



Nelson 2042

Comprehensive Plan

Memo

Subject: Summary of Public Comments, Post Final
Worksession Date: December 20, 2023

The following summarizes key themes from comments received on the draft Nelson 2042 Comprehensive Plan as of October 26, 2023, following the final Joint Worksession with the Nelson County Planning Commission and Board of Supervisors. Nineteen (19) total comments were received. Comments and responses are included in the attached matrix.

A. Summary of Comments

1. **Nellysford Land Use Framework and Definition of Terms**

Several comments pertained to the discussion that took place during the final joint worksession regarding the Nellysford land use framework on page 44 of the plan. Several comments were submitted asking that additional definitions, including the small-scale residential and commercial development discussed during the final worksession. These comments were addressed through changes to page 44 and the inclusion of definitions in the glossary of the plan.

2. **Route 151 Transportation Safety**

Residents repeated concerns regarding the safety of the 151 corridor and the prioritization of vehicular safety improvements in this area. Clarifying language discussed during the September worksession was added to address these concerns.

#	Date	Reviewer	Topic	Comment	Response
1	27-Oct	Community	Definitions	Certain Berkeley Group responses to community comments included in the Agenda for the upcoming joint work session are helpful in defining intent but if those clarifications are not included in the final Comp Plan then you are asking for trouble as the Comp Plan is implemented and there is lack of clarity. For instance, development is supposedly not meant to be "large multi-family" or "cluster subdivisions" or "high density housing." The Plan should say this, as well as provide definitions for these terms.	Additional definitions and language to clarify the intent of the Plan have been included in the December 7 draft of the Comprehensive Plan.
2	27-Oct	Community	Definitions	Having just read the Agenda for the Sept 28th joint work session, which included a matrix of community comments, it is clear that much of the community angst is from a lack of understanding of what the Comp Plan is intended to accomplish. Clarity is critical. For instance, not all terminology is defined (what is meant by duplexes, triplexes, fourplexes, higher intensity development, Village, etc.) and when a defined term is used it should have initial caps. Also include a glossary of abbreviations, in addition to use of the long form term with its abbreviation in parentheses when first used in a Chapter.	Additional definitions and language to clarify the intent of the Plan have been included in the December 7 draft of the Comprehensive Plan.
3	27-Oct	Community	Demographics	Did the Berkeley Group determine Nelson County's population growth rate based on the next-to-latest to latest decennial census year, based on population reported by the United States Bureau of the Census?	Population projections come from the Weldon Cooper Center, which is charged with generating the official estimates for the State of Virginia. Their data is based on Census data.
4	27-Oct	Community	Engagement	Why have minutes not been published for the June and September joint workshops?	
5	27-Oct	Community	Engagement	Will the Berkeley Group publish on this website the additional comments submitted subsequent to those published in the materials for the last joint workshop?	Comments are published as part of the meeting packets for the Planning Commission and Board of Supervisors.
6	27-Oct	Community	Engagement	When are comments for the Comprehensive Plan Update due, please? And how may they be submitted?	
7	27-Oct	Community	Housing	The county must have a plan, strategic and tactical, with respect to affordable housing. TJPDC regional studies are not a plan. The plan for Nelson County must fit exclusively Nelson County, not the region.	A strategy to address the need for a targeted housing study/plan has been added to the draft.
8	27-Oct	Community	Nellysford/ LU Plan	For Nellysford to have additional development especially such things as Hotels and lodging and apartment complexes, that will only increase the traffic on 151 not to mention very little sense of a village	The Land Use plan language has been edited to clarify intent and align land use types with current land uses while allowing for flexibility in how current properties can be used to best meet the needs of the community.
9	27-Oct	Community	Nellysford/ LU Plan	With the community's concerns about unchecked housing development in Nellysford, it seems gratuitous for the County to remove references to Urban Development Area from the Comprehensive Plan when the County can unilaterally approve cluster housing development without any public input, pursuant to Nelson County Code, Appendix A, Section 21. The County needs to commit to obtain public buy-in to how the County proposes to manage development, including, without limitation, use of precise definitions of the land use types in the Comprehensive Plan.	Additional definitions and language to clarify the intent of the Plan have been included in the December 7 draft of the Comprehensive Plan. The next step in the Plan update process is to review the County's zoning ordinance to ensure the code supports the goals of the Plan.
