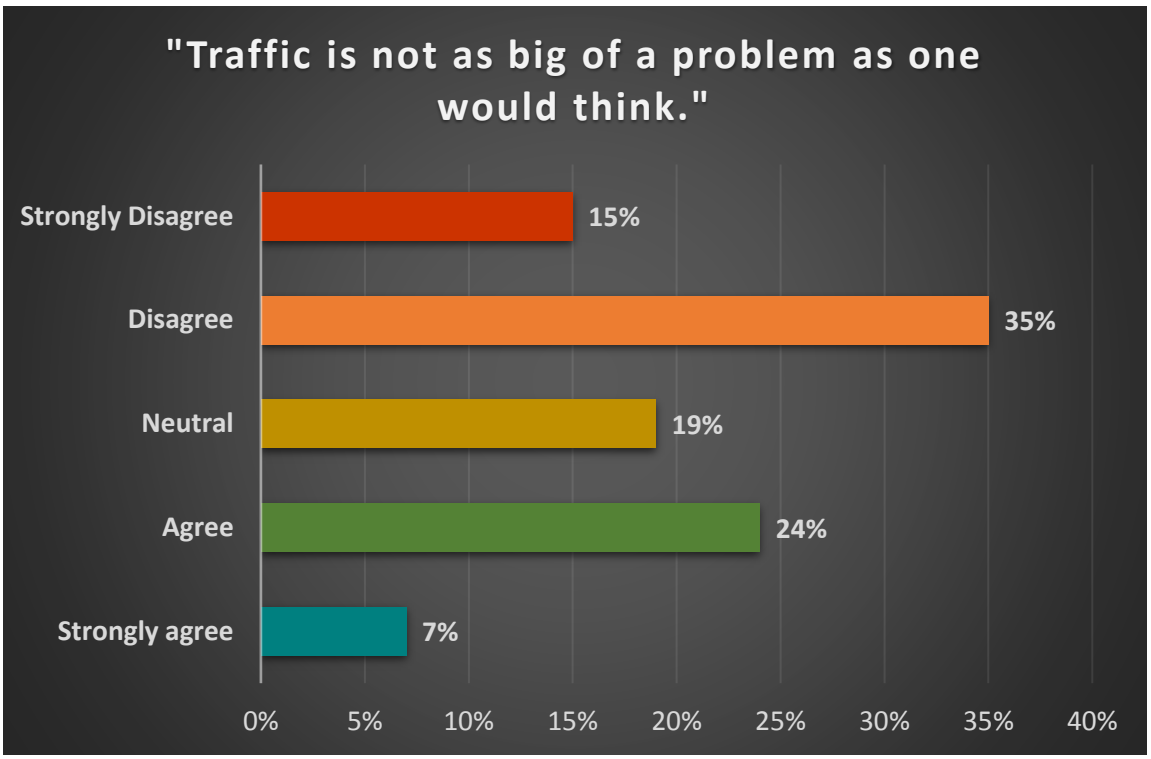
Q22:


"Maintaining working farm lands, forests, & orchards in the Rockfish Valley is important to preserving the area's rural character."
Strongly Disagree
0.25%
Disagree
0.25%
Neutral
2%
Agree
31%
Strongly agree
67%
0%
10%
20%
30%
40%
50%
60%
70%
80%

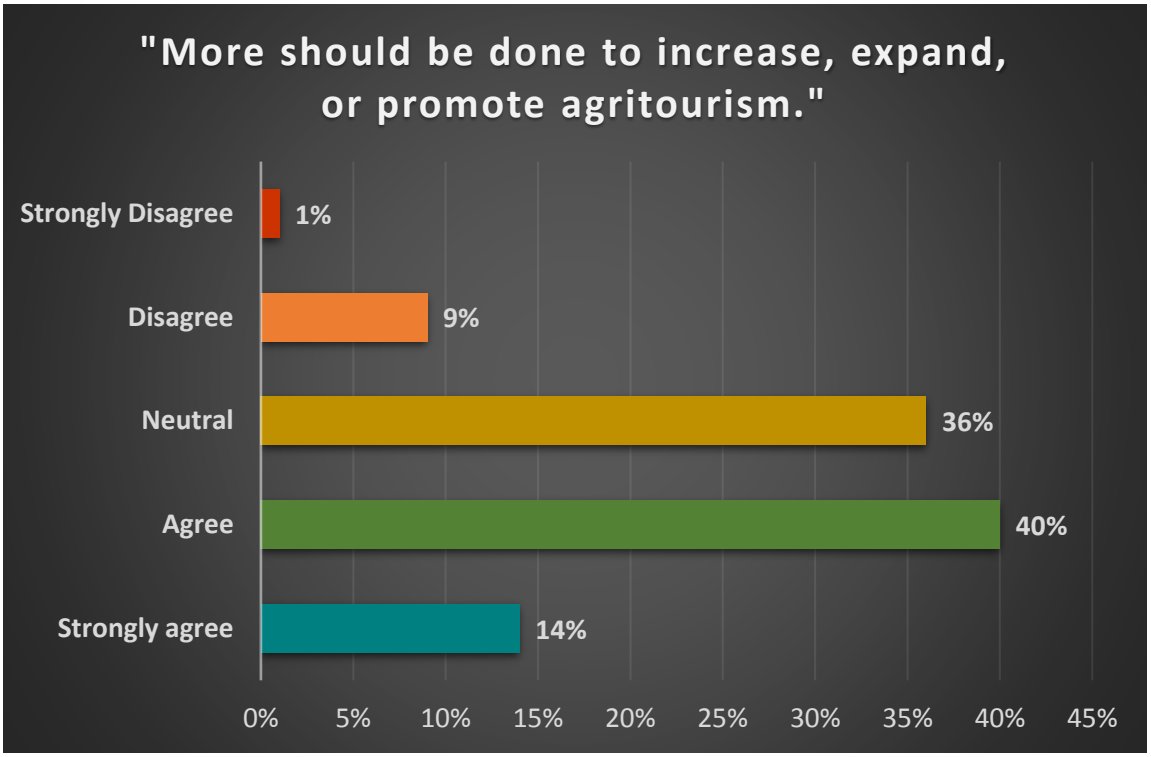
Q23:


"There should be a greater effort to balance development & rural preservation."
Strongly Disagree
1%
Disagree
5%
Neutral
14%
Agree
35%
Strongly agree
45%
0%
10%
20%
30%
40%
50%

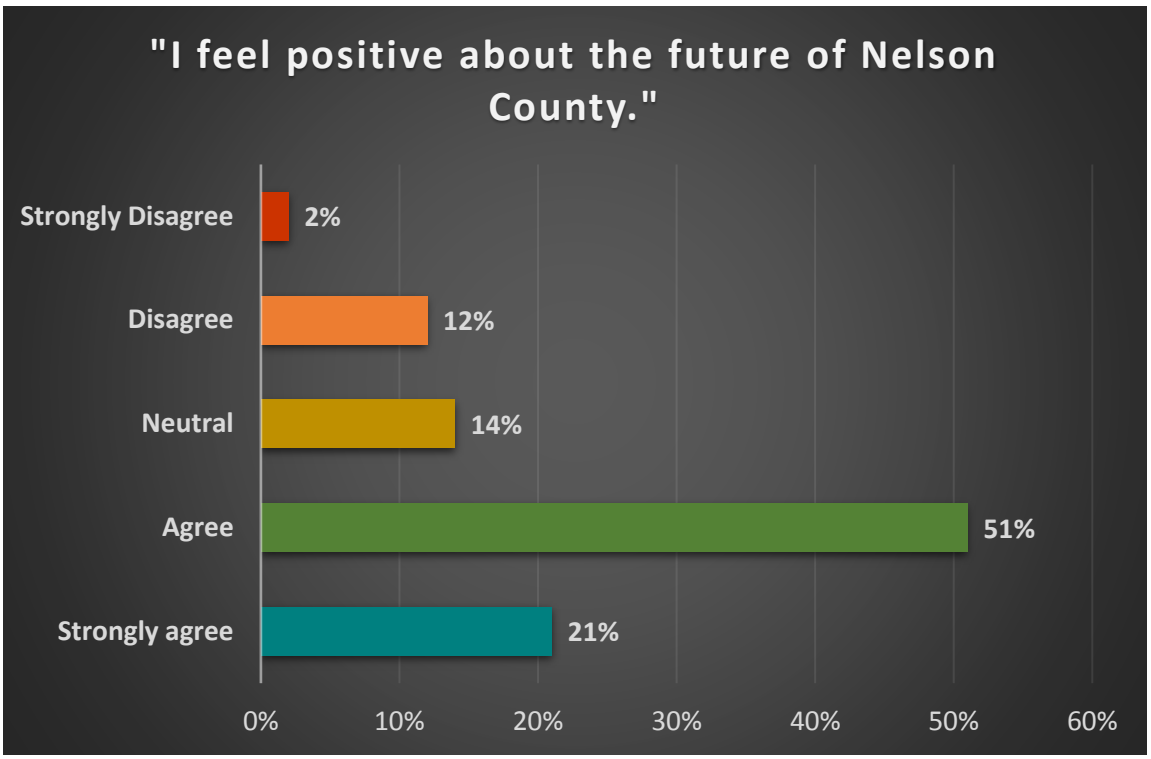
Q24:


"Traffic is not as big of a problem as one would think."
Strongly Disagree
15%
Disagree
35%
Neutral
19%
Agree
24%
Strongly agree
7%
0%
5%
10%
15%
20%
25%
30%
35%
40%

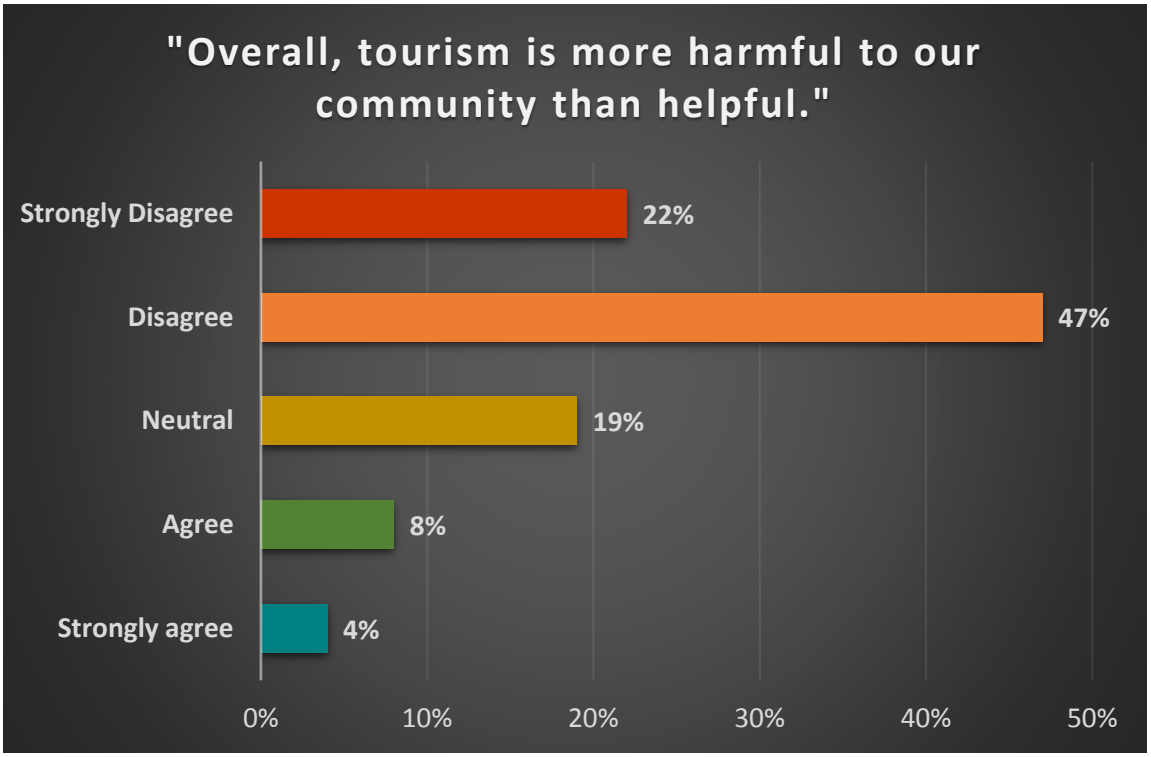
Q25:


