



# Nelson County Comprehensive Plan Update Public Engagement Summary





# Nelson County Comprehensive Plan Update Public Engagement Results Summary

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## Overview

The Nelson County Comprehensive Plan will be based on research, data analysis, and, most importantly, community input. Throughout the process, this Comprehensive Plan update will take deliberate and extensive steps to ensure that all community members have an opportunity to help shape the visions and goals of the community. This report summarizes the following community engagement activities conducted as part of the public engagement phase of the process (July 1 through August 31, 2022):

- **Idea wall:** The Nelson County Comprehensive Plan website included a page for the community to leave comments and ideas for the Comprehensive Plan Update.
- **Community Workshops:** During four community workshops, community members were introduced the Comprehensive Plan process and invited to work together in small groups to complete exercises on Countywide and topic-focused issues.
- **Stakeholder Listening Sessions:** County organization and business representatives participated in four discussion based listening sessions. Each session focused on a separate theme relevant to the Comprehensive Plan update process.
- **Public Survey:** A survey consisting of 23 questions, tailored to identify strengths, weaknesses, and future needs of the community, was made available for community members to take online through the Comprehensive Plan website or physically on paper copies distributed throughout the County.



## Big Ideas

Throughout the public engagement process, four key themes, or “Big Ideas”, were identified across all of the community engagement activities. These Big Ideas will frame and inform the strategies and goals created for the Plan and are as follows:

1. Plan & Provide Equitably for Everyone
2. Diversify & Bolster the Local Economy
3. Improve & Expand Vital Community Services
4. Protect & Connect to Natural Resources

Additional details on these big ideas will be shared.



## Outreach and Publicity

During the public engagement process, the following outreach and advertising mechanisms were used to get word out about the plan update and opportunities to participate.

- **Nelson 2042 Website & Email Blasts**
- **Nelson County Website**
  - The Nelson County website also contains information regarding the plan process and will be used to post official meeting minutes from joint worksessions between the Planning Commission and Board of Supervisors.
- **Flyers & Post Cards**
  - Flyers and postcards were distributed to businesses, libraries, and community spaces across the county. Hard copy surveys were made available at many of these same locations.
- **Press**
  - A press release announcing the kickoff of the plan was distributed to news outlets in the area.
  - Crozet Gazette advertised the website, survey, and workshop dates.
  - CBS19 News advertised the website, survey, and workshop dates.
  - Nelson County Times covered the joint kickoff and promoted the website.
- **Social Media**
  - Nelson County Tourism and Parks & Recreation advertised the project through their social media platforms.
- **Word of Mouth**

## Idea Wall Results

In July of 2022, Nelson County launched the official website for the Comprehensive Plan update process known as Nelson 2042. This website contained links to public engagement opportunities and useful resources, news posts and pertinent information, as well as an idea wall where community members were encouraged to post a comment to let the County know what they were thinking about the update process and what they hoped to see in the future.

So far, 35 comments have been posted to the idea wall. Comments on the wall have ranged in topic with the most prevalent themes of comments pertaining to the protection of natural environment, traffic improvements, and pedestrian and bicycle infrastructure improvements.

Examples of comments included on the idea wall:

- "Please keep supporting our natural world! Support a sustainable ecosystem. Ensure we have a healthy world for our children, grandchildren & beyond!"
- "Resolving dangerous sections of 151 should be a priority before the County entertains any further development that will increase traffic."
- "If there was a safe and visible path for bikes and pedestrians to use along the 151 corridor, it would alleviate conflicts with vehicles, and perhaps even reduce the number of sight-seeing vehicles on the road."

The full list of current comments posted to the idea wall can be found in Appendix A.

The Nelson 2042 website will continue to run throughout the entirety of the Comprehensive Plan update. Comments added to the idea wall will continue to be tracked and considered throughout the update process.

## Community Workshops

Nelson County conducted four community workshops to gather input from the community for the Comprehensive Plan update. These workshops were conducted in Summer 2022 on July 13<sup>th</sup>, July 20<sup>th</sup>, August 3<sup>rd</sup>, and August 28<sup>th</sup>. In total, approximately 150 community members attended the community workshops over the four sessions.

The workshops began with an introductory presentation that briefly explained the comprehensive planning process and detailed the importance of public input. Following the presentation, attendees split into groups to work on breakout discussion exercises.

Each group discussed and documented Countywide strengths, weaknesses, and opportunities – as well as goals for the future. Additionally, each group focused on a key planning element: Growth & Development, Transportation & Infrastructure, and Parks & Recreation. A tabulated summary of the responses collected from all of the public workshops can be found in Appendix B.

**July 13, Nelson County High School. (35+ attendees)** The top strengths identified at this workshop were the County's natural beauty and resources, its sense of community, and its central location and proximity to urban centers. The top weaknesses identified were the lack of infrastructure (such as water, sewer, electric vehicle charging, or broadband access), housing challenges (including those related to affordable housing), and a lack of public recreation areas (such as parks and playgrounds). The top goals and improvements for the County included preserving natural spaces and rural lands from development, attracting industries to expand the County workforce, and implementing reliable public transportation options.

**July 20, Rockfish Valley Elementary School. (40+ attendees)** The top strengths identified at this workshop were the County's rural and agricultural character, natural beauty, and sense of community. Its top weaknesses were identified as housing challenges (including a lack of affordable housing), traffic issues (including congestion along the Route 151 corridor), and not enough infrastructure (such as water, sewer, and broadband access). The top goals and improvements identified for the County were actions to bring in more affordable housing, expanding the workforce by allowing more tax-generating businesses, and improving traffic patterns and adding additional turn lanes for safety and to ease congestion, specifically along the Route 151.

**August 3, The Nelson Heritage Center. (40+ attendees)** The top strengths identified at this workshop were the County's natural beauty and resources, its welcoming and family-oriented community, and its mix of riparian, agricultural, and mountainous areas. The top weaknesses identified were the limited career opportunities and few economic drivers, the lack of public recreation resources (such as parks and playgrounds), and transportation infrastructure and issues (such as public transportation and traffic safety). The top goals and improvements for the County were identified as building more indoor and outdoor recreational facilities, increasing the employment base by attracting more economic growth, and creating more affordable housing.

**August 28, The Nelson Center. (25+ attendees)** The top strengths identified at this workshop were the County's natural beauty and resources, its sense of community, and the clean air and water quality. The top weaknesses identified were the County's limited access to health care options and mental health services, its lack of affordable housing, and the insufficient fire and rescue services. The top goals and improvements identified at this workshop were increasing the housing stock for low- and medium-income residents, increasing recreational opportunities, and expanding economic growth and opportunities.

### Word Cloud

Attendees at each public workshop were given the opportunity to submit a single word that they would use to best describe Nelson County. Over the course of all four workshops, 85 responses for this exercise were received. These responses were put into a word cloud, which can be found below, to help visualize what community members think of when they think of Nelson County. This word cloud increases the size of the word submitted based on how many responses of that word were included.



## Stakeholder Listening Sessions

Four stakeholder listening sessions were held throughout the community engagement process. One was held on July 13<sup>th</sup>, another on July 20<sup>th</sup>, and two on August 3<sup>rd</sup>. Facilitated by the Berkley Group, attendees were selected for their direct involvement in each given topic and included representatives from local businesses, community organizations, realtors, developers, healthcare, and agriculture, among others.

These facilitated discussions gave participants an opportunity to discuss key issues and opportunities in the community that related directly to their areas of interest. The four meetings focused on different topics: housing & development, lodging & tourism, agriculture and agritourism industries, and community groups & nonprofits. Listed below are some of the most common themes that were discussed during these meetings, though many other topics were raised. A full summary of the discussions held at each meeting can be found in Appendix C.

- Nelson County has a limited housing stock which is affecting many aspects of the community in unforeseen ways. Notably, many employers are having difficulty finding employees and many current employees have to commute into Nelson County from places like Waynesboro or Amherst because there are limited rental or affordable housing options. Much of this rental housing stock has been repurposed for short-term rental options catered to tourism.
- There are few career-oriented economic opportunities for residents and, subsequently, there are less young families and young professionals staying in Nelson County. Many of the residents in the County instead commute to urban areas such as Charlottesville, Staunton, Waynesboro, or Lynchburg.
- The lack of available infrastructure, specifically public water and wastewater is having a detrimental effect on the necessary development in the County, which includes additional housing, lodging, and economic opportunities. Additional infrastructure should be targeted along the Route 29 corridor where it can be supported.
- Nelson County's rural and agricultural character, as well as its accompanying natural beauty, are its greatest asset. This character should be preserved as much as possible, and future development should be done with preservation in mind.

- While historically Nelson County's economy has been driven by agriculture and raw material processing, it has shifted recently to one centered more around tourism. Preserving Nelson County's agricultural heritage will require a multifaceted strategy to include farmer education and recruitment programs, continuation of land use taxation, and reducing barriers to activities that support viable agricultural businesses (e.g., agritourism, support businesses).
- With most retail, lodging, and other tourism related businesses being centrally located along the Route 151 corridor, overdevelopment concerns have been raised, such as an abundance of traffic and loss of natural habitats. Development should be focused elsewhere in the County, specifically the redevelopment and rehabilitation of historically populated areas, such as Lovington.
- Healthcare, fire, and emergency services have been identified as lacking for community members of all ages. Additional emergency services are required to help cut down on long response times that could have life-threatening consequences. Additional care for the aging and elderly could help improve their quality of life, especially with those who have difficulty traveling to distant urban centers.
- An increase in available public transportation can help improve the quality of life of community members of all different demographics, such as offering additional transportation options for tourism and recreation, the elderly and aging, and those without access to private transportation options. While some community organizations currently help fill this gap, additional support from the County is desired to increase the amount of public transportation options and better serve community members.
- Additional recreational opportunities for community members can help improve quality of life and help make Nelson a more attractive and livable place. Some recreation services are currently being fulfilled by community organizations but further expansion of these services and a centrally-located, County-funded, recreation center have been identified as desirable options by community members.

## Public Survey

During the community engagement process, a public survey was made available to collect input from the broader community. The survey included 24 questions designed to provide an understanding of the top concerns and goals of the community. Of these 24 questions, 14 were directly related to the Comprehensive Plan, 9 were about respondent demographics, and 1 was for contact information. The survey was available online and in hard copy from July 1 to August 31, 2022. During that time, 885 community members took the survey, with 811 taking it virtually online and 74 submitting a paper copy response. The results of this survey are summarized below and are vital to the Comprehensive Plan update. For the full survey results, please see Appendix D.

### Comprehensive Plan Questions<sup>1</sup>:

- **Top 3 most valued attributes of Nelson County:**
  - Natural environment – 66.9%
  - Rural character and open space – 64.8%
  - Sense of community – 28.2%
- **Top 3 concerns for Nelson County's future:**
  - Development and population growth – 58%
  - Damage to the environment – 39.7%
  - Loss of farms, forestry, and quarries – 37.1%
- **Top 3 focus areas for Nelson County's future:**
  - Preserving environmental resources – 55.4%
  - Improving public schools – 29.6%
  - Promoting affordable/quality housing – 27.5%
- **General quality of life:**
  - 61.4% of respondents do not believe there is enough affordable housing.
  - 57.4% of respondents do not believe there is enough variety in housing.
  - 55.1% of respondents are not satisfied with shopping opportunities.
  - 91.1% of respondents feel safe in Nelson County.
  - 47.9% of respondents do not feel there is enough public transportation.

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<sup>1</sup> Note: Percentages (%) represent what percentage of respondents chose that particular response and is not based on a total percentage equaling 100%.

- 42.3% of respondents do not believe that Nelson County does enough to support agriculture and preserve rural environs.
- **Top 3 most desired land uses in Nelson County:**
  - Public parks – 83.4%
  - Agriculture – 78.8%
  - Outdoor recreation/tourism – 77.8%
- **Top 3 least desired land uses in Nelson County:**
  - Industrial development – 62.4%
  - Short-term rentals – 46.3%
  - Forestry/logging/sawmills – 39.8%
- **Top 3 desirable job markets to be encouraged in Nelson County:**
  - Telework/work from home – 66%
  - Medical services – 58.7%
  - Agriculture and forestry – 52.6%
- **Top 3 new residential development types:**
  - Single family homes – 65%
  - Rehabilitation/repair of existing homes – 54.1%
  - Affordable housing – 52.9%
- **Top 3 locations for new residential development:**
  - Central area (Lovingston, Colleen, Shipman, etc.) – 49.9%
  - Redevelop existing sites/buildings – 48.6%
  - Along Route 29 – 47.6%
- **Top 3 locations for new commercial development:**
  - Along Route 29 – 56.8%
  - Central area – 43.8%
  - Redevelop existing sites/buildings – 43.1%
- **Top 3 transportation improvements desired:**
  - Bicycle/trail connectivity (signage, bike lanes and paths) – 49.5%
  - Public transportation – 40.2%
  - Traffic and road safety – 38.5%
- **Top 3 most desired recreation facilities:**
  - Trails for biking, walking, or hiking – 60.9%
  - Indoor/outdoor pool – 36.7%
  - Small-scale parks with open spaces – 35.4%
- **Top 3 priorities for improving public facilities and services:**
  - Fire and rescue/ambulance services
  - Public schools
  - Medical/clinical services

## Demographic Questions:

- **Place of residence:** The majority of respondents were from the Nellysford or Afton/Rockfish areas.
- **Place of work:** Most respondents were retired with many working in Nelson County or telework/working from home.
- **A large majority of respondents were permanent residents of Nelson County or owned property in the County.**
- **Age:** The top 3 age brackets for respondents were: 65 or older, 55-64, 45-54.
- **Race:** A large majority of respondents were white.
- **Tenure:** Of the respondents that identified as residents of Nelson County, there was a slight majority that have lived in the County for 40 or more years with the second largest group having lived in the County for less than 5 years.
- **Internet:** A large majority of respondents have sufficient internet service at their place of residence.
- **Cellular wireless service:** The majority of respondents believe cell phone service is sufficient at their place of residence with approximately a quarter of respondents having insufficient service.



# Nelson County Comprehensive Plan Update Idea Wall Comments



Date	Subject	Comment
2-Sep	Dark Skies	I hope Nelson County will take measures to ensure we do not become inundated with light pollution. The dark skies of Nelson are beautiful, and business/residential development must be managed to keep it that way. I am not anti-development in any way - I am just saying that as the country grows, we need to protect our skies and dark mountain views from light pollution.
29-Aug	Climate Disruption & Potential Increased Demand for Land Clearing	VA has 10,000 miles of tidal shoreline, making our shoreline the longest of any state in the continental U.S. We have more shoreline than Florida! 78% of Virginians live within 20 miles of the Chesapeake Bay, the Atlantic, and tidal rivers. Second only to New Orleans, Hampton Roads is the largest population area in the U.S. with the highest risk from sea level rise. A report prepared for the VA legislature by the VA Institute of Marine Science predicts a sea level rise in Hampton Roads between a minimum of 1 foot to a maximum of 2.2 feet by 2050. (See Norfolk, Virginia   Virginia Institute of Marine Science (vims.edu) But sea level rise does not stop in 2050. Worst-case scenario predicts a potential 7.5 ft sea level rise on the coast by 2100. What happens when people begin moving inland from the VA coastline? Along with other counties, Nelson could experience unprecedented growth pressure from citizens wanting to move here to buy and build houses on high ground. We need to be prepared for this possible eventuality if we are to preserve the things we hold dear today – clean air, clean water, night skies in which we can see the stars, a rich biodiversity of plants and animals, forested mountains, open farmland, low crime rate, and a community spirit that far exceeds that of many places. Indeed, since scientists know that trees are the best carbon capture technology in the world, our forested landscape can only become more valuable in the future. Intelligent zoning can prevent rampant development from destroying our natural heritage. Our Comp Plan must identify areas where clustered development is appropriate, and just as important, where development is NOT appropriate. The mission statement of the Board of Supervisors begins with, “It is the mission of the Board of Supervisors to maintain Nelson County as a beautiful, safe, healthy, and prosperous rural county; where public services are effective, efficient, adequate and responsive to the needs of its citizens.” We must ensure that our new Comp Plan includes planning for climate disruption.
29-Aug	FedEx / UPS drop boxes in Lovingston	Please set up FedEx / UPS drop box locations at the courthouse. Residents and small business owners are disadvantaged by needing to leave the county to access drop box locations for FedEx and UPS.
29-Aug	Blue Ridge Railway Trail to James River State Park	Extend the Blue Ridge Railway Trail all the way down the Tye River to Norwood and allow for pedestrian access to the James River State Park.
29-Aug	James River State Park access	Plan for a ferry, footbridge or some other form of pedestrian crossing of the James River in Norwood so people can access the James River State Park without driving.
29-Aug	Blue Ridge Railway Trail access	Make plans to add a Public access point to the Blue Ridge Railway Trail where it ends near Rt 29 in Tye River / Arrington

