



# Nelson County Joint Planning Commission/Board of Supervisors Meeting Minutes January 10, 2023



**Present:** Board of Supervisors: Jesse Rutherford, David Parr, Thomas Harvey, and Ernie Reed -  
Planning Commission: Chair Mary Kathryn Allen and Commissioners Mike Harman, Phil Proulx and  
Robin Hauschner

**Staff Present:** Candy McGarry, County Administrator and Deputy Clerk Amanda Spivey - Dylan Bishop,  
Director and Emily Hjulstrom, Planner/Secretary

**Call to Order:** Mr. Rutherford and Ms. Allen called the meeting to order at 7:00 PM in the Old Board  
of Supervisors Meeting Room, County Courthouse, Lovingston.

*Ms. Redfearn presented the following information:*

# NELSON COUNTY, VA

## Comprehensive Plan Update



Joint Worksession #2 | January 18, 2023



## Meeting Objectives

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1. Review Process & Schedule
2. Chapter 2: Setting Our Direction (Layout Review)
3. Chapter 6: Protecting Valuable Resources (Content Review)
4. Chapter 8: Serving the Community (Content Review)
5. Next Steps



## Update Process & Schedule

### Meetings & Events

- Kickoff with Staff**
- Kickoff Worksession**
- Youth Art Challenge**  
(Summer 2022)
- Online Public Input Survey**  
(July 1 - August 31)
- 4 Public Workshops**  
(Summer 2022)
- 4 Listening Sessions**  
(Summer 2022)
- Public Engagement Results Input Forum**  
(October 16, 2022)
- 4 Joint Worksessions**  
(October, January, March, May)
- County-Led Focus Groups**  
(December, February, April)
- Review by VDOT**  
(Summer 2023)
- Public Open House**  
(Summer 2023)
- Final Review Worksession**  
(Summer 2023)
- Joint Public Hearing & Adoption** (Fall 2023)

Ms. Redfearn and Mr. Russo presented the draft of Chapter 2:



# Chapter 2 Setting Our Direction

## People & Population

### Race & Ethnicity

The demographic makeup of Nelson has changed over time. Though demographic data shows a largely white population, it is important to understand that Nelson does have a diverse population and cultural story that is often under represented.

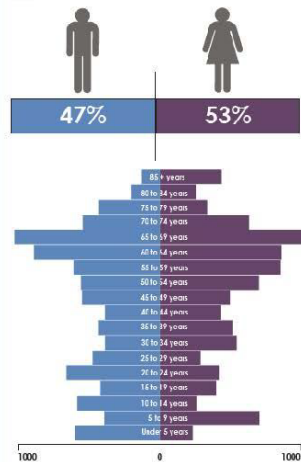
Nelson County and the surrounding region is the ancestral homeland of the Monacan people, who still live here. Like the rest of Virginia, enslaved Africans and free black non-residents arrived with European immigrants. Over the last 20 years, the County's African American population saw a 20% decrease, but the American Indian and populations of multi-races has increased.

### Education

With a higher percentage of residents who have earned a bachelor's degree or greater compared to the Commonwealth (28% of Virginia residents have a bachelor's degree or higher), Nelson County citizens understand the importance of education. Even so, it will be important for the County to support the education and training of the community to help create a balanced and diverse workforce.

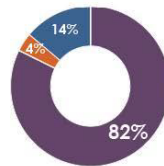
### Race & Ethnicity

Nelson	Virginia
85.1% White	68.8%
11% African American	20%
0.6% Native American	0.6%
4.8% Hispanic	10.2%



10,219  
Total Housing Units

2,382  
Housing Units in Seasonal Use (Including Short Term Rentals)



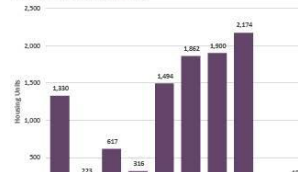
Median Home Value  
**\$233,400**  
Nelson

**\$335,198**  
Virginia

Median Gross Rent  
**\$834**  
Nelson

**\$1,326**  
Virginia

### Age of Housing Stock



## Housing

Housing in Nelson County is predominately single-family, detached houses — making up over 80% of the entire housing stock. The remaining 20% of the County's housing stock is primarily composed of manufactured housing with some multi-family dwellings, such as apartments or condominiums.