"More should be done to increase, expand, or promote agritourism."
Strongly Disagree
1%
Disagree
9%
Neutral
36%
Agree
40%
Strongly agree
14%
0%
5%
10%
15%
20%
25%
30%
35%
40%
45%

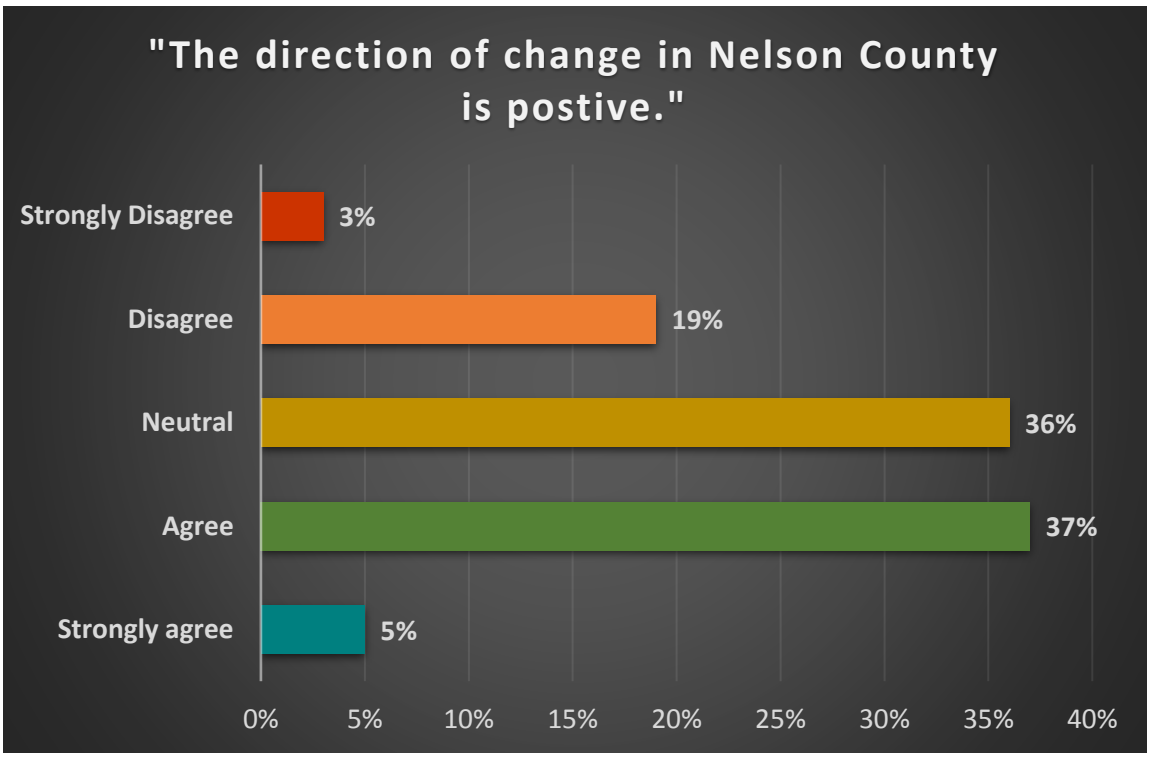
Q26:


"I feel positive about the future of Nelson County."
Strongly Disagree
2%
Disagree
12%
Neutral
14%
Agree
51%
Strongly agree
21%
0%
10%
20%
30%
40%
50%
60%

Q27:


"Overall, tourism is more harmful to our community than helpful."
Strongly Disagree
22%
Disagree
47%
Neutral
19%
Agree
8%
Strongly agree
4%
0%
10%
20%
30%
40%
50%

Q28:


"The direction of change in Nelson County is postive."
Strongly Disagree
3%
Disagree
19%
Neutral
36%
Agree
37%
Strongly agree
5%
0%
5%
10%
15%
20%
25%
30%
35%
40%

It is critical that BEFORE any further development (new buildings) occurs, Nelson County has a solid plan for the future. A plan that supports keeping and adding more to its' natural beauty (i.e. plant more trees). Goals could include: 1) each business makes (has to be) a "green company" with environmentally safe practices 2) Homeowner's make a commitment to "reduce, reuse, recycle and to keep Nelson beautiful. 3) Reduce tractor trailer traffic on Rt. 151 4) A commitment to prohibit billboards along Rt.151, Rt.6, Rt.29 in Nelson

7/25/2016 12:25 PM View respondent's answers

No fast food chains No Walmarts No Dollar Store No manufacturers of bullets- ammunition of Concentration on tourism and local No Corporate agri-tourism and farms

7/25/2016 12:20 PM View respondent's answers

The Atlantic Coast Pipeline endangers all the aspects of the area mention by this survey. We need a turn lane from 151 onto 250 East. We need a visibility blocker for the Zenith Quest Arms Manufacturer building on 151 by Afton Mountain Road.

7/25/2016 12:15 PM View respondent's answers

I would prefer to see future development focused on Hwy 29 corridor as many necessary elements of infrastructure required for increased traffic and development are already in place

7/25/2016 12:12 PM View respondent's answers

I believe the amount of alcoholic businesses along Rt. 151 is creating a problem. There is a need for better enforcement of speed limits on 151. At times it is difficult to enter the highway due to limited visibility.

7/25/2016 12:10 PM View respondent's answers

appreciate the community efforts to keep the pipeline out of this area. RVCC, in my opinion, is one of Nelson County's greatest assets- provides meeting space, services, & opportunities to build community.

7/25/2016 12:06 PM View respondent's answers

Very strongly against proposed pipeline. Been here 40 years, went to high school here. Want it to keep its rural character for our children!! Beautiful here!! Lets keep it that way!

7/25/2016 12:01 PM View respondent's answers

Very concerned about the ACP. It is poor planning for the community in general along with other pipelines planned for this state and surrounding region. The country is being inundated with natural gas pipelines for what seems company profit. They will remain after they are no longer used- Not good! The ACP has many dangerous aspects for Nelson County in particular.

7/25/2016 11:58 AM View respondent's answers

I am concerned with the pipeline possibility. I am also upset with the building of the munitions plan. It is an ugly building and can even more so use a business

7/25/2016 11:53 AM View respondent's answers

I am concerned about the negative impact the potential pipeline and the munitions plant will have on our county

7/25/2016 11:48 AM View respondent's answers

please develop public transportation. I do not want to see 151 become a four lane road. I also would stop the strip of businesses that is developing along 151. I thought we had agreed years ago to have a few (2-3) locations on 151 where business could be, rather than an increasing string of businesses along 151.

7/25/2016 11:38 AM View respondent's answers

Fighting the pipeline is most critical to me now! Water, environment, rural nature of nelson county of utmost importance, RVCC is a vital aspect of Northern Nelson County

7/25/2016 11:34 AM View respondent's answers

I fear the pipeline will severely and negatively hurt the life we love here. I hope we are doing everything we can to minimize its impact.

7/15/2016 5:09 PM View respondent's answers

The 151 corridor is quickly becoming a mess. The "tourism" has no benefit to those who live in the area. Locals who rely on 151 not only have drive slower because of the traffic, they also have to dodge trucks and potential drunk drivers who are unfamiliar with the roads. Additional development should be strictly regulated to ensure residents are not marginalized for the benefit investors looking to cash in on the area.

7/14/2016 7:09 PM View respondent's answers

We moved to Nelson County from Hampton Roads to enjoy the wonderful environment here!

7/13/2016 1:52 PM View respondent's answers

The attraction of Nelson County is it's rural nature and the scenery. Development of this area is counterintuitive to this fact. The residents of Nellysford and the Beach Grove communities have made it clear that we like the area as is and we have nothing to gain from development. We only lose what we came here for and what we had when our families settled here. Profits shouldn't be made at the expense of the local residents.

7/11/2016 6:59 PM View respondent's answers

We want to keep what we have here - a rural feeling without any franchises or large stores.

7/11/2016 2:52 PM View respondent's answers

1.would like to see speed limit reduced to 45 from 55 along 151. Now that there are more alcoholic beverage businesses, it would be safer especially with tourists. 2.Would like to see a general sundries/housewares store in Nellysford for the locals and tourists to not need going to Waynesboro or Cville. This would decrease the traffic flow also especially on holidays.Family Dollar store would help this but they are usually cluttered and not very clean in appearance.

7/8/2016 7:29 AM View respondent's answers

Agritourism and tourism in general helps to keep Nelson County's rural character. It also helps with tax revenue, keeping some tax burden off of residents of the county. The best way to maintain our way of life and the beauty around us is to be supportive of local businesses in the tourism and agriculture industries. Those businesses attract tourists who visit and leave, those businesses bring in tax revenue, they employ local residents, and the nature of those types of businesses help to maintain the beauty of our county. Family owned businesses have a charm that big box or chain businesses do not have. People can find chains and box stores in the city but they visit Nelson County because right now, what we have is unique.

7/7/2016 3:56 PM View respondent's answers

I grew up in Nellysford and have lived in the county my whole life. For the first time, I am ready to move! The breweries, wineries, & continual growth has gotten out of hand!

7/7/2016 12:38 PM View respondent's answers

I believe the pipeline will have an extremely negative impact on the residents of Nelson County and our quality of life should it be built here.

6/30/2016 3:00 PM View respondent's answers

need QUIT promoting Nelson as a future home for retirees and other developments. keep Nelson affordable for natives to this area.

6/30/2016 2:57 PM View respondent's answers

No more armories, no more dollar stores/dollar generals/family dollars. No more huge businesses or corporations. No pipeline. More small local businesses and aid for them.

6/30/2016 2:01 PM View respondent's answers

We must do everything in our power to stop the ruinous effect that the Atlantic Coast Pipeline will have on our county.

6/30/2016 1:20 PM View respondent's answers

Please stop allowing development in this county for the sake of the relative few bucks that it pulls in as revenue. I'd rather pay higher taxes than sell out! Any growth should be strictly controlled. No dollar store, no traffic lights. The most - perhaps only - important infrastructure to be expanded is reliable high-speed internet- and thank God we have a great electrical co-op in CVEC. Restrict development to where there already is infrastructure - i.e., Lovingston. Northern Nelson is already over-developed. We need to preserve the one, most precious resource that we have and that is our unique and irreplaceable natural scenic beauty and wildlife. AND ABSOLUTELY NO PIPELINE!!!

6/30/2016 12:17 PM View respondent's answers

Reduce truck traffic Slower speeds Fewer wineries and breweries We have enough No ammunition depots!!!!

6/30/2016 11:24 AM View respondent's answers

The pipeline is a major concern. It's a very destructive project with no long term gain for the county.

6/30/2016 10:48 AM View respondent's answers

I think the issuance of special use permits should be limited. For example, Beach Grove Road has traditionally been a residential area. Now someone is applying for a special use permit to build a motel. This strongly goes against what the existing property owners expected when they purchase their property and built their homes.

