

NELSON COUNTY, VA

Comprehensive Plan Update



Joint Worksession #1 | October 25, 2022



Meeting Objectives



Review Process & Schedule



Public Engagement Results



Chapter 1 Review



Demographics Review



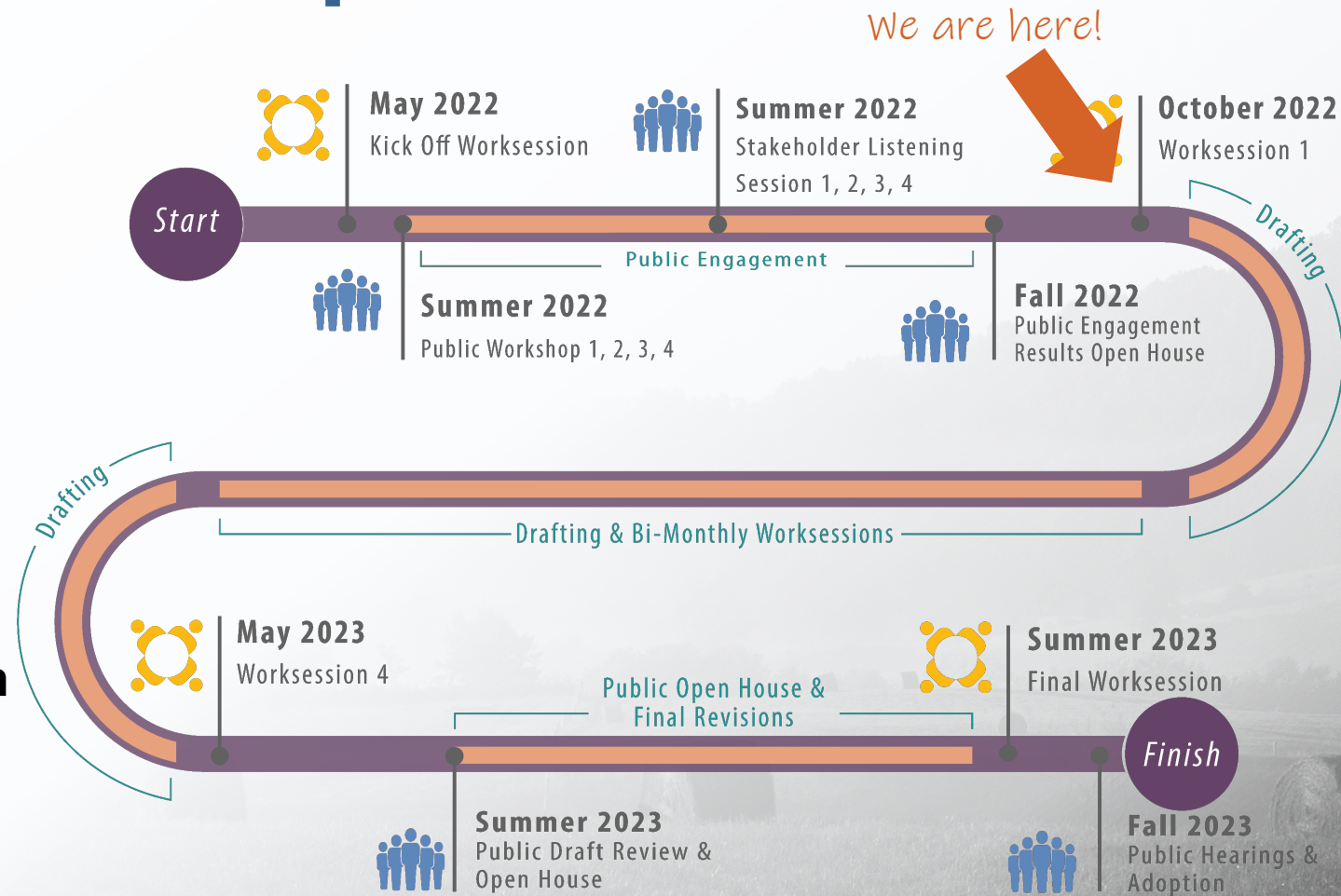
Vision & Goals Workshop



Update Process & Schedule

What are the Steps to Update the Plan?

- ✓ Diagnostic of Current Plan
- 1 ✓ Plan Branding & Community Engagement
- ▶ Update Existing Conditions Data
- ▶ Develop Vision & Goals
- 2 ▶ Draft Plan Content
- ▼ Craft Strategies & Implementation Steps
- 3 ▼ Plan Review & Edits
- ▼ Plan Adoption
- 4 ▼ Diagnostic of Ordinances



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
(September – May)
- Final Review Worksession
(Summer 2023)
- Review by VDOT
(Summer 2023)
- Public Open House
(Summer 2023)
- Joint Public Hearing &
Adoption (Fall 2023)

Worksession #1 Review Materials

1

Public Engagement Results Summary

- Appendix A: Idea Walls Comments
- Appendix B: Public Workshop Results
- Appendix C: Stakeholder Listening Session Notes
- Appendix D: Public Survey Results

2

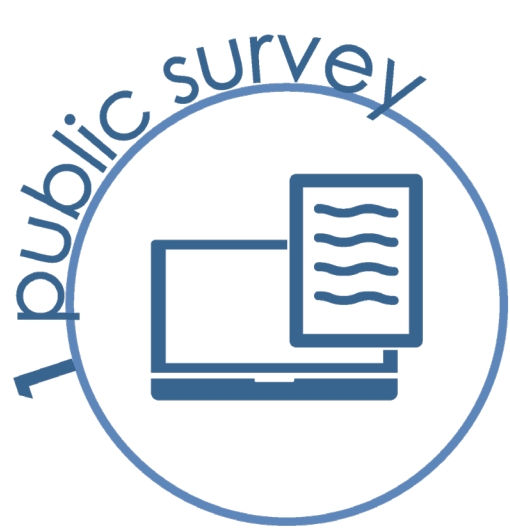
Plan Introduction & Chapter 1

3

Vision & Goals Worksheet



Public Engagement Results



= over **1,000** people
participating

environment welcoming underserved tranquil
awesome beautiful heaven funtacular special
improvement old serene quiet great
agritourism natural home rural wonderful scenic
conflicted lush relaxing ripe unique
different hug historic beauty unspoiled friendly
brutal peaceful breathtaking groovy
treasure pristine livable country lovable hot
community bucolic

Idea Wall Comments

“The dark skies of Nelson are beautiful, and business/residential development must be managed to keep it that way...”

38

Idea Wall
Posts to Date

“Development needs to be in keeping with our rural character.”



Nelson County 2042 Stakeholder Sessions

4 Listening Sessions with Industry Professionals & Experts



*Housing &
Development*



*Hospitality,
Lodging &
Tourism*



*Agriculture &
Agritourism*



*Community
Groups &
Nonprofits*



Housing & Development

- ✓ Lack of affordable housing
- ✓ Lack of amenities to attract and retain families
- ✓ Lack of water and sewer infrastructure limits development



Hospitality, Lodging & Tourism

- ✓ There are few career-oriented job opportunities
- ✓ Service & tourism employees must commute into Nelson because of housing shortage



Agriculture & Agritourism

- ✓ Loss of productive farmland
- ✓ Few healthcare services and amenities
- ✓ Lack of transportation choices



Community Groups & Nonprofits

Nelson County 2042 Public Workshops

July 13 | Nelson High School

July 20 | Rockfish Elementary

August 3 | Nelson Heritage Center

August 28 | Nelson Center

+150

Workshop Participants





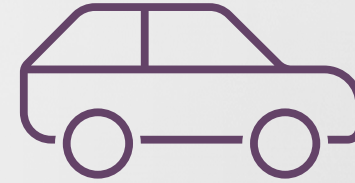
Growth & Development

- ✓ Protect the County's rural character
- ✓ Address issues related to affordable housing
- ✓ Provide more commercial and retail opportunities