Date	Subject	Comment
27-Aug	Preservation of Farms, Forests, & Open Space Saves Tax Dollars	The American Farmland Trust recently released a nation-wide study in an effort to predict the future of farmland. See: Farms Under Threat - Future Scenarios (farmland.org) Interactive maps allow users to zoom down to the county level to see predictions of the loss of farmland to development according to a variety of scenarios. The scenarios range from “business as usual” to run-away development. Technical assistance for the maps was provided by USDA’s Natural Resources Conservation Service and two other partners. Using the “business as usual” scenario, 2,800 acres of farmland could be lost to development by 2040 in Nelson County without zoning to protect high quality farm areas. The Trust for Public Land (www.tpl.org) compiled a report on VA that compared land use to the tax base. The report found that land used for farming and forests and land under open space and conservation easements requires on average \$0.35 in services for every \$1 paid in taxes. By contrast, residential lands require an average of \$1.18 in services for every \$1 paid in taxes. Open space therefore subsidizes the cost of residential services in a county. Profits from housing construction are private, but costs in terms of expenditures on services are public – we all pay.
9-Aug	Keep Nelson Natural	One of the reasons I love NC is the amazing natural world around us: Rivers, Creeks, Mountains, Forests, Wildflower & native grass meadows, farm fields, bear, bobcats, deer, opossum, birds, butterflies, bees. It’s all available whether hiking, canoeing, fishing, hunting, gardening, or working the fields. We’re so fortunate! Our trails (Piney River Railway, Rockfish Valley, Appalachian Trail, Fortune’s Cove, Wintergreen & more). Please keep supporting our natural world! Support a sustainable ecosystem. Ensure we have a healthy world for our children, grandchildren & beyond!
6-Aug	How do we pay for this?	Lots of great ideas here, and presented at the 3 Comprehensive Plan workshops. One challenge is for the County plan to establish objective milestones, and managing and reporting progress against those milestones. The bigger challenge is how the County can fund this wish list. Raise taxes on short term rentals for one. A surcharge on speeding tickets, but enforcement is already pretty light. Tourists are captive audiences once they are here, can we bump up the tax on alcohol served at local breweries and wineries? In general, future development should come at a price. What else? What are other similarly situated counties doing?
3-Aug	Transportation, Schools, Development	Important needs to include in the plan: 1. Transportation options – for older folks and those without cars who live out in the county – to get groceries and medications locally, and for medical needs in C’ville or L’burg. Perhaps this would mean greater financial support for JAUNT so there are more frequent options, especially with the growing number of seniors in the county. 2. Increased support for education. Nelson county’s children are our future. 3. Development needs to be in keeping with our rural character. Commerce and small-scale industry should be focused along Route 29.
2-Aug	More is not better	I am happy to share the beauty of Nelson with tourists, and have no problem with residents offering Airbnb services. But outside investors erode the very feeling of community that makes it attractive to residents and visitors alike. Restrict short-term rental investment properties to specific zones; add drunk driving check points along the 151 corridor; fund affordable housing / long-term rentals; improve youth and elder services (how about a pool?) especially in the south of the county; recycle glass.

Date	Subject	Comment
26-Jul	Short Term Rentals	We came to the mountains to get closer to nature, to homestead and live a quiet, wholesome life. Our little hamlet of 6 houses where all the neighbors knew each other, helped each other out, shared any issues and worked them out, has changed since 2 houses were bought by groups of investors living in DC running them as AirBnBs. It feels like a hotel has been built in our residential area that doesn't have a front desk manager and now my neighbors and I have to police the darn houses! There has already been dogs off leashes (two of our homesteads have free ranging chickens), drunken men walking onto properties with children, loud music late at night and light pollution all night long. I am not against short term rentals, but having the owners treat it as a business investment with no ability to be present to respond immediately to problems, makes it a commercial property. We should be zoning this more carefully. Nelson County should only allow full-time Nelson County residents own and run their own rentals. That makes more financial sense to me and keeps our neighborhoods in tact. Keep businesses local!
25-Jul	Older adults	Nelson has one of the largest populations of older adults in our region. It is important we invest in the services needed to help older adults age in the community.
20-Jul	My Thoughts	I cherish the rural nature of Nelson County. Dark skies are nice. The world has plenty of developed areas with gross amounts of light pollution. I suggest that Nelson County maintain its rural character. This should become increasingly desirable as time passes. We have enough wineries, breweries, cider houses. Let's sit back, breathe deeply and enjoy our natural environment.
20-Jul	Route 151-safety and tourism	Route 151, primarily between the Albemarle County line and Devils Backbone/Wintergreen, sees a lot of tourism traffic all year, but especially in the warm months when folks want to hike and bike and eat/drink outside. For those of us who live off Route 151, the traffic and "leaf-lookers" can be annoying, but the real safety hazard is the lack of bicycle and pedestrian infrastructure along this corridor. If there was a safe and visible path for bikes and pedestrians to use along the 151 corridor, it would alleviate conflicts with vehicles, and perhaps even reduce the number of sight-seeing vehicles on the road. Perhaps folks would park at RVCC or Nellysford and use the bike path to visit local attractions. In addition to providing a safer corridor with less conflict, an off-road path would allow local residents to safely walk and bike to shops, schools, nearby neighborhoods, and jobs. Many rural and semi-rural communities have integrated bike and pedestrian pathways into their community with great success.
19-Jul	Short term rentals	There are areas where short term rentals may work better than others. The overall tone of county residents I have spoken with seems to be, restrictions of short term rentals in established neighborhoods of predominantly single family homes will benefit cohesiveness and a sense of community. Hopefully residents of Nelson County want to preserve this sense of community rather than become so urban that one barely knows their neighbors, a likely prospect if short term rentals are allowed anywhere. Nelson county also has been added to a list of counties vying for tourism grant money which can be used for the creation of short term rentals and hotels. Yikes!

Date	Subject	Comment
19-Jul	Don't kill the goose that laid the golden egg!	Echoing some other posts, I would strongly urge the county to preserve that which makes it a desirable place, that which draws the visitors here - its natural beauty. I have already seen some thoughtless development - like the ugly huge houses going up in what used to be one of the prettiest fields along Route 151, at Chapel Hollow Road. Development for development's sake (\$\$\$) is short-sighted, with long term damage to the natural landscape. Don't turn Nelson County into another suburban sprawl disaster. Perhaps concentrate thoughtful, careful development in a few selected areas; other states have done this. Definitely talk to other localities that are struggling with, or have successfully managed, careful growth with the natural environment.
18-Jul	Invite Highland County to share their experience	Highland County has been thinking through many similar issues for a long time: maintaining environmental integrity, encouraging thoughtful job growth, nourishing community spirit, supporting sustainable tourism. Let's host an exchange and learn from and with officials and residents in other counties in Virginia on how they've been thinking about and tackling these issues.
18-Jul	Environment and community are our assets	People around the world are realizing that the natural world is invaluable - our forests, water and air are our most precious gifts. Nelson has these in spades, and we've valued and fought for them for a long time. Protecting our natural world must be at the center of our plan for the future, as this will only become more important. This means ensuring the cleanliness of our streams and rivers to protect our drinking water and provide recreation opportunities, keeping our forests intact and standing with good hiking trails, and ensuring our air remains fresh and healthy. We could encourage environmental art installations, sustainable foraging activities, seed saving programs and dark skies opportunities. And we can't do it without our sense of community: One thing that makes Nelson special is our care for community -- coming together with all our diverse backgrounds, languages and perspectives makes us vibrant and rich. Cultivating opportunities for us to come together as a diverse community for our human and natural world will keep Nelson strong and thriving well into the future.
18-Jul	Safety Route 151 and AirBnb Rental Concerns   Restrictions	Would like VDOT and the County Board to resolve blind curves and other problem areas along Route 151 before approving new projects. Another new project was recently approved, but road issues remain. Example: Blind curve at Spruce Creek Ln   Route 151. A hazard for residents, Emergency Response Units, and school bus drivers. Also, would like to see guidelines and restrictions setup for AirBnb   VRBO rentals. They're are being allowed to setup close to residential homes and subdivisions. Problems arise and concerns from residents. Albemarle Country has guidelines   restrictions in place. Thank you.
13-Jul	Recycling and Recharging	It would be nice if Nelson County accepted glass at the recycling center, as Augusta and Albemarle do. Also, it would be very good if Nelson County had some electric vehicle charging stations.
12-Jul	Streetscapes	Go after grant money to create a real streetscape in Nellysford and Lovingston - the 2 main business areas. Nellysford would greatly benefit from sidewalks, landscaping and attractive lighting (keeping in mind light pollution). Make it a walkable area to attract and keep better small businesses. Right now, it's a very functional space but not at all attractive. Same for Lovingston. What a gem of a small town! It could be SO much more, with some planning and investment. If we want all those tourists spending their money here, we need great commercial spaces that are attractive, inviting, and walkable.

Date	Subject	Comment
11-Jul	Dark Skies for ecotourism dollars!	Nelson has some of the darkest skies in central Virginia. In other states, counties and parks have developed dark skies ordinances and programs to attract amateur astronomers for big "star party" festivals that bring in star party tourists from across the US. Campgrounds have special weeks for their dark skies star parties. At one dark skies park in PA, people book far in advance! During the day people visit other sites, mountain biking trails, hikes, wineries etc.
8-Jul	Sharing the road safely	In addition to the many suggestions for lowering the speed limit, reducing/eliminating large truck traffic, and adding bike lanes on Rt. 151, I'd like to see wide shoulders added to the roadway. At a minimum, the shoulders should be wide enough so a driver experiencing car trouble can pull over safely. Plus, it gives pedestrians a safer place to walk along the roadway, while preserving the rural vibe (i.e., no sidewalks except maybe along commercial shopping strips).
6-Jul	illegal tractor-trailer traffic	More and more illegally oversized tractor-trailer trucks are using Routes 151 and 6 in Nelson County as a shortcut between Routes 250 and 29. Continuing to ignore this problem is hazardous and potentially disastrous. Keeping the rural character of Nelson County is important. These trucks are loud and dangerous and ugly.
4-Jul	Entrance Corridor in Afton	Route 151 in Afton is dangerous. A relatively short section of the road, approximately 5 miles, is a 55 mph zone. This section includes the highest concentration of businesses. For example, Valley Road Vineyard, Blue Mountain Brewery, Critzer Farm, Azul Dentistry, Flying Fox Winery, Zenith company, the BP station, Afton Family Medicine all exit into a 55 mph zone. Make this section of road safer by reducing the speed. I know this is a VDOT issue but it is biggest issue for us in the Afton area. Reduce noise and light pollution. Eliminate temporary signage. I know we can't unring a bell and return our community to the way it was in 1990. But future growth should be thoughtful with the hope of preserving, not monetizing, what makes Nelson special.

Date	Subject	Comment
4-Jul	Move Forward Mindfully with consideration of the environment and future generations	<p>First, the survey and comprehensive plan needs to be available in spanish as well as english for all residents in Nelson to have a voice. -Thank you Susan M for info on the Green Infrastructure report! - Our family loves the beauty in Nelson, the supportive community and generosity of the residents and the rural nature. We love that we can sit outside and see the constellations, hear the bird in the morning and go hiking. We fear that for the cause of money and development that this will be soon lost for good. More development is not always better; preserve what we have and improve upon it. -The aging demographics, high price of land and homes and inability of young families and young adults to purchase and rent in Nelson will decrease the young population here affecting schools, taxes, the community, workforce and more. - Future development should consider light pollution, noise pollution, global warming, health of the full time residents and children.</p> <p>For example, new buildings should make use of solar power, plant only native trees and shrubs. - Future business, housing development &gt; renovate empty buildings in Lovington into apartments/ small business. Designate a business area and stick to it to avoid sprawl. Cities across the USA have rehabbed old warehouses into cool apartments/offices successfully. -Use what we have: improve the RVCC fields and current park area, high school playing fields, baseball field with adequate snack /beverage house at the high school instead of building a whole new facility. - Along 151 &amp; 29, install signs for No littering- Keep Nelson beautiful (with a hefty fine) and enforce it. (revenue for county) -Sidewalks In Nellysford township along both sides of the street all the way to hardware store and reduce the speed limit for pedestrian safety. Sidewalks improve safety, encourage walking and encourage tourists to stop and park to check out the stores. Walking improves the health of the community . -Billboards: Say no to them and have specific guideline (size, height etc)for new businesses for signs that is in line with the rural nature (ie no neon lighted signs to reduce light pollution) - With new residential/business development building, encourage planting of native trees and bushes to for birds. Planting of trees in townships of Lovington and Nellysford aids in lowering area temperature, provides shade, attracts native birds and migrating birds. - Policies for short term rentals (airbnb, Vrbo) , perhaps the proprietors should be full time Nelson county residents only and be limited to one rental to discourage companies from buying up the houses and property which is happening now.</p>
3-Jul	Green Infrastructure Report for Nelson County	<p>In 2011, a major green infrastructure report was prepared by Karen Firehock. Karen is the director and co-founder of the Green Infrastructure Center at UVA, and she oversees green infrastructure planning and research projects throughout VA. The Nelson report covered bike trails, preserving forest cores and ag lands that are of high quality, watersheds, wildlife corridors, critical slopes, suggestions for growth areas, and many more topics. Although it was released eleven years ago, much of the information remains pertinent today, and the report should be included among the resources used as guides for the new Comp Plan. It should not be put on a shelf to gather dust. Citizens may want to read the report, and I suggest that anyone working on the Comp Plan from the Berkley Group read the report. It can be found here:  <a href="file:///C:/Users/losth/Documents/CBR%20&amp;%20VMN/Training/Basic%20Training%202018/Research%20SEM/GreenLands_UVA_Nelson_Report.FINAL_web">file:///C:/Users/losth/Documents/CBR%20&amp;%20VMN/Training/Basic%20Training%202018/Research%20SEM/GreenLands_UVA_Nelson_Report.FINAL_web</a></p>

Date	Subject	Comment
3-Jul	Rural character and community connection	I love the rural character of Nelson County and the intersecting caring communities here. Nelson Strong! But clearly young people need affordable housing and it would be good to have more jobs in the county. For this reason I support efforts to develop ecotourism, agritourism, and other low-impact small businesses that help us maintain unbroken forestal land, agricultural land (family farms, not industrial ag), and tourism viewsheds. This means, for example, not razing the trees and building a winery on a ridgeline, and not placing a large commercial operation within view of a brewery's outdoor deck! I think maintaining our rural character, and preserving natural and historic/cultural resources will be key to a thriving economy without becoming exurban or suburban in feel.
30-Jun	Limiting short-term rentals	I hope the county will limit the ability of property owners to convert homes in residential neighborhoods to short-term rentals that disrupt community life and change the rural atmosphere of our county. In particular, investors who do not live in Nelson should be prevented from making homes into businesses. Let's think about other ways to provide lodging for visitors while protecting our ability to know and trust our neighbors.
29-Jun	Generating Funding to Help Support the New Nelson County Comprehensive Plan	Consider: 1. A levy of \$5 on any traffic ticket (i.e. speeding) on Nelson roads [Hey--some Florida counties do this to support budget items]. 2. A levy of .25% on sale of new home construction by local contractors; but 1% for contractors based outside of Nelson (satellite offices do not count). 3. A levy of ?% annual sales revenue from newly opened (2023 and on) "chain" stores in Nelson.
29-Jun	Road Safety	Resolving dangerous sections of 151 should be a priority before the County entertains any further development that will increase traffic.
29-Jun	Bike Lanes	I would like to see bike lanes and signage added to 151 to allow for cars and bikes to share the road safely.
29-Jun	Old Wintergreen Green Nellysford Main Street	Public Trail/Sidewalks connecting Old Wintergreen area attractions & Spruce Creek Park to Nellysford Business District



# Nelson County Comprehensive Plan Update Public Workshop Results



## Tabulated Group Exercise Responses | Nelson County Community Workshops

**July 13, July 20, August 03, August 28**

*NOTE: A number in parenthesis (e.g.(2), (5), etc.) indicates the number of times a similar answer was given across all groups.*

*NOTE: These results are the culmination of all four workshops. Individual workshop results are available upon request.*

### Strengths

1. The top strengths of the community:

1. Sense of community. (25)
2. Natural beauty and resources. (25)
3. Rural and agricultural character. (18)
4. Central location and proximity to urban centers. (14)
5. Tourism, agritourism, and their economic benefits.(13)
6. Plenty of recreational opportunities. (9)
7. Clean air and water quality. (7)
8. Local diversity. (6)
9. Low population density. (6)
10. Agricultural benefits and family-owned farms. (5)
11. A mix of agricultural, riparian, and mountainous areas. (5)
12. Historical character. (4)
13. Preserved open space and National Forests. (4)
14. Balanced economy. (2)
15. Only one stop light in the entire County. (2)
16. Few franchise stores and more family-owned, rural, businesses. (2)
17. Education opportunities and schools. (2)
18. Inclusive community services and centers. (2)
19. Has area to grow.
20. Efficient and successful law enforcement.
21. Low cost of living.
22. Good utilities which are expanding.
23. Dark night skies.
24. Parks and recreation programs.
25. Lots of religious centers.