6/30/2016 8:31 AM View respondent's answers

Let see what happens with our pipeline issue as your survey has no value as presented until then. Wall Street shall dictate our future if we dnt win. Means with a pipeline Nelson county shall go down to the drain

6/29/2016 9:55 PM View respondent's answers

Some of the statements were difficult to respond to without qualification.

6/29/2016 5:15 PM View respondent's answers

A lot depends on the type of development and if a pipeline goes through

6/29/2016 4:57 PM View respondent's answers

I feel that the County is under threat by natural gas pipelines which will harm our environment and economy.

6/29/2016 1:59 PM View respondent's answers

I love driving in to Nelson County and the Rockfish Valley from my home just across the county line. The rural aspects of the County and the farmers who supply us with healthy, local food are treasures to be supported and preserved.

6/29/2016 1:51 PM View respondent's answers

If Dominion Power gets FERC approval for its "Atlantic Coast Pipeline" and builds it here in the Rockfish Valley as proposed, all of these other issues become terribly threatened and as good as moot. It is the whale in the Valley. Why is it not mentioned at all! How can there be any coherent planning that doesn't place the ACP front and center of everything? When will Nelson County as such work to stop this Pipeline? So much of the future of this county depends on No Pipeline! Now is the time for the County Planners to work against the Pipeline.

6/29/2016 12:29 PM View respondent's answers

#1 priority should be stopping the proposed ACP!!!

6/29/2016 12:00 PM View respondent's answers

Need to do everything possible to keep invasive infrastructure out of the county.

6/29/2016 11:31 AM View respondent's answers

1 Too many trucks on 151! 2 Rt 6 and 151 need safety improvements 3 Rt 151 intersection with Rhodes Farm Rd at Abby Inn is dangerous. Abby Inn sign needs to be set back. Turning onto 151 with high hill marked 35mph HA. Poor visibility. water and air are great No Dollar Store in Nellysford!

6/29/2016 11:28 AM View respondent's answers

Balance between maintaining rural spaces in regards to development isn't much of a problem where there is virtually no development

6/29/2016 11:21 AM View respondent's answers

We need to plan for when or if large roads are needed to make it like the George Washington Parkway between DC and Baltimore.

6/29/2016 11:19 AM View respondent's answers

We feel some supervisors are trying to protect a way of life in the southern part of Nelson County that doesn't support protected development in the north of the county. We also feel the supervisors need to be united in their opposition to the Atlantic Coast pipeline because of the dangerous impact the ACP will be on the economical, historical, cultural, and environmental resources of the county.

6/29/2016 11:17 AM View respondent's answers

I own properties on both sides of Nelson County, and I get pretty tired of all the attention the Rockfish Valley gets. There needs to be more attention paid to improving infrastructure such as internet service, walking/biking paths, property improvement incentives, etc. on the eastern side.

6/29/2016 11:15 AM View respondent's answers

small scale farms and forestry management!

6/29/2016 11:14 AM View respondent's answers

*need to upgrade & spruce up shopping center and post office in Nellysford *Need to review signage along 151 some of it is misplaced and blocks views of entrance to 151 *Need to limit curb cuts on 151- too many, poor views right and left

6/29/2016 11:12 AM View respondent's answers

A Dollar General in Nellysford will vandalize the character of the area which itself is a draw for our tourist. The same is true for the ACP.

6/29/2016 11:04 AM View respondent's answers

More should be done to increase agrotourism, but not more wineries and alcohol venues. We have to balance what's good for the people who live here with that of tourists and commuters.

6/29/2016 11:01 AM View respondent's answers

Safety issues on roads...would be great to offer a 151 rt. public transportation option so that drinking folks will have an option. Job growth is important but we need to keep it local!

6/29/2016 10:55 AM View respondent's answers

Nelson county is still a beautiful place to raise a family and live. We have had an agricultural business in the county for over 30 years. I am concerned about the amount of development on 151 which is not really agricultural. I don't consider breweries agriculture. I'm quite concerned about the amount of traffic I now see on 151. I would like to see most development centralized in the Nellysford area. Thank you for your hard work!

6/29/2016 10:51 AM View respondent's answers

NO PIPELINE

6/29/2016 10:49 AM View respondent's answers

I have lived on Afton Mtn Rd for over 30 yrs. Increased traffic has become a safety issue. Lack of affordable, consistent internet access is frustrating, to say the least. Why wasn't every resident of this area notified by phone or mail about the meeting last night. I had to read about it this AM on NBC29's website, pitiful. It leads me to wonder how serious those in power are about the concerns of the Rockfish Valley residents. BTW, how many attended the meeting? Nelson County can find me when they want my property tax bill paid, so why not notify me when there is meeting concerning the VERY neighborhood I have lived in and paid taxes on for 30+ yrs. With the amount of development that has taken place in this area, I believe the speed limit on Rt 151 from Rt 250 intersection thru Nellysford should be reduced by AT LEAST 10 mph. However, it doesn't make much difference what the speed limit is if there is no law enforcement available to deter those who ignore the current speed limit. The intersection of Rt 151 and Afton Mtn Rd is a fatality waiting to happen. I am hoping against hope that someone will read these comments. I would have certainly liked to have been a participant at the meeting last night rather than submitting my comments in this box. If anyone would like to disscuss these issues with me further, you can reach me at tlaeng@hotmail.com or contact me at (540)256-2550.

6/29/2016 10:45 AM View respondent's answers

Need to keep thing like that Giant Ammo Warehouse out of Nelson. Keep out Fracking. Protect natural beauty of Nelson County.

6/29/2016 10:44 AM View respondent's answers

The rural nature of Nelson is all important Support agriculture, recreation, natural features Industrial large business should be discouraged (arms factory- what a mistake!) Any large foot print business should be discouraged, who wants a chain store- not us Reduce tractor trailers on 151- widen shoulders for bicycles Public transportation especially on weekends on Alcohol Alley- 151 dangerous with all these breweries and vineyards

6/29/2016 10:41 AM View respondent's answers

No dollar stores in Nellysford! No big box stores along 151! No warehouses- e.g. the new "munitions" warehouse on 151- how was that approved? Restrict tractor trailer traffic on rt. 151 (enforce) and rt 6. EXCEPT when legitimate deliveries need to be made.

6/29/2016 10:34 AM View respondent's answers

Water quality in streams is a good parameter for the measure of agriculture operation, developed area run off and forest resource management and harvesting. It Should be used as a yard stitch to access regional environmental and natural resources quality.

6/29/2016 10:34 AM View respondent's answers

1) Decrease truck traffic using 151 as a shortcut to 295- noise danger road degradation issues 2) No big box stores or warehouses along 151 3) Preservation of water quality is vital as most everyone has well water 4) Pipeline can have negative impact on air, H2O, tourism, jobs. What are "they" thinking!! 5) Thank you for all your efforts 6) Improve cell reception to all areas

6/29/2016 10:27 AM View respondent's answers

The board of supervisors needs to listen to Nellysford residents and work toward a zoning plan that creates a tasteful tourist destination downtown center in Nellysford

6/29/2016 10:19 AM View respondent's answers

Nelson county is quickly becoming a playground for Charlottesville and the place to go drink. This threatens our community and our residents safety . We are rapidly losing our county to the yuppies who want to play with no regard for residents or the impact on our beautiful county. A change is needed quickly before it's too late to turn back the damage.

6/29/2016 9:35 AM View respondent's answers

The public needs to be more involved and aware of the new developments proposed or planned for Nelson. Traffic on Route 6 from 29 to 151 and 151 to 250 - the "tractor trailer shortcut" - is a huge safety issue. There are a lot of driveways along those routes. Several driveways and adjoining public roads that intersect on curves and are hidden by hills in the road. Signage and vegetation needs to be cut back, move back, or removed to provide better visibility. Making high speed internet a priority will attract more businesses, development, and home buyers to the area. The internet is a way of life and the way several who live in rural counties make their living. Internet relieves the need to commute which lessens gas usage and emissions. Parks, public bike/hike paths, and public access (parking and canoe/kayak access) are important to bring more enjoyment of our beautiful streams, valley, and mountains.

6/29/2016 8:49 AM View respondent's answers

All my opinions are dependent on keeping the pipeline out of Rockfish Valley. If it comes through Nelson's future a grit our isms will die.

6/29/2016 7:10 AM View respondent's answers

All the answers depend on whether or not the pipeline comes through. If it does, the valley will be destroyed.

6/29/2016 7:09 AM View respondent's answers

11. Managed or reduced development, Managed development yes, but not reduced development. Development is what has brought all the people and outside money to the County. I would like to see the 45MPH speed extended all the way to Rt 664. If you are going to increase development on 151 you will need to look more closely at many of the intersections. IE: 151 and 627 Spruce Creek Road.

6/28/2016 10:59 PM View respondent's answers

My family has lived and owned land here since 1759. I had the opportunity to build and move here 20 years ago on my Grandparents land. I was thrilled to be here, but as the years have progressed and business has appeared on both side of my home and now potentially across the road from me (151), we are horrified at how this beautiful area is changing. On weekends traffic on 151 is so bad I can hardly get out of my driveway. Turning from 151 onto 250 is a major issue on week day evening and weekends. Traffic is often backed up hundreds of feet waiting to turn onto 250. Development needs to be re-directed towards Nellysford as was the original county plan.

6/28/2016 10:35 PM View respondent's answers

Keeping the rural aesthetic beauty of Nelson County will not be improved with a "Dollar" store. Better to have a high quality establishment that would draw be a wiser investment.

6/28/2016 8:04 PM View respondent's answers

No more industrial facilities like the terrible gun facility and gas pipeline. The future of the county is in tourism - we need to maintain the natural beauty to foster that future. There is no place for ugly industrial eyesores.

6/28/2016 6:30 PM View respondent's answers

I believe that preserving the rural beauty of the Rockfish Valley is the most important issue for our local government. Huge industrial warehouses should not be permitted to be built along a beautiful, scenic road that attracts tourists. These types of industrial developments should never be placed near homes. Nelson County should do everything possible the protect the natural environment because I feel that is the main source of economic opportunity. Tourism and the natural beautiful should be valued over industrial development.

6/28/2016 6:18 PM View respondent's answers

As long as promotion of Rockfish Valley is not centered on Tax Revenue Enhancement - I believe the natural interest from business and people at large will suffice.

6/28/2016 5:16 PM View respondent's answers

Traffic is terrible at Rt.151/6. I am very worried about the damage that a pipeline would cause. Tourism is necessary to keep jobs in the county.

6/28/2016 4:56 PM View respondent's answers

The rumored Family Dollar store is not an appropriate addition to Rockfish Valley business interests. Showcasing of all that is local or providing all that is necessary to everyday life is the way to go. Our existing local businesses need to get better at serving local needs and also should not be harmed by a national chain selling miscellaneous junk.

6/28/2016 4:49 PM View respondent's answers

stop the "through" Tractor Trailor trucks from using the Rt 6 to Rt 151 to Rt 250 as a shortcut! NO through Traffic! Many of these trucks are carrying so much weight that it is impossible for them to stop in time to an otherwise easily avoidable collision. In the short time I have been here I have seen way too many truckers have to lock-up their rear brakes in order slow down in time to keep from colliding with someone...

6/28/2016 3:25 PM View respondent's answers

We need commercial establishments with structured design standards. Wintergreen area is an important economic and employment base for Nelson county. Additionally, the area needs to provide emolument opportunities for the youth in the county so when they graduate from high school and or college they have an incentive to remain in the county.