Recreation & Outdoors

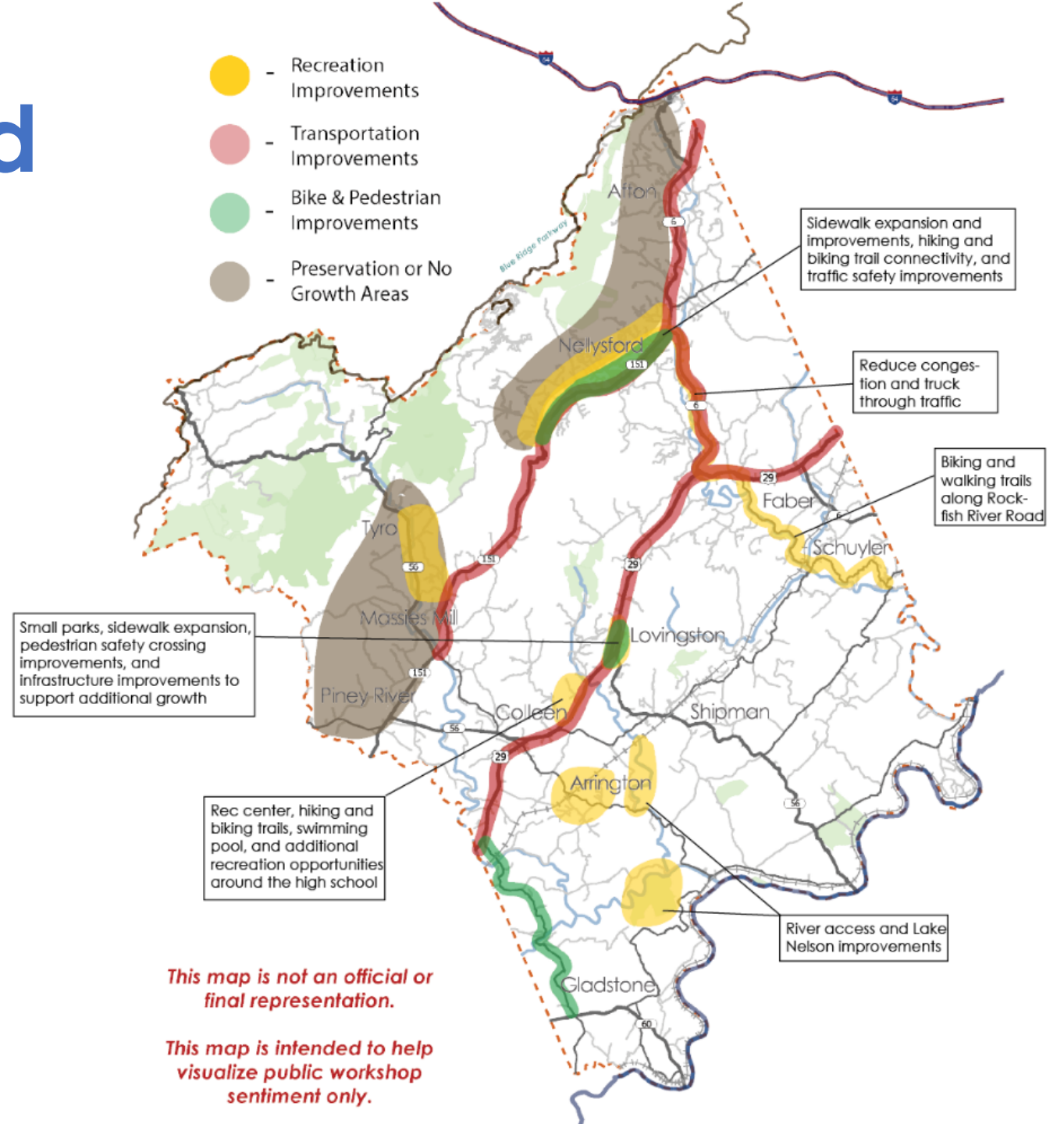
- ✓ Create recreation opportunities for youth
- ✓ Provide public access to rivers
- ✓ Expand and connect trail networks



Transportation & Infrastructure

- ✓ Improve safety and congestion along 151
- ✓ Improve and expand water and sewer infrastructure
- ✓ Create more alternative modes of transportation

Where do we need Parks, Trails, and Transportation Improvements?



What kind of growth do we want and where?

Commercial

Area	Restaurants & Cafes	Drive Thru Restaurants and	Events & Music Entertainment	Mixed-Use	Tourism & Agritourism	Grocers or Farm Markets	Retail & Specialty Shops	Offices	Community Services	Light Industrial	Hotels & Lodging	Heavy Industrial
Lovington	13	8	9	10	7	11	13	12	11	5	7	3
Colleen	5	6	5	7	7	8	8	7	7	8	4	4
Shipman	3	3	3	3	4	5	4	3	4	3	2	2
Faber	2	2	2	2	2	2	2	2	2	2	2	2
Schuyler	7	5	5	6	5	5	5	5	5	3	3	3

Residential

Area	Single Family Dwelling	Duplex or Townhomes	Apartments or Condos	Mixed-use	Senior Housing	Accessory Dwellings	Short-term Rentals
Lovington	6	7	8	7	6	4	4
Colleen	5	6	6	5	4	3	3
Shipman	5	5	5	4	4	2	2
Faber	3	3	1	2	1	2	2
Schuyler	5	4	4	5	3	4	4

Nelson County 2042 Community Survey

July 1 – August 31



Nelson County Comprehensive Plan Update 2022

Community Survey

Introduction

This survey is an opportunity for residents and neighbors of Nelson County to share their thoughts and opinions on the future growth and development of the County. Your feedback will be used by the County's staff, Planning Commission, and Board of Supervisors as we work to update the County's Comprehensive Plan.

What is a Comprehensive Plan?

The Comprehensive Plan is Nelson County's most important document regarding growth and development. It establishes government policy to guide public and private activities as they relate to land use and community facilities. The Plan is the basis for land development regulations; capital improvements for schools, parks, and other public uses; transportation investments; and environmental and historic resource protection. All Virginia localities are required to adopt a Comprehensive Plan and review the plan for necessary updates every five years.

Survey Information

- Return completed surveys by **August 15, 2022**, to Nelson County Planning & Zoning, 80 Front Street, Lovingson, VA 22949
- You can also take the survey online at www.surveymonkey.com/r/Nelson_Comp_Plan
- Questions? Visit www.Nelson2042.com or Contact **Dylan Bishop, Planning & Zoning Director**, at (434)263-7091 or dbishop@nelsoncounty.org

Survey Questions

1. What do you value most about Nelson County? (choose up to three):

- | | |
|--|--|
| <input type="checkbox"/> Quality housing | <input type="checkbox"/> Natural environment |
| <input type="checkbox"/> Tourism & agritourism (e.g., wineries, breweries) | <input type="checkbox"/> Education system |
| <input type="checkbox"/> Agriculture and forestry industries | <input type="checkbox"/> Recreation opportunities |
| <input type="checkbox"/> Cost of living | <input type="checkbox"/> Rural character and open space |
| <input type="checkbox"/> Sense of community | <input type="checkbox"/> Community facilities and services |
| <input type="checkbox"/> Employment opportunities | <input type="checkbox"/> Local history and culture |
| <input type="checkbox"/> Community safety | <input type="checkbox"/> Other: _____ |

2. What concerns you the most about Nelson County's future? (choose up to three):

- | | |
|--|---|
| <input type="checkbox"/> Development and population growth | <input type="checkbox"/> Quality of public schools |
| <input type="checkbox"/> Job opportunities | <input type="checkbox"/> Public safety and emergency services |