# Nelson County Comprehensive Plan Update Community Workshops Tabulated Group Exercise Responses

- 26. Unique locality
- 27. Safety and security.
- 28. Plenty of remote areas.
- 29. Lots of native wildlife and fisheries.
- 30. Internet access.

## Weaknesses

2. The top weaknesses or challenges of the community:
  1. Housing challenges, including those related to the absence of affordable housing. (25)
  2. Lack of infrastructure, such as water, sewer, electric vehicle charging, broadband, etc. (15)
  3. Traffic issues, notably too much traffic on roadways not meant as a highway through road and congestion on the Route 151 corridor. (15)
  4. Not enough public recreation areas, such as parks, playgrounds, pools, lakes, sports fields, etc. (14)
  5. Few job and career opportunities or economic drivers. (13)
  6. Limited access to vital services and amenities, such as groceries, pharmacies, or health care. (9)
  7. An overabundance of tourism and tourism-related businesses, such as short-term rentals. (7)
  8. Limited educational opportunities and not enough support/funding for local schools. (7)
  9. Speed of development and overdevelopment. (6)
  10. A lack of communication between County government, Board of Supervisors, and their citizens. (5)
  11. Very little public transportation. (4)
  12. Lack of infrastructure for bicycles and pedestrians. (4)
  13. Insufficient fire and emergency rescue services or law enforcement. (4)
  14. Major income inequality and inequality in the delivery of service to all areas of the County. (3)
  15. Lots of buildings, or areas, that are vacant or blighted and need to be redeveloped. (3)
  16. An overabundance and reliance on special exception permits. (3)
  17. Zoning ordinance and enforcement issues. (3)
  18. Lack of appropriate tourist accommodations that are not short-term rentals. (2)
  19. Not enough riparian buffers and public access to riverways. (2)
  20. Natural disaster susceptibility and mitigation/response. (2)
  21. Commercial planning needs revision with growth being concentrated in other locations than it is currently. (2)
  22. Declining population. (2)

23. Commercial activities, such as sawmills, are not taxed appropriately. (2)
24. Roadway and transportation infrastructure issues, such as a lack of road maintenance.
25. Not enough non-athletic youth activities and opportunities.
26. Few alternative transportation options other than cars.
27. Few recreation opportunities for people with mobility challenges.
28. Not enough clarity regarding access to public trails and river access.
29. Lack of access to, and maintenance of, association or coop owned trails.
30. Limitations to resource availability.
31. Lots of cultural pockets.
32. Little access to quality food sources.
33. Board of Supervisors does not represent its citizens well enough.
34. County's remote location and the distance required to travel to access amenities such as shopping.
35. Little cultural diversity in the County.
36. Pollution from agricultural activities.
37. No central vision or initiative.
38. Too few services for the elderly.

## Goals and Improvements

3. The top goals or improvements that the County should focus on in the next 10-20 years:
1. Actions to address issues related to affordable housing and expand the housing stock. (11)
  2. Increase the employment base and workforce and attract more tax revenue generating businesses to increase economic growth. (11)
  3. Increase educational opportunities and vocational training and implement assistance with job shadowing and internships. (9)
  4. Address traffic concerns and fix traffic infrastructure. (8)
  5. Expand public transportation services, such as JAUNT. (7)
  6. Improve and expand access to rivers throughout the County. (7)
  7. Modernize and update technological capabilities, such as broadband access. (7)
  8. Provide for the expansion of additional healthcare options, opportunities, and emergency services. (7)
  9. Expand the parks system in the County with additional parks. (5)
  10. Increase communication between the community and government entities. (5)
  11. Limit and regulate the number of short-term rentals in the County. (4)
  12. Add more recreation facilities, such as athletic fields, pools, etc. (4)
  13. Expand public water and sewer connections in the County. (3)
  14. Improve land use planning and regulation through the implementation of long-range planning strategies, utilization of many of the existing studies regarding the County, and updating the County's Zoning and Subdivision Ordinances. (3)
  15. Expand and diversify the tourism industry to other portions of the County. (2)
  16. Create more regulations for noise control, such as a noise ordinance. (2)
  17. Expand businesses that provide goods and services. (2)
  18. Institute conservation programs, protect natural green spaces, and reduce the amount of clearcutting to keep the County green. (2)
  19. Develop a safe and comprehensive bicycle and pedestrian trail network with appropriate infrastructure. (2)
  20. Maintain the rural character of the community.
  21. Address issues related to climate change and planning resiliency.
  22. Include community organizations on the County website.

23. Educate citizens about long-range planning and zoning.
24. Focus on creating renewable energy.
25. Use property at schools to create outdoor learning environments.
26. Expand services for seniors and the aging population.
27. Supply available and affordable childcare.
28. Expand cell phone service coverage area with more towers that have improved camouflage.
29. Create a clear and specific zoning ordinance with limited special exception and reduced amount of by-right land uses.
30. Make improvements without losing local autonomy.
31. Develop community-based small-scale ecotourism in line with small businesses and school programs.

## Growth & Development

1. The vision for the character of development in Nelson County. What should new development in the County look and feel like?:
  1. Careful growth that is respectful of the strengths of the County. Clustered development in already developed areas. Additional housing including single family, townhomes, and apartments. Small communities. Locally owned businesses that support tourism.
  2. New 300 acres in Lovington and Schuyler. Term limits on the Board of Supervisors. Festivals for families with fishing, butterflies, and kites. Less than 100 additional houses with apartments and single-family homes. Expanded internet, sewer, and road access. More businesses. Additional attention to flood plain areas.
  3. Support aspirations of each and every citizen. Preserve rural nature of County (preserving farmland).
  4. Development should be intentional and organized, not haphazard. It should be clustered not sprawling. This will aid the goals of better infrastructure (water/sewer), preserving open space, and transportation. Locally-owned business should be prioritized and incentivized. Environmental stewardship should be prioritized. People who work in the community, for example teachers, should be able to live here affordably.
  5. Diverse housing options/shopping options. Internet access and computers for all. Light industry for jobs.
  6. Balance between green space and the density of lots. Thriving businesses with a rural feel. Additional housing options, such as townhomes and duplexes to help address affordable housing problems. Expanded water and sewer infrastructure.
  7. Clustered residential development with nature, parks, farms, and gardens surrounding them. Dispersed small businesses to support the residents of the area and other businesses placed appropriately. Subsidized farming with options for local food access. Wildlife corridors. Overall lower density.
  8. Revitalization of Lovington, Colleen, and Schuyler with affordable housing options. Mixed age and income neighborhoods. Designated development areas with noise and light regulations to maintain visual character. Keep corporations and strip malls out of the County. Additional healthcare options.
  9. Keep rural housing opportunities. Diverse populations, housing choices, neighborhoods, and businesses.

10. Increased zoning with sunsetting of zoning density after 10 years. Affordable housing for young families and low wage workers. Cluster development with apartments, condominiums, and townhomes surrounded by undeveloped land. Increased development south of Colleen and east of Lovington. Limiting commercial opportunities along the Route 151 corridor and reducing traffic congestion there. Small businesses and rehabilitated buildings.
11. Maintain the current businesses of agriculture/forestry, agritourism, and recreation. Small parcels with cluster housing and more open spaces. Development of Lovington, Schuyler, and Afton areas.
12. Restricting any more agritourism. More modern multi-family housing options. Developing more light industry for career jobs of skilled employees. More affordable housing options.

## 2. Areas that could best accommodate residential growth or development:

*NOTE: The number in each cell of the table denotes how many groups chose the type of development in that area.*

Area	Single Family Dwelling	Duplex or Townhomes	Apartments or Condos	Mixed-use	Senior Housing	Accessory Dwellings	Short-term Rentals	Other
Lovington	6	7	8	7	6	4	4	3
Colleen	5	6	6	5	4	3	3	3
Shipman	5	5	5	4	4	2	2	3
Faber	3	3	1	2	1	2	2	1
Schuyler	5	4	4	5	3	4	4	2
Arrington	3	2	2	2	2	1	1	2
Massies Mill	1		1	1	1	1		
Gladstone	2	2	2	2	2	1	1	2
Tyro	1	1	1	1				
Nellysford	4	4	3	4	3	1		
Wingina	1	1	1	1	1			1
Northern					1			
Route 6	1	1	1					
Route 29	1	2	1	1		1		

### 3. Areas that could best accommodate business growth or development:

NOTE: The number in each cell of the table denotes how many groups chose the type of development in that area.

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	Other
Lovington	13	8	9	10	7	11	13	12	11	5	7	3	2
Colleen	5	6	5	7	7	8	8	7	7	8	4	4	2
Shipman	3	3	3	3	4	5	4	3	4	3	2	2	2
Faber	2	2	2	2	2	2	2	2	2	2	2	2	1
Schuyler	7	5	5	6	5	5	5	5	5	3	3	3	2
Arrington	2	1	1	2	2	2	1	1	1	2	1	1	1
Gladstone	2	1	1	2	1	1	1	1	1	1	1	1	1
Tyro					1	1			1	1	1		
Nellysford	3	1	2	4	1	3	3	2	2	2	2	1	1
Massies Mill	2		1	1	1	2	1	1	1	1	1		
Route 29	1		1		1					1	1		

4. Areas or assets that should be preserved, or where development should be limited:

- |                                 |  |
|---------------------------------|--|
| 1. Tyro.(6)                     | 16.North of Lovington.                                   |
| 2. Piney River. (4)             | 17.Sugarloof Shield.                                     |
| 3. Nellysford. (3)              | 18.Montebello.   |
| 4. Afton. (3)                   | 19.Gladstone.  |
| 5. Massies Mill. (3)            | 20.Agricultural and forestal districts.                  |
| 6. Crabtree Falls.(2)           | 21.Historical areas.                                     |
| 7. Wingina.(2)                  | 22.Wildlife corridors.                                   |
| 8. Norwood. (2)                 | 23.National forests.                                     |
| 9. Farms and open fields. (2)   | 24.Blue Ridge Parkway.                                   |
| 10.Undeveloped environments.(2) | 25.Steep slope areas.                                    |
| 11.Route 151 corridor. (2)      | 26.Rockfish River along Route 6 and Rockfish River Road. |
| 12.Parks and forests. (2)       | 27.Tye River.  |
| 13.Water sources.               |  |
| 14.Schuyler.                    |  |
| 15.Finley Mountain.             |  |

## Transportation & Infrastructure

1. Top vehicular transportation improvements needed:
  1. Route 151. (6)
  2. Route 6. (5)
  3. Road maintenance. (4)
  4. Public and shared transportation. (4)
  5. Route 29. (2)
  6. Intersection at Route 29 and Front St. (2)
  7. Lovington.
  8. Nellysford.
  9. Transportation for people with disabilities and the elderly.
  10. Safety.
  11. Congestion.
  12. Train station.
  13. Reeds Gap.
2. Top pedestrian or bicycle transportation improvements needed:
  1. Pedestrian trails and sidewalks. (2)
  2. Bicycle lanes and trails. (2)
  3. Nellysford sidewalk. (2)
  4. Leash laws
  5. Horse paths and trails.
  6. Sidewalk/trail requirements for new developments.
  7. Protected (not on the shoulder) bike trails parallel to existing roads such as along Route 151 to connect to breweries, wineries, etc.
  8. Pedestrian crossing Route 29 in Lovington to get to the dollar store, food lion, etc.
  9. Safety improvements on Tye River Road for bikes and pedestrians.
  10. Design crossover and bike trails to avoid major roads such as Route 151.
  11. Connect Blue Ridge Tunnel and Three Notch trail.
  12. Accommodations for current use of bicycles along Route 151, Route 6, and up to Wintergreen.
  13. Monticello to Montebello loop for bicycle and pedestrian traffic.
  14. Extend off road trail system.
  15. Find new areas that may be developed similar to Rails to Trails.
3. Top community facility or infrastructure improvements needed:
  1. Cell coverage. (5)

2. Fire, EMS, and rescue personnel (3) and facilities (2). (5)
3. County-wide broadband. (3)
4. Underground power utilities. (2)
5. Keep medical facilities in Colleen, Stoney Creek, and Afton but add them to Lovington as well. Need them to be open 24/7, and we need a place to go for minor traumas.
6. Industrial Park
7. Schools. Enrollment is low at Rockfish Elementary School.
8. Internet is needed on the east side of Arrington and Gladstone.
9. Water and sewer.
10. Rockfish Community Center.
11. Lovington Community Center.
12. Dog parks.
13. Playgrounds.
14. Move to electric buses for schools
15. Improve waste collection centers and recycling.
16. Land trust for low-cost housing.
17. Nursing homes and rehabilitation facilities.
18. Walking paths.
19. Swimming pool.
20. Shooting range.
21. Community centers.

## Recreation & Outdoors

1. Top priorities for recreation facilities:
  1. Access to rivers and waterways. (8)
  2. Swimming Pool. (4)
  3. Recreation center. (4)
  4. Community playgrounds and recreation areas. (4)
  5. Walking and biking trails. (3)
  6. Boat launches. (2)
  7. River access with parking, security cameras, picnic tables, and shelters.
  8. Work with agritourism industries to incentivize the development of perimeter trails.
  9. Connect top of Afton Mountain with walking/biking trails.
  10. Connect hiking trails to Crozet and the Blue Ridge Tunnel.
  11. Turn Rockfish River Valley into major focal point for biking and walking.
  12. Fenced dog park where dogs can be off leash to play.
  13. Expand the Parks and Recreation department and staffing.
  14. Develop wildlife corridors.
  15. County or State parks with trails, river access, picnic shelters, and campgrounds.
  16. Improvements to Lake Nelson such as adding a handicap accessible fishing dock, events at the lake, and kids' programs.
  17. Improve and rehabilitate old sports fields and add park and trail facilities.
  18. Improve stream crossing for vehicles and trails.
  19. Develop Howardsville Turnpike into a cross county trail.
  20. Build a park in Lovington.
  21. Create a map of bicycle safe riding areas.
  22. Bicycle lanes along roadways.
  23. More recreation and walking opportunities for seniors.
  24. Park facilities.
  25. Heritage Center improvements.
2. Areas where trails, bicycle or walking, or hiking paths should be improved or better connected:
  1. Rockfish River Road. (3)
  2. Lovington. (3)
  3. Nellysford. (3)
  4. Southern access to rails and trails. (2)

5. Old Howardsville Turnpike. (2)
6. Route 151.
7. Afton.
8. Faber.
9. Arrington.
10. Fortune's Cove.
11. Route 56.
12. Afton Mountain with a picnic area, music venue, and spa setting.
13. Walking and biking trails to connect agritourism areas.
14. Lesene State Forest.
15. Piney River
16. James River
17. Public green spaces.
18. Green space and animal crossing across Route 29.
3. Ways in which Nelson can better serve the recreational needs of the following groups:

Preschool (under age 5)	Playgrounds. (4) Swimming pool. (2) Public parks. (2) Develop outdoor areas. Overnight camps. Childcare. Lake access. Road and transportation safety. Trails that can accommodate strollers. Recreation center. Outdoor classroom at schools. Water features, gardens, and forested areas at schools. Safe space to explore that is fenced in. Designated space for little ones.
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Children (ages 5-12)	<p>Playgrounds. (3) Athletic fields and facilities. (3) Swimming pool. (2) Public parks. (2) Outdoor classrooms and hands on programs at schools. (2) Rock climbing wall. Non-sports activities. After school care. Flex space for STEM, arts, and music. Lake access. Skatepark. Road and transportation safety. Recreation center. Water features, gardens, and forested areas at schools.</p>
Teens (ages 13-17)	<p>Swimming pool. (2) Playgrounds. (2) Skatepark. (2) Athletic fields and facilities. (2) Outdoor classrooms and hands on programs at schools. (2) Public parks. Expand variety of activities. Outdoors movies. Music venues. Non-sports activities. Activities at community centers. Safe, drug-free spaces. Road and transportation safety. Recreation center. Open Lake Nelson. Water features, gardens, and forested areas at schools.</p>

Adults (ages 18-64)	<p>Exercise equipment facility or trails. (2)</p> <p>Swimming Pool. (2)</p> <p>Playgrounds. (2)</p> <p>Athletic fields and facilities. (2)</p> <p>Nature center.</p> <p>Disc golf.</p> <p>Pickleball.</p> <p>River access.</p> <p>Skatepark.</p> <p>Flex space for STEM, arts and music.</p> <p>Classes for exercise and the aging.</p> <p>Road and transportation safety.</p> <p>Sustainable foraging and ecotours.</p> <p>Recreation center.</p> <p>Trails for walking/biking.</p> <p>Open Lake Nelson.</p>
Senior Adults (ages 65+)	<p>Flatter trails. (3)</p> <p>Swimming pool (2)</p> <p>Develop arts hubs with access for shuttle vans.</p> <p>Senior day care centers.</p> <p>Athletic fields and facilities.</p> <p>River access.</p> <p>Road and transportation safety.</p> <p>Pickleball courts.</p> <p>Wheelchair accessible gardens.</p> <p>Classes for exercise and the aging.</p>
All	<p>Expand classes for adults – exercise, yoga, Pilates.</p> <p>Use of school facilities in adult night classes.</p> <p>Parks with restroom facilities.</p> <p>Parking for all recreational facilities.</p>



# Nelson County Comprehensive Plan Update Stakeholder Listening Session Notes



On July 13, 2022, the Berkley Group facilitated a stakeholder listening session on housing and development. This meeting was held at the Nelson County High School in a roundtable discussion format. Eight stakeholder attendees were present, representing organizations and businesses, such as Saunders Survey Inc., Keller William Realty, and Wintergreen Property Owners Association. Stakeholders were asked what issues and challenges their organizations and businesses see in the County with a specific focus on housing and development. The following is a summary of the subsequent discussion.