6/28/2016 2:41 PM View respondent's answers

We now own a vacation home on Wintergreen and love being part of the mountain! First visited in 1986!!! DJ Gerry Bradshaw 540-891-1728

6/28/2016 12:44 PM View respondent's answers

While I agree growth is probably unavoidable, I would detest the springing up of strip shopping centers, big box stores, and other commercial enterprises. Thanks for the opportunity to comment.

6/28/2016 10:28 AM View respondent's answers

Putting a Dollar Store on 151is not consistent with the Nelson 151 Branding and we would have the only such store in the area near and upscale development. It will be an eye sore.

6/28/2016 10:07 AM View respondent's answers

Traffic has increased dramatically (2/3 fold) since we moved here six years ago. Truck traffic on 151 is hazardous. 18 wheelers are too large for that roadway and, when driven in excess of the various speed limits on 151, present a grave danger to other vehicles.

6/27/2016 9:40 PM View respondent's answers

Preserving our natural environment is critical

6/27/2016 9:31 PM View respondent's answers

Keep the pipeline out and no fracking

6/27/2016 8:03 PM View respondent's answers

While I agree that tourism development is important to the county, I am opposed to recent developments such as the eye sore of the Quest business on 151. County planners need to be more discriminate on the type of businesses allowed and the impact on the environment , traffic and the beauty of Nelson County.

6/27/2016 6:30 PM View respondent's answers

We are Wintergreen residents and plan to move full-time to Wintergreen/Nelson County within the coming year.

6/27/2016 4:09 PM View respondent's answers

A dollar store on 151 would not be a good idea. future development should be of a nature to attract tourists. A dollar store would be low end and unattractive to other business.

6/27/2016 3:28 PM View respondent's answers

I support development related to our agribusinesses (food, wine, beer, etc.) that will attract tourism. I do not favor the Dollar General or the ammunition factory or the pipeline.

6/27/2016 2:21 PM View respondent's answers

The future of Nelson Co is positive if the ACP is NOT built. The ACP will destroy the landscape, character of the area and create a potential danger that none of us needs in our lives.

6/27/2016 11:29 AM View respondent's answers

Stop the Atlantic coast pipeline

6/26/2016 8:25 PM View respondent's answers

We do not know what the direction is for Nelson County. The pipeline and increased truck traffic is a great concern to us for many reasons. A plan for a Family Dollar Store in Nellysford??? Where did this come from? This area is a hidden gem and let's at least keep it a gem, and we can share our gem with others (so long as we protect what we have here).

6/26/2016 5:15 PM View respondent's answers

Failure of the cty to put in proper de/accelerating lanes into businesses. Failure of cty to install left hand turning lanes at businesses and other areas. Failure of the cty to have equal representation of the planning comm. Failure to work with amber.cty to improve intersection of 151 & 250. Failure of cty to address intersection of 151 & 6 leading to 29, putting improvements by Liberty gas & 151 instead. Failure of the cty to up date the gps system for emergency vehicles. These are just a few off the top of my head.

6/26/2016 2:40 PM View respondent's answers

The dollar storeis not the sort of business we should be attracting to Nellysford.

6/26/2016 11:49 AM View respondent's answers

Proposed Dollar General store is inappropriate to the local setting and community.

6/26/2016 11:42 AM View respondent's answers

The Rockfish valley has a unique rural, agri-charm. Please maintain it. Do not cheapen it with downscale retail. Promote entrepreneurial local businesses.

6/26/2016 11:31 AM View respondent's answers

Atlantic Coast Pipeline current route is extremely detrimental to economic development in the county plus a potential fire hazard to Wintergreen.

6/26/2016 11:03 AM View respondent's answers

The planned pipeline is a huge mistake and the county should be fighting this. It will create a huge danger to our homes and forests as and incident will be difficult for emergency responders to reach quickly. Home values will drop in the affected areas and therefore task revenue to the county. County officials need to work to move the pipeline to areas that are easily accessible to emergency responders. See all the recent incidents around the country this is not a question of "if" it's a question of "when".

6/26/2016 10:36 AM View respondent's answers

We are vehemently opposed to the pipeline which will impact Wintergreen 1000xs more than a Dollar General. Fight to stop it

6/26/2016 10:31 AM View respondent's answers

no dollar store !!!!

6/26/2016 10:23 AM View respondent's answers

I would oppose chain stores from the area targeted for this survey. Support for local businesses should be a high priority.

6/26/2016 9:42 AM View respondent's answers

Would not like building of lower quality stores on 151 like Dollar General. Would be nicentomhave an outdoor outfitter, more cafes, small restaurants.

6/26/2016 8:41 AM View respondent's answers

Buildinf of the Atlantic Coast Pipeline is our biggest negative concern regarding the Valley's future. Jobs not worth the threat/risk and should be co-located instead.

6/26/2016 8:35 AM View respondent's answers

I believe that development is good as long as it is in keeping with the lovely nature of the county, so wineries are fine but Dollar Stores are not. Would very much like to see bike lanes put in so that there is a safe place to ride.

6/26/2016 8:29 AM View respondent's answers

Ecotourism and recreational tourism bring a fairly low imoact form of economic development, and employment that I think, will protect the rural and natural assets in this part of Nelson County.

6/26/2016 8:13 AM View respondent's answers

believe nelson county development is dependent on preventing the acl pipleine

6/26/2016 7:20 AM View respondent's answers

Is Green Infrastructure still part of the consideration? Green Infrastructure Strategies for Nelson County Virginia www.gicinc.org/PDFs/GreenLands_UVA_Nelson_Report.FINAL_web.pdf

6/26/2016 7:09 AM View respondent's answers

Pipeline development will be detrimental to Nelson County.

6/26/2016 7:07 AM View respondent's answers

The most critical issue that should be addressed is the pipeline which Dominion wants to put in and through our valley and mountain. They have money and power but we all should fight against them or our beautiful area will be wasted.

6/26/2016 1:43 AM View respondent's answers

"Dollar store" does not belong on or near the 151 corridor! How did the ammo storage facility get approved? It should not be in Nelson county. How does it benefit the county? Pipeline development needs to use existing options.

6/25/2016 11:21 PM View respondent's answers

Nellysford is lacking in some nice eating and other establishments that ehnace our lives. One cannot live in bar food all the time.

6/25/2016 9:48 PM View respondent's answers

I feel that the County Commissioners should take a stronger unified stand against Dominions Proposed natural gas pipeline. It will absolutely kill economic development and tourism in this county, with absolutely NO economic benefit to Nelson County, only destruction of the economic vitality that has been attained over the last few years. Are they completely blind?? I moved here from Charlottesville after my retirement 8 years ago for the beauty and serenity of the area, along with the economic benefit of tourism and Wintergreen. The Commissioners should be reaching out to the Carperbagger Governor, who supports the pipeline, to come to beautiful Nelso County and see the economic engine we have which would be completely destroyed by the pipeline. I don't think that he has ever even been to Nelson County. The Commisioners either need to crap or get off the pot. We can talk all we want about a Family Dollar store, but this pipeline is the most important issue facing Nelson County and its future economic growth!! Chuck Kiehl, resident of Stoney Creek at Wintergreen.

6/25/2016 6:37 PM View respondent's answers

Nelson is a challenging Eco geography! Pretty much a vacant canvas with a wide range of existing infrastructure. On the upside is the incredible beauty of the land, but how Nelson can grow out of a survival level economic base with no damage to the environment is an enormous challenge! Good luck!!

6/25/2016 12:58 PM View respondent's answers

I am a part-time resident yet keenly aware of the have/have not disparities in this county. I would like to see future planning serve the poor as well as it does those of us with the means to live in the more affluent Nelson County communities.

6/25/2016 12:02 PM View respondent's answers

Need to reduce speed limit in Nellysford to 35 mph.

6/25/2016 7:31 AM View respondent's answers

If you say alcohol is positive, then Nelson County is heading in the right direction. We have to many alcohol businesses.

6/25/2016 7:13 AM View respondent's answers

Place emphasis on maintaining and preserving the rural and natural environment. Recognize and promote the newly approved South Rockfish Historical District. Restrict commercial development along the 151 corridor: Ex. we don't need a Family Dollar Store or equivalent commercial development in Nellysford. Such development is best placed along Rte. 29.

6/24/2016 9:13 PM View respondent's answers

The more amenities, the less time we need to drive into Charlottesville.I think it's possible to keep the rural charm but still have a thriving area.

6/24/2016 7:17 PM View respondent's answers

Pressure Albemarle county to widen Rt 151 at the junction with Rt 250 to provide a right turn lane. Certain days and certain times the backup is tremendous and dangerous.

6/24/2016 3:50 PM View respondent's answers

I believe creation of more of the types of businesses currently along the 151 corridor would be positive for the area while ensuring minimal effect on the rural environment, wildlife, water and air. Places such as the wineries, breweries, distilleries and small local farm producers such as the Critizer farm are great assets for the county and do little to pollute the air, water, or other living conditions.

6/24/2016 1:58 PM View respondent's answers

The volume of cars and large trucks in particular that use 151 as a short cut to route 29 needs addressing. Would support some measure to greatly reduce the truck traffic. The traffic at the intersection of routes 151 and 6 causes frequent backups.

6/24/2016 1:19 PM View respondent's answers

Traffic on 151 has increased dramatically the last few years. Much of this is thru-traffic because GPS navigation systems route traffic between 29 and 250 down 6 and 151 to save a few miles. This will eventually require widening these roads. I suggest that the board of supervisors contact the routers and get this traffic off of 6 and 151. This would also save lives. How do you value that?

6/24/2016 12:58 PM View respondent's answers

Please do not allow little shopping centers with Dollar Stores, Fast Food restaurants, Food Lions etc. We have what we as residents need here in the valley and it is not a far drive to go over to Lovingston for other things. This is the beautiful, tourism area of the county and to add those types of chain stores here would change the entire flavor of our rural residential area. I would rather see growth supporting our local growers, artisans, etc. rather than large businesses.

6/24/2016 12:23 PM View respondent's answers

I would not like to see "big box" retail outlets being built along Rt 151. Such development would ruin this area. Also, big semi trucks cutting between Rt 29 and I 64 should be stopped.

6/24/2016 11:44 AM View respondent's answers

The Dollar Store and Pipeline would be a huge blow to the rural feel and eco system of our area.We need to plan growth to create a cohesive Nellysford and preserve nature's beauty, the reason we moved here.

6/24/2016 11:24 AM View respondent's answers

I don't want a Dollar General to be built in Nellysford. It would bring commercialism to a greater level and would damage the existing businesses, such as the IGA and Pharmacy.

6/24/2016 11:08 AM View respondent's answers

Lovingston is close enough that we don't need "economically diverse" shopping. IGA is cluttered enough and tries to cater to all tastes.

6/24/2016 11:00 AM View respondent's answers

Rumors of downscale development in Nellysford - e.g., a Dollar Store - are untrue I hope. Tourists & residents would support attractive retail options. Chain stores are totally out of character with this area.

6/24/2016 9:51 AM View respondent's answers

Too much development is a bad thing. I would rather that we are known for our beautiful rural landscapes than for having too many breweries and distilleries.

6/24/2016 9:43 AM View respondent's answers

Nellysford does not need a large store, such as "Dollar Store". It will change the "village" character of our community. Increased traffic will be harmful to all.

6/24/2016 9:25 AM View respondent's answers

Important to develop standards for commercial development in the area-address signage, lighting, setbacks, design of buildings so that the proposed buildings fit in with the surroundings, not just duplicate national chain box like structures which would create an eyesore.

6/24/2016 9:22 AM View respondent's answers

The questions and answers in the survey for the most part are very poorly worded, as the answers to many questions could lead to different conclusions. For example Question # 10 any answer could lead on to think that they are against or in favor of growth. You need to re-do the survey and develop better questions and answers. I did not answer many questions because of the ambiguity of the answers.