885

Survey
Responses



84%

Full Time Resident



4%

Part Time Resident



20%

Lived Here for
40+ Years

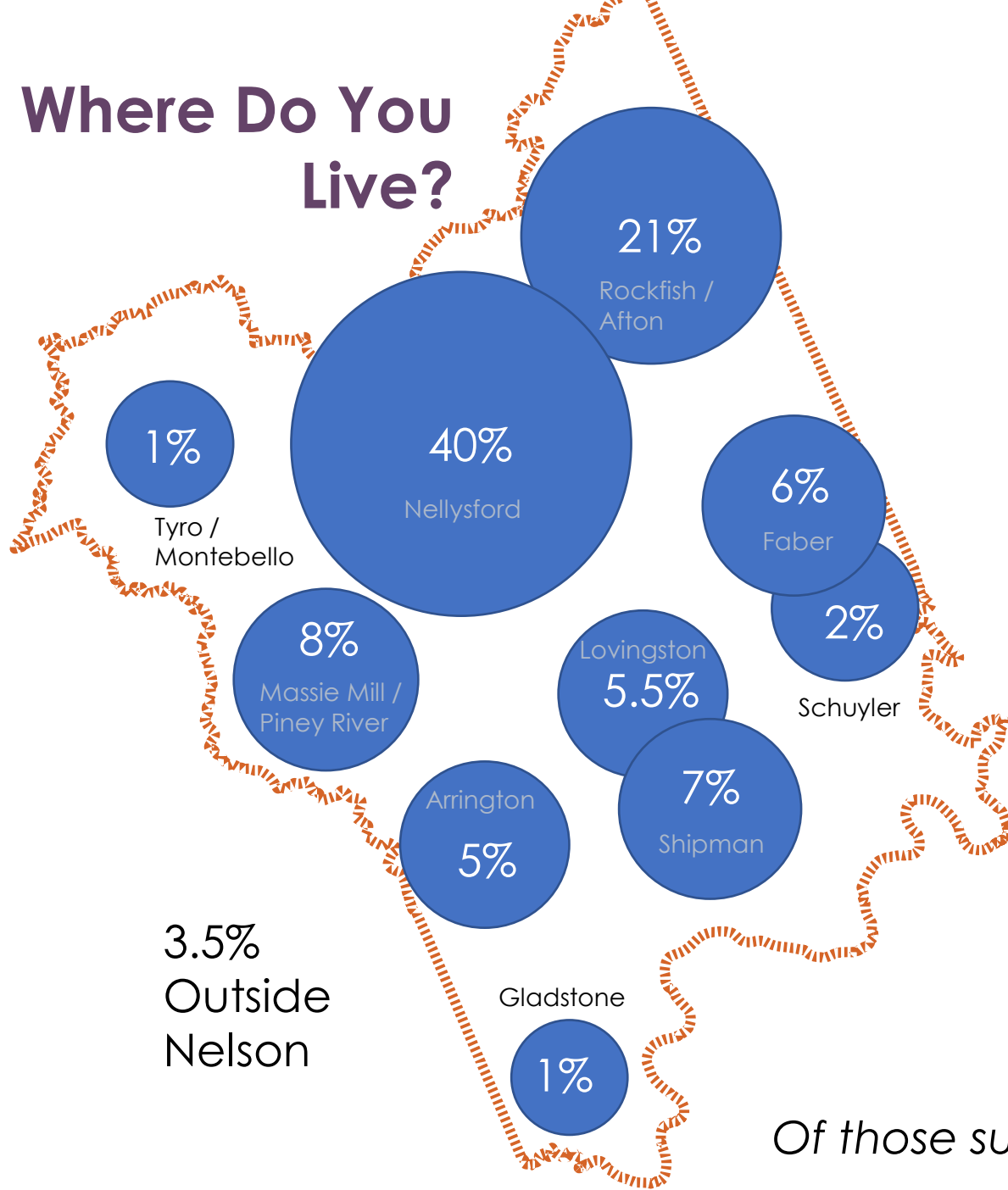


18%

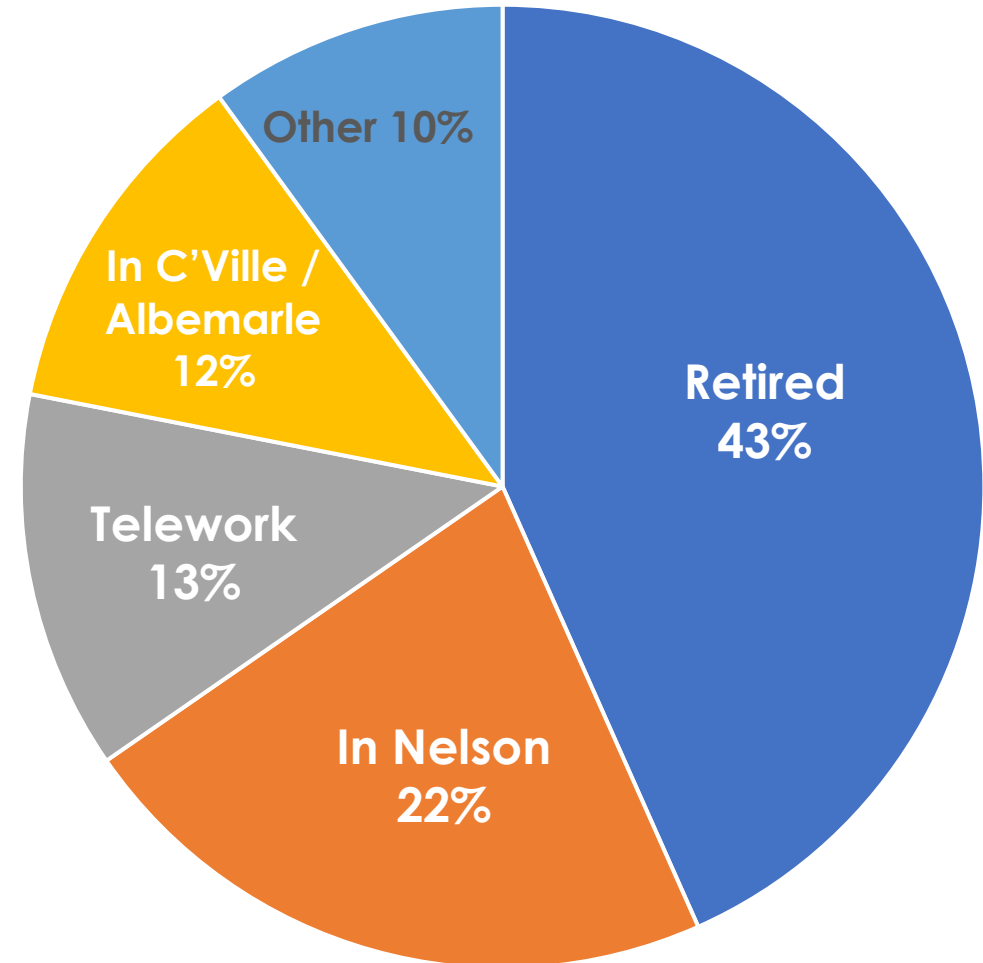
Lived Here for
Less Than 5 Years

Of those survey respondents who answered this question

Where Do You Live?



Where Do You Work?



Of those survey respondents who answered this question

What should Nelson focus on improving?



Resource
Preservation (55%)



Educational
Improvements (30%)



Affordable/Quality
Housing (28%)



Recreation & Services
(27%)

“If you are looking for a family friendly activity in Nelson – there aren't many options. No playgrounds, movie theatres, water parks, etc. It is possible to preserve the culture of Nelson as a rural community while still providing families with the resources they need to care for their families.”

What concerns you most about the future of Nelson?