### Affordable Housing

- There is a significant lack of affordable housing in the County. Students that graduate from Nelson High School are having a difficult time, and usually aren't staying in Nelson County because there are not enough affordable places to live and not enough jobs to keep them here.
- Plenty of people live here and commute to areas like Charlottesville, Waynesboro, and Lynchburg for work. This is due to the lack of economic opportunities in the County and employment in the County not being able to cover the cost of living.
- It is difficult to get residents to accept affordable housing projects due to stigma surrounding the term "affordable housing." Many people see it as undesirable and low-quality housing. A broad spectrum of quality housing, including subsidized housing, is needed. Affordable housing is needed for middle class families.
- The availability of housing has fallen because so much of it has been bought up. This was attributed to the County's relaxed standards on short-term rentals, the availability of broadband, low interest rates for mortgages, and the general beauty and natural recreation that makes the County desirable.
- The Western portion of the County is very expensive and probably will not ever be affordable to live in again.

### Employment

- Tourism has a real opportunity to support residents in the County with jobs, but it is not currently enough to sustain the whole County. Employment opportunities such as agriculture, nurseries, and cold storage would be welcome and appropriate.
- Family farms are disappearing, and agriculture is not as large of an economic driver as it once was in the County.
- Attracting major industries can only happen when the County has the capacity for employees in terms of housing and activities.

### Water & Wastewater

- Water and sewer availability has been a major barrier to housing development in the County because it is very expensive (due to physiographic constraints) to expand public services and to install private wells and drain fields.
- The current sewer system was not well thought out and needs to be expanded/connected wherever possible.
- There is no water and sewer master plan. Developing one should be a major priority.
- There are not enough restrictions placed upon development adjoining riparian borders in the County.
- The County needs to be more conscientious about using up the groundwater and water supply.
- There are a lot of old wells in the County. Water testing needs to be made readily available and advertised to citizens.
- Arrington does not have a lot of water. Development in the Piney River area is also not likely to happen due to a lack of water or sewer. Colleen has potential to develop if improvements to water and sewer are made.

### Tourism

- Participants stated that a lot of the County's housing stock has been purchased for use as short-term rental housing. Many of these houses would have otherwise been used for the long-term rental market.
- Most people that take advantage of the recreational assets in the County are tourists or people from outside Nelson County.
- Tourism is currently the only major draw of the County for new residents and visitors.

### Amenities

- There are not enough recreational facilities for families and children, such as sports fields.

### Development

- The Lovington area is a great place of opportunity for development of housing, retail, and services.
- There needs to be more investment into the development of the downtown Lovington area. That development needs to take place on the Lovington side of Route 29, not on the side where Food Lion is located. Connecting these two areas should be prioritized as well.
- There are a lot of food deserts in certain areas of the County where development of affordable housing is needed. Affordable housing development needs to take into consideration livability and quality of life and not just housing costs. Gladstone is one of these locations.

- There are very few subdivisions in the County or “traditional” neighborhoods such as in Lovington. Nelson County needs to decide whether they want to allow dense subdivisions.
- Physiography of the County, due to its mountainous nature and soil types, hinders major development in most parts of the County.
- People come to Nelson because it is rural but if we continue to develop it, it will no longer be rural.
- There is a need for both improved education and tighter Zoning Ordinance regulations for short-term rental / residential development.
- Nellysford is a logical location for reasonable development.
- Family farms are quickly disappearing. Consideration should be given to raising the minimum agricultural lot size as a preservation tool.

On July 20, 2022, the Berkley Group facilitated a stakeholder listening session on hospitality, lodging, and tourism. This meeting was held at the Rockfish Valley Elementary School in a roundtable discussion format. Nine stakeholder attendees were present, representing organizations and businesses, such as Wintergreen Resort, Devils Backbone Brewery, Lockn' LLC, and Lovington Get-Away AirBNB. Stakeholders were asked what issues and challenges their organizations and businesses see in the County. The following is a summary of the subsequent discussion.

### Tourism

- Tourism for Nelson County is concentrated over short time periods – such as being very busy in winter and summer but slow in fall and spring, or busy on the weekends but slow during the week. Encouraging year-round tourism is important for the local economy.
- The County could do a better job of connecting the major tourist areas with more of the natural environment that brings people to the area. There are no outfitters or services to get people from Rockfish up to the mountains or onto the rivers.
- There is a wide and diverse mix of tourists that come to the area of all age groups and types. Beyond Virginia and North Carolina, tourists are also coming from Washington D.C., Baltimore, Philadelphia, etc.

### Lodging

- A lot of tourists that come to the County don't end up staying in the County. They will come for just the day and go back home or end up staying in one of the surrounding major cities. This is mainly because there are not enough places to stay in the County, especially traditional lodging venues such as major hotels.
- There is not enough diversity in lodging, with most of the lodging being made up of short-term rentals. The average annual occupancy rate for short-term rentals in the County is 65%.
- The lack of sufficient infrastructure is restricting development of any major hotels. A couple have been proposed over the years but fell through.
- Lodging needs to be located along the Route 151 corridor and Nellysford for the busy tourist seasons. Lodging could also be beneficial along the Route 29 corridor during the non-tourist seasons.

### Transportation

- Public transportation in the area should be improved for tourists. There are currently only private public transportation options in the areas frequented by tourists, such as Route 151, and many of them only operate during certain hours of the day.
- One idea would be a park and ride service located on Route 151 so that tourists could drive to the parking area and then get on buses that run the length of the corridor.

### Events

- There is difficulty in finding first responder help for major events.
- Noise from events does not seem to be a big issue in the County. Traffic is seen as a larger problem than the noise generated.
- Nelson County is a premier wedding destination on the East Coast.

### Miscellaneous

- There is a significant lack of housing for workers in the County. Because of this, there has been a lot of difficulty in finding adequate staff.
- Much of the worker housing in the area has been converted to short-term rentals because it is more profitable. One idea is a government program that would incentivize potential short-term rental property owners to operate their property as long-term rentals with monetary restitutions.
- Nelson County does not have any wayfinding signage and does not allow businesses to post directional signs or off-site signs. These are needed to help tourists navigate through the County.
- The emergency responder response times for the east side of the County is very slow.

On August 3, 2022, the Berkley Group facilitated a stakeholder listening session on agriculture and agritourism. This meeting was held at the Nelson Heritage Center in a roundtable discussion format. The 10 stakeholder attendees represented organizations and businesses, such as farm owners and operators, Blue Mountain Brewery, Mountain Cove Vineyards, Silver Creek Orchard, and Saunders' Brothers Farm Market. Stakeholders were asked what issues and challenges their organizations and businesses see in the County. The following is a summary of the subsequent discussion.

### Agriculture

- Rural character, natural beauty, and agricultural lands are defining characteristics that are highly valued and important to preserve.
- Food and fiber will be the biggest issues Americans face.
- Stakeholders value the County's thriving farm markets that are very cooperative.
- Small farms are important. They support the small businesses that provide goods and services for farmers, like tractor repair shops. When small farms go out of business, we lose a lot more than just the farms.
- We need to make opportunities for younger generations to get into farming. This includes Career and Technical Education (CTE) for students as well as young adults. We need to keep young people here to have a strong agricultural economy. It was noted that the Farm Bureau offers young farmers expo and has a women's committee.
- There was strong support for "new farmer" programs that expand education programs to retirees and second-career professionals that have relocated to Nelson and want to transition into farming. This could include community college trainings, extension programs, and new farmer expos.
- The Farm Bureau offers a farmland transition program (Farm Link) that can be promoted. They connect retiring farmers with new, aspiring, and expanding operators.
- Land use taxation was viewed as vital to preserving agricultural land. The County should consider reducing the acreage for land use taxation. It is now 5 acres or more. However, smaller plots can make viable farms and sell at markets. If they can prove they have a viable agricultural business, some felt there should not be a minimum acreage. It was recommended that the County consider hybrid model based on acreage or business income.
- There are many restrictions on farmers that can be difficult. The County may not be able to change state or federal requirements, but they could help farmers navigate the federal rules so they can sell their products directly to the consumer.
- A farmer needs to "do a dozen things" to stay in business. The County should be supportive of all of the activities that can help sustain farming. One stakeholder shared the difficulty of obtaining a campground permit on his farm. The group agreed that processes should be easier for agritourism, farmers selling their products directly to

consumers, etc. Do not put up any roadblocks for agriculture businesses that help them stay viable.

- We need to maintain support businesses for agriculture – one farmer noted the long travel distances for feed and fertilizer.
- We need to strike a balance between landowners' rights, land use, and keeping farmland and agricultural lands. For some farmers, the value of their land is their retirement savings.

#### Land Conservation

- The County has easements and AFDs (agricultural forestall districts), each with its own unique benefits and impacts. It was noted that easements do not impact the composite index, which is a benefit. More education is needed on these programs.
- The County could consider transfer or purchase of development rights programs to encourage conservation and target development in appropriate areas.

#### Natural Resources/Environment

- Nelson has a “nature vibe”.
- Integrity of waterways and biodiversity are important to the community.
- Dark skies draws tourism; there should be a strategy to educate the community about ways to maintain dark skies. The County has a webpage dedicated to dark skies.
- “Rockfish River is in trouble.” Water quality and protection of pristine waterways should be a priority.
- Offer incentives to help property owners pay to plant riparian buffers and build fences to keep cattle out of the creeks. There is money available for plants, trees, fences, watering for cattle – related to the Chesapeake Bay Watershed program.
- The focus is often on agriculture as the source of water pollution, but golf courses, lawns, and pet waste are also contributors.
- Ridgeline protection – Wintergreen has covenants about preserving trees on the ridgeline. The County should do something similar.
- Nelson is a high-quality biodiversity area. There is an online map resource by the American Farmland Trust.

#### Economic Development/Tourism

- People want jobs with good pay so that residents can afford to live in the County, but they do not want manufacturing or industrial development that erodes the natural beauty.
- Fiber internet can help farming and change the dynamics of businesses that we can attract.

#### Housing

- It should be easy for farmers to allow their employees to live on the farm. It helps maintain the workforce to have housing available onsite.
- The cost of housing makes it nearly impossible to find employees for health care and education industries.
- Many people who work in Nelson live outside of the County. Brewery representatives indicated most of their workers live in Staunton, Waynesboro, and Charlottesville.

#### Development/Housing

- People have seen other counties “overdevelop” and want to prevent that here.
- Large lot subdivisions ruin the land.
- It is difficult to preserve rural land when the cost is so high.
- Large scale solar utilities consume land.
- Cluster housing and lot size regulations should be considered to preserve large plots of land. Cluster developments are preferable as opposed to large lot subdivisions.
- There is a lot of concern about there being so many short-term rentals for vacationers, but no long-term rentals for residents. It was noted that a Virginia Tourism report was recently released about short-term rentals.
- There is a need for responsible growth to provide parks and affordable housing, while also preserving farming. Balance small farms, affordable housing, and cluster development.

#### Transportation

- Truck traffic is an issue, and trucks should be slowed down.
- There was consensus that Route 151 should not become a 4-lane road. Big roads ruin the rural character; the roads should remain rural. Fewer lanes will also keep people driving slower and more safely.

#### Miscellaneous

- The people of Nelson County are open to new ideas. As an example, the Wilderness Campaign was strongly supported. There is a healthy conservatism balanced with openness to new ideas.

On August 3, 2022, the Berkley Group facilitated a stakeholder listening session with community organizations. This meeting was held at the Nelson Heritage Center in a roundtable discussion format. The 10 stakeholder attendees represented organizations such as, Nelson Heritage Center, Rockfish Valley Community Center, Blue Ridge Medical Center, Nelson County Public Schools, Nelson Center, Nelson Community Development Foundation, Fleetwood Community Center, and Here to Stay. Stakeholders were asked what issues and challenges their organizations see in the County. The following is a summary of the subsequent discussion.

### Community Centers

- The County has a history of decentralized community centers that serve localized populations. The plan should recognize the value of the existing centers. Keeping them decentralized helps provide access for everyone throughout the County.
- The community centers are owned by the County, but the County does not provide any money for maintenance. They are a great opportunity for investment by the County.
- The County should help form an association or consortium of all the community centers. The community center representatives felt there was an opportunity to share resources (such as staff) to provide valuable services to the whole community.
- Community centers are not getting the appropriate recognition and support from the Board of Supervisors.
- The County should prioritize investment in existing community centers and revitalize/enhance them instead of building a new centralized center.
- County resources can be used to leverage private funds. Perry Foundation grants was listed as an example.
- Public/private partnerships would help expand facilities and programs. For example, the community centers can host AAU, volleyball, and other tournaments to help pay for facilities.
- Invest in more grassroots organizations and centers to help fill the service gaps not fulfilled by the County.

### Workforce

- The public school system is working on a partnership with the community college to help promote workforce development.
- Public school programs should train the workforce that Nelson County needs. This could include shadowing programs that prepare kids for life and success. The healthcare workforce is insufficient. It is difficult to find qualified employees, and they cannot find housing in the County.
- Make connections between the public schools, community colleges and employers.

### Recreation

- Playgrounds are lacking, and there are no County parks. The community centers provide some recreation. The County can provide more by partnering with public and private entities.
- Kids need opportunities to create community just as adults do. There is a need for more programs and places to congregate.
- A swimming pool is a dream. While expensive, one of the schools would be a logical location and could be used for education and competitive sports.
- Nelson has very high child obesity rates, which may be tied to the lack of recreation opportunity.

### Housing

- Affordable, accessible housing is a challenge. Even school administrators and medical professionals have experienced housing challenges with the current shortage.
- There is no nursing home or assisted living facility.

### Transportation

- The medical center is trying to give patients a ride. Many people cannot drive, and there are no public transportation options.
- Expand JAUNT to help provide transportation access to more community members.
- Aging population has difficulties getting around in the community. Adding some public transportation on Route 151 to connect to the BRITE system would allow them to get to Charlottesville for medical services.

### Miscellaneous

- Stakeholders expressed strong, heartfelt love for the people of Nelson County that goes generations deep.
- Grassroots movements have made change happen in Nelson – if something happens, it comes from the people, not top-down.
- Stakeholders appreciate the County's rural nature and natural beauty, along with rural amenities such as farmer's markets.
- The County's population is aging – we need a more age-friendly and dementia-friendly community. Dementia Friendly Central Virginia (DFCV) is working to build awareness around this.
- We need to grow our own and create opportunities for children to come back here and have a job when they grow up. Culture and experience are what makes them want to be here. We need something for our kids to come back to or stay for.