6/24/2016 9:12 AM View respondent's answers

I think the explosion of breweries along 151 has been a negative to the Stoney Creek community. I certainly think a Family Dollar Store would lower the image of the Nellysford community, making it appear to be more of a low end community rather than an upscale community

6/24/2016 8:49 AM View respondent's answers

Create designated wildlife corridors to be able to cross 151. Preserve land to create corridors

6/24/2016 8:23 AM View respondent's answers

We still live in Washington, but I'm down here most weekends and love the beauty and access to skiing , tennis and hiking very much .

6/24/2016 8:07 AM View respondent's answers

The reason I live here is that it is rural and beautiful and I don't want to see large box stores opening on Rt. 151. Its enough that we have to fight the Pipeline which will cause a lot of upheaval and destroy part of our beautiful habitat in Nelson.

6/24/2016 7:56 AM View respondent's answers

Development and growth happen whether you plan for it or not. Nelson's Zoning/Planning appears to be against the development and growth. The questions in this survey pit growth against quality of life. This is unfortunate, as the two are not enemies. Nelson needs more businesses. VDOT needs to widen Rt 151 from Rt 250 to Rt 664 or prevent bicyclists from using that section of road.

6/24/2016 7:55 AM View respondent's answers

Keep or make Nellysford into an attractive center for shops and resturants that will attract outside visitors.

6/24/2016 7:42 AM View respondent's answers

We need to maintain the rural quality of our county and not let demands for conveniences destroy the beauty and serenity of our natural habitat.

6/24/2016 7:28 AM View respondent's answers

The rural environment is critical. There is a proposal to build a Dollar General in Nellysford; it is ABSOLUTELY NOT NEEDED! There are two of them in Lovingston and that is close enough!

6/24/2016 7:24 AM View respondent's answers

Good luck Nelson County

6/24/2016 6:58 AM View respondent's answers

Letting the pipeline go through the most beautiful area in the county would be a huge mistake though.

6/24/2016 6:26 AM View respondent's answers

The fact that there are plans to put a Dollar Store in Nellysford is evidence that we are going in the wrong direction.

6/24/2016 5:32 AM View respondent's answers

Have lived here for 17 years and have seen many changes in Nelson County most specifically along highway 151. The breweries, wineries, spirits, and cider developments have, for the most part changed the landscape in a very negative way. The increase in traffic and the deterioration of route 151 is most disturbing. The road is unsafe. It seems little or no planning was done to consider the consequences of such development. Not only has the green space been disappearing but little benefit has been realized unless one is interested in beer, wine, or spirits. What about balance? It's difficult to find a coffee shop with atmosphere, walking space, biking space or other recreational space without a trip into the mountains. If tax dollars are collected from these various businesses, where have infrastructure improvements been made? Certainly not with roads, recreation or restaurants other than breweries. Nelson County is very different than in the year 2000 and, if not managed with more critical thought, its country charm and beauty will forever be gone.

6/23/2016 11:30 PM View respondent's answers

The quiet, peaceful aspects of this area are what attracted many if use to locate here. We don't mind driving to get to businesses and services when needed. The accelerated growth that we've recently experienced is destroying the very reason we settled here. Those if us who sought the original beauty of this area may have to move to another place not being gobbled up by various businesses.

6/23/2016 11:15 PM View respondent's answers

Regarding #28--pipeline concerns

6/23/2016 11:04 PM View respondent's answers

People vacation and live in Nelson County because it's not northern Virginia, it's not Richmond, it's not Tidewater. Unchecked growth and development will destroy the unique nature of Wintergreen, Rockfish Valley, and Nelson County. I travel for a living (internationally now but domestic for the past 15 years). Our nation is becoming homogenized. Places are starting to look and feel the same. We must guard against this in Nelson County lest we be "just like everyone else." I would take no pride in Nelson County being like everyone else. Be leery of the folks who will parrot talking points like "we need to expand our tax base." When you expand a tax base (through development) you end up with more people requiring goods and services. It's the proverbial hamster on the wheel. It's never ends, and yes, everyones' taxes still manage to increase. Please think about this going forward. Nelson County is one of the most beautiful and unique places in the U.S. Let's keep it that way!

6/23/2016 10:46 PM View respondent's answers

Over the past 7 years that I've lived in Nellysford, I like the additional shopping opportunities and restaurants. The Valley Green Shopping Center has a good mix of everyday needs.

6/23/2016 10:44 PM View respondent's answers

The construction of a Dollar Store in Nellysford will ruin the rural character of our small town. The biggest scar to our community and detriment to our safe air and water will be the construction of the Atlantic Coast Pipeline.

6/23/2016 10:43 PM View respondent's answers

Stop the pipeline Thanks for your hard work and time

6/23/2016 10:40 PM View respondent's answers

Dangerous road at where 6, 29, Shady's and Woods Mill Lane come together.

6/22/2016 5:17 PM View respondent's answers

Bike lanes on 151 from 250 to 664 are needed for transportation and tourism. An alternative off road trail could connect all the tourist sites and make the Rockfish Valley an international bicycle and tourist destination with a circular loop connecting the Crozet Tunnel, wineries on Rt 6 and the breweries, distilleries, cidery, restaurants and places to stay on 151, continue up 664 to Wintergreen and the Appalachian Trail or Blue Ridge Parkway back to the Tunnel. This route would compete with any bicycle destination in the world. But if we destroy the beauty of Route 151 through the valley we may kill the golden goose. If development forces a 4 lane highway through the valley to handle the traffic, then we may one day end up with stranded facilities without the reasons for people to come here. For these reasons it is important to preserve the beauty of our valley while building attractive sites which add to the the reasons for someone to visit. If we are not too late in planning.....

6/21/2016 1:07 PM View respondent's answers

There have been many surveys and studies but no action! We need a development plan that includes improvements to Route 151 and enhancements to the Nellysford area (sidewalks, signage)

6/18/2016 10:28 AM View respondent's answers

Too much truck traffic,,,,NO PIPE LINE

6/17/2016 3:53 PM View respondent's answers

The Zenith Quest building is the perfect example of what shouldn't be done. The Board of Supervisors should take a stronger position against the Pipeline. Route 151 is past due for a stoplight at 250. Additionally a turn lane at Afton Mountain Road, River Road, and the Rockfish Community Center are needed. It seems like a new brewery opens somewhere in VA each week. That's nice. Eventually the popularity will wane. Nelson needs to be carful about the balance of other activities. Other than consume alcohol, what else is there to do on 151? We need unique opportunities to support destination-based tourism. The tunnel project is a good start. I'm also worried about Wintergreen. The place is starting to look pretty tired. If there's anything Nelson can do to encourage the owner to invest in improvement, that would seem wise. A tax break perhaps? If Wintergreen fails, Nelson is in big trouble.

6/17/2016 11:03 AM View respondent's answers

Encourage the Blue Ridge Parkway to provide more information to visitors of local services available. They currently provide little or NO information.

6/17/2016 10:38 AM View respondent's answers

Setbacks for construction and signage design constraints along 151 will become critical. Keeping the rural landscape of the corridor intact is important. Architectural streetscape, lighting and design will help to control. Once a property is approved for development the County has no follow up for compliance and meeting the legal restrictions. Traffic on 151 during weekends and festivals becomes dangerous and crowded adjacent to restaurant facilities. If there is no zoning changes or controls the Valley corridor will be ruined for travel and aesthetics!!

6/15/2016 5:46 PM View respondent's answers

It worries me that the character and natural beauty of the area is changing when large structures like the bullet storage facility on 151 is allowed to be built in the community and bringing in more 18 wheelers on a regular basis on our country roads

6/11/2016 11:45 PM View respondent's answers

Please include the possibility of a pipeline coming through this area. I strongly hope that it does not and encourage the county to be more forceful in opposing the pipeline. But, if it does come through, it will be the county's responsibility to protect the environment, view sheds, water quality, continued access for recreation and agro-tourism, not to mention public safety. With a pipeline, this is a completely different environment!!!!!

6/6/2016 10:20 AM View respondent's answers

process for Board of Supervisors to approve zoning is out of date. there should be full disclosure of development and time for public comment before approval

6/4/2016 6:48 AM View respondent's answers

Question #28 does not belong in a survey. It is vague and non-specific. What kind of change are you asking about? There is no way to accurately answer the question. What information could you possibly garner from such an open-ended probe? I personally would not include this question when you tally the results.

6/3/2016 9:27 AM View respondent's answers

As a resident of"alcohol alley", I'm concerned about increased traffic, especially drunk drivers. I also am a strong opponent of the pipeline. I moved here for the rural lifestyle, and i see it disappearing.

6/2/2016 11:00 PM View respondent's answers

We don't need more development. We don't need more breweries. We are at a delicate tipping point. PRESERVE Nelson County as a RURAL place.

6/2/2016 3:40 PM View respondent's answers

Careful planning is important. Zoning improvements are needed to control and manage growth before it destroys what we like about our area.

5/31/2016 4:44 PM View respondent's answers

I do not understand the concern over the traffic and the promotion of drinking! It is a contradiction.

5/31/2016 10:38 AM View respondent's answers

i am concerned about all of the businesses now present on 151. I think there is enough. Development should be concentrated in the Nellysford area and industrial business should be centered in our exsisting industrial parks. By that I mean the artillery plant was put in and entirely inappropriate place.

5/30/2016 2:30 PM View respondent's answers

The only infrastructure improvement I care deeply about is available fiber optic internet connection.

5/30/2016 12:49 PM View respondent's answers

too many "city folk" move to Nelson b/c they like the rural/quiet neighborhood, but then they want to change things to make it more "modern". I have lived in Nelson all my life. I am over 50 years old, and have seen a lot of changes.

5/29/2016 10:41 PM View respondent's answers

The reason I don't feel positive about our county's future is the looming ACP. I also think we need careful management of growth, particularity on 151-- it is crowded and having concentrated area if development rather than willy Molly growth up and down the highway is critical for preserving the rural character of the valley. Another major concern for us is noise pollution. I cannot go outside many days without hearing every word spoken in the stage at Devil's Backbone, though I live a mile away. It is often intolerable, and Wr can even hear it through closed double-paned windows when we try to sleep. I would like to see some attention paid to noise rules! I love the Valley and we moved here because it felt like a good balance between amenities & natural resources-- the Rockfish Valley Loop Trail is probably our favorite thing about living here-- and I'd like to se more projects like that-- we didn't move here for the booze, and frankly feel a bit overwhelmed by that, and nervousness about driving at might because of other drivers.

5/29/2016 7:06 PM View respondent's answers

One choice for many of these questions should be "it depends on the context". Hopefully, these questions will be addressed in more depth at public meetings.

5/29/2016 4:44 PM View respondent's answers

Proposed pipeline not included in this survey and it affects all areas of concern as to the direction that the Rockfish Valley Area plan can take.

5/29/2016 3:28 PM View respondent's answers

Regarding traffic, although the location is in Albemarle, The addition of a right turn lane where 151 meets 250 would go a long way to reduce that bottleneck. Also eliminating trucks taking a short cut to 29 south would vastly increase safety.

5/29/2016 11:24 AM View respondent's answers

Stop the Dominion Pipeline! It should be built using existing utility, pipeline, railway, highway corridors, not across pristine mountains and private property.

5/29/2016 8:49 AM View respondent's answers

Stable cost of living, low taxes, small government presence and privacy is of value to me. We spent considerable time identifying the county and town for retirement - although I am still working part-time. I chose not to build a new house. I volunteer in this community.

5/29/2016 7:09 AM View respondent's answers

I look forward to seeing the results of this survey!