New Growth
& Development (58%)



Environmental
Damage (40%)

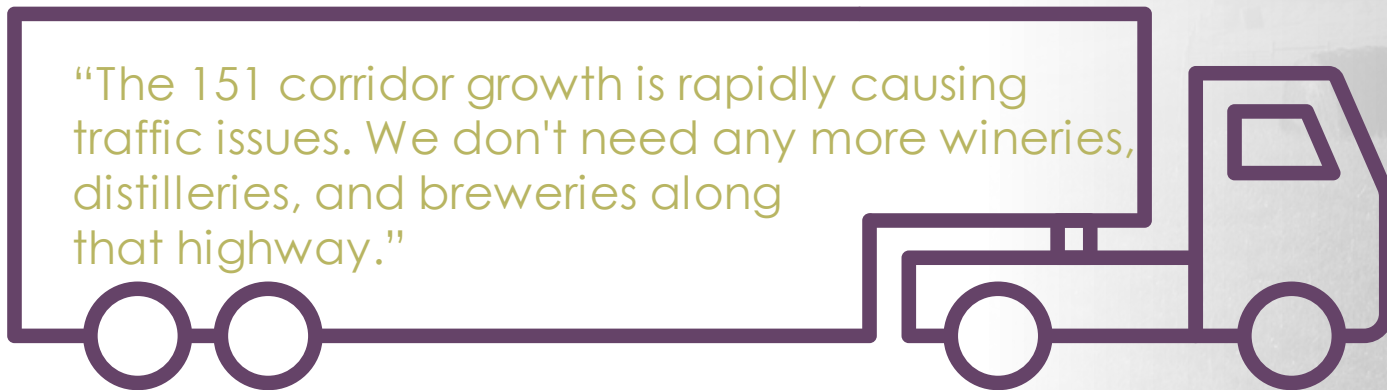


Loss of Productive
Agriculture (37%)



Housing Cost &
Quality (24%)

Traffic & Safety



Jobs & Employment



"I'd like to find a good paying job in Nelson"

PLAN +
PROVIDE
EQUITABLY
FOR
EVERYONE

DIVERSIFY +
BOLSTER
THE LOCAL
ECONOMY

THE
BIG
IDEAS

IMPROVE +
EXPAND
VITAL
COMMUNITY
SERVICES

PROTECT +
CONNECT TO
OUR RURAL
ENVIRONMENT



DIVERSIFY & BOLSTER THE LOCAL ECONOMY

What we heard from the community...

Few job and career opportunities or economic drivers exist outside tourism and agritourism.



SAY REMOTE WORK JOBS
ARE MOST WANTED

The County has few to no lodging options outside **short-term rentals**. Residents feel short-term rentals **negatively impact the housing market**.

The lack of **water and sewer infrastructure** limits economic growth and community investment.

Nearly half of survey respondents **DISCOURAGE** more short-term rentals.



Residents want more **shopping, retail, and grocery offerings** in the County. There is a desire to expand commercial enterprises while **protecting locally-owned businesses**.

57%

of survey respondents want more commercial development along Route 29 and near Lovington.

There is a need for more local investment in education opportunities including **job training, workforce, and vocational training**.

Growth and **economic investment** is **disproportionately focused** on the 151 corridor.

"The limited availability of [affordable] housing negatively impacts the **retention of a workforce** to grow local businesses" - Survey Respondent



PLAN & PROVIDE EQUITABLY FOR EVERYONE

What we heard from the community...

There is a **lack of housing choice and diversity** in the County. All residents should have access to safe, well-built, and affordable housing.



Not all parts of the County have **equal access** to services, amenities, infrastructure, and/or information.

Residents want **improved County communication** and community engagement.



The County offers few amenities and **services for seniors**.



Nelson has a **diverse culture and story**, but it is not well represented.

Young families and youth want more amenities, particularly **recreation opportunities for kids**.



Top desired amenities include playgrounds, athletic fields, and a swimming pool.

"Nelson needs **more affordable housing** for **all demographics**." - Survey Respondent



PROTECT & CONNECT TO OUR RURAL ENVIRONMENT

What we heard from the community...

Focus on **intentional, strategic growth** that respects the rural character of the County. New development should be **clustered to protect both open space and productive agricultural lands** and provide amenities such as **access to parks** and outdoor recreation.

TOP STRENGTHS



Sense of Community



Natural Resources
Clean Water



Rural Character &
Agriculture

Rehabilitate the existing built areas of the County such as Lovingson, Colleen, Shipman, and Schuyler rather than developing natural landscapes.

Develop more outdoor recreation & eco-tourism opportunities including expanded and connected **trail networks and public river access**.

Ensure our built environment incorporates **sustainable development and environmental protection** such as Low Impact Development and Dark Skies Friendly practices.

Residents are concerned about climate change and want to plan for **climate resiliency** and alternative modes of transportation.

Public River Access



#4

Providing public river access was a top goal for workshop participants

"One of the reasons I love Nelson is the amazing **natural world around us**. [We must] **ensure we have a healthy world** for our children, grandchildren & beyond!" - Idea Wall Post



IMPROVE & EXPAND VITAL COMMUNITY SERVICES

What we heard from the community...

The condition of **existing water and wastewater infrastructure** presents public safety and environmental health concerns.



1



Public Schools

2



Fire & Rescue

3



Water and Sewer

Expand coverage and improve EMS, Fire, and Police **service and response times**.

Continue to invest in and improve the **County school system**.

Expand **alternative transportation options such as sidewalks and bike lanes** - particularly in Nellysford and in Lovingson.



SAY PUBLIC TRANSPORTATION DOES NOT MEET THEIR NEEDS

Expand **public transportation** access and service to support commuters, tourism, and cut down on drunk driving.

Improving safety and mitigating **traffic and truck cut-through traffic** along 151 and 6 should be a priority.

Improve **access to local healthcare** and other wellness services and amenities



"**Traffic and truck cut-through traffic** along 151 is probably the single-most pressing issue for the County" - Survey Respondent

Public Engagement Results Input Forum

15+

Attendees

47

Total
Comments

“More paid fire
and emergency
services.”

“Develop an e-mail
or phone message
system County-wide
so citizens can be
informed of events
and actions in a
timely manner.”

“Tye River
access
would be
great.”

“Tighter by-right
definition and
applicability. Neighbors
should have more input
on intended business
uses.”

Continued Engagement

Idea Wall

<https://www.nelson2042.com/idea-wall>

Ongoing Comprehensive Plan Update Comment Survey

<https://www.surveymonkey.com/r/NelsonPlanComments>

Comprehensive Plan Draft Open House Summer 2023

A scenic view of a river flowing through a dense forest. The river is calm, reflecting the surrounding greenery. The forest is lush with various types of trees, and the scene is peaceful. A white overlay covers the right half of the image, containing the chapter title and number.

1

Chapter 1 Review

Plan Outline

Chapter titles

Ch.1 Creating Our Guide (Legal Basis; Plan Process; Public Input)

Ch.2 Setting Our Course (Nelson Today; Nelson Tomorrow)

Ch.3 Shaping Community Character (Land Use)

Ch.4 Connecting People & Places (Transportation)

Ch.5 Creating Livable Communities (Housing)

Ch.6 Protecting Valuable Resources (Natural & Cultural Environment)

Ch.7 Creating a Resilient Economy (Economy)

Ch.8 Serving the Community (Community Facilities)

Ch.9 Blazing the Way (Implementation)

Chapter 1: Creating our Guide

What is included?