Nearly 40% of the County's housing stock is 30 years old or older. Production of new homes hit its high point between the years 2000 and 2009, after which construction of new homes drastically decreased in the County.

The combination of lack of dwelling types and new home construction has contributed to a housing shortage in the County and put additional financial strain on residents with housing insecurity. Primary among those are residents who do not own their home. Even though median rents in Nelson are lower than the rest of the state, nearly 40% of all renters in Nelson are cost-burdened (compared to roughly 30% statewide), meaning that the rent they pay makes up over one third of their household income.

Due to the aged housing stock in the County, many houses have fallen into disrepair and are no longer habitable or occupied. Of the over 10,000 housing units in the County, 3,821 of those are considered vacant housing with 2,328 housing units considered vacant and being used for seasonal, recreational, or occasional use. The remaining vacant units are either for rent, for sale, for migrant workers, or otherwise unoccupied. Due to the surge in popularity of tourism to the County, these unoccupied homes have increasingly been utilized as short-term rental homes as lodging for the County's many visitors.

Housing is further discussed in Chapter 5

Mr. Hauschner asked if the Berkley Group has alternative models for the population growth trend. Ms. Redfearn explained that the Weldon Cooper Center at UVA generated the official population projections for the State of Virginia, including the County of Nelson. Mr. Musso explained that beyond Weldon

Cooper Center they use the U.S. Decennial Census and ACS. Ms. Redfearn added that any programs looking at population projections are going to be using Weldon Cooper Center data.

Mr. Rutherford noted that they are seeing a huge population block (age 65-69) shown on page 14. He asked how the Largest Age Group would project into the future. He explained that it looks like the community will become an aged community. Ms. Redfearn explained that the purpose of the profile is to help identify the key issues and opportunities with one of the key trends identified being an aging population.

Mr. Reed noted that the text in the document tends to take a negative stance. He suggested that the information shouldn't be weighted either way.

Mr. Hauschner asked if they have projection numbers for the specific age groups. Mr. Russo noted that this is something he would need to look into. Mr. Rutherford added that it would be critical to know the organic trend. Mr. Hauschner noted that it would be valuable to know how the rate of the working age population changes.

Ms. Allen added that the median age is not consistent throughout the County. She questioned how to set up infrastructure to match demographics. Mr. Rutherford added that land is cheap where they find the younger demographics. Ms. Redfearn noted that the densest and oldest population surrounds Wintergreen. Mr. Rutherford asked if the rate of residents with a bachelor's degree is considered a high number. Ms. Redfearn noted that the state average is 28% and Nelson County is 31%.

Mr. Rutherford asked where they got the median home values information. Mr. Musso explained that it's from the census. Mr. Rutherford recommended that they look at the data from Lynchburg and Charlottesville MLS. Mr. Musso noted that things have changed dramatically since the census data was gathered.

Ms. Redfearn noted that the issue with a lot of the data is that it is from a few years ago and things have changed a lot. She explained that it will always be a moving target and that they need to establish what the issue is.

Mr. Rutherford added that anything less than \$230,000 is not livable or marketable. He explained that in reality no one is going to be buying a house for \$225,000 North of Lovingston.

Mr. Reed noted that one of the things that has contributed to housing problems is geography and that he would like to see steep slopes addressed in relation to housing. Ms. Redfearn explained that it is addressed in the cultural resources chapter with soil suitability.

Ms. Proulx noted that the unemployment rate is low. Mr. Rutherford noted that it is the natural number of people changing jobs. He added that he would love to know how much the workforce has changed. He explained that he imagines that the workforce would have shrunk due to the aging population. Mr. Rutherford added that they have to import 2100 people into Nelson. Ms. Proulx noted that she thinks the number of people that live and work in Nelson has gone up. Ms. Allen added that Covid-19 would have increased these numbers. Mr. Musso noted that these numbers likely reflect pre-covid data. Mr. Parr added that improved internet access is adding to this as well. Mr. Hauschner asked if they could see data for the change in labor force by industry. Mr. Reed asked who Craft USA Holders is. It was noted that it is Devils Backbone.