5/28/2016 1:18 PM View respondent's answers

The 151 corridor has too much traffic for the size of the road. There needs to be turn lanes at major business and municipal locations like the trash collection center. There needs to be a traffic light and the intersection of 151 and 250. The amount of large trucks and local traffic is a recipe for disaster on this road. You cannot develop tourist businesses and commercial businesses unless this problem is solved

5/28/2016 10:27 AM View respondent's answers

Balance, balance, balance.

5/28/2016 9:22 AM View respondent's answers

There is often tension between conservation of our natural beauty and economic development. I believe that we can work to ensure that development reflects values: beauty of design, environmentally responsible materials, economically viable. Also, well built, beautiful affordable housing for young families!

5/28/2016 8:22 AM View respondent's answers

No pipeline, need turning lanes on 151 and ? Stop light at 250/151. I travel to cville every day and avoid 151, using route 29 instead missing the beauty of the valley and who the hell approved an ammunition building ?

5/28/2016 7:45 AM View respondent's answers

Providing more amenities e.g restaurants, grocery stores, shopping would improve quality of life for residents and decrease traffic on the roads by alleviateing the need to travel into Charlottesville.

5/28/2016 6:16 AM View respondent's answers

no pipeline!

5/28/2016 4:08 AM View respondent's answers

The Atlantic Coast Pipeline project is the greatest threat to the Rockfish Valley Area and to Nelson County in general.

5/27/2016 10:30 PM View respondent's answers

ACP is a threat to the quality of life on many fronts.

5/27/2016 10:28 PM View respondent's answers

Yes, I want to have my cake and eat it, too! Nelson has a good thing going, and I hope that this is still a place I want to raise my children in 5 years.

5/27/2016 10:23 PM View respondent's answers

The pipeline will destroy what we have worked so hard to achieve. That change of direction is extremely detrimental.

5/27/2016 10:02 PM View respondent's answers

We love living here..please do not ruin it

5/27/2016 9:20 PM View respondent's answers

Nelson will continue to be developed due to its location and natural beauty therefore it's important that growth is planned and managed so it doesn't loose its natural charm. Old "timers" cannot stop people coming to Nelson, they need to join the fight to keep it the best it can be!

5/27/2016 6:42 PM View respondent's answers

Bicycles need to be on the parkway , not on 151

5/27/2016 5:45 PM View respondent's answers

We live in a beautiful area that others wish to share. I can think of no higher compliment to our area.

5/27/2016 4:34 PM View respondent's answers

The fact that all the new jobs in the county have arisen from alcohol-related businesses is disturbing to me. I dread driving down 151 for all the drinkers out there.

5/27/2016 3:55 PM View respondent's answers

The last question is somewhat ambiguous. Wanted more questions concerning specific changes/threats: global warming/extreme weather, growth pressures from Charlottesville, Crozet & Waynesboro, the Atlantic Coast Pipeline, acid rain, through truck traffic etc.

5/27/2016 3:45 PM View respondent's answers

Truck traffic on 151 should be rerouted. Is dangerous.

5/27/2016 3:36 PM View respondent's answers

Development must put the views of permanent residents ahead of all other parameters,...period.

5/27/2016 3:03 PM View respondent's answers

There should be some criteria established and enforced through permit application reviews, to prevent businesses from using crude names and signage, such as the "Well Hung" distillery.This could only promote more of the same, and perhaps not the type of tourism we are looking for.

5/27/2016 2:57 PM View respondent's answers

We need to manage the types of businesses allowed. Having " "the largest ammunition and weapons depot the United States" is unsettling. http://www.yenisafak.com/en/world/turkish-defense-company-to-set-the-tone-for-us-ammunition-project-2027894

5/27/2016 2:40 PM View respondent's answers

need more basic services such as a good grocery and more restaurants, too far to go to Charlottesville for dinner on a regular basis.Competition for data and tv, more cell towers. I had better cell service in the middle of Wyoming.

5/27/2016 2:40 PM View respondent's answers

Underground electric is extremely desirable. Big concern about the Atlantic Coast Pipeline and the environmental, visible and traffic impact.

5/27/2016 2:36 PM View respondent's answers

Maintaining a balance for Nelson County is vital. We need to continue to keep green spaces and fight efforts to build a pipeline that has no benefit to this county.

5/27/2016 2:25 PM View respondent's answers

The pipeline might increase traffic, road congestion (during construction) and be devastating to Nelson county. The traffic on 151, mainly large trucks, has gotten worse and more dangerous. I wish large trucks were not allowed on 151.

5/27/2016 2:20 PM View respondent's answers

There's been quite a bit of commercial/tourism development the last few years. I feel like the 151 corridor between Afton and the Nellysford area are near saturation...we need to maintain a balance.

5/27/2016 2:15 PM View respondent's answers

Rt. 151 must be made safer. Tractor trailer trucks should not be allowed. A light at 151 and 250 would alleviate much aggravation and create a much safer intersection. It is my opinion that the wineries, distilleries and cideries contribute to unsafe driving on weekends particularly.

5/27/2016 2:09 PM View respondent's answers

All of these questions/answers will be changed if the ACP goes through Nelson County/Nellysford area. If the ACP does go through it will mean disaster environmentally, and economically for this area. NO PIPE LINE !!!!

5/27/2016 2:03 PM View respondent's answers

We have recently retired here. We LOVE the bucolic environment, but also enjoy the wineries, etc. What we do NOT want to see is development every mile. Then we will become congested, and feel like Napa Valley in California. Napa lost it's rural appeal decades ago, and with all the limos and tours, feels like Disneyland. In other words, modest well-regulated development is good. Too much development will definitely destroy the fragility of the area. I think Route 151 should NOT turn into a 4 lane road. So keep development in mind with that objective.

5/27/2016 1:55 PM View respondent's answers

STOP THE PIPELINE!

5/27/2016 12:31 PM View respondent's answers

CleanER air, soil, and water,personal safety, and less discrimination are my personal top priorities. I oppose unregulated extractive industry and watch for ethics and honesty in my elected officials. They are doing a pretty good job.

5/27/2016 12:06 AM View respondent's answers

First off a fair amount of theses questions are fairly ambiguous. While I would like to see an increae in jobs in the valley I feel the lack of them currently is due to poor management. I constantly hear about people wanting to open additional breweries. How much wine, beer and liquor do they think people will buy at one time? The reason I hear most often for people moving to the Rockfish Valley is because it is rural and laid back. Shortly there after they come up with a way to ruin the natural beauty because they do not like travelling to waynesboro or Charlottesville to buy things. That I am afraid is the price you pay for a rural lifestyle. Furthermore I do not understand why development is needed on the 151 corridor when Lovingston is already set up for commercial use. Lovingston has a four lane highway as well as sewer system. Why build something that is already available 15 minutes away. My belief is that people seem to be under the illusion that Wintergreen Resort is crawling with people who have more money than sense. I have witnesses 2 coffee shops fail in this area 1 of the 2 failed twice. Yet it appears another will soon open. People around the area are acting like ticks on a dog. They will suck the blood out of this area until it resembles downtown Waynesboro. Once dead they will move on leaving the poor locals to clean up the mess. I say don't allow the mess to be made and no clean up

necessary. Even the beloved Lockn festival brings in drug abusers and encourages drunkeness. I say we start valuing quality, the quantity will come layer.

5/26/2016 6:42 PM View respondent's answers

Love living here and the growth that I see. Would like to see additional growth and economic development.

5/26/2016 6:22 PM View respondent's answers

The reason Nelson Co. is attractive is it's rural nature. I'm willing to forgo urban amenities to retain a rural environment. After all those amenities are available in C'ville, a short drive away. The one place I disagree with that is telecommunications which can be provided at a high level without much visible infrastructure. I think we now have enough places of business on rt. 151 and traffic is getting heavy. I'd be willing to pay more in taxes if further development is kept to a minimum and I strongly oppose large real estate developments.

5/26/2016 2:07 PM View respondent's answers

When people come to Nelson County they know what is here - supposedly that is why they chose Nelson County to live in - but then after they get here from usually the big cities they decide they want a 7/11 on every corner, if that is the way they feel the the road leads out the same way it lead in. Life time residents of Nelson County should not be forced into what makes it convenient for new comers. Why can't we just be a rural county and stop trying to be so high and mighty? Look at all the traffic issues that have been created due to all the breweries and wineries on 151 and more still continue to put entrance coming on to this highway.

5/26/2016 1:25 PM View respondent's answers

While tourism may be a driving force of economic development in our county, our population is falling. Jobs are not growing or plentiful (at least those kinds of jobs that serve our demographics). Numbers are down in the schools and this puts a strain on teachers and our resources. I think one issue is available housing. People are not moving to the area and settling down because there is no where to live!

5/26/2016 1:23 PM View respondent's answers

Ease up on allowing strip development on 151 and try to eliminate the through truckers in 18 wheelers on 151

5/26/2016 1:16 PM View respondent's answers

My biggest concern is this pipeline that is coming through our beautiful land . I would like anything that can to be done to stop this.

5/26/2016 12:55 PM View respondent's answers

I live on Route 151 and the increase in traffic and road noise has greatly affected our lives. On weekends in the summer and fall we have cars turning around in our driveway so frequently that my dogs don't even bark at them anymore. I did not want to live in the center of a tourist area. We moved here more than 20 years ago for quiet and rural nature. This new Nelson County is not what we were looking for when we moved here. Now those of us that are still farming feel just like "local color" to the tourists when we move a tractor down the road.

5/26/2016 12:36 PM View respondent's answers

The proposed Atlantic Coast Pipeline, if approved, would devastate Rockfish Valley and negatively impact all of Nelson County.

5/26/2016 12:36 PM View respondent's answers

Tourism in Nelson County is vital to our tax base and employment opportunities, therefore it is my belief that any industrial or business growth in the Rockfish Valley Area ought to be carefully assessed in terms of impacts to

viewshed/scenery, water, air, and light quality. For instance, the new Zenith Quest arms manufacturer facility being built in Afton on rt. 151 is very close to the road and so far has no vegetation or view obstructions between itself and the busy and otherwise -scenic rt. 151. I see this as an oversight on behalf of county planning. The business has every right to be there, but it would be nice if tourists entering the Nelson 151 tourism/scenic loop weren't greeted with the sight of a giant (ugly) beige warehouse known to house lots of explosive munitions (scary/off-putting/hazardous). I would love to be involved as a community member on helping to develop healthy development plans for the Rockfish Valley Area and County in general. Thanks for the good work, see you at the June Open House.

5/26/2016 11:23 AM View respondent's answers

Legal decisions regarding land use must balance property rights with the right of all citizens to healthy lives and safe travels. Time = money; our roadways must maintain (at a minimum) current speed limits in order that citizens not be hampered from getting to and from work, goods, and services. Further loading the 151 corridor with high traffic volume enterprises should wait until access is available without compromising the welfare of Nelsonians. Albemarle County needs to be a part of this dialog

5/26/2016 10:28 AM View respondent's answers

Semi trucks should be rerouted to interstate 64/29. Bike lanes would be a huge asset. Control zoning and restrictions, guidelines on buildings for size.

5/26/2016 10:04 AM View respondent's answers

The threat/reality of the Atlantic Coast Pipeline to all of the Rockfish Valley, and the rest of Nelson County is like a whale in the living room with regard to this planning. Unless this pipeline is stopped the rest of these concerns mean nothing.

5/26/2016 7:53 AM View respondent's answers

If you're going to improve telecommunications and broadband you should get in the areas of the county that have no access to internet. Rockfish and Lovingston aren't the only areas that have school children that require internet or people with a strong desire to work from home but who have no ability to due to lack of internet. The county misused the funds it was given to improve internet access. You're so hung up on wine, beer and cider, and pulling people into the county. How about making sure the natives are happy.

