

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 to 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 of 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 its 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., Lovingson. 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 discuss 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 Traylor 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 151 is 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 city to put in proper de/accelerating lanes into businesses. Failure of city to install left hand turning lanes at businesses and other areas. Failure of the city to have equal representation of the planning comm. Failure to work with amber.city to improve intersection of 151 & 250. Failure of city to address intersection of 151 & 6 leading to 29, putting improvements by Liberty gas & 151 instead. Failure of the city to update 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 store is 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 an 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 1000x 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 nice to have 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 ehnce 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 Lovington 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](#)

Lovington 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 Lovingsston 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 careful 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 existing 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, particularly 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 we 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 see 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 night 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 alleviating 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 lose 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 these questions are fairly ambiguous. While I would like to see an increase 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 drunkenness. 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 for 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 Lovington 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](#)