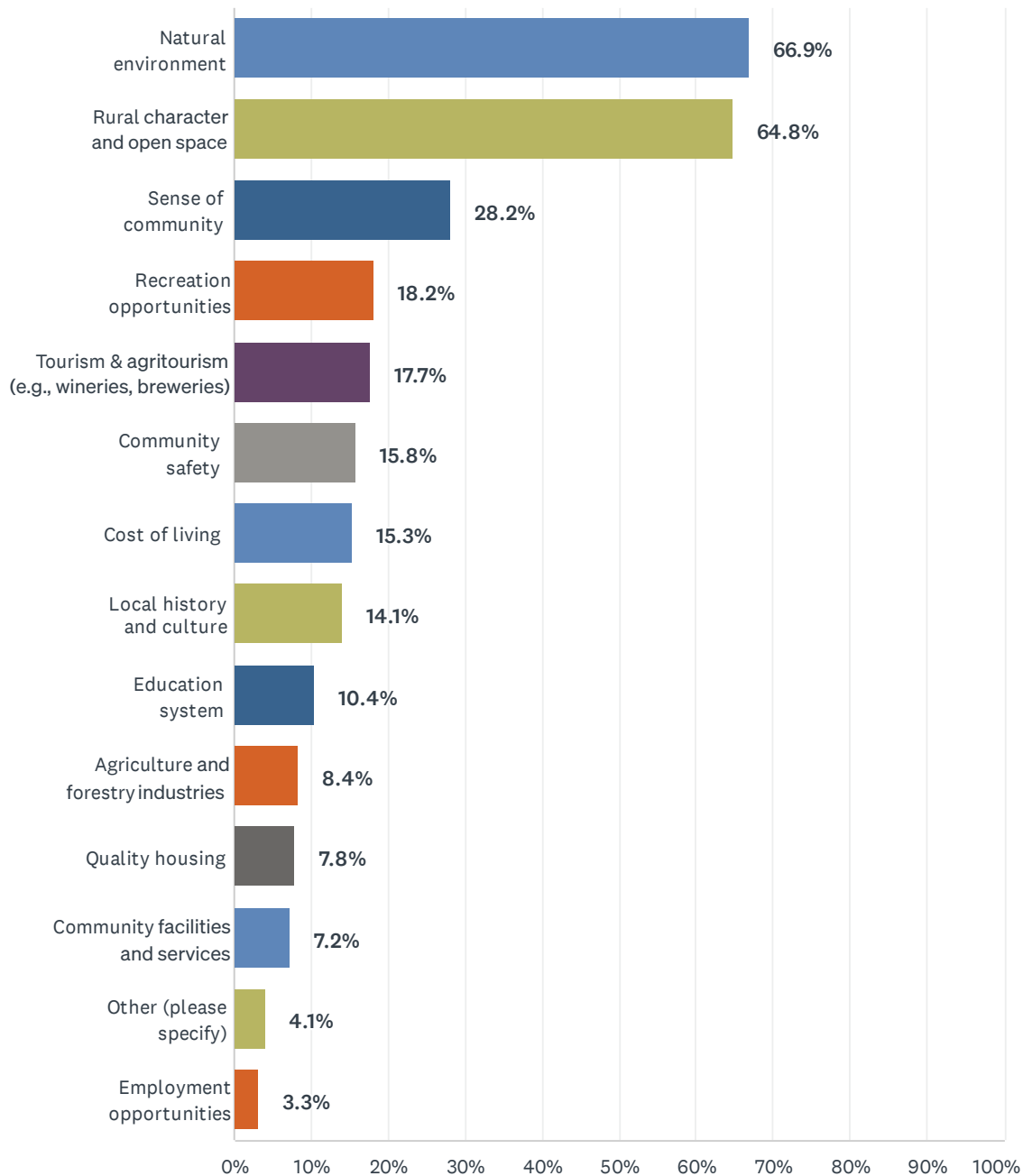
# Nelson County Comprehensive Plan Update Community Survey Results

July 1 - August 31  
2022



## Q1 What do you value most about Nelson County? (choose up to three):

Answered: 886 Skipped: 0



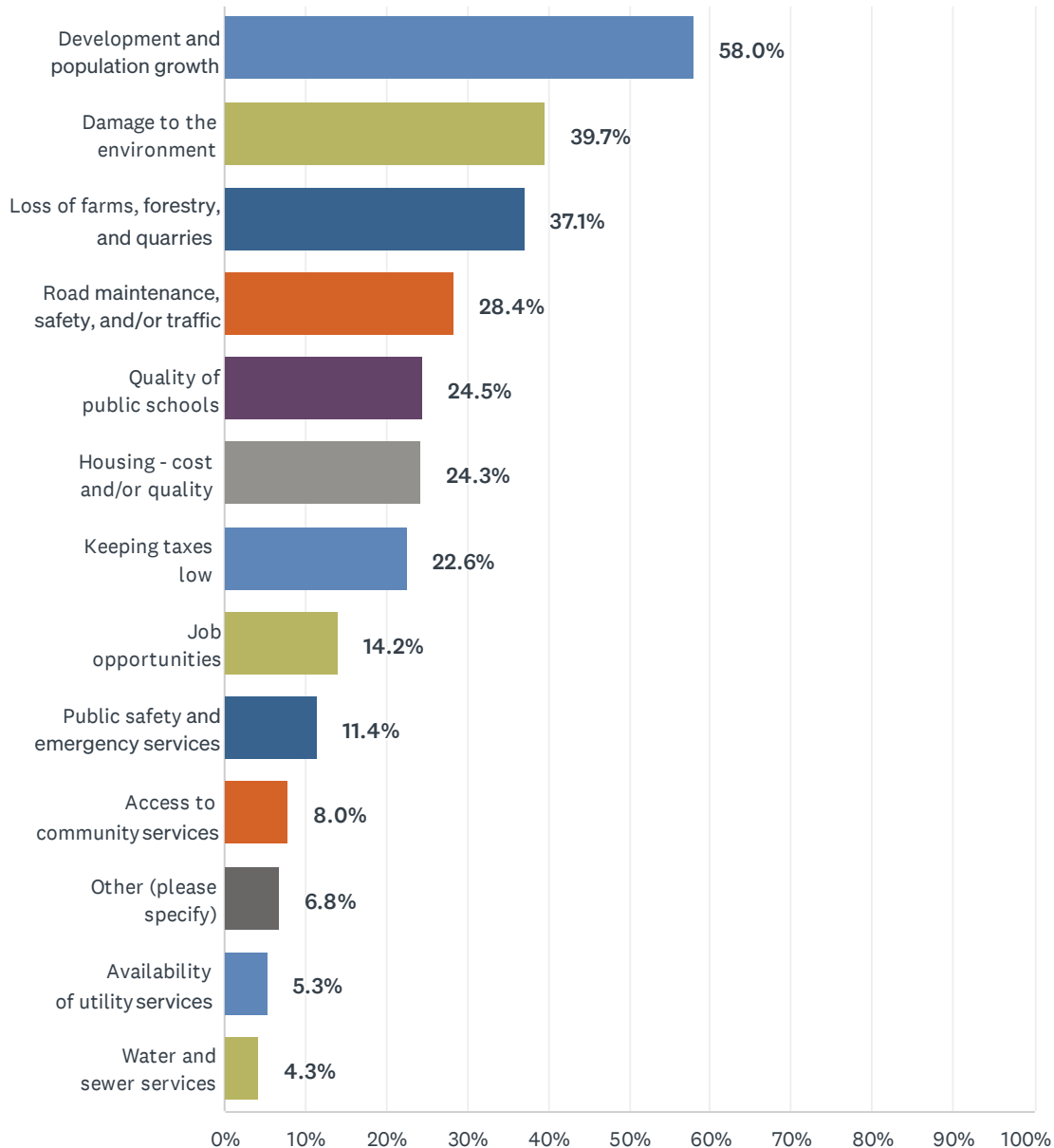
#	OTHER (PLEASE SPECIFY)	DATE
1	Invalid answer	9/7/2022 11:15 AM
2	Too many responses	8/31/2022 10:32 AM
3	Peace and Quiet	8/30/2022 5:10 PM
4	Invalid answer	8/23/2022 2:32 PM

## Nelson County Comprehensive Plan Update - Community Survey

5	Transportation Opportunities	8/23/2022 12:35 PM
6	Invalid answer	8/23/2022 12:17 PM
7	Invalid answer	8/23/2022 11:46 AM
8	Too many answers	8/22/2022 10:48 AM
9	Environmental sustainability	8/21/2022 11:25 AM
10	Air quality	8/15/2022 6:46 PM
11	lack of government intervention in my life, cf. this survey	8/13/2022 9:56 PM
12	Country, low traffic, quietness - all of which going away	8/10/2022 12:15 PM
13	Safety in the schools and buses like Orange County has on the buses along with ac on the buses like Orange County has	8/10/2022 1:03 AM
14	Thoughtful development	8/6/2022 2:55 PM
15	Resort	8/6/2022 6:48 AM
16	cooler weather at WTG Resort!	8/5/2022 8:18 PM
17	To maintain the rural lifestyle. , not to bring the city to our county	8/3/2022 10:10 AM
18	These options are are valuable but we do not possess many of the above.	8/2/2022 2:24 PM
19	Mix of tourism and rural character	8/1/2022 8:54 PM
20	Peaceful and quiet living	8/1/2022 3:59 PM
21	Wintergreen Resort	8/1/2022 1:34 PM
22	low crime rate	7/31/2022 10:23 AM
23	me personally, i just live here because my family does, it's not a wheelchair friendly area!	7/30/2022 9:37 PM
24	I would say employment opportunities but there isn't any good paying jobs in the area, all pay less than other areas.	7/28/2022 3:36 PM
25	Dark night sky. Get DSI certified. Stop light pollution.	7/22/2022 9:04 AM
26	affordable/workforce housing	7/20/2022 4:17 PM
27	Medical care	7/20/2022 1:13 PM
28	NON urban RURAL area	7/19/2022 8:24 PM
29	Rockfish Presbyterian Church	7/17/2022 11:23 AM
30	Country aspect. Keep it rural!	7/15/2022 7:57 PM
31	Clean spring water to drink, fresh air, nature and animals, affordability.	7/14/2022 9:01 AM
32	I really enjoy the country atmosphere. I am very worried about development and population growth	7/11/2022 3:40 PM
33	Smaller community/ not crowded Close community	7/7/2022 6:37 PM
34	Location of disabled daughter	7/6/2022 5:08 PM
35	Nelson County Memorial Library	7/5/2022 4:08 PM
36	Disconnection from urban environment AND concerns.	7/5/2022 1:31 PM

## Q2 What concerns you the most about Nelson County's future? (choose up to three):

Answered: 876 Skipped: 10



#	OTHER (PLEASE SPECIFY)	DATE
1	pet care & socialization	9/7/2022 11:50 AM
2	Invalid answer	9/7/2022 11:15 AM
3	Not doing its part to address climate change (Needs to take advantage of its rural character & small farms to develop a program of action to sequester carbon)	9/6/2022 1:03 PM
4	Increase in noise and light	8/30/2022 5:11 PM

# Nelson County Comprehensive Plan Update - Community Survey

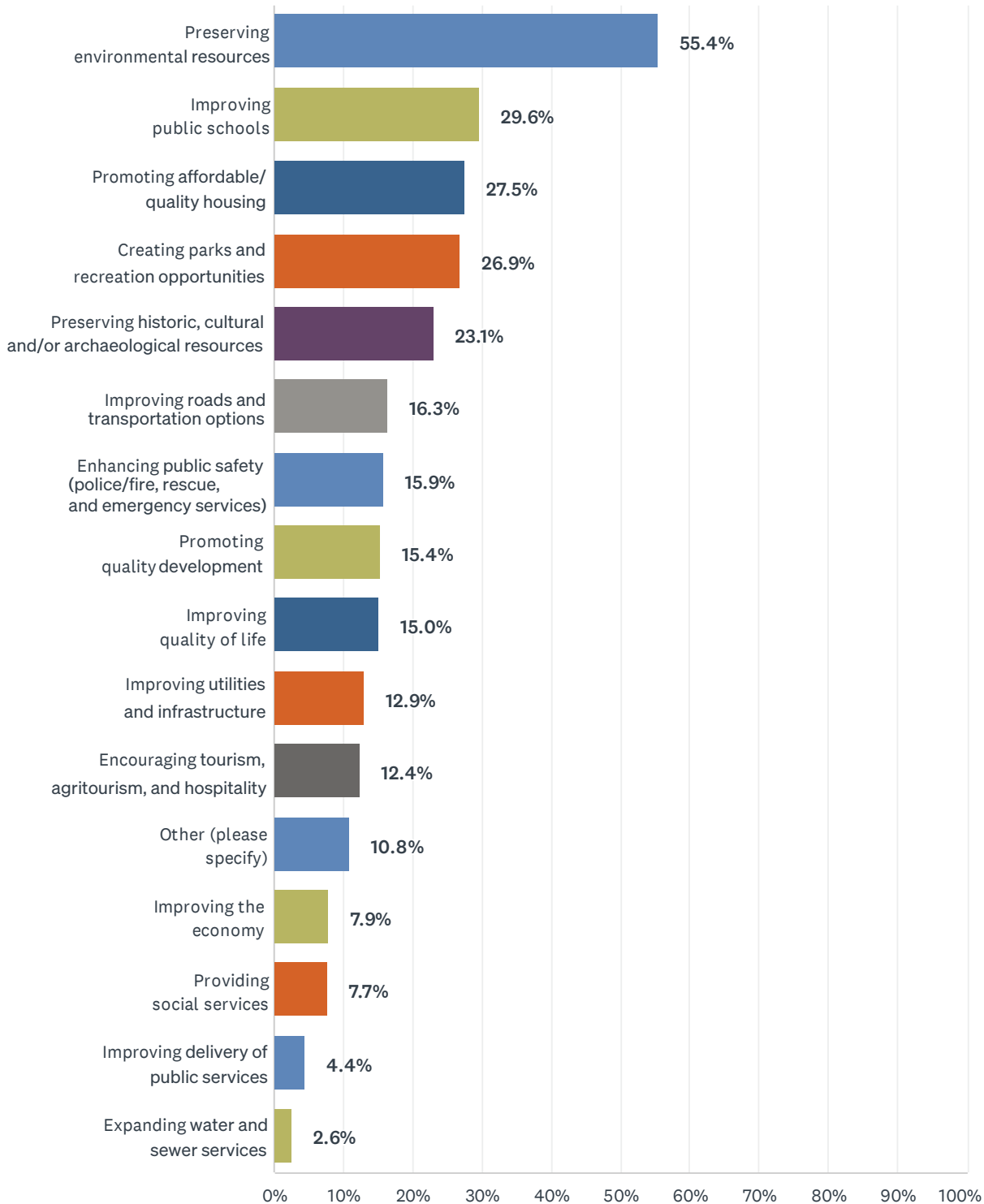
5	too much development & growth	8/29/2022 3:55 PM
6	increased traffic & high land prices	8/29/2022 3:49 PM
7	Invalid answer	8/23/2022 2:33 PM
8	The number of alcohol dispensing businesses who also have amplified music.	8/23/2022 1:06 PM
9	Invalid answer	8/23/2022 12:17 PM
10	Invalid answer	8/23/2022 11:49 AM
11	Too many answers	8/22/2022 10:48 AM
12	Access to pharmacy and grocery from Stoney Creek	8/15/2022 6:48 PM
13	keeping gov't interference in my life low	8/13/2022 9:57 PM
14	Over abundance of winery/brewery/distillery establishments	8/13/2022 8:57 AM
15	Distracted driving; junk filled yards; driving under the influenc	8/12/2022 11:47 AM
16	Road maintenance and safety x3, seriously get anxiety driving on 151 daily	8/10/2022 7:49 PM
17	Virtually unfettered restriction to noisy venues	8/10/2022 12:17 PM
18	VEC should be independent of external power sources.	8/10/2022 11:55 AM
19	Growing presence of Airbnbs resulting in lack of community	8/6/2022 3:50 PM
20	Development that fits with the county's strengths and regional needs	8/6/2022 2:56 PM
21	with Housing - also Quantity	8/5/2022 8:18 PM
22	The northern part of Nelson along 151 is too crowded with wineries, breweries and distilleries. It's bringing too much traffic, noise and Air Bnb's.	8/5/2022 2:13 PM
23	We are becoming what Crozet became. Sad for the north district to be known as alcohol Alley.	8/3/2022 10:12 AM
24	Lack of housing	8/3/2022 9:01 AM
25	Resistance to managed growth	8/3/2022 6:37 AM
26	Lack of parks and recreation opportunities	8/3/2022 5:41 AM
27	I'm concerned about the increase of drug use	8/2/2022 9:06 PM
28	Being known for Alcoholic Rt151	8/2/2022 11:33 AM
29	Changing Nelson Co. into urbanized environment, from which most of the current population, myself included, moved away.	8/1/2022 4:01 PM
30	Losing neighbors to airbnbs	8/1/2022 1:11 PM
31	Lack of employment opportunities	8/1/2022 11:02 AM
32	Please consider road number ONE. Adding shoulders and lower speed limit with control of speed limit.	7/31/2022 7:04 AM
33	wheelchair-friendliness!	7/30/2022 9:38 PM
34	Support Nelson library, build community centers to support sports, nature studies, swimming pools (indoor & out) that welcome all citizens.	7/30/2022 3:37 PM
35	The limited availability of residential housing negatively impacts the available workforce to support local businesses	7/30/2022 10:12 AM
36	No public transportation and no housing	7/26/2022 5:50 PM
37	Zoning and maintenance.	7/25/2022 12:57 PM
38	Saturday drunk drivers on 151	7/25/2022 10:40 AM
39	adequate services for a growing older population	7/24/2022 1:57 PM