5/26/2016 7:09 AM View respondent's answers

Tourism if it benefits the county. I don't see lock-in bringing in much to businesses considering the number of people participating. But i do see the court docket filling up with drug cases that weren't there before the festival began. Cville and Lynchburg benefit more than Nelson. Closing school and blocking traffic for days is not what we need more of.

5/25/2016 11:45 PM View respondent's answers

While I do think we should improve 151 to accommodate bicycles safely and handle the increased traffic, I have been pleased with the direction Nelson has been heading until the ACP has threatened everything. Now property has not been selling and my neighbors and I have felt very uneasy about our futures here in the county. I truly believe Nelson will lose some of our best and brightest if the ACP is approved and Dominion is allowed to put the pipeline through spoiling views, blowing up streams and polluting for years to come.

5/25/2016 10:57 PM View respondent's answers

question 23 is not able to be answered without a statement regarding what the current effort to balance development is like

5/25/2016 9:14 PM View respondent's answers

We in Beech Gove do not want anymore growth!

5/25/2016 8:20 PM View respondent's answers

The future of Nelson will only be preserved with the elimination of the pipeline threat on our rural landscape.

5/25/2016 6:11 PM View respondent's answers

I answered ''neutral" to this question: "There should be a greater effort to balance development and rural preservation." because it's not clear what you are asking. Greater than what. Is Nelson currently favoring development over preservation, or vice versa. My position is that rural character/open space/natural habitat should NEVER be compromised for the sake of development. In the long run, all that leads to is more people, needing more services compromising more land in an endless cycle until Nelson is no different than anyplace else.

5/25/2016 5:11 PM View respondent's answers

It is imperative to preserve open spaces and the rural quality and fabric of Nelson County. Once development starts and accelerates there is no turning back. The County would change forever and lose its appeal. There is nothing wrong with commuting to and from the Rockfish Valley to other areas of industry and employment for most of it's residents. Also, there are ample opportunities for people who live in the Rockfish Valley to gain employment out of our tourism industry. Keep heavy industry and dense development out of the Rockfish Valley and maintain the beauty and openness for people that have shaped the bedrock of Nelson County and their descendants.

5/25/2016 3:54 PM View respondent's answers

I have lived in the Rockfish Valley since 1989. I am pleased with the level of community but feel we can do more with trails, bike lanes and roads to make non-motorized access to our common spaces and shopping areas possible. I do not see a need for additional roads and was happy with the decrease in the speed limit on Rt. 151, even though I commute to Charlottesville weekdays and this adds time daily. The lower speed feels much safer for me as a driver and for the people mowing, checking mailboxes, turning into driveways, etc. I am strongly opposed to unneeded infrastructure and the environmental and scenic degradation that would result from an 'energy super highway' cutting through the valley or anywhere in the county, damaging the viewshed by crossing the AT. Through slow development we have managed to preserve the Rockfish Valley and much of the county for generations to come. I very much hope a master plan will take a long view toward preserving the water, air, soil, and support the 'community feel' that we have inherited.

5/25/2016 2:47 PM View respondent's answers

Very unhappy with the munitions warehouse on 151 and the prospect of the ACP going through the county. Would be nice if additional tourism was not centered on alcoholic beverages. We have more than enough wineries/breweries now!

5/25/2016 2:21 PM View respondent's answers

Jobs need to be the main focus.

5/25/2016 1:54 PM View respondent's answers

Other areas of county need broadband Internet

5/25/2016 1:42 PM View respondent's answers

We should slow traffic to 45 on rt 151 and rt 6, consistently fort their lengths. Tourism and agro-tourism are going to be very important in the development of the valley.

5/25/2016 1:37 PM View respondent's answers

In addition to protecting the water, air, wildlife and mountain views, we should also be working to protect the natural sound of this great area. One way to help with that is to enforce vehicle noise statutes (specifically those vehicles -

generally pick-up trucks - with no mufflers or extremely loud engines. We accept the fact that semi-tractors are using 151 as a shortcut between 29 and 64/81. But the noise created by some local vehicles exceeds a reasonable standard.

5/25/2016 1:29 PM View respondent's answers

Strongly concerned about over-development of wineries, breweries, etc. that has taken place without public notice or consideration of rural properties being used for this purpose.

5/25/2016 1:27 PM View respondent's answers

I believe that the Rockfish Valley is one of the prettiest areas in the county and I think we should aim to keep it that way. I think the expansion of our tourism industry has done great things for the area over the last 5 years or so but I do think there is line to be drawn. Right now we have a great balance of the rural feel along with the numerous tourist attractions (breweries, cideries, hiking trails) and I do not think we should let that go away. Nelson County as a whole is a very unique place for that reason

5/25/2016 12:32 PM View respondent's answers

Funny how just about all of the issues raised in the survey are adversely affected by construction and existence of Dominion's pipeline.

5/25/2016 12:29 PM View respondent's answers

Although I agree with guidelines and rules I would hate to submit the future of R.V. to bureaucrats.

5/25/2016 12:04 PM View respondent's answers

This is an interesting survey. It is possible it was not designed by a professional? There seems to be a strong built-in bias to a number of the questions. If that is the case, then the results of the survey may be characterized by some as unreliable. Consider a second survey designed by a professional survey group.

5/25/2016 12:04 PM View respondent's answers

Nelson really needs better options for Internet in the Afton Area. Stewart Service should not be the only option considering their poor customer service.

5/25/2016 12:01 PM View respondent's answers

NO PIPELINE, y'all.

5/25/2016 11:39 AM View respondent's answers

Need to reduce large truck traffic. 151 shortcut for I-64 to 29 traffic a disaster. Need bike/foot lane adjacent to 151 from 250 and afton proper to beech grove road.

5/25/2016 11:38 AM View respondent's answers

Nelson has done a tremendous job on attracting growth over the past decade. However, the Rockfish Valley traffic has become insane. You have large trucks trying to share a road never designed to carry long haul through loads. Combined with all of the tourists. It's become a disaster. Businesses that would be suitable and provide good site plans are constantly run through the wringer by an overbearing and incompetent building inspections office. And denied. Think Freestyle that was trying to put a business in Nellysford proper. Great design. BOS denies. Huh? When you can say it's easier now to begin businesses in Albemarle vs Nelson. That's says a lot. We've gone from one extreme to the other. And enough with alcohol. While I want to see Nelson prosper, we don't want happening here what has happened in places like Loudon Co. As for 151. Start over. It needs a major redesign. And eliminate through trucks. Finally.

5/25/2016 10:31 AM View respondent's answers

The proposed pipeline would have an immense and deleterious effect on the valley. Besides posing irreversible threats to water, air, and scenic values, the pipeline construction would greatly increase heavy-vehicle traffic on Rt. 151, which would affect tourism and quality of life.

5/25/2016 10:15 AM View respondent's answers

Fast Food Chain Establishment should have a very low architectural profile if they come here. McDonalds in Lovingston is an example how NOT to present such a fast food establishment - whoever approved that design didn't do their research. Don't let that happen again!

5/24/2016 3:02 PM View respondent's answers

Agri-tourism is just tourism. There is a limit to what a government can and should do to help a business; it's difficult to predict what is going to be successful. While preserving what we enjoy now, our government should be wary of doing too much to protect the status quo. I've been impressed with Nelson County's elected leaders. They seem to understand this.

5/24/2016 1:33 PM View respondent's answers

ROCKFISH VALLEY AREA PLAN

Meeting Summary – June 28th, 2016 Open House

6:30pm – 8:30pm at Rockfish Valley Community Center

Estimated Number of Public Attendees: 125

Meeting Format:

- "Open House" meeting format was intended to encourage interaction with staff, and was comprised of stations for Transportation, Economy, Agriculture, Natural Resources, and Community plan topics.
- Project team members provided brief presentations on an introduction to the Area Plan (Tim Padalino – Nelson County) and a summary of preliminary survey results and overview of data used for analysis in each plan topic (Nick Morrison – TJPDC). The same presentation was given twice: once at 6:45 and again at 7:45.

Public Comments Regarding Meeting Format:

- Some attendees thought there would be an interactive question and answer activity between members of the audience and project team presenters directly after each presentation. This was not done, in favor of having Q&A activities happen at each of the five stations. This was intended to be a more two-way conversational approach, and to provide for a more streamlined public meeting. Some attendees said it would have been beneficial to have a formalized question and answer portion so everyone could hear each other's questions.

General Comments and Discussion:

- As expected, many attendees questioned why the Atlantic Coast Pipeline was not included in the presentation or in the analysis.
- The recently announced Dollar General store in Nellysford was another topic of concern for many in attendance.
- Questions were raised about how to increase survey participation from a more diverse group of Nelson County residents to potentially provide a broader representation of local perspectives.
- Attendees provided overwhelmingly positive responses to the maps and data presented at each of the five plan topic stations.
- Attendees provided positive feedback on the interactive mapping activity, which allowed attendees to identify which plan topics they prioritize, to make comments on specific locations in the study area, and to show where they live.
- Comments received at the plan topic stations:
    - Truck traffic is a concern
    - Speed limit in Nellysford
    - Trucks have difficulty making the turn at the intersection of Route 6 and 151
    - Try to get traffic counts in winter months to capture winter sports tourists
    - Concern with safety at Mill Lane and 151 intersection
    - Issues at Exit 118 (Interstate 64) could affect the levels of truck traffic on 151
    - What is the real economic viability of farming and agriculture?
    - Look at how soil quality maps were calculated and create more specific data
    - Include Ag Forestal Districts on the maps
    - Business employment data set may have some inaccuracies

Summary of Comment Card Submissions:

- Transportation:
  - Rte. 6 and 151 intersection needs a traffic circle
  - We don't have a traffic problem – it is a safety issue
  - I would love to see some public transportation options available
  - We need a turn lane from 151 onto 250 (I know this is in Albemarle, but it is nonetheless needed)
  - Need signage and architectural guidelines and approval
  - Transportation, there is no public bus service... Everyone here has to have/own a car!

- Economy:
  - I was surprised and disappointed that local job growth is not a priority to folks. That being said, no big box jobs needed! We like it local!
  - Nellysford has only family owned small businesses – not national chains. Keep it that way, it fits. NO Dollar General needed!
  - We must no over-do the development. If we allow chain corporations like McDonalds, Dollar General, or CVS, we will lose our rural, unique character that we all enjoy and benefit from socially and economically.
  - Prefer no Dollar General but [instead] a business that enhances the community to draw dollars from within and without.
  - Utility availability: Nelson Cable's Fiber Line needs to be added – Rte. 6/151, up 664 and side roads, Wintergreen Resort

- Agriculture:
  - Area has low median wages, but potentially vast opportunity for high-profit small scale agricultural enterprises
  - New corporate farming programs and support should be discussed
  - It would be useful to rank the crops in order from most to least % of agricultural zones and assign $ values to standard units of each type. This agricultural presentation tells nothing about what crops are grown in Nelson County. Isn't the purpose of land use to tell which of these crops have a high median or low $ values, and what percentages of Nelson agricultural land can be used?
  - Suggest collection data on the economic impact of agro-tourism. Specifically, suggest collection data on the economic impact of agro-tourism and the contribution of vineyards and breweries to Nelson's economy. It seems this category is lumped into more general ones which makes identifying agribusiness more difficult. Perhaps should comment with economy
  - Better management of flat lands directly along Rockfish and other waterways for runoff. But not to the exclusion of homeowners in Stoney Creek and other higher density areas that also contribute their share of fertilizer and lawn care runoff pollutants.
  - ACP sediment pollution will hurt agricultural livelihoods.