Ms. Redfearn reviewed the vision statement. Mr. Reed explained that Nelson County is a destination when viewed from the outside but if you live there it's a community. He added that it is an economic destination. Ms. Allen noted that they are trying to grow from within. Ms. Proulx added that a lot of people have been here for generations and didn't necessarily come here for the natural beauty. She noted that she came because she could find a cheaper piece of property. Ms. Redfearn summarized that the word community is preferred and that people live there and the county is open to all. Ms. Redfearn then reviewed the big ideas that were identified.




Ms. Redfearn reviewed a pyramid breaking down the elements of the plan.



## Chapter 6 Protecting Valuable Resources

## Chapter Goal

*Nelson County will preserve its rural character and agricultural heritage by sustainably protecting and stewarding its natural and historic resources for future generations.*



Mr. Musso reviewed the Chapter 6 goal.

Mr. Rutherford noted that agriculture showed up as 9<sup>th</sup> out of the 13 industries listed. He assumed that it might be somewhat due to migrant workers. Ms. Proulx added that the wineries are clearly agricultural and they are still coming into the County. Mr. Rutherford added that Agriculture is not going to be like it once was. Mr. Musso noted that the term agritourism generally means wineries and breweries. Ms. Proulx explained that the vineyards themselves where the grapes are grown would be agriculture. Ms. Redfearn clarified that agriculture has many forms. Mr. Parr added that agritourism does include farm markets, pick your own pumpkins, corn mazes, etc. Mr. Hauschner added that office workers and people that work on the administrative side of things would not fall under agriculture.



# Big Ideas & Highlights



## Plan & Provide Equitably for Everyone

- Maintain environment for equal access by all



## Diversify & Bolster the Local Economy

- Sustain natural resources for tourism & agriculture



## Improve & Expand Vital Community Services

- Natural hazard mitigation & climate change resilience
- Water & sewer infrastructure that protects natural environment



## Protect & Connect to Our Rural Environment

- Environmental protection policies
- Invest in public trails & recreation
- Protection of ambient resources

Mr. Musso reviewed the Chapter 6 Big Ideas focus areas.

Mr. Rutherford noted that purchasing of development rights has never happened in Nelson County. Mr. Rutherford noted that he doesn't want to miss out on incentivizing the replacement of housing stock. Mr. Reed noted that it is a tool to protect areas. Mr. Rutherford noted that Gladstone, Shipman, and Elma are locations they might want to advocate for. Ms. Proulx noted that no one would be forced into it and that it is a tool that can be used for various developments or individuals.

Mr. Musso discussed climate migration and how people are moving from cities to places like Nelson. He explained that Nelson is a SolSmart Community. Ms. Redfearn added that the text that accompanies the focus areas is the baseline information for each of the chapters. She added that the text is then supported by a series of strategies that say "Where do we go from here?"

# Focus Areas

- 1. Protect the Natural Environment**
  - a) Landscape & Geography
  - b) Natural Habitats & Ecosystems
  - c) Water Resources
  - d) Ambient Resources
- 2. Preserve Rural Character & Heritage**
  - a) Agricultural Heritage
  - b) Protected Landscapes
  - c) Historic Resources
- 3. Plan for Resilience & Sustainability**
  - a) Climate Change
  - b) Hazard Mitigation
  - c) Energy Efficiency & Renewable Energy Sources

# Strategies

## Protecting the Natural Environment

### Landscape & Geography

1. Limit development on steep slopes to maintain balance between soil erosion and vegetation. Where disturbance is unavoidable, enforce erosion control measures to prevent unnecessary degradation.
2. Avoid the use of septic systems on steep slopes and unsuitable soils.

### Habitats & Ecosystems

3. Direct development and infrastructure away from ecologically environmentally sensitive areas.
4. Implement green infrastructure principles to preserve and connect habitat, support native species and wildlife.

### Water Resources

5. Support the use of low impact development and stormwater management practices to reduce nonpoint source pollution in local waterways.



# Nelson County Comprehensive Plan Update

## Draft Chapter 6: Protecting Natural & Cultural Resources

### HOW WE MOVE FORWARD

Nelson County is committed to planning and providing equitably for the community, diversifying and bolstering the economy, improving and expanding vital community services, and protecting and connecting to the natural environment. Implementing the following strategies will help the County fulfill the four big ideas of community engagement while successfully protecting its natural and cultural resources in a rapidly evolving and changing world.