## Nelson County Comprehensive Plan Update - Community Survey

40	Threat of commercial sprawl - chain stores, degraded rural landscapes, etc.	7/24/2022 8:08 AM
41	replacement of affordable rental housing with short-term rentals	7/20/2022 5:21 PM
42	warming climate - reduced pollinator population, influx of invasive species and short term rentals and the reduction of long term residents	7/20/2022 11:53 AM
43	Water and access to it. Water table in the Rockfish Valley is already dropping like a rock.	7/19/2022 5:09 PM
44	Access to infant care (currently none)	7/19/2022 2:14 PM
45	Increasing and unregulated air b&b	7/19/2022 12:56 PM
46	affordable housing	7/18/2022 4:02 PM
47	My neighborhood is becoming an air bnb community with a transient population and loss of neighborhood	7/17/2022 11:15 AM
48	support of free, open and unbiased library services	7/17/2022 10:19 AM
49	lack of development needed to keep tax base reasonable	7/15/2022 8:26 PM
50	Loss of natural beauty, and increase in crime due to increased tourism	7/14/2022 8:27 AM
51	Loss of the rural nature of the county	7/11/2022 8:32 PM
52	The desire to approve almost all development	7/10/2022 7:20 PM
53	updated recycling systems	7/10/2022 1:20 PM
54	overcrowding	7/7/2022 6:38 PM
55	Influential residents or groups manipulating policy and development for their own agenda, be it personal, or their perspective of what "should" be for others.	7/5/2022 1:34 PM
56	Inability of young adults to buy homes, loss of young people as we have an aging and dying demographic and real estate and wealthy people are buying up all the home and renting them out as high prices.	7/4/2022 7:39 AM
57	We need more affordable housing and multi-family units while maintaining rural character and viewsheds so important for agritourism.	7/3/2022 2:27 PM
58	Too much tourism	7/2/2022 10:42 PM
59	Recreation for youth	7/2/2022 1:25 PM
60	preserving the rural nature of our county	7/1/2022 4:21 PM

### Q3 What should Nelson County focus on as it plans for the future? (choose up to three):

Answered: 858 Skipped: 28



# Nelson County Comprehensive Plan Update - Community Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Protecting rural character	9/7/2022 11:45 AM
2	Preserving agricultural land & fortifying local and regional food systems	9/7/2022 11:28 AM
3	Protecting rural character	9/7/2022 11:21 AM
4	Invalid answer	9/7/2022 11:15 AM
5	Addressing climate change and promoting opportunities to sequester carbon	9/6/2022 1:03 PM
6	Too many responses	8/31/2022 10:32 AM
7	Developing noise and light pollution ordinances	8/30/2022 5:12 PM
8	Ensuring that future development is well-planned and limited	8/29/2022 4:00 PM
9	discourage development, preserve rural character & history of county	8/29/2022 3:56 PM
10	Regulating absentee property owners( b&b's)	8/29/2022 3:55 PM
11	attracting more people to fill job openings	8/29/2022 12:57 PM
12	Protecting rural character	8/23/2022 2:39 PM
13	Protecting rural character	8/23/2022 2:33 PM
14	Limiting the number of alcohol dispensing businesses with amplified music.	8/23/2022 1:06 PM
15	Protecting rural character	8/23/2022 12:59 PM
16	Protecting rural character	8/23/2022 12:55 PM
17	Protecting rural character	8/23/2022 12:39 PM
18	Protecting rural character	8/23/2022 12:20 PM
19	Invalid answer	8/23/2022 12:17 PM
20	Too many answers	8/22/2022 1:57 PM
21	Improving internet services in Wingina, VA 24599	8/22/2022 10:49 AM
22	No answer	8/22/2022 9:56 AM
23	Protecting rural character	8/22/2022 9:34 AM
24	Protecting rural character	8/19/2022 1:24 PM
25	Access to Healthcare , pharmacy	8/15/2022 6:49 PM
26	keeping gov't interference/regulation, TAXES etc. low	8/13/2022 9:59 PM
27	Using an electronic device while driving; driving under the influence of drugs or alcohol	8/12/2022 11:55 AM
28	Restricting noise in what was once a quiet county	8/10/2022 12:19 PM
29	Nelson should be independent of outside power providers.	8/10/2022 11:56 AM
30	Limiting the amount of traffic (ecotourism) along Rt. 151 (Alcohol Alley)	8/9/2022 11:03 AM
31	Thoughtful development will optimize the county's resources, grow the economy and quality of life and preserve the environmental resources.	8/6/2022 2:58 PM
32	Preserving the rural character of Nelson County/limiting growth	8/6/2022 9:56 AM
33	Access to pharmacy	8/6/2022 8:34 AM
34	Preserving Open Spaces and viewsheds	8/4/2022 6:14 PM
35	Would love to see a separate walking/bike path along the 151 corridor	8/3/2022 1:35 PM
36	Encoraging green/sustainable building	8/3/2022 11:36 AM
37	NO MORE GROWTH	8/3/2022 11:22 AM

# Nelson County Comprehensive Plan Update - Community Survey

38	Controlling growth and unnecessary industry	8/3/2022 10:13 AM
39	No new developments and no B&B's	8/3/2022 9:33 AM
40	Nelson needs a public swimming pool!	8/3/2022 9:11 AM
41	More housing	8/3/2022 9:02 AM
42	Create a safe bike/walking path on 151	8/3/2022 8:04 AM
43	I don't want it to get any more built up than it is. 151 is already turning into a nightmare. Traffic is getting worse. I want to live in the country. Don't want Afton to turn into another Crozet	8/2/2022 6:41 PM
44	Develop and support retail industry	8/2/2022 5:19 PM
45	Preserving Nelson's culture and limit growth	8/2/2022 4:55 PM
46	More / better retail and restaurants	8/2/2022 4:53 PM
47	Preserve rural character	8/2/2022 4:14 PM
48	Strictly control & limit developments which are spoiling the lifestyle which attracted people to move here.	8/1/2022 4:06 PM
49	Avoiding high density housing developments. Improve quality of K thru 12 student education and vocational training.	7/31/2022 10:57 AM
50	Maintaining a rural environment we move here for	7/31/2022 8:18 AM
51	increasing wheelchair-friendliness	7/30/2022 9:39 PM
52	Supporting small businesses that enhance the community and support the rural character .	7/30/2022 7:28 AM
53	Reducing semi truck pass-thru traffic on rural roads like Rte 151 and Rte 6	7/29/2022 6:30 AM
54	Focus on existing constituencies and their priorities.	7/28/2022 3:57 PM
55	Work on getting better paying jobs in the area	7/28/2022 3:40 PM
56	Providing more business support to encourage employment opportunities	7/27/2022 10:56 AM
57	Zoning and maintenance regulations.	7/25/2022 12:57 PM
58	More police coverage on Saturday	7/25/2022 10:42 AM
59	affordable housing by limiting airBNB's	7/23/2022 9:27 PM
60	Keep us rural; they'll visit, then leave	7/22/2022 9:18 AM
61	Stop semi- trucks from using 151!	7/20/2022 6:20 PM
62	Keeping homes that people live in occupied with homeowners not Airbnb rentals	7/20/2022 2:10 PM
63	protecting rural character *(deleted from this survey)	7/20/2022 11:55 AM
64	Encouraging Small Farms and local food production	7/20/2022 11:27 AM
65	Children activities	7/19/2022 9:11 PM
66	Preserving natural RURAL area	7/19/2022 8:25 PM
67	Preserving open space, rural environment and environmental protection	7/19/2022 5:03 PM
68	Preserving natural areas, not becoming urban	7/19/2022 4:00 PM
69	Build a swimming pool	7/19/2022 1:31 PM
70	Keeping Nelson rural	7/19/2022 10:46 AM
71	Preserving the rural nature of the county, limiting encroaching development and population density	7/19/2022 9:26 AM
72	I am concerned about how businesses are buying up all the affordable housing in my area and turning them into air bnb rentals. Within half of a mile from me there are 9 short term rentals and someone just bought 3 more. My brother wanted to move up here but couldn't find	7/17/2022 11:23 AM

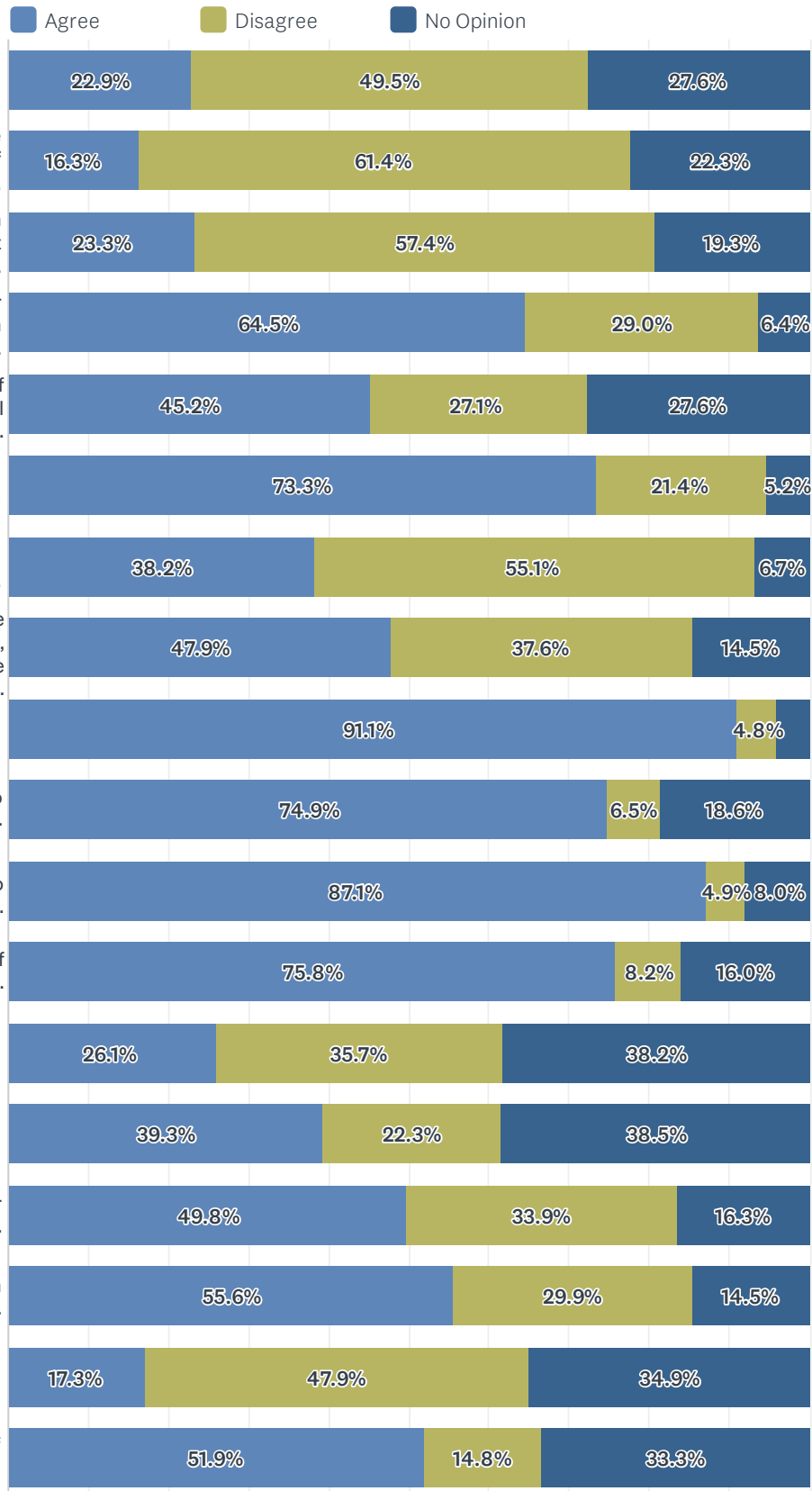
## Nelson County Comprehensive Plan Update - Community Survey

anything affordable. Many of these houses were never on the market and the company bought them before anyone was even able to put in a bid. I know other communities (Asheville) put a limit of how many vacation rentals a single entity can own. One company owns 5 of the houses in my neighborhood. It doesn't feel like a neighborhood if the person across the street is different every few days. I think Nelson should look at how to manage the influx of companies buying up all the affordable rentals and turning them to vacation rentals. They may pay real estate tax but they don't pay personal property because they don't have cars. They don't have an investment in the community because they are transient. Please look at how to manage this influx of transient populations so that those of us who live here permanently don't become an island in the middle of air bnbs.

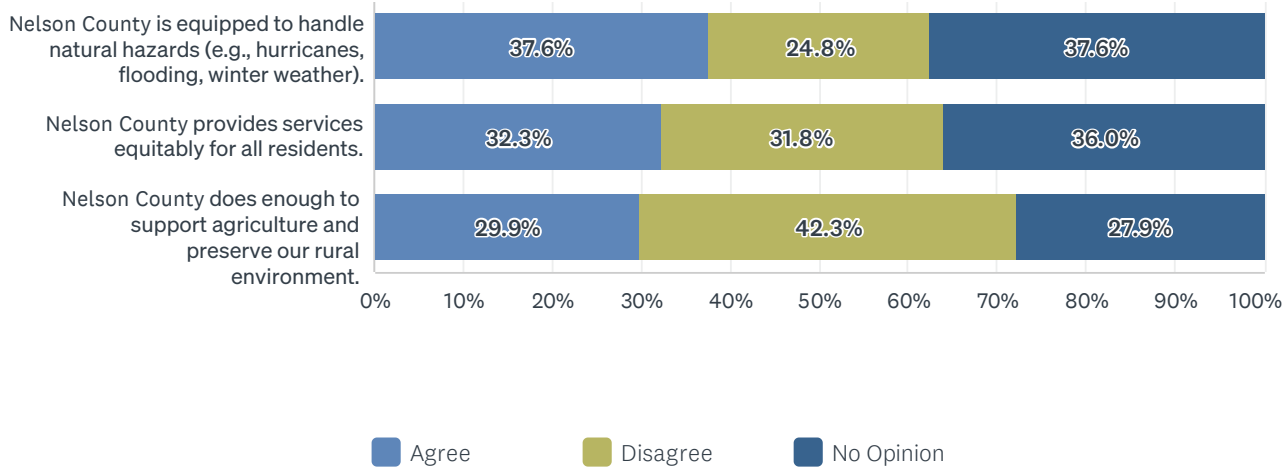
73	reducing partisan and religious bias in providing access/service	7/17/2022 10:20 AM
74	Preserving farmland. Preventing mass development of our rural county.	7/15/2022 8:00 PM
75	Limiting development of rural areas	7/15/2022 4:21 PM
76	Slow down!	7/14/2022 8:28 AM
77	preserving the rural nature of the county- limit developments	7/13/2022 6:55 PM
78	Promoting agriculture and forest industries. Keep taxes low, be transparent about tax revenue.	7/12/2022 2:56 PM
79	Making sure money comes into the community through Tourism and not through Housing/commercial development.	7/11/2022 3:41 PM
80	Stronger regulations, principles and policies to guide development	7/10/2022 7:21 PM
81	careful development that balances the rural quality and local residents quality of life	7/8/2022 11:11 AM
82	Keeping the county population lower	7/7/2022 6:39 PM
83	I am concerned with farmland and forrest overdevelopment. Houses and businesses being built on too little land.	7/7/2022 8:38 AM
84	Rural internet: No fiber access in my area	7/6/2022 8:41 AM
85	Health services	7/5/2022 10:50 PM
86	Providing a small local library for the Afton/Nellysford area	7/5/2022 3:51 PM
87	Preserving rural nature due to global warming and preserving beauty of the county, making it greener	7/4/2022 7:40 AM
88	Preservation of large larcels of forestal land for environmental reasons (wildlife corridors) and ecotouristic reasons - locate an Old Growth Forest Network forest here with public access.	7/3/2022 2:31 PM
89	Road safety	7/3/2022 12:00 PM
90	Keeping noise to a minimum. Amplified music from venues is tarnishing the rural experience.	7/3/2022 9:58 AM
91	More recreational activities	7/2/2022 1:25 PM
92	maintaining our rural character	7/1/2022 4:22 PM
93	protecting rural character	7/1/2022 4:07 PM