- Community:
  - Are there plans for public water and sewer development to support growth?
  - The 151 corridor remains unmarred by large corporate chains – and that is part of the area's charm, appeal, and cultural identity. Let's keep it that way!
  - Add the archaeological site at the intersection of 151 and Glenthorne Loop. There are two small mill sites and sluiceways dating from the 19th century – both highly important

- 2/3 or more people here this evening were past retirement age. If we are able to keep them in this community, services are necessary. In-home services, health and home care, transportation needs, safety, and help getting to appointments, etc.
- I would like to see the area of "Downtown Nellysford" having zoning covenant that allows it to become a lovely little downtown that is a tourist destination for the 151 travelers. A roundabout could help.

- Natural Resources:
  - Horizon Village has 2 DCR-recognized wetlands not on this map—Randy Witting
  - All Ag-Forestal Districts should be identified on conservation maps
  - The rural nature of Nelson County and environment are the primary tourist attractions. Do all possible to preserve them.
  - What is the impact of a conservation easement? Vis-à-vis a utility easement i.e. a pipeline?
  - The trail system around the Rockfish Valley Nature Center [Spruce Creek Park – Rockfish Valley Foundation] is also wonderful community resource for families and birders and walkers. Appreciation for the generosity in making these trails available to the public!
  - The Piney River Bike Trail [Virginia Blue Ridge Rail Trail] is a fabulous recreation resource in the southern end of the County. This resource is for people of all fitness levels, but especially families and those who are not accomplished athletes. More resources like this in the Rockfish Valley would be amazing.
  - Groundwater supply concerns: carrying capacity... i.e. AB/INBEW an example of upstate NY with Nestle over pumping
  - Planning and Zoning can create ordinances for preservation of our night sky... elimination of light pollution!

Nelson County Ordinance Review

As part of the Rockfish Area Plan, the County tasked TJPDC staff with a brief review of local codes, to assess consistency between the Plan and local land use laws. With this basic code audit, TJPDC staff flagged several sections of the zoning ordinance for further consideration. In these sections, there are opportunities for improvements that will help to implement the County's policies in the Rockfish Valley area and beyond.

This code audit is a brief overview of the local code and includes general recommendations. A full audit, with code amendments and rewrites, would be part of a separate effort, if the County decided to pursue such an initiative. If the County decides to approve and implement policies for the Rockfish Valley Area, staff strongly recommendation that the County revisit the ordinance and initiate a full code audit. Without the legal foundation of consistent codes, new polices with the planning area are unlikely to succeed. An improved ordinance must be central to guiding future development.

In this overview of Nelson's zoning code, TJPDC staff found opportunities for ordinance improvements in five general categories: definitions, legality, vertical consistency, horizontal consistency, and format. Note that the following assessments and recommendations do not constitute legal advice, but provides a general assessment of the existing code, in the context of the Rockfish Area Plan effort.

Definitions

Definitions are a critical, yet commonly overlooked, part to any zoning ordinance. The clarity, detail and accuracy of zoning definitions can greatly influence how local officials, the public and developers interpret the code. In the review of *Article 2 – Definitions* of the zoning ordinance, TJPDC staff identified several opportunities for improvements that would help to manage development in the Rockfish Valley. Overall, many of the zoning definitions are unclear, falling into one of the three following categories:

- **Inconsistency:** Some uses are listed in the definitions section but are not consistently referenced in the zoning ordinance. For example: the zoning district sections refer to "Agriculture" as an allowable use, but *Article 2 – Definitions* does not include this term. It lists "Agricultural Processing."
- **Specificity:** Some zoning definitions are too specific, making the ordinance overly complicated, restrictive and extensive. A few examples include:
    - "Corporate training center,"
    - "Conference center,"
    - "Manufacture of musical instruments, toys, novelties, and rubber and metal stamps."

  In other instances, zoning definitions are not specific enough. For instance, *Article 2* defines "Agricultural Processing," but does not break out a "Minor" or Major" definition, as is common in most agricultural zoning codes.
- **Undefined:** Several uses referenced in the zoning districts are not defined in the ordinance. Generally, any use listed in the zoning districts should be defined somewhere in the code, ideally in *Article 2*. Some examples of undefined uses include:
    - "Agriculture,"
    - "Boat Building,"
    - "Labor Camp,"
    - "Yacht clubs."

Legality

As a legal document, the County's Zoning Ordinance should be consistent with State laws and court decisions. In this code audit, TJPDC highlighted several areas for the County and its Attorney to review. While legal counsel may determine that these sections are constitutional and consistent with the State Code, staff deemed these areas worthy of additional review. The areas of question include:

- **Definitions:** The ordinance seems to restrict the use of "manufactured housing," but this is a broader term than what the ordinance may have intended to address, "mobile homes". Since there can be limits to restricting "manufactured homes," as those may include single-family or prefabricated structures, the County may want to confirm its standards.
- **Temporary Events:** In Agricultural (A-1), the ordinance allows County staff to "attach specific conditions" for temporary event permits but does not provide any guidance or framework on those restrictions. Without limits to staff's discretion, there may be great potential for litigation.
- **Advertising Sign:** The ordinance requires a Special Use Permit (SUP) for a "general advertising sign," a use that the ordinance does not define. This treatment may be overly restrictive and the lack of definitions could present other legal challenges.
- **Ad Hoc:** The ordinance allows signs to be "permitted and limited on a case-by-case basis." An Ad hoc approach to signs may present legal issues and lessen the effectiveness of sign regulations.
- **Content Based:** The zoning ordinance seems to treat sign dimensions and other requirements based on content. This is an issue addressed in several court cases, where several local ordinances were challenged for this approach.

Note: This review does not constitute legal counsel. The County should consult with its Attorney on these matters. In no way does this review constitute a complete list of potential legal issues in the existing code.

Vertical Consistency

Vertical consistency is a critical consideration for local decision-makers, to establish a solid legal foundation and to implement the County's policies. This concept refers to the consistency between local laws (zoning and subdivision ordinances) and programs (capital improvement program) with the local land use policies, which are established in the comprehensive plan. While the County Plan lays out the local vision or policy for the community, codes and ordinances are legal tools for implementing those policies. Staff identified several potential inconsistencies between the County's laws and policies.

- **Agricultural and Conservation:** The Agricultural (A-1) and Conservation (C-1) Districts have excessive flexibility for new development, despite their intended purpose. For example, the Agricultural (A-1) District allows for new multi-family buildings and the "sale of new or used cars." These uses are generally more appropriate in a higher intensity districts. While the policy is to preserve these rural areas, the law allows those areas to suburbanize.
- **Agricultural Density:** The Agricultural (A-1) District allows for an unusually high density of new residential development. There is a division table in the code that indicates that the minimum lot size for a new residential lot can be as low as 2 acres. The

County's policy, in the comprehensive plan, implies a much lower density in those rural areas.

- **Rural Utilities:** In the Agricultural (A-1) District, the ordinance allows for public water and sewer systems, which allow for higher density development in those areas.

Horizontal Consistency

While vertical consistency aligns the County's policies, laws and programs, horizontal consistency involves compatibility within those elements. It determines whether the zoning ordinance is consistent with itself. In this code audit, staff identified several areas where there are inconsistencies within the zoning ordinance.

- **District Purpose:** Across the zoning ordinance, the purpose section under each district tends to be inconsistent with the district regulations. For instance, the Conservation (C-1) district is intended "for the specific purpose of facilitating existing and future farming operations, conserving water and other natural resources, reducing soil erosion, protecting watersheds, reducing hazards from flood and fire and preserving wildlife areas of the County." Yet, this district allows for incompatible uses, such as junkyards and hospitals.
- **Agriculture versus Residential:** The Residential (R-1) district appears to allow for less residential density than Agricultural (A-1) District.
- **Incompatible with Residential:** The County's zoning ordinance allows for incompatible uses in residential districts. For example, junkyards are allowed by-right.
- **Limited Guidance:** There is limited structure under the Residential Planned Community District (RPC).
- **Lack of Purpose:** The Service Enterprise District (SE-1) does not appear to have a clear purpose, making it unclear what the district is attempting to accomplish.
- **Industrial Setback:** While the Industrial District (M-2) is intended to separate industrial and heavy commercial operations from incompatible uses, there are no setback requirements from adjacent properties.

Format

While code format may not be an obvious influence on development patterns, a poor or confusing layout can confuse staff, citizens, developers, and decision-makers. With this confusion, the chances for mistakes, misinterpretations, and misunderstandings increases. In the review of the zoning code, staff identified several opportunities to improve the ordinance formatting.

- **Excessive Code Sections:** The County's ordinance uses an excessive number of code sections, making it difficult to reference specific requirements. The ordinance can be simplified, by combining sections. For example, a *Permitted by right* sections can be consolidated, rather than giving every allowable use its own code section.
- **Sign Requirements:** The County's sign requirements are in two different parts of the code: under the zoning district sections and in a separate sign ordinance section (*Section 12-11 through 12-12*). This duplication can cause confusion and make the ordinance unnecessarily lengthy.
- **Scattered Sections:** Some code sections in the zoning regulations are scattered throughout the ordinance. For example, the Limited Industrial (M-2) District and PUD districts are listed in a different section of the zoning code (*Article 18*), rather than with the other zoning districts (*Article 3 through 9*).

- **Overly Complicated:** The County's zoning code can be overly complicated. While the code establishes district regulations, it also includes an excessive amount of exceptions and special cases. A simplified code would make zoning decisions and enforcement more effective.
- **Misnamed Districts:** The naming and structure of the zoning districts can be confusing. The Conservation District is listed as C-1, which typically indicates a commercial district. The ordinance states that the Business (B-2) District is less disruptive than the Business (B-1) District, which is counter to common practices where the higher numbered districts are more intensive.
- **Blank Sections:** In some instances, code sections are blank. In *Article 19B*, the Planned Unit Development – Industrial (PUD ID) is left blank.

Conclusions

A general policy statement for the Rockfish Valley area is to create a balance between economic development and rural conservation. As it is currently written, the code does little to preserve the County's rural character, assuming development pressure continues in the area. The Conservation (C-1) and Agricultural (A-1) Districts allow for higher density development and allow for a wider range of uses that are incompatible with the rural character. Additionally, the ordinance does little to support economic development. The code is overly complicated and confusing, which could undermine economic development efforts. The code also allows for an unusual mix of uses, increasing the chances for incompatible and conflicting interests as the area grows.

Recommendations

If the County adopts the policy of balancing rural preservation and economic development, then staff recommends an overhaul of the existing zoning code, as it does little to support or guide either goal. More specific recommendations include:

1. **County's Comprehensive Plan:**
   The County's Plan was last updated in 2002, aside from the addition of a transportation chapter. While there have been significant changes over the past 15 years, the County still has the same policies and guidance from the early 2000s. Any amendments to the local code should be based on an updated plan that is concise and practical.
2. **Complete Code Audit:**
   The existing ordinance review is a sub-task of the Rockfish Valley Area Plan and does not constitute a full audit of the County's code. In their brief study of the zoning ordinance, TJPDC staff found that there may be significant barrier to implementing the County's policies of rural preservation or economic development. Only a full audit will reveal the extent of the code deficiencies and opportunities.
3. **Ordinance Rewrite or Amendments:**
   As part of a code audit, the County should invest in reworking its zoning ordinance. The audit may review a need to amend the subdivision ordinance, as well. From a land use perspective, the County's existing code is insufficient for guiding development in a way that is consistent with local policies. Consequently, the County is not prepared to manage future growth or preserve rural character.