10	27-Oct	Community	Nellysford/ LU Plan	On page 44, Nellysford, under Primary Land Use Types, please remove "duplexes, triplexes, fourplexes, apartments, live-work units, hotels & lodging." That is inconsistent with Nellysford and its character. This need not be included in the comprehensive plan for Nellysford and it is highly inflammatory for citizens, particularly in juxtaposition with maintaining rural character.	The Land Use plan language has been edited to clarify intent and align land use types with current land uses while allowing for flexibility in how current properties can be used to best meet the needs of the community.
11	27-Oct	Community	Nellysford/ LU Plan	Page 44. Exclude Nellysford as a UDA designation. Mitigate future over development and prioritize reuse and modification of existing structures and properties. Protect rural landscape. Limit added traffic burden on Rt 151. Exclude duplexes, triplexes, fourplexes, apartments, live/work units, hotels/lodging. Primary land use type: agricultural, professional, senior living.	The Land Use plan language has been edited to clarify intent and align land use types with current land uses while allowing for flexibility in how current properties can be used to best meet the needs of the community.
12	27-Oct	Community	Nellysford/ LU Plan	In creating the Citizens Revision, we analyzed every section and every sentence from the current page 44, Nellysford. This revision needs to be looked at an utilized for Nellysford. The entire list has been distributed in the past. Bike lanes are not needed in Nellysford nor future duplexes, triplexes, or large scale apartment development. They take away the rural character of Nellysford. Plus several low income families will become displaced if developers are allowed to build these type of buildings. Water and sewer are ever present issues already and more development will bring more traffic to Rt.151. Again Chapter 3, page 44 needs to be revised as citizens have been asking for months.	The Land Use plan language has been edited to clarify intent and align land use types with current land uses while allowing for flexibility in how current properties can be used to best meet the needs of the community including affordable housing for all income levels.
13	27-Oct	Community	Nellysford/ LU Plan	Ernie Reed's proposed language for p. 44 to allow for "small scale" development in Nellysford is inadequate absent a definition for small scale. Leaving it undefined to allow for flexibility in the future is counter to having the plan reflect the desires of the community. It is actually insulting. If the County's direction changes that should be subject to an amendment to the Plan with appropriate opportunities for the community to weigh in. Please define small scale.	Additional definitions and language to clarify the intent of the Plan have been included in the December 7 draft of the Comprehensive Plan.
14	27-Oct	Community	Nellysford/ LU Plan	The proposed Executive Summary and p. 44 re: Nellysford, need to expressly acknowledge the significant public opposition to further development along 151 from Afton to Nellysford.	Chapter 1 of the Comprehensive Plan summarizes community input and clearly shows the Nellysford area and 151 corridor as areas for protection. The Land Use plan language has been edited to clarify this fact and to align land use types with current land uses while allowing for flexibility in how current properties can be used to best meet the needs of the community.
15	27-Oct	Community	Nellysford/ LU Plan	The majority of survey respondents, who also represent a majority of the overall county population, do not want additional development in Nellysford. This should be clearly stated on p. 44 of the plan with the Core Concept, Primary Land Use Types, and Planning Guidelines sections for Nellysford reflecting this since future actions by the BOS must take these desires into account. If not expressly documented in the plan one can expect a free-for-all.	Chapter 1 of the Comprehensive Plan summarizes community input and clearly shows the Nellysford area and 151 corridor as areas for protection. The Land Use plan language has been edited to clarify this fact and to align land use types with current land uses while allowing for flexibility in how current properties can be used to best meet the needs of the community.
16	27-Oct	Community	Route 151/ Transportation	Please ensure that the sense of urgency for and prioritization of vehicular safety improvement for Rte. 151 is very clear from reading the comprehensive plan, chapter 4 and the implementation plan. The fact that such sense of urgency and prioritization are not clear is very frustrating for citizens.	Safety improvements along 151 is a key strategy of the Transportation Chapter (page 54). Safety improvements and/or studies for the County's key vehicular routes comprise half of the identified priority transportation projects, with 4 specific to Route 151.
17	27-Oct	Community	Route 151/ Transportation	Contemplating bike lanes parallel to 151 or biking on widened shoulders with buffers from 151 traffic is irresponsible. Increased traffic that we have experienced from increased tourism, not to mention truck traffic, makes 151 a dangerous corridor and unfit for biking. I am a biking enthusiast.	
18	27-Oct	Community	Transportation	It is the County's responsibility to take the LEAD on pressing VDOT to implement changes to ensure safe travel along the County's roadways, especially Rte 6 and 151.	
19	27-Oct	Community	UDA	Please remove any/all occurrences of the term "Urban Development Area" from the comprehensive plan. That term is incendiary among citizens and need not be included in the plan, particularly at this time.	