## Q4 Would you agree or disagree with the following statements? (check one for each):

Answered: 840 Skipped: 46

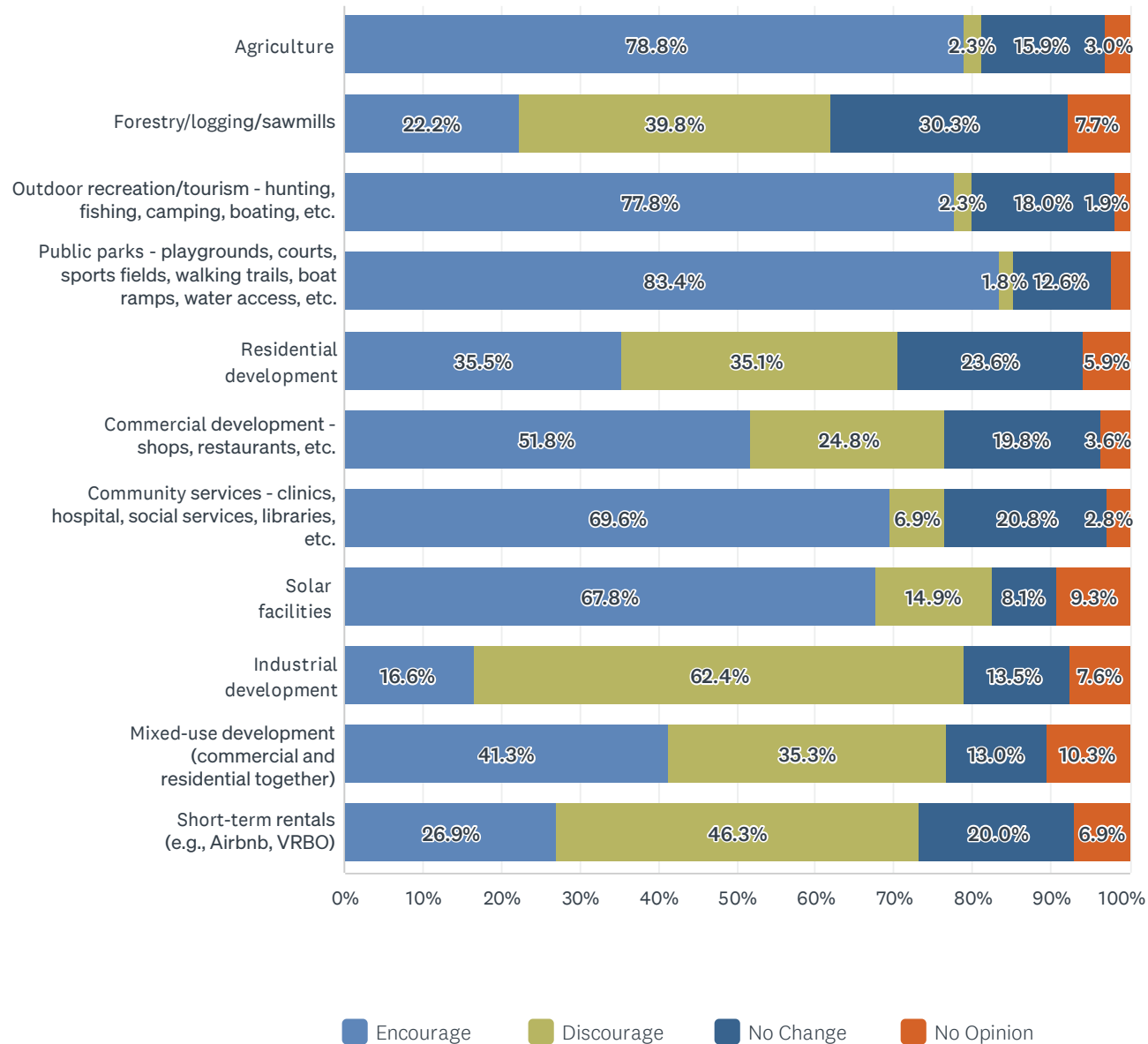


## Nelson County Comprehensive Plan Update - Community Survey



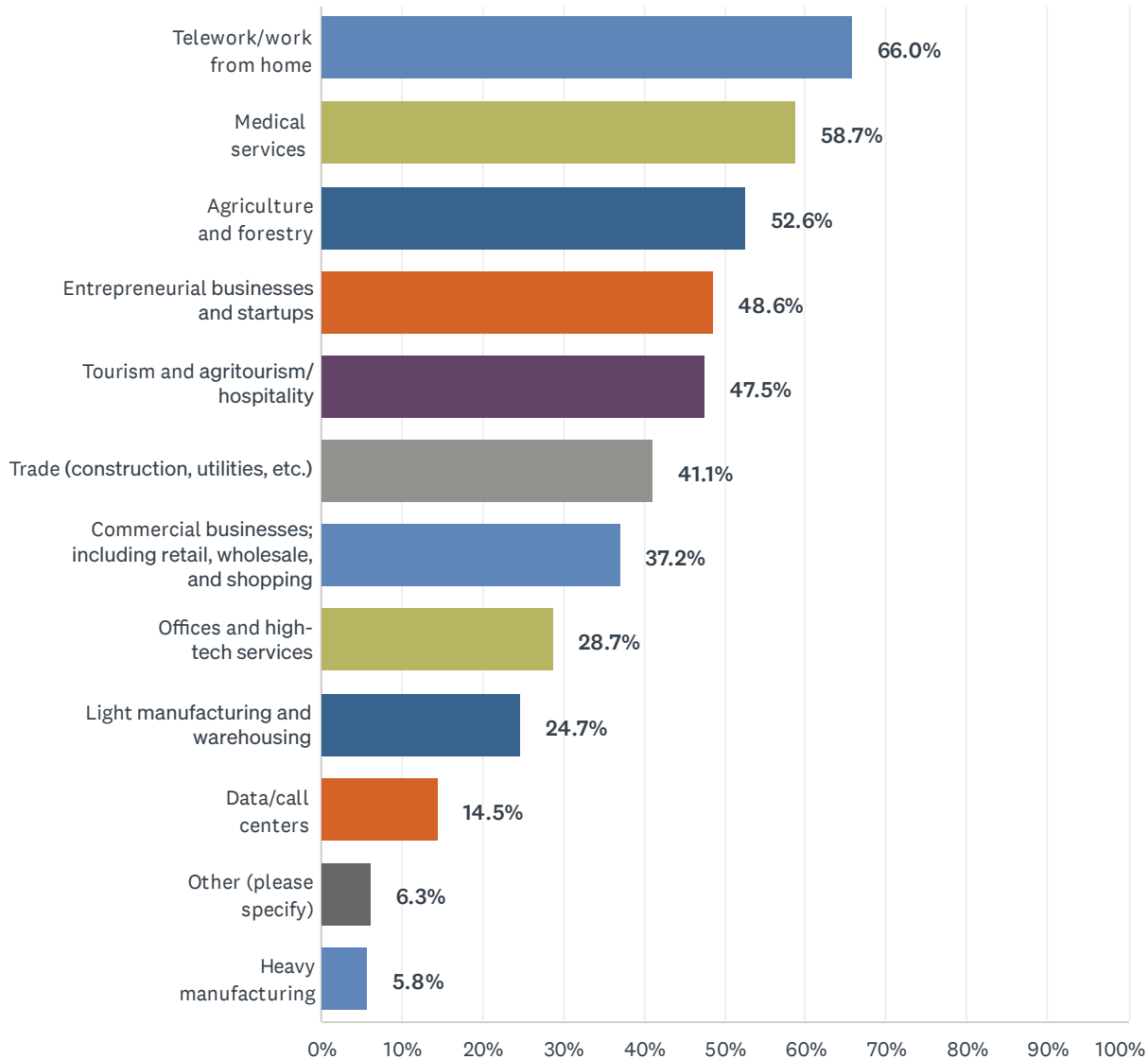
## Q5 Would you encourage or discourage the following land uses in Nelson County? (check one for each):

Answered: 832 Skipped: 54



## Q6 If the number of jobs in Nelson County were to increase, what kind of jobs would be desirable? (choose as many as apply):

Answered: 829 Skipped: 57



#	OTHER (PLEASE SPECIFY)	DATE
1	retired, support our local family hop businesses	9/7/2022 11:17 AM
2	Education	8/29/2022 10:01 AM
3	Community centers for Roseland and Tyro to go in case of weather emergencies	8/23/2022 2:34 PM
4	We do NOT need any more breweries, wineries or cideries	8/23/2022 12:40 PM
5	Assisted living space nursing facilities	8/23/2022 11:50 AM
6	Work local, (so people won't travel to Lynchburg or Charlottesville to work to make a living.	8/22/2022 2:15 PM

## Nelson County Comprehensive Plan Update - Community Survey

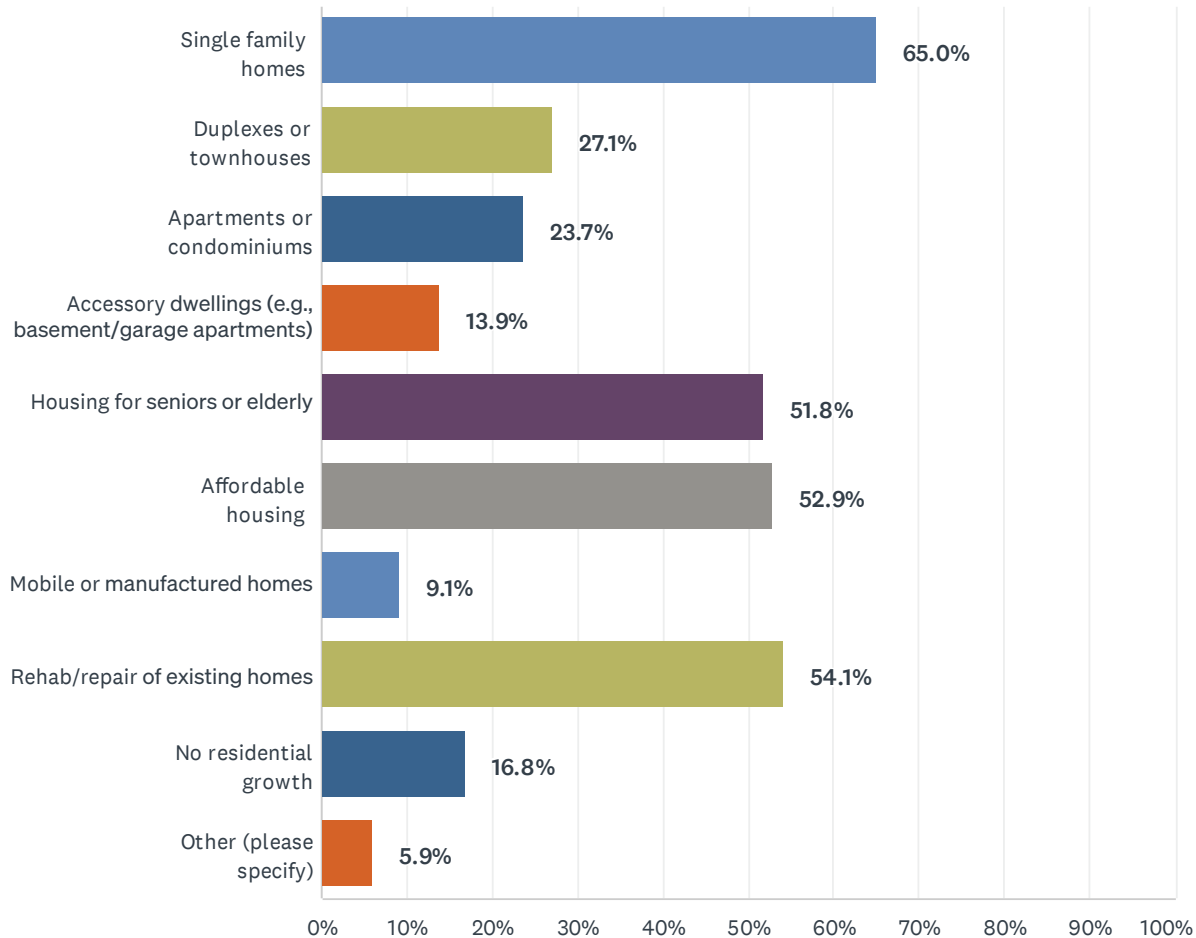
7	Mechanics	8/19/2022 1:25 PM
8	co working space with high quality internet!!	8/19/2022 9:30 AM
9	whatever the market generates without gov't interference	8/13/2022 10:04 PM
10	Pain mgmt clinic; physical therapy independent clinic	8/12/2022 12:01 PM
11	Nelson should have independent power grid from DC.	8/10/2022 12:28 PM
12	In home care for people needing assistance with Activities for Daily Living. Restaurants that will stay open.	8/9/2022 11:13 AM
13	no opinion	8/6/2022 9:39 PM
14	Hospitality	8/6/2022 7:29 PM
15	Light manufacturing, limited if any warehousing.	8/6/2022 3:03 PM
16	Water park, biking trails	8/6/2022 7:17 AM
17	Any job creation should be looked at within the environmental impact lens	8/3/2022 6:13 AM
18	Small businesses	7/31/2022 8:25 AM
19	if made wheelchair-friendly, i would like more jobs in retail or another area i can work with people.	7/30/2022 9:47 PM
20	No opinion	7/30/2022 10:46 AM
21	We cannot currently fill the available positions with the limited local workforce	7/30/2022 10:25 AM
22	Nelson County is known for its natural beauty. Tourists come here to enjoy that and get away from congested cities Building up commercial businesses and manufacturing seems to go against the beautiful gift of nature we residents have been blessed to experience	7/29/2022 8:55 PM
23	Develop ecotourism, agritourism and other low-impact small business that help maintain unbroken forestland, agricultural land, and tourism viewsheds	7/27/2022 11:41 AM
24	I would survey the residents looking for work to see what they want.	7/27/2022 9:31 AM
25	Eldercare?	7/26/2022 7:41 PM
26	assisted living and home care	7/24/2022 2:03 PM
27	community & recreation services	7/24/2022 9:26 AM
28	Two positions for north and southbound US 29 gatekeepers	7/22/2022 9:38 AM
29	Eco tourism and recreation.	7/21/2022 1:38 PM
30	Education (schools) and services-EMS, Fire and Rescue, Transportation, Social Services, Health Services, Elder Services, Child Care	7/20/2022 12:00 PM
31	J	7/19/2022 7:59 PM
32	Small artisan businesses and green jobs	7/18/2022 9:31 PM
33	Solar	7/18/2022 9:31 PM
34	Anything with competitive compensation to keep people from driving 70 miles per day just to make a living	7/18/2022 8:14 PM
35	Environmental preservation	7/17/2022 11:26 AM
36	work from home and crafts	7/17/2022 10:24 AM
37	Senior care	7/14/2022 8:51 AM
38	Social Services; Education (adult and children)	7/12/2022 3:12 PM
39	Artisans	7/11/2022 7:46 PM
40	Pharmaceutical manufacturing that does not pollute not	7/11/2022 7:25 PM

# Nelson County Comprehensive Plan Update - Community Survey

41	Senior Living	7/7/2022 6:43 PM
42	high-speed internet providers	7/6/2022 8:46 AM
43	Education	7/5/2022 10:54 PM
44	all of the above	7/4/2022 7:53 PM
45	Pharmacy	7/4/2022 5:52 PM
46	As a retiree have no opinion on jobs	7/4/2022 12:30 PM
47	Wind technology, companies that protect the natural environment	7/4/2022 7:45 AM
48	maintenance and home improvement services (electricians, plumbers, carpenters, appliances, etc)	7/3/2022 3:28 PM
49	Jobs that do not require new infrastructure	7/3/2022 3:28 PM
50	Family farming or regional farming coops but not industrial farming nor farming that involves heavy use of chemicals, ecoforestry/tourism but not logging per se. Im not sure what is meant by "forestry" inthe first option above and all of these questions limit my responses in such ways that they could have unintended consequences in aggregate and NOT be what I meant. Its a frustrating survey.	7/3/2022 3:07 PM
51	Green energy, artist and crafts people, climate change adapting planners, environmental planners	7/3/2022 9:22 AM
52	Traditional farming (not farm breweries!)	7/2/2022 10:48 PM

## Q7 What types of new residential development would be desirable in Nelson County? (choose as many as apply):

Answered: 826 Skipped: 60



#	OTHER (PLEASE SPECIFY)	DATE
1	Quality manufactured homes, placed on proper foundations	8/30/2022 10:43 PM
2	I didn't say Apartments because the Fire Departments aren't set up to protect them. I didn't say senior living because we are too far away from Lynchburg and Charlottesville, which is where all of their doctors are.	8/29/2022 9:14 AM
3	Affordable housing that is also eco-friendly and community oriented	8/28/2022 1:11 PM
4	Preserve farm lands taken years to create!!	8/23/2022 2:35 PM
5	We do not need "Crozet" type growth	8/23/2022 12:40 PM
6	Housing for the homeless and our vets	8/22/2022 10:51 AM
7	whatever the market generates	8/13/2022 10:05 PM
8	Public housing	8/11/2022 8:37 AM
9	Create legislation restricting short term rentals.	8/10/2022 3:27 PM