#### Goal Statement

Nelson County will preserve its rural character and agricultural heritage by sustainably protecting and stewarding its natural and historic resources for future generations.

#### Strategies:

##### Protecting the Natural Environment

###### Landscape & Geography

1. Limit development on steep slopes to maintain balance between slope, soils, geology, and vegetation. Where disturbance is unavoidable, enforce erosion and sediment control measures to prevent unnecessary degradation.
2. Avoid the use of septic systems on steep slopes and unsuitable soils.

###### Habitats & Ecosystems

3. Direct development and infrastructure away from ecological cores and environmentally sensitive areas.
4. Implement green infrastructure principles to preserve and connect natural habitats to support native species and wildlife.

###### Water Resources

5. Support the use of low impact development and stormwater best management practices to reduce nonpoint source pollution in local waterways.
6. Encourage landowners to work with local organizations, such as TJSWCD, for cost-share opportunities to install LID and BMPs catered to agricultural, residential, and commercial sites.



# Nelson County Comprehensive Plan Update

## Draft Chapter 6: Protecting Natural & Cultural Resources

7. Continue to work with state and regional partners (such as DEQ, TJPDC, and TJSWCD) to implement TMDL plans for impaired waterways.
8. Continue to work with regional partners on updates to the Regional Water Supply Plan and implement solutions to sustain the future water supply.
9. Encourage water conservation measures as outlined in the Regional Water Supply Plan.
10. Support efforts to identify and cap or remove abandoned wells and septic tanks to prevent contamination of the groundwater supply, and continue providing information on VDH's Septic and Well Assistance Program.
11. Condition approval of operations utilizing underground storage tanks (USTs) on assurances guaranteeing proper closure or removal of unused USTs and remediation of impacted soils.
12. Support scenic river and blueway designations for local waterways.

### Ambient Resources

13. To protect air quality and reduce vehicle emissions, maintain vegetation along major roadways, support public transit, and promote recycling and composting.
14. Carefully consider noise-intensive uses near residential or rural properties, and require noise mitigation such as perimeter buffers and sound barriers.
15. Adopt an outdoor lighting ordinance with design and performance standards that increase safety and protect dark skies, consistent with International Dark Sky Association recommendations.

### Preserving Rural Character & Heritage

#### Agricultural Heritage & Protected Landscapes

16. Direct development away from prime agricultural soils and suitable agricultural lands identified on the Virginia Agricultural Model.
17. Protect agricultural and forested landscapes from development through tools such as conservation easements, agricultural and forestal districts, use-value assessments, and purchase of development rights program.
18. Evaluate use-value taxation criteria and qualifications in the best interest of the County and landowners to ensure long-term viability of agricultural, horticultural, and forestal operations.



# Nelson County Comprehensive Plan Update

## Draft Chapter 6: Protecting Natural & Cultural Resources

19. Consider applying for reimbursement from the Virginia Department of Forestry's Forest Sustainability Fund to offset reduced tax revenue due to forestland use taxation.
20. Discourage ridgeline development to protect scenic viewsheds.

### Historic Resources

21. Encourage assessment of unlisted historic sites for inclusion on the Virginia Landmarks Register and/or National Register of Historic Places.
22. Work with local partners such as the Nelson County Historical Society to identify, protect, and celebrate historic and culturally significant properties.
23. Pursue identification, recognition, and protection of historic areas representing Nelson County's diverse culture, including Native American and African American sites.
24. Encourage architectural compatibility of new development, including infill development, where significant historic resources exist.

### Planning for Resiliency & Sustainability

#### Climate Change & Hazard Mitigation

25. Continue to work with regional partners to update and implement the Regional Hazard Mitigation Plan.
26. Continue improving flood resiliency by updating the Floodplain District Ordinance as needed to reflect new flood maps and best practices, and participating in FEMA's Community Rating System.

