

# WHY IS THIS 'AREA PLAN' PROJECT HAPPENING?

## Project Intent & Purposes:

In order to ensure that ongoing and future changes in the area are as positive and compatible as possible, the Rockfish Valley is in need of some extra attention focused on protecting the area's special sense of place, high quality of life, premier scenic beauty, and rich natural heritage.

The Rockfish Valley Area Plan is intended to be a project that prepares Nelson County to successfully prosper and thrive in the near future -- and to better ensure long-term community prosperity for the next generation.

## Good Planning = Good Governance

### Purpose – Nelson County Mission Statement

- "It is the mission of the Board of Supervisors to maintain Nelson County as a beautiful, safe, healthy, and prosperous rural county;
- ...where citizens are involved in all aspects of their governance; and
- *...where the community is well planned to assure respect for and dedication to its traditions and resources, while continuing to improve its economic viability."*

## Local Economic Vitality

### Purpose – Economic Development

- Identify future land use recommendations that would complement and strengthen the area's existing industries and businesses
- Establish a practical framework to guide commercial investments and new development projects to the most appropriate, compatible locations
- Identify context-sensitive strategies for establishing long-term balance between growth and preservation

## High Quality of Life

### Purpose – Community Development

- Develop strategic recommendations to protect the area's rural character, natural beauty, and special sense of place
- Develop strategic recommendations to protect rural residential areas from unplanned commercial development(s) and from other unharmonious land use changes

## Informed & Engaged Citizenry

### Purpose – Public Participation

- Ensure that public participation by a broad representation of stakeholders is a genuine part of the process, which will result in recommendations that reflect the values of the area's residents and businesses
- Develop an accurate understanding of the community's current interests and concerns
- Identify community concerns and desires regarding the future of the Rockfish Valley

## Authority • Responsibility • Duty

### Purpose – Code of Virginia

- §15.2-2280: "protect and promote the public health, safety, and welfare"
- §15.2-2283: "facilitate the creation of a convenient, attractive, and harmonious community"
- §15.2-2284: The Zoning Ordinance and Zoning Map must reasonably consider the: "existing use and character; ... trends of growth or change; ... conservation of natural resources; ... [and] the encouragement of the most appropriate use of the land."

## Special Sense of Place

### Purpose – Comprehensive Plan

- Identify any elements of the existing 2002 Comp Plan to be updated, expanded, replaced, or otherwise revised
- Produce up-to-date, forward thinking recommendations that can be considered for adoption into the Comp Plan

## Improved Local Land Use Laws & Plans

### Purpose – Zoning Policy

- Identify strengths and weaknesses of how the current Zoning Ordinance tools and regulations affect this area
- Identify opportunities to update the A-1 Agricultural District policies and procedures for regulating agri-tourism and agri-business activities throughout this area
- Identify other pertinent opportunities to review the Zoning Ordinance and Zoning Map for appropriate amendments