

WHAT TYPES OF PROJECT WORK WILL THIS “AREA PLAN” PROJECT CONTAIN?

Overview of Project Work:

The Rockfish Valley Area Plan is organized into two phases. Phase I, “Area Assessment,” will provide a detailed analysis of current conditions and trends. Phase II, “Area Planning,” will provide recommended goals and strategies based on the analysis done in Phase I, and based on public input received throughout both phases.

*Historic Dodd Cabin on
Route 664 Scenic Byway (Beech Grove Road)*



PHASE I: AREA ANALYSIS

Summary of Existing Plans:

A document providing a review, analysis, and synthesis of key recommendations from each previous study or plan pertaining to the project study area

Asset Inventory:

A document that identifies and describes the Rockfish Valley’s exceptional community assets, resources, attractions, and valuable characteristics

Area Assessment Document:

A report that provides an analysis of trends, issues, concerns, “threats,” and opportunities... This will include an area-wide analysis focused on existing zoning patterns, land use patterns, future development scenarios, and favorable opportunities for commercial entrance sites

Public Survey #1:

A public outreach effort to solicit public perspective(s) on various topics regarding the project study area (paper and online formats)

PHASE II: AREA PLANNING

Public Survey #2:

A public outreach effort to better understand public perspective(s) on various topics, which will be used to inform and improve the project team’s efforts, and which will be incorporated into the Area Plan documents (conducted in both an online format and also a traditional paper format)

Vision Statement & Area Recommendations:

Materials that identify strategic goals and objectives for the study area, addressing issues such as economic development, physical development, environment, land use, transportation/mobility issues, and/or other issues that are highly relevant

County Policy Review:

A detailed report that identifies specific recommendations for updating and improving the Comprehensive Plan and/or potential amendments to the Zoning Ordinance and Zoning Map, in order to best facilitate the public’s desired outcomes for this area

Note: The quality of the Area Plan project work will be improved through constructive public participation. The Area Plan process will include multiple opportunities for participating - so please consider adding your thoughts and questions to the process.

Note: To date, Phase II has not been authorized by the Nelson County Board of Supervisors, and will be considered upon completion of Phase I.