- Legal Basis for Comprehensive Plan
- Planning Jurisdiction
- Relationship to Other Plans & Policies
- Process of the Creation of the Plan
- Community Engagement Summary

*Thoughts/Questions/Comments on
outline, design, and style?*



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Demographics Review

Regional Snapshot

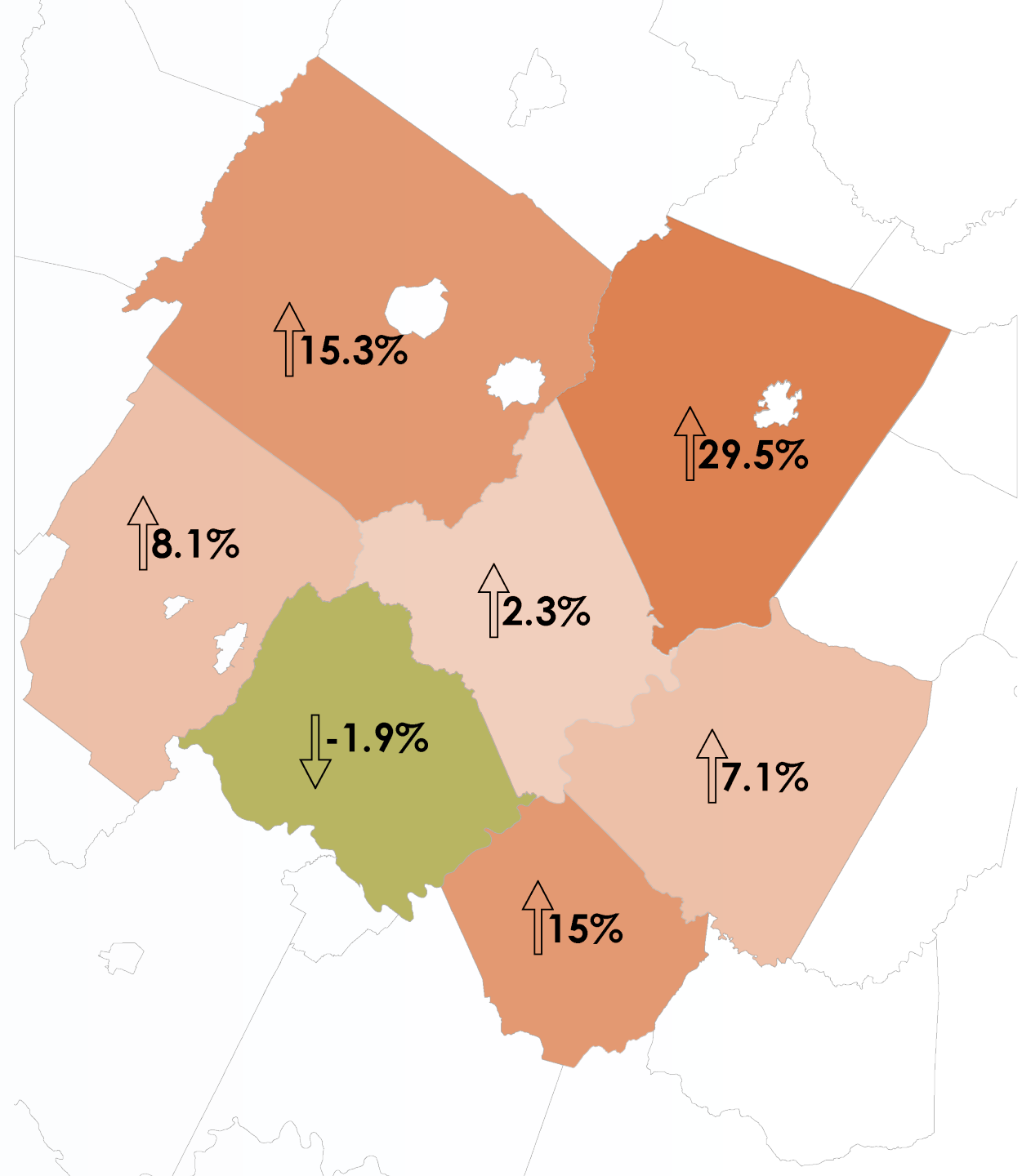
Population

Trend:

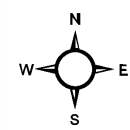
2000: 14,445
2010: 15,020
2020: 14,775
Growth: 2.3%

Population Projections:

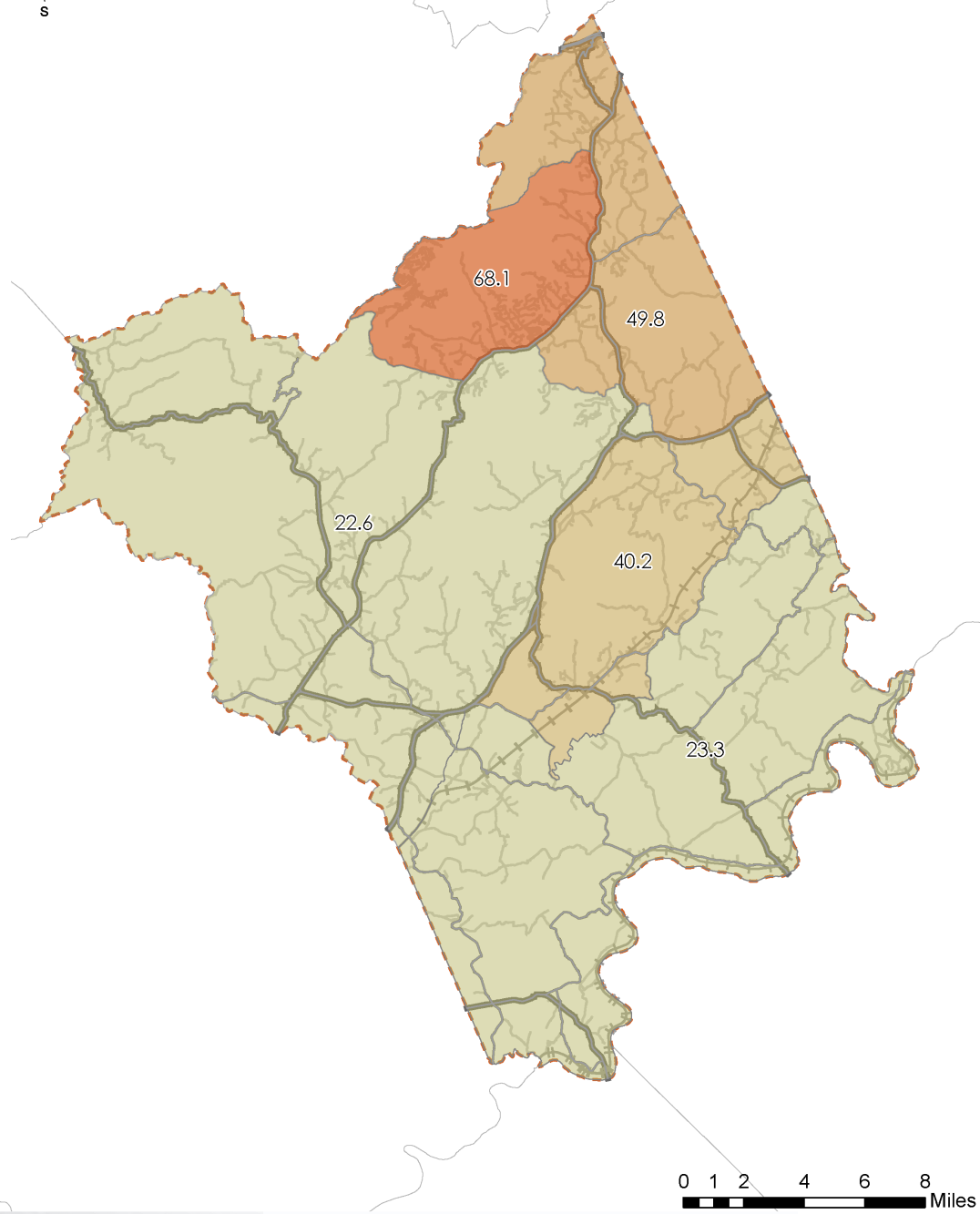
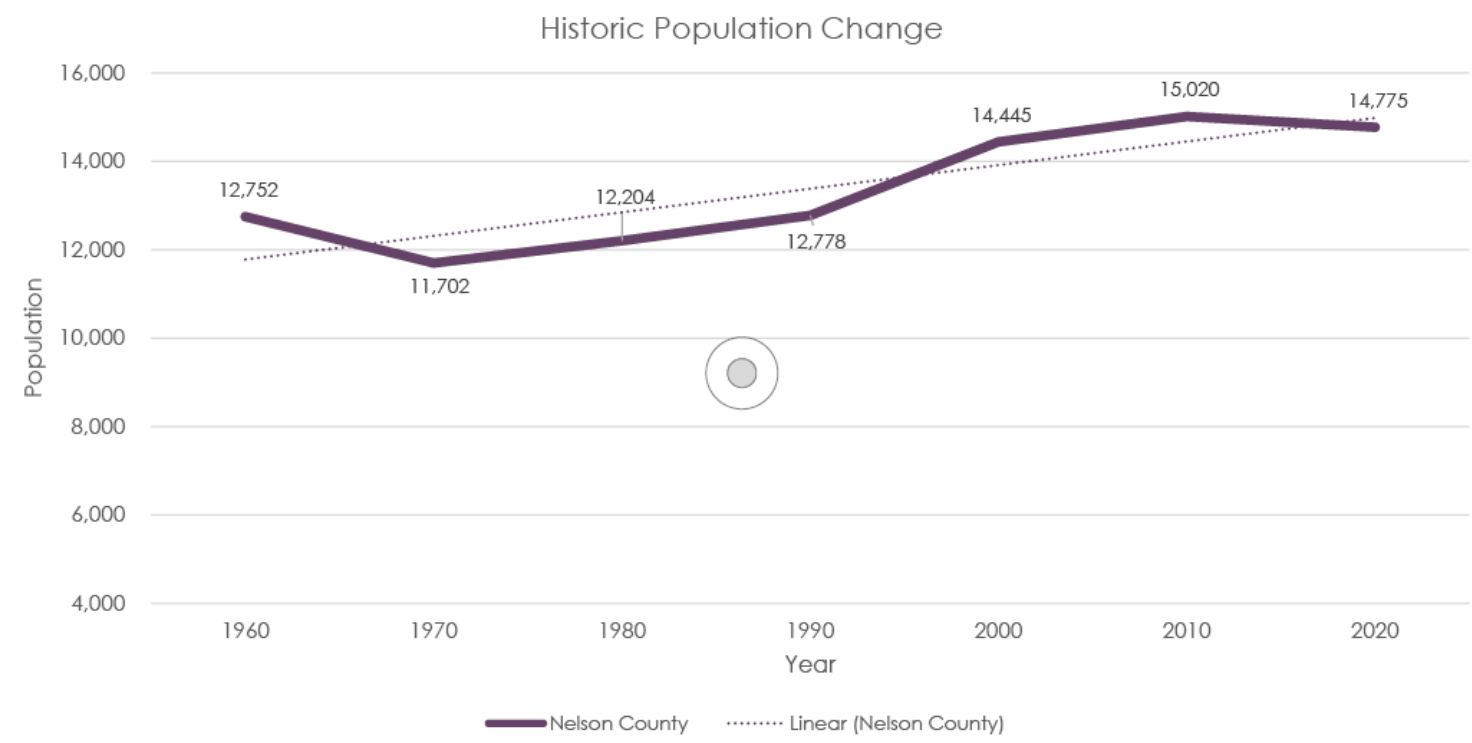
2030: 14,322
2035: 14,297
2045: 14,356
Growth: -2.84%