#### Energy Efficiency & Renewable Energy Sources

27. Continue working toward the stated goal of becoming a SolSmart-designated community.
28. Encourage and incentivize green building certifications, energy efficiency, and renewable energy sources for new developments and existing development retrofits.
29. Consider amendments to existing ordinances to encourage installation of solar panels on existing impervious surfaces, such as rooftops and parking lots.
30. Strengthen performance standards for ground-mounted solar energy systems to protect existing landscapes, such as limiting clear-cutting on undeveloped parcels, specifying minimum vegetation requirements, and increasing perimeter buffer widths.



# Nelson County Comprehensive Plan Update

## Draft Chapter 6: Protecting Natural & Cultural Resources

31. Assess County-owned buildings to identify opportunities for improving energy efficiency using the EPA's resources for Energy Efficiency in Government Operations and Facilities, or a similar program.

### **Strategies**

18. Mr. Musso asked if the group was happy with Land Use Taxation as it is now. The consensus was that they were. Mr. Musso asked if they want to make it easier for land owners to get land use. Mr. Parr explained that he thinks the 5-acre minimum makes sense. Mr. Rutherford noted that he's had no complaints of people unable to get land use. Ms. Redfearn asked if they should condense 18 into 17 or change 18 to say "maintain." It was decided to keep 18 with the change to "maintain."

30. Ms. Bishop explained that they haven't had to utilize the solar ordinance yet and that the topography is not suited to projects of that scale. Mr. Harman added that they should prioritize rooftops vs agricultural land. Ms. McGarry added that clear cutting for solar farms should be discouraged as well.

Mr. Rutherford noted that developers buy creek credits in Nelson and that it ties up the land forever. He explained that affluent developers can buy good land in Nelson and stick it in a use where it can't be used. Ms. Bishop explained that when people are applying for conservation easements they can reach out to see if the Comprehensive Plan supports it. She added that they can identify where the prime agricultural land is.

Ms. McGarry explained that the County has already completed strategy 19 for this year and will continue to do so. Ms. Redfearn explained that they could change the wording to say "continue." Mr. Musso explained that the reason for prioritizing the strategies is to help formulate the timeline of how they will accomplish goals for the near future. Ms. Bishop noted that strategies 1, 2, 3, and 4 are priorities for her.

26. Mr. Harman asked how the flood plain impacts land use. Ms. Bishop noted that there is a layer on the GIS that shows flood plain.

13 and 14. Mr. Hauschner noted that he would like to see discussion for improved walkability of population centers like Lovington. He added that he would like to see mitigation of sound adjacent to Route 29. Ms. Redfearn noted that in the Land Use Chapter they will talk about buffers.

24. Ms. Bishop noted that strategy #24 is important for Lovington revitalization. Mr. Rutherford noted that they should take what they can get.

Mr. Hauschner asked about environmental remediation. Ms. Redfearn noted that they do include water quality remediation in terms of wells and tanks but haven't included the larger projects. Mr. Hauschner noted that he would like to explore improving education and resources in regards to soil and water testing for the population.

29. Ms. Bishop explained that this strategy is quickly achievable.



## Chapter 8 Serving the Community

### Chapter Goal

*Nelson County offers superior community services and facilities that serve all segments of the community, support economic development, and ensure community health and safety.*





# Big Ideas & Highlights



## Plan & Provide Equitably for Everyone

- Enhanced public safety, medical, & educational services
- Diverse recreation opportunities for all



## Diversify & Bolster the Local Economy

- Expanded educational & training opportunities



## Improve & Expand Vital Community Services

- Expansion of infrastructure services



## Protect & Connect to Our Rural Environment

- Improved trail networks
- Protect water resources

# Focus Areas

## 1. Enhance the Effectiveness & Transparency of County Government

- a) Governance
- b) County Administrative Facilities
- c) Public Safety

## 2. Improve Infrastructure to Support Sustainable Growth & Development

- a) Water & Sewer
- b) Refuse & Recycling
- c) Electricity & Natural Gas
- d) Telecommunications

## 3. Provide Quality Services that Improve Community Livability

- a) Education
- b) Parks & Recreation
- c) Community Centers
- d) Libraries
- e) Healthcare

# Strategies

## Goal Statement

Nelson County offers superior community services and facilities that support community, support economic development, and ensure community