# Nelson County Comprehensive Plan Update - Community Survey

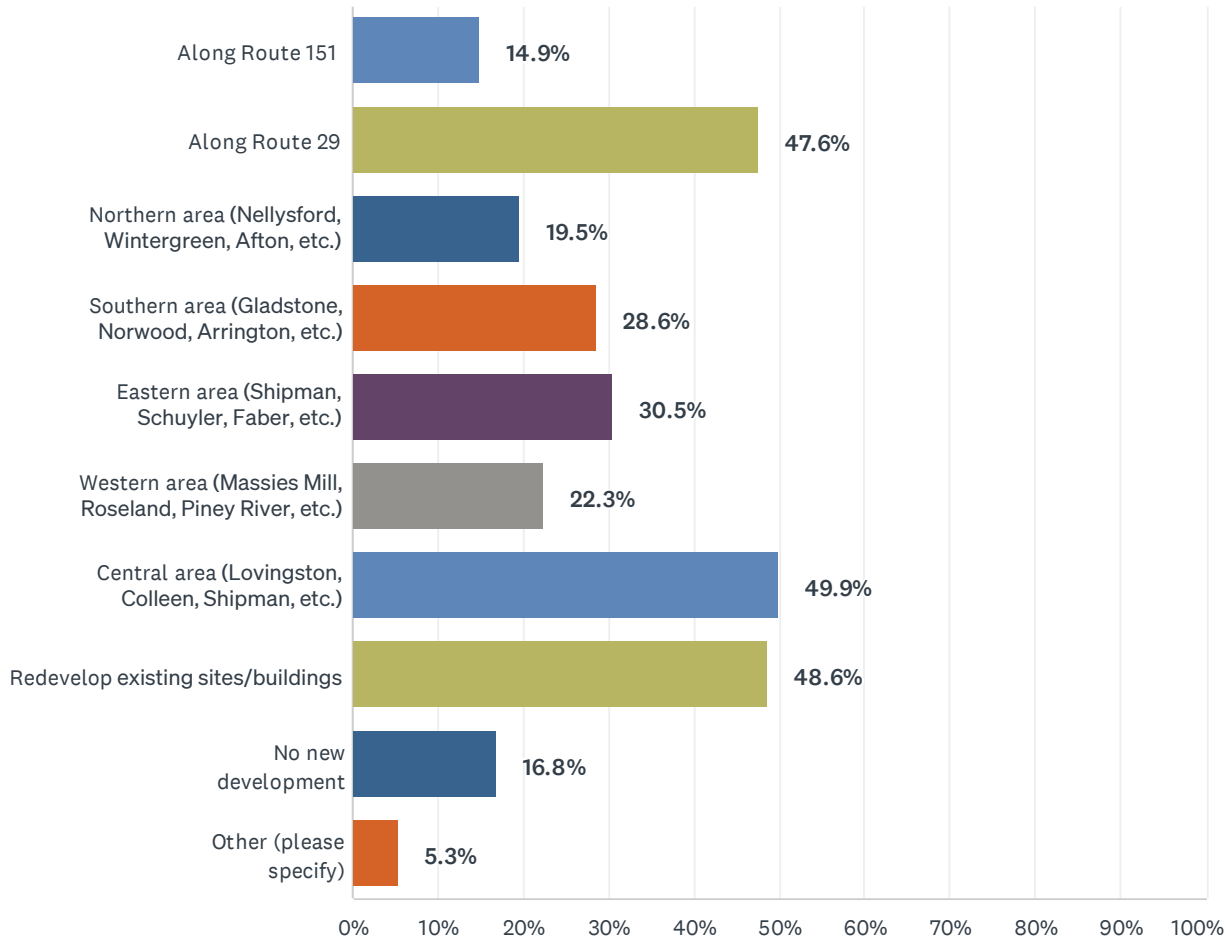
10	all of them!	8/5/2022 8:22 PM
11	Housing for seniors/elderly IF there are services nearby or transportation. Don't just stick them out in the middle of nowhere!	8/4/2022 2:39 PM
12	Tiny Homes	8/2/2022 9:15 PM
13	No gigantic single family homes ... they are ugly to look at!!	8/2/2022 5:21 PM
14	Any structure that will allow our local population to flourish and grow their families in the county.	8/2/2022 2:27 PM
15	By definition, further population growth will reduce the present quality of living. (Increased traffic, noise, infrastructure cost, increased taxes, etc.) When people understand that, they will oppose future growth.	8/1/2022 4:23 PM
16	Housing restricted to full-time residents and not short term rentals	7/31/2022 11:31 PM
17	NOT to turn into another Old Trail in Crozet!!!	7/31/2022 8:27 AM
18	Wheelchair-friendly, possibly assisted living and affordable housing	7/30/2022 9:48 PM
19	Some new developments with affordable housing, but not a huge development that sends lot of extra traffic up 151! Make the developments eco friendly, small and beautiful!	7/30/2022 7:40 AM
20	Limit residential growth in keeping with the rural beauty of the area. Look what over development has done to the sweet little town of Crozet It has lost its character	7/29/2022 9:00 PM
21	Tiny home communities and PUDs	7/28/2022 2:44 PM
22	Low-cost housing "affordable " often isn't	7/26/2022 7:43 PM
23	affordable workforce housing	7/24/2022 9:27 AM
24	Limited single family on multi-acre lots	7/24/2022 8:59 AM
25	cluster housing. Low density residential eats up too much land	7/22/2022 10:44 PM
26	All but mobile homes. By that I mean limit commercial development which organically should limit residential development. Address cluster and density, but allow flexibility for type.	7/22/2022 9:48 AM
27	Housing for rural residents	7/20/2022 5:34 PM
28	No high density. Roads cannot support	7/19/2022 11:02 PM
29	Eco friendly homes	7/18/2022 9:33 PM
30	Very inexpensive housing for our youth just out of high school/college/trade school so they can stay in the county	7/18/2022 3:20 PM
31	all should be expected, but need to be implemented responsibly with a plan	7/18/2022 8:07 AM
32	emphasize and support "green" housing and rehabs	7/17/2022 10:26 AM
33	For the love of God make it affordable for the growing up children of Nelson and not wealthier people trying to move into nelson. \$400k houses are NOT affordable to our new adults and young couples who grew up here in Nelson! It's a shame they have to leave the county to get cheap housing elsewhere in places they feel unsafe.	7/15/2022 10:40 PM
34	Buy existing homes and rehab them 2 acres per home. No to apts, and condos	7/14/2022 8:52 AM
35	I would support a nice mobile home development	7/11/2022 7:26 PM
36	More Section 8 housing.	7/11/2022 5:24 PM
37	Home stay regulations need tightening because they are more loose than anywhere in the country. Allows changing what can be residential use into commercial.	7/10/2022 7:24 PM
38	answers depend on location	7/8/2022 11:16 AM
39	I want to say single family homes, but I mean like not massive McMansions, but idk acreage if it is mostly wooded? Like any acreage if mostly wooded and houses that meet the need of the primary owner, not as a vacation home or like 8 bedroom massive thing.	7/7/2022 4:36 PM

## Nelson County Comprehensive Plan Update - Community Survey

40	Residential growth in municipalities should be supported. Growth on farm and Forrest lands should be controlled.	7/7/2022 8:52 AM
41	Rehab of properties, fencing etc	7/5/2022 10:55 PM
42	Except no residential growth. all of the above	7/4/2022 7:54 PM
43	Affordable housing - not Wintergreen Resort prices. Young families cannot afford to buy any land or homes in Nelson due to skyrocketing Wintergreen prices and businesses purchasing homes and turning them into Airbnb . Any AirBNB should only be allowed by full time residents-not business corporations/realty companies.If there are no housing opportunities (either rental/purchase)for young adults & families, Nelson's population will continue to decline, there will be no students in schools etc.	7/4/2022 7:49 AM
44	cluster development	7/3/2022 3:30 PM
45	cluster housing	7/3/2022 3:30 PM
46	No more McMansions for rich retirees from elsewhere and very careful limitations on AirB&B and VRBO - I don't mind a real Nelson resident making some extra money this way but too often landlords who are not Nelsonians are buying up and renting places and the renters are causing problems for the neighbors. This diminishes the feeling of community we have here and we need to find a way to manage this while still encouraging true eco- and agritourism. I'd want to see the apartments and lo-rise multi-unit dwellings in Lovington and other town centers, not eating up precious ag and forestal land.	7/3/2022 3:28 PM
47	Lovington is a potential treasure for mixed-use redevelopment. Let's grow our existing town and make it an amazing place to live, raise kids, or retire! We could be a model for rural revitalization and turn around the life of a charming town. Think a smaller Staunton, but in Nelson. And it's shameful that Nellysford is such an eyesore— why isn't is a mixed-use model for the state?	7/3/2022 10:03 AM
48	Residential development that puts climate change at the forefront, think future in how humans will live.	7/3/2022 9:24 AM
49	Just not Crozet! Where this new development needs to be is the real question. For instance, 151 cannot support increased traffic.	7/2/2022 10:54 PM

## Q8 Where should new residential development in Nelson County be directed? (choose as many as apply):

Answered: 825 Skipped: 61



#	OTHER (PLEASE SPECIFY)	DATE
1	29/6 intersection	9/7/2022 11:29 AM
2	No ridgeline development!	8/23/2022 12:56 PM
3	No answer	8/23/2022 12:18 PM
4	Wingina	8/22/2022 2:09 PM
5	Wingina	8/22/2022 2:05 PM
6	Wingina	8/22/2022 2:02 PM
7	Wingina	8/22/2022 1:58 PM
8	Wingina, Norwood	8/22/2022 1:53 PM
9	Wingina area	8/22/2022 10:51 AM
10	Very concerned about 151	8/15/2022 6:55 PM

## Nelson County Comprehensive Plan Update - Community Survey

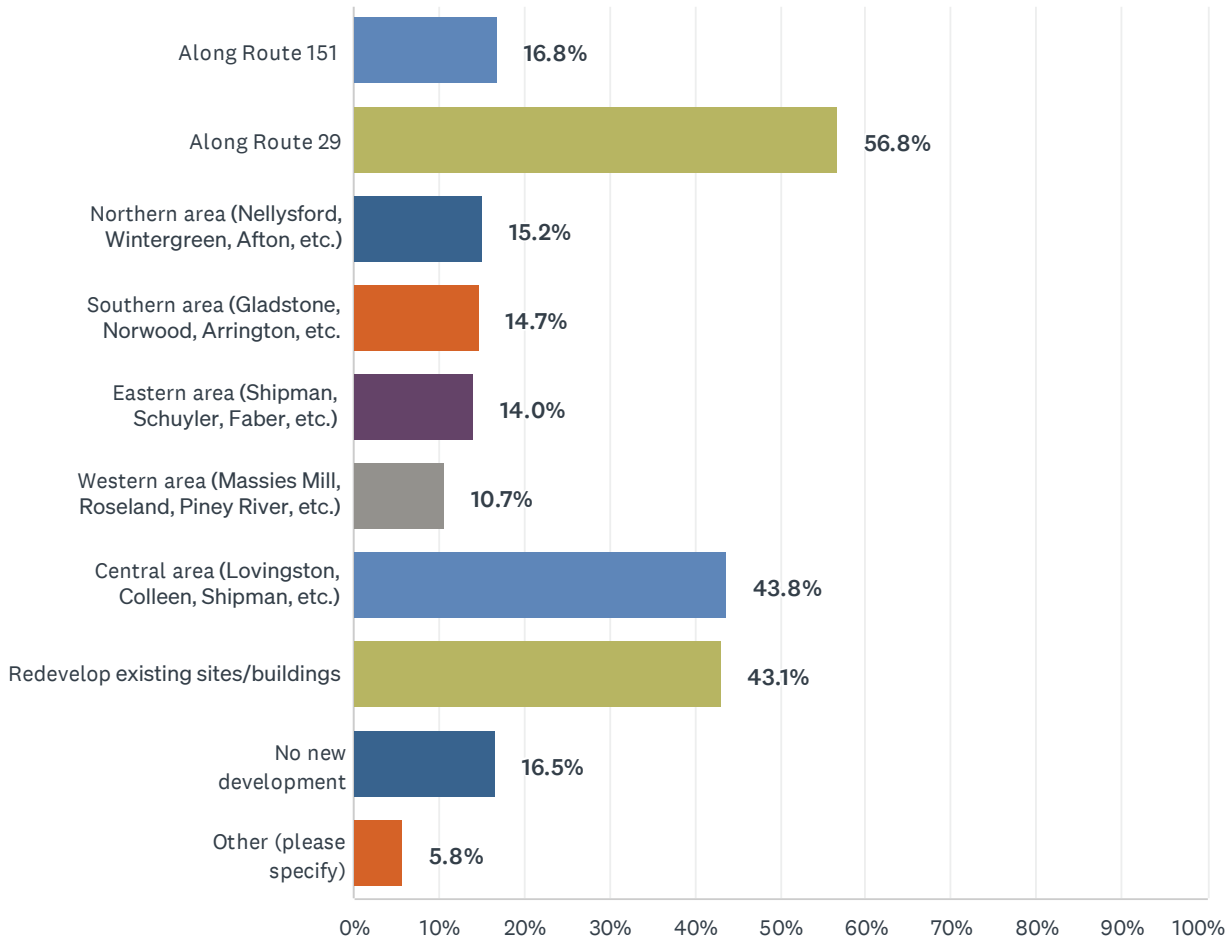
11	New residential development should consider the environment and neighbors.	8/14/2022 9:49 AM
12	wherever the market generates	8/13/2022 10:06 PM
13	Around existing commercial services and along public transportation routes which also need to be developed	8/11/2022 8:38 AM
14	Where needed and where the development will have the most benefits to residents and the least negative impact on the environment and rural character of the county. We have to find a good balance while adding housing options.	8/10/2022 6:24 PM
15	Northern area currently has more than enough residential density	8/10/2022 12:27 PM
16	No opinion	8/6/2022 5:29 AM
17	stop suburban growth of subdividing farmland with larger homes	8/5/2022 7:49 PM
18	Not sure	8/3/2022 12:46 PM
19	dispersed in all areas to offer affordability throughout the county	8/3/2022 9:09 AM
20	Not sure	8/1/2022 8:43 PM
21	flat areas	7/30/2022 9:49 PM
22	Nestle smaller, denser developments off the main road but accessible to it. 151 is maxed out! 29 has greater capacity. Support the development of small businesses in the Livingston area. Please no strip malls. We can do better!	7/30/2022 7:45 AM
23	If you must have new development, the roads along Route 29 are at least wider and there seems to be more room	7/29/2022 9:02 PM
24	Near existing development. Minimize spread	7/26/2022 7:44 PM
25	no opinion	7/25/2022 4:05 PM
26	Wherever new jobs are created.	7/24/2022 9:29 AM
27	No large developments, a few townhomes or small apt complex spaced out throughout county, not any big area of homes. Mix fancy homes with affordable homes.	7/23/2022 9:34 PM
28	Don't know	7/22/2022 10:09 AM
29	Courting residential development inexorably destroys what attracts people to Nelson in first place. Any necessary residential development should be clustered and segregated so as to have least impact rural beauty of county.	7/22/2022 9:56 AM
30	I am not qualified to answer this question as I am not familiar enough with all of the areas mentioned.	7/20/2022 5:36 PM
31	I don't know enough about these options to make offer an informed opinion	7/20/2022 1:19 PM
32	All areas equally	7/19/2022 7:02 PM
33	No opinion	7/19/2022 11:21 AM
34	Small starter houses around \$150,000 so youth can afford them. Then some in the next range once they are established and ready to move up. Perhaps just two bedrooms/one bath as a starter house.	7/18/2022 3:23 PM
35	Nellysford has already been targeted. No new in Nellysford	7/14/2022 8:53 AM
36	Anywhere people want to on their land	7/12/2022 7:49 AM
37	This question has too vague answers.	7/10/2022 7:25 PM
38	so-called northern area is already overdeveloped for rural county	7/8/2022 11:17 AM
39	Except no new development, all of the above	7/4/2022 7:54 PM
40	No opinion	7/4/2022 5:54 PM
41	No new development along routes 151 and 29 should occur until the volume, nature of, speed, and access related to through traffic is addressed.	7/4/2022 12:11 PM

## Nelson County Comprehensive Plan Update - Community Survey

42	There are empty buildings in Lovington that can be turned into apartments (i.e, Bailey Spencer building, the building across the street), Lovington is the county seat- that town could be have so many vitality in it with a small boutique hotel & apartments. So many cities have renovated their current buildings and had wonderful success. Look at all the empty business buildings in Charlottesville- let's not do that. Let's be mindful of the environment as we move forward.	7/4/2022 7:52 AM
43	I'm very concerned about the lack of affordable housing but am not interested in growth of single family homes on small lots or McMansions on large lots. I want to maintain the rural viewsheds along main corridors like 151 and 29 and develop multi-family housing in towns like Lovington and other places. Existing homes should be able to be renovated into several apartments and rented to young singles and 20-somethings. I'm interested in targeted development and would like to see an end to more houses within view of Rt 151 and 29. No one is going to drive thru wall-to-wall houses to get to a winery or brewery - it will lost its rural character and the existing businesses will falter as a result. The unbroken parcels of forestal and gricultural land are part fo the economic wealth of the county so we need to figure out a way to preserve that and still have affordable housing for young people and enough agritourism and outdoor recreation jobs.	7/3/2022 3:28 PM
44	Think "urban centers" in areas- not housing in just certain areas. Where does infrastructure exist to support growth, where is expanded infrastructure possible and at what cost	7/3/2022 9:27 AM

## Q9 Where should new commercial development in Nelson County be directed? (choose as many as apply):

Answered: 822 Skipped: 64



#	OTHER (PLEASE SPECIFY)	DATE
1	Lovingston	9/7/2022 11:29 AM
2	Wherever the best roads and fire hydrants already exist.	8/29/2022 9:15 AM
3	Commercial development that is geared toward locally owned businesses, not corporations that only have their interests in mind	8/28/2022 1:14 PM
4	Current industrial park	8/23/2022 12:41 PM
5	Wingina	8/22/2022 2:09 PM
6	Wingina	8/22/2022 2:05 PM
7	Wingina	8/22/2022 2:02 PM
8	Wingina	8/22/2022 1:58 PM
9	Wingina	8/22/2022 1:54 PM

# Nelson County Comprehensive Plan Update - Community Survey

