

Redlined Summary of Policy Changes to Text of Nelson 2042 Comprehensive Plan

Chapter	Page No.	Text from August 29, 2023 Public Open House Draft	Revised Text for December 20, 2023 Public Review Draft
3	109	<p>Land Cover</p> <p>Nelson County's land cover reflects its mountainous, rural qualities. Forested lands dominate the landscape, covering 76.4% of the County's terrain. Much of the County's forestland is part of state and federal forests and parks. The 422-acre Lesesne State Forest is located on the lower slopes of Three Ridges Mountain adjacent to the George Washington-Jefferson National Forest, which comprises a large section of Nelson County's northwestern area. Two U.S. wilderness areas lie in Nelson County's section of national forest: Three Ridges Wilderness (4,607 acres) and Priest Wilderness (5,994 acres). James River State Park and James River Wildlife Management Area are along the southern border of the County.</p>	<p>Land Cover</p> <p>Nelson County's land cover reflects its mountainous, rural qualities. Forested lands dominate the landscape, covering 76.4% of the County's terrain. Much of the County's forestland is part of state and federal forests and parks. The 422-acre Lesesne State Forest is located on the lower slopes of Three Ridges Mountain adjacent to the George Washington-Jefferson National Forest, which comprises a large section of Nelson County's northwestern area. Two U.S. wilderness areas lie in Nelson County's section of national forest: Three Ridges Wilderness (4,607 acres) and Priest Wilderness (5,994 acres). The James River Wildlife Management Area is located in Nelson County along the southern border of the County, and directly across the river in Buckingham County lies the James River State Park.</p>
3	44	<p>Nellysford is one of Nelson's largest Villages and the largest center along the 151 corridor. Serving as basecamp for many of the county's tourists, Nellysford has a high concentration of commercial and recreation development including grocery and supplies, restaurants and breweries, and a golf course. Limited private water and sewer service has supported the development of several large scale residential developments, some associated with Wintergreen Resort. Alternative transportation along and across 151 is a challenge and increased traffic volumes in recent years has compounded safety and connectivity issues. Nellysford has the potential for designation as an Urban Development Area (UDA) to support transportation improvements, though further study is needed to determine eligibility. Future investment and development of Nellysford should focus on creating a sense of place by focusing on increased connectivity and alternative modes of transportation, expanding uses and services, such as water and sewer, to both serve the community and grow the County tax base. The character of development should take cues from rural character of the County and encourage a mix of use types in a traditional Village development pattern.</p>	<p>Nellysford is one of Nelson's largest Villages and the largest center along the 151 corridor. While Nellysford is not a designated growth area in the County, it has served as basecamp for many of the county's tourists, which has created a concentration of commercial and recreation development including grocery and supplies, restaurants and breweries, and a golf course. Limited private water and sewer service has supported the development of several large scale residential developments, some associated with Wintergreen Resort. Alternative transportation along and across 151 is a challenge and increased traffic volumes in recent years has compounded safety and connectivity issues. Future investment and development of Nellysford should focus on creating a sense of place by focusing on increased connectivity and alternative modes of transportation, expanding uses and services, such as water and sewer, to both serve the community and grow the County tax base. The character of development should take cues from rural character of the County and encourage a mix of use types in a traditional Village development pattern.</p>
3	44	<p>Prioritize redevelopment, infill, and connectivity enhancement projects within Nellysford to protect the rural landscape, ensure more efficient and effective provision of community services, bolster economic development, and improve quality of life.</p>	<p>Prioritize protection of rural landscape and moderate small village residential and commercial development, restoration and connectivity, efficient and effective provision of community services, and improved quality of life.</p>
3	44	<p>Primary Land Use Types:</p> <ul style="list-style-type: none"> Single-family detached residential Single-family attached residential Accessory dwelling units Duplexes, triplexes, fourplexes Apartments Live-work units Hotels & Lodging Agritourism Businesses Commercial (Retail, shopping, dining) Professional & Offices Business & Employment Institutional uses Parks, recreation, and trails 	<p>Primary Land Use Types:</p> <ul style="list-style-type: none"> Conservation & preservation Single-family detached residential Single-family attached residential Small-scale duplexes, triplexes, fourplexes Small-scale apartments Community & senior services Agritourism Businesses Small-scale Commercial (Retail, shopping, dining) Professional & Offices Business & Employment Institutional uses Parks, recreation, and trails

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3	36	The Primary Future Land Use Types identifies uses that help achieve the Land Use Element's Core Concept. Secondary or other uses not identified here may be appropriate. Along with the Planning Guidelines, the Primary Future Use Types are meant to guide development in accordance with the goals of this Plan. To that end, Supporting Strategies from the Plan are keyed to each Future Land Use Element. The Comprehensive Plan works as a unit to ensure the Vision for Nelson 2042 is met.	The Primary Future Land Use Types identifies uses that help achieve the Land Use Element's Core Concept. Secondary or other uses not identified here may be appropriate. Primary Future Land Use Types are defined in the Glossary of this document, but should not be confused with Use Types as defined within the County's Zoning Ordinance. Along with the Planning Guidelines, the Primary Future Use Types are meant to guide development in accordance with the goals of this Plan. To that end, Supporting Strategies from the Plan are keyed to each Future Land Use Element. The Comprehensive Plan works as a unit to ensure the Vision for Nelson 2042 is met.