## Strategies:

Enhance the Effectiveness and Transparency of County Government

### Governance

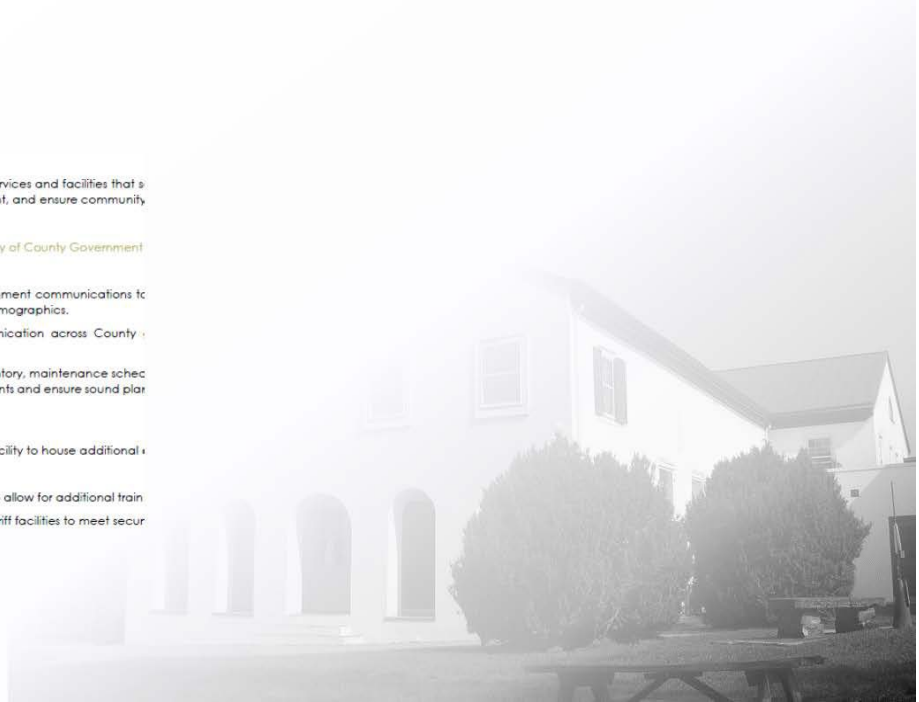
1. Expand and improve external government communications to and public participation across all demographics.
2. Enhance interdepartmental communication across County between the various public boards.
3. Create a comprehensive facility inventory, maintenance schedule standards to protect existing investments and ensure sound plan facility improvements.

### County Administrative Facilities

4. Construct a new, centrally located facility to house additional

### Public Safety

5. Construct additional Sheriff facilities to allow for additional train
6. Renovate and modernize current Sheriff facilities to meet secur





## HOW WE MOVE FORWARD

Nelson County is committed to enhancing the efficiency and transparency of the County government, improving infrastructure to support sustainable growth, and providing quality services that improve upon the community's quality of life.

### Goal Statement

Nelson County offers superior community services and facilities that serve all segments of the community, support economic development, and ensure community health and safety.

### Strategies:

#### Enhance the Effectiveness and Transparency of County Government

##### Governance

1. Expand and improve external government communications to increase transparency and public participation across all demographics.
2. Enhance interdepartmental communication across County government as well as between the various public boards.
3. Create a comprehensive facility inventory, maintenance schedule, and level of service standards to protect existing investments and ensure sound planning and budgeting for facility improvements.

##### County Administrative Facilities

4. Construct a new, centrally located facility to house additional administrative offices.

##### Public Safety

5. Construct additional Sheriff facilities to allow for additional training and storage spaces.
6. Renovate and modernize current Sheriff facilities to meet security standards.
7. Identify possible mental health emergency service providers to support the community and reduce these burdens from the Sheriff's office.
8. Create a County-wide fire and emergency medical services (EMS) strategic plan that can be regularly updated and maintained to address response time, facility, and staffing needs.



## Nelson County Comprehensive Plan Draft Chapter 8: Serving the Community

9. Expand fire and EMS facilities to include additional living spaces such as bunks, kitchenettes, and recreation areas.
10. Ensure that the Emergency 911 operations center is fully supported, with the staff and most up to date technological capabilities, to continue to respond to community needs as quickly as possible.
11. Continually monitor public safety staffing needs, expanding as needed to maintain public safety as the County experiences additional residential and commercial growth.