Population



Population Density 2020



Population

Median Age of County Residents:

2000: 40-44 years

2010: 45-49 years

2020: 50-54 years

31%

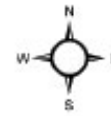
Residents with
Bachelor's or
Higher

47%

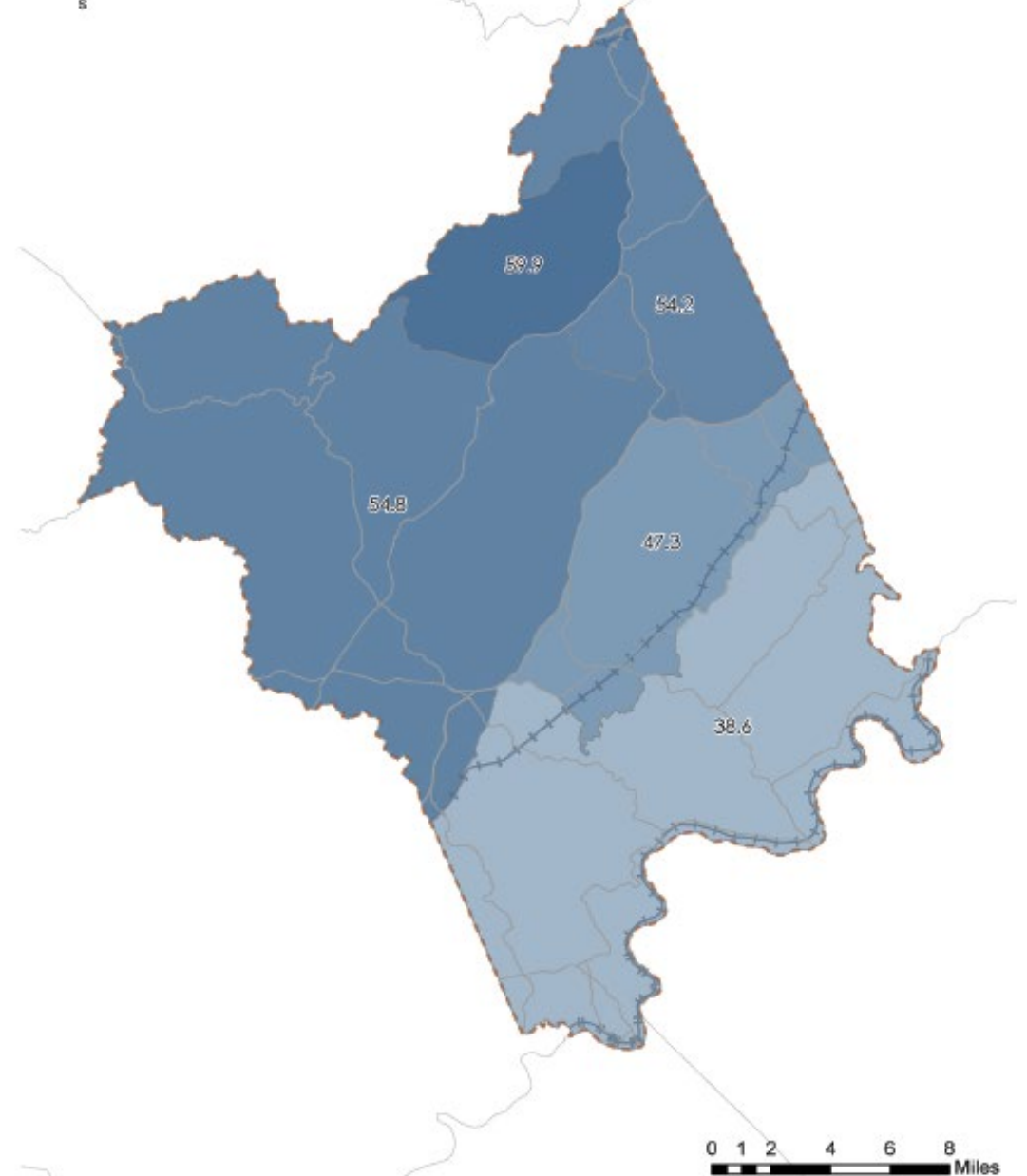
Male

53%

Female



Median Age of Residents 2020



Housing

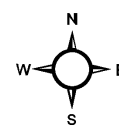
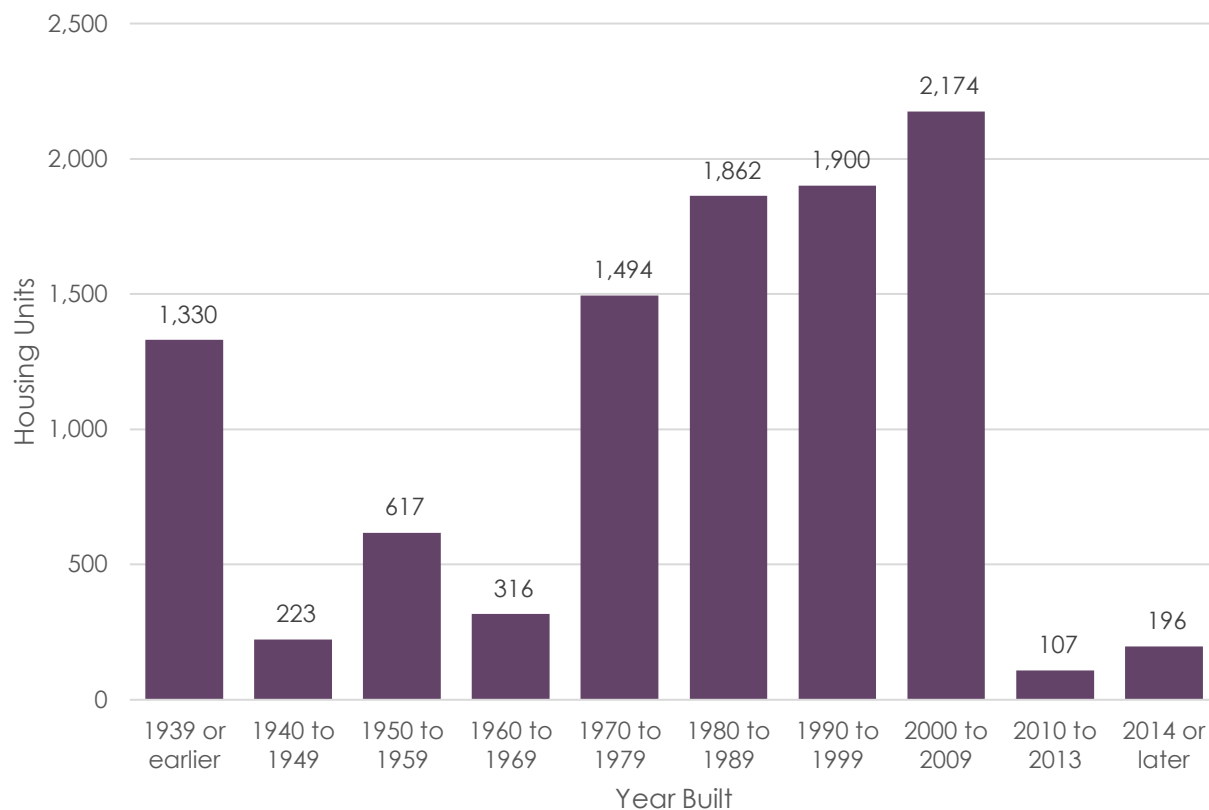
10,219