4	77	Strategy 3: Target safety improvements at high-crash intersections and roadway corridors.	Work with VDOT to address priority traffic safety issues such as reduction of speed limits, safety improvements at high crash intersections, adequate turn lanes and reduced tractor-trailor "cut through" traffic.
4	73	This section lists priority transportation projects for the future of Nelson County. These projects have been identified by examining the County's existing and future transportation needs while taking into consideration community input and existing information from the plans and programs included in this Chapter. Table 4.1 provides a list of these transportation projects that Nelson County can undertake to better connect the community to important destinations and services within and outside the County. Where possible, cost estimates have been provided along with the source of the project.	This section lists priority transportation projects for the future of Nelson County. These projects have been identified by examining the County's existing and future transportation needs while taking into consideration community input and existing information from the plans and programs included in this Chapter. Vehicular and safety improvements along Routes 151, 6, and 29 are of particular concern and represent half of the identified priority projects. Table 4.1 provides a list of these transportation projects that Nelson County can undertake to better connect the community to important destinations and services within and outside the County. Where possible, cost estimates have been provided along with the source of the project.
4	73	Priority Project 6: Construct sidewalks and trails parallel to Route 151 to connect from Wintergreen to Afton and the Blue Ridge Tunnel Trailhead.	Priority Project 6: Construct separate pedestrian connections and trails parallel to Route 151 to connect from Wintergreen to Afton and the Blue Ridge Tunnel Trailhead.
4	74	Priority Project 11: Widen the shoulders along Route 151 and add bicycle lanes where applicable.	Priority Project 11: Widen the shoulders along Route 151 and add buffered, separate bicycle lanes where applicable.
5	91	Affordable Housing The lack of affordable housing options, especially for vulnerable populations, was identified as a major challenge facing the County. 42% of renters and 27% of homeowners are considered cost burdened. Maps 5.9 and 5.10 show the distribution of cost burdened households across the County. Cost-burdened households often face challenges to meet other basic needs such as food, transportation, and healthcare.	Affordable Housing The lack of affordable housing options, especially for vulnerable populations, was identified as a major challenge facing the County. 42% of renters and 27% of homeowners are considered cost burdened. Maps 5.9 and 5.10 show the distribution of cost burdened households across the County. Cost-burdened households often face challenges to meet other basic needs such as food, transportation, and healthcare. Any household paying more than 30% of household income on housing, including rent, mortgage, and the associated utilities and maintenance, are considered cost-burdened.
5	89	Short-Term Rentals A major factor contributing to the housing shortage is short-term rentals, which are a relatively new component of the housing market. The US Census bureau considers short-term rental units as vacant units for the sake of occupied housing status. Of the 3,821 vacant units of housing in the County, in 2020, 2,328 of them were considered for seasonal, recreational, or occasional use, which includes short-term rental units. The majority of Nelson's short-term rental housing stock is found in the vicinity of Wintergreen and Stoney Creek, according to a 2022 Wintergreen Property Owner's Association survey with a 40% response rate. Of 2,140 homeowners polled, 91% indicated that their property exclusively serves as a short-term rental. This brings the total number of short-term rentals in Wintergreen and Stoney Creek to 1,948 and leaves only 380 short-term rentals across the rest of the County.	Short-Term Rentals A major factor contributing to the housing shortage is short-term rentals, which are a relatively new component of the housing market. The US Census bureau considers short-term rental units as vacant units for the sake of occupied housing status. Of the 3,821 vacant units of housing in the County, in 2020, 2,328 of them were considered for seasonal, recreational, or occasional use, which includes short-term rental units. The majority of these units are found within the Wintergreen resort area and Stoney Creek which is primarily a seasonal or second home community. Of the 2,328 housing units considered for seasonal, recreational, or occasional use, it is estimated that about 2,000 of them are located within the Wintergreen resort area and according to a 2022 Wintergreen Property Owner's Association survey, with a 40% response rate, approximately 600 of those units are being used as short-term rentals. Without taking into consideration the Wintergreen resort, there are approximately 300 short-term rentals located throughout the rest of Nelson County.