### **Improve Infrastructure to Support Sustainable Growth & Development**

#### Public Water and Sewer Utilities

12. Work with regional partners to upgrade and develop necessary infrastructure to meet the County's long-term water supply demand.
13. Encourage Region 2000 to update the regional water supply plan to assess current usage and demand projections.
14. Work with the regional authority to create a water and sewer master plan to identify current system needs and target long-term strategies to maintain and expand service areas.
15. Promote water conservation practices to reduce water use and conserve the water supply.

#### Refuse & Recycling

17. Work with regional partners to evaluate the needs of the County's solid waste and recycling disposal as the regional landfill nears capacity.
18. Support waste management and recycling planning through rational, cost-effective, and environmentally-safe approaches.
19. Assist in educating the community on recycling and waste reduction efforts.

#### Telecommunications

20. Continue the County's partnership with Firefly Fiber Broadband to expand broadband services to all areas of the County.
21. Promote the broadband expansion project with additional public outreach so that residents remain up-to-date on deployment and availability of services.



- 22. Support expansion of cellular service quality and availability through cooperation with cellular providers. Evaluate the need for planning and zoning changes to improve service.

**Provide Quality Services that Improve Community Livability**

Education

- 23. Create an up-to-date Nelson County Public School's Master Plan that identifies and plans for critical needs of school facilities.
- 24. Continue to monitor student enrollment to consider consolidation of the two elementary schools when feasible.
- 25. Support educational programs through County schools, community centers, community organizations, and regional community colleges to help prepare the community workforce for employment.

Parks & Recreation

- 23. Create a Parks and Recreation master plan that identifies gaps in equitable services and opportunities to expand recreation across the community.
- 24. Investigate and pursue options to create a centralized County-owned recreational facility to offer athletic fields, aquatic recreation, and exercise opportunities to the community.
- 25. Continue partnerships with local organizations, such as community centers, to provide recreation opportunities across the community
- 26. Create additional family-friendly parks and amenities throughout the County to provide alternative recreational areas for residents.
- 27. Partner with local and regional organizations, as well as private landowners, to increase access to natural areas and riverways.

Community Centers

- 28. Create a joint public-private partnership with Nelson County's community centers to facilitate coordination between different organizations, increase programming, and connect residents with their services.



29. Promote the use of school buildings, community centers, and multi-use facilities for citizens year-round.

#### Libraries

30. Continue to support the County library to ensure that it meets the needs of the community.

#### Healthcare

31. Encourage emergency and urgent medical care land uses in appropriate areas of the County.

32. Work with Virginia Department of Health, and other regional partners, to identify community health needs and increase the availability of healthcare services.

33. Work with Jaunt and other regional transportation providers to expand transportation access to better connect residents to medical care.

### **Strategies**

8. Mr. Musso explained that this could include acquiring a Fire Marshall and state standards. Mr. Rutherford explained that it's important but that he doesn't know if a Fire Marshall would be very popular and that they already have a regional one. Ms. Allen noted that the priority should be on fire and EMS response to calls. Ms. Bishop clarified that we have a state Fire Marshall and that the responsibility generally falls on the Building Official currently. Ms. Allen added that when people look at moving into a community they look into a few different things. She explained that the younger populations are looking at schools and the older populations are looking at EMS and fire response. Mr. Rutherford noted that a conversation about paid fire would be controversial. Ms. Proulx explained that having paid responders saved her husband's life. Mr. Parr explained that fire and rescue are separate. Ms. Allen explained that a lot of rural counties will tackle rescue first and then fire. Mr. Hauschner noted that with an aging population they might want to consider further supporting EMS. Mr. Rutherford added that they just added another 24-hour crew. Ms. Allen explained that it should be equitable and that those in Gladstone should not have to wait much longer than those elsewhere in the County.

17. Mr. Musso asked about taxation on plastic bags. Ms. Proulx noted that they've done it in Albemarle. Mr. Musso noted that the whole country is moving in that direction. Mr. Reed noted that the Commissioner of revenue lambasted him over bring it up a few years ago in a meeting. Consensus was to keep the strategy as is.

7. Mr. Hauschner added that this should include discussion of drug use, and harm reduction facilities to mitigate sheriff's office involvement. Mr. Hauschner noted that it is a growing problem. Ms. Bishop noted that the County is working on drug court as well. Mr. Reed and Mr. Hauschner noted that prevention before drug court should be the focus. Ms. Allen noted that this could include education and resiliency training. Mr. Rutherford added that it impacts the jail population as well. Mr. Parr added that it affects everything. Consensus was in favor of seeing more language in the Comprehensive Plan concerning the drug crisis.

12. Mr. Harman asked if the County is meeting with the Service Authority to establish what demands and limitations are. Mr. Musso explained that he met with the Service Authority about capacity. He explained two studies concerning both water supply and water supply shortage. He added that one of the studies indicated that water supply will be at its capacity by 2058.

14. Mr. Musso asked if they needed a strategy specifically for looking for new water resources. Mr. Harman noted that there will be more houses in Lovington and that there is currently not adequate water in Lovington. Consensus was to pursue a water and sewer master plan.

13. Ms. McGarry noted that the plan should be updated at some point in 2023.

15. Mr. Harman asked how they would implement this. Mr. Musso explained that this could be education. He added that government buildings could be updated.

22. Ms. Bishop noted that #21 on the spread sheet shown should be a priority.

Mr. Musso noted that this can be tough due to it being private companies. He added that zoning could be changed to be more encouraging. Ms. Allen noted that they have not historically made it difficult for towers to come in.

23(22). Mr. Parr. noted that they should be supportive but responsibility shouldn't be on BOS. Mr. Hauschner mentioned that there are forms of support that they could offer the school board such as staffing, funding, buses, and resources.

24. Mr. Musso noted that the superintendent had identified the idea of consolidating the schools due to lack of enrollment. Ms. Allen added that the county could identify communities for after school care. She explained that in Nelson older kids get out after younger kids which makes child care more difficult. Mr. Parr noted that older kids should be getting out earlier. Ms. Spivey noted that this is not true throughout the county. Mr. Musso noted that they would add a strategy to support recreation opportunities after school. He also noted that they have a strategy for a Parks and Rec Master Plan. Consensus was to keep it. Ms. Bishop added that they can pursue public private partnerships for recreation. Ms. Allen noted that they should consider it. Ms. Bishop noted that they are doing something similar with the boat ramp at the wayside. Mr. Musso added that the community centers had indicated a lack of communication between them. Ms. McGarry noted that they are now regularly meeting and plan to bring a report to the Board of Supervisors. Mr. Hauschner noted that they should have some standards for public private partnerships.

31. Ms. Bishop noted that long term care facilities could be included.

32. Ms. Bishop noted that the strategy should be changed to say "Continue to work with"

Mr. Hauschner asked if there were a program they could use to introduce walkability to Lovingston. A contiguous section of land would need to be established to connect the library to the Food Lion center. Mr. Musso noted that this would be included in the transportation chapter.

Mr. Reed noted that a strategy is needed for the support of Social Services. Mr. Musso noted that it is briefly mentioned in the text regarding the new facility but that a direct strategy for support can be added. Ms. Allen noted that after hours mental health care is hard to find. Ms. Allen added that DSS could be working with Blue Ridge Medical Center to expand their services. Ms. Redfearn noted that the strategy could be “Pursue private public partnerships to expand the access to and capacity of social service networks in the County”.

## Next Steps

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Edits for Ch. 6 & Ch. 8, comments by  
1/27/2023



Worksession #3 on March 15



Review layout of Ch.6, Ch. 8  
Review content of Ch. 5, Ch. 7

**Mr. Reed made a motion to adjourn the meeting at 8:57 PM. Mr. Rutherford seconded the motion.**

**Yes:**

Jesse Rutherford

Thomas Harvey

David Parr

Ernie Reed



**Ms. Proulx made a motion to adjourn the meeting at 8:57 PM. Mr. Harman seconded the motion.**

**Yes:**

Robin Hauschner

Phil Proulx

Mary Kathryn Allen

Mike Harman

**The meeting adjourned at 8:58 PM**

Respectfully submitted,

A handwritten signature in black ink that reads "Emily Hjulstrom". The signature is written in a cursive style with a long horizontal flourish at the end.

Emily Hjulstrom

Planner/Secretary, Planning & Zoning