Total Housing Units

88%

Single-Family
or
Mobile Home

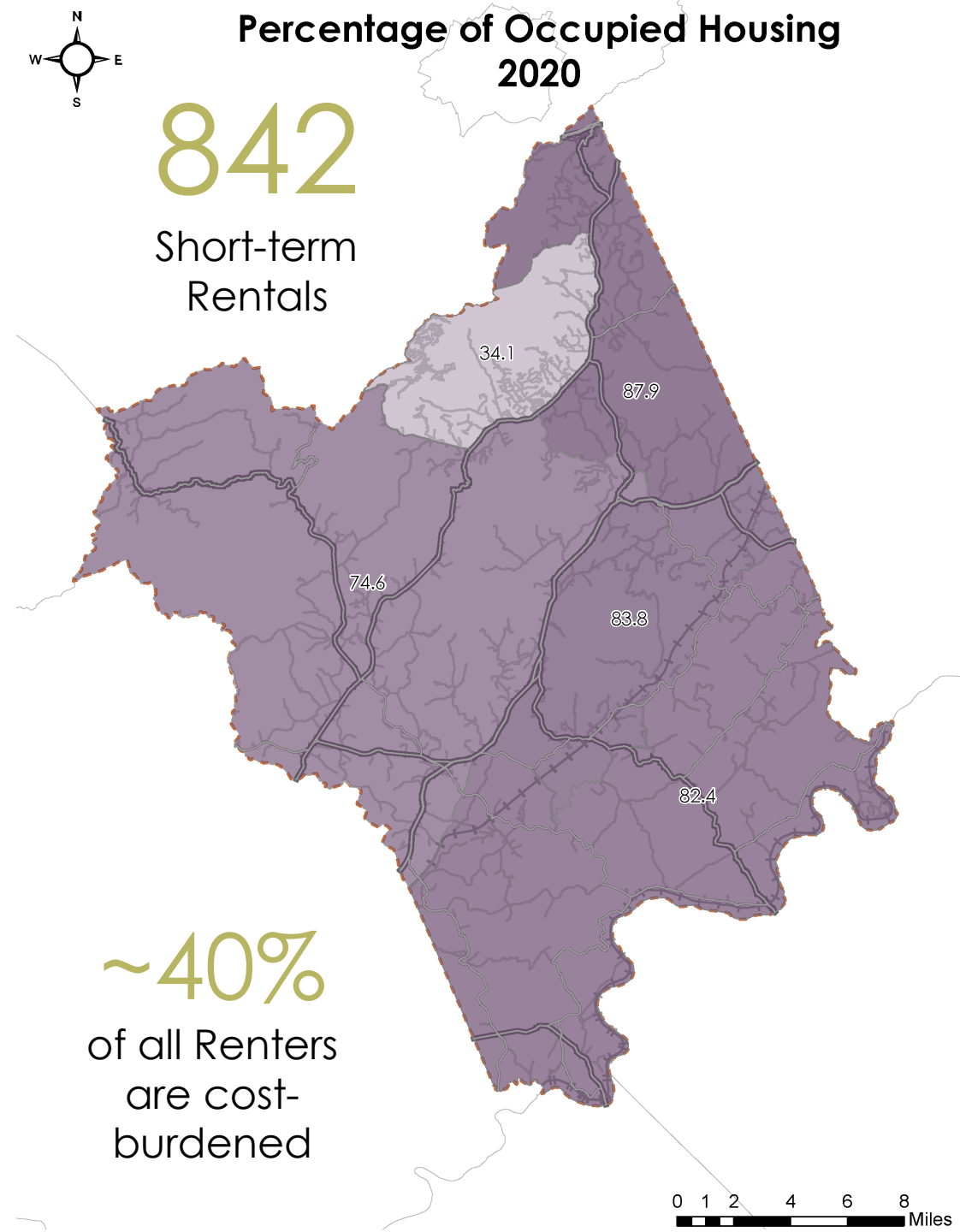
Age of Housing Stock



Percentage of Occupied Housing
2020

842

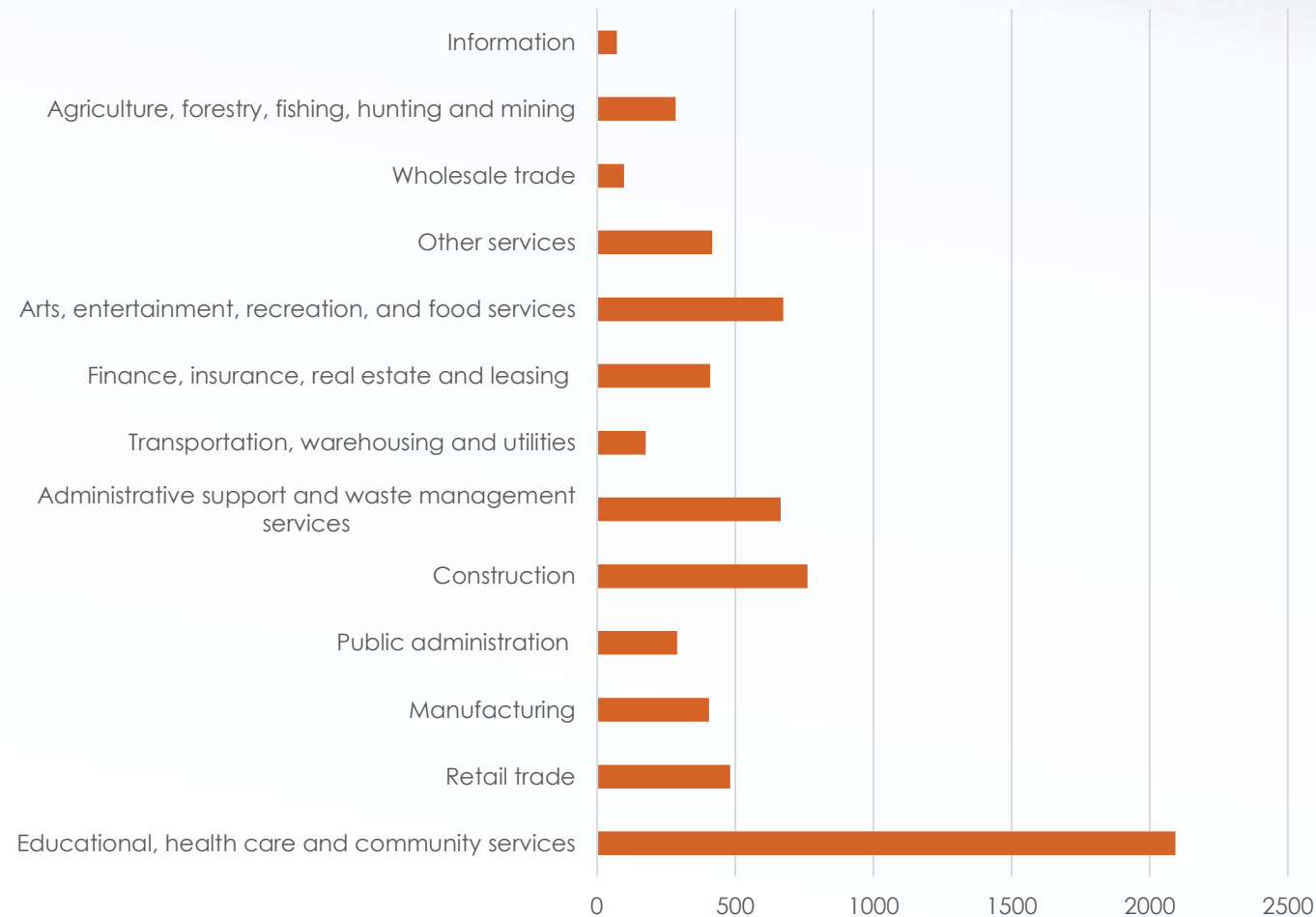
Short-term
Rentals



~40%
of all Renters
are cost-
burdened

Economy

Employment by Industry



Tourism accounts for \$3.3 million in local taxes and employs over 600 residents.

3%

Unemployment

Top 3 Employers

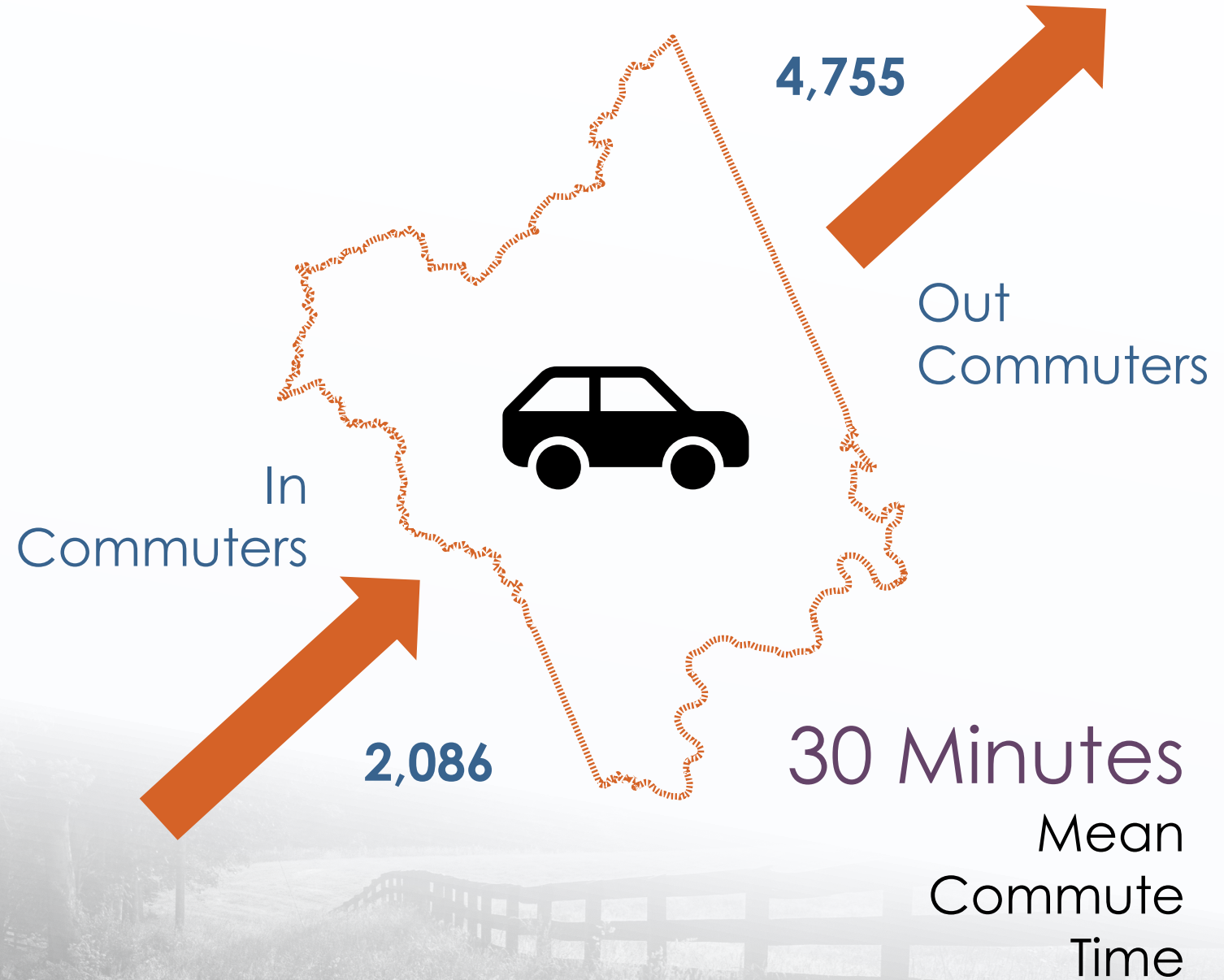
Wintergreen Pacific, LLC
Nelson County School Board
Craft USA Holdings, LLC

79,981 Acres of Farmland in 2012
67,841 Acres of Farmland in 2017

Transportation

How do Nelson residents get to work?

Drive themselves:	67.9%
Carpool:	17.3%
Public Transportation:	0%
Walk:	2%
Other Means:	1.8%
Work From Home:	11.1%



Vision Workshop



Next Steps



Edits for Ch.1 & Engagement Summary



Worksession #2 on Jan. 18



Review of Ch.2, Ch.6, and Ch. 8



Finalized Vision & Goals