7	136	Nelson County has been anchored by traditional agriculture for generations.	Nelson County has been anchored by traditional agriculture for generations and agricultural enterprises of all scales continue to play a key role in the local economy.

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7	154	Strategy 13: Support multiple revenue streams for farmers by reviewing and amending ordinances to better allow farmers to host complementary agritourism uses on agricultural properties.	Strategy 13: Support different types of agriculture and multiple revenue streams for farmers by reviewing and amending ordinances to better allow farmers to host complementary agritourism uses on agricultural properties.
8	164	Nelson County Service Authority provides the County's water and wastewater services. Four water treatment and wastewater treatment plants serve the County, located in Lovington, Schuyler, Wintergreen, and Gladstone. The Lovington facilities also provide water and sewer access for Lovington, Shipman, Colleen, and Piney River. While smaller than the other facilities, the Gladstone facility serves a significantly smaller number of customers.	Nelson County Service Authority (NCSA) provides the County's water and wastewater services. Six water treatment and four wastewater treatment plants serve the County, all of which are owned by the NCSA except for the Tye River Water Treatment Plant and the Piney River Consecutive System which are owned by Nelson County. The Wintergreen area is served by the largest water and wastewater treatment plants in the County. The Black Creek Water Treatment facility and the Nelson County Regional Sewer Treatment Plant provide water and sewer access for Lovington, Shipman, and Colleen. Schuyler is served by a water and wastewater treatment facility. Piney River gets some water service from the Piney River Consecutive System and some sewer access from the Nelson County Regional Sewer Treatment Plant. In addition, the Arrington area has some water access provided by the Tye River Water Treatment Plant and the Gladstone Water Treatment Plant serves a significantly smaller number of customers in the Gladstone area.
8	165	The plan recommends increasing the Black Creek reservoir yield with withdrawals from Tye River during high water events. The plan also identifies alternative reservoir sites for short-term and long-term storage capacity based on the Rockfish Valley/Wintergreen Resort Water Source and Capacity Study (2007) and notes that future interconnection with Amherst County may also be explored. The County should work proactively with the service authority to identify its preferred solution, undertake additional environmental and feasibility studies, pursue easement or property acquisition, and develop necessary infrastructure to protect the water supply. An updated water supply plan or local comprehensive water and sewer master plan is also advisable to address current and future needs.	The regional plan includes recommendations such as increasing the Black Creek reservoir yield with withdrawals from Tye River during high water events. The regional plan also identifies alternative reservoir sites for short-term and long-term storage capacity based on the Rockfish Valley/Wintergreen Resort Water Source and Capacity Study (2007) and notes that future interconnection with Amherst County may also be explored. In addition, the Rockfish Valley Corridor Water and Sewer Study was prepared in 2002 for the northern communities of the County such as Nellysford, Beech Grove, Avon, and Afton. This study recognizes the potential growth of the area which could prove problematic if homeowners were reliant upon private water and sewer systems. Instead, it provides a number of potential options to provide public water and sewer to these communities and should be referred to in the future to help address the needs of the Rockfish Valley. While these recommended strategies may be appropriate, it will be important for Nelson County to work proactively with the service authority to identify preferred solutions, undertake additional environmental and feasibility studies, pursue easement or property acquisition, and develop necessary infrastructure to protect the water supply. Moving forward, an updated water supply plan or local comprehensive water and sewer master plan will likely be necessary to address the current and future needs of the County.
4	68	While there are currently no designated UDAs in Nelson County, Lovington and Nellysford may qualify for designation. Nelson County should continue to monitor these areas and identify opportunities for UDAs in the future.	While there are currently no designated UDAs in Nelson County, Lovington and Nellysford may qualify for designation. This process is a community led effort that would involve extensive public engagement and amendments to this plan. This designation does not imply intense urban development, but rather responds to local needs and conditions. Any designations in Lovington and Nellysford would promote growth management through redevelopment and improved connectivity, and any new development should be supported through small-scale development practices that do not impact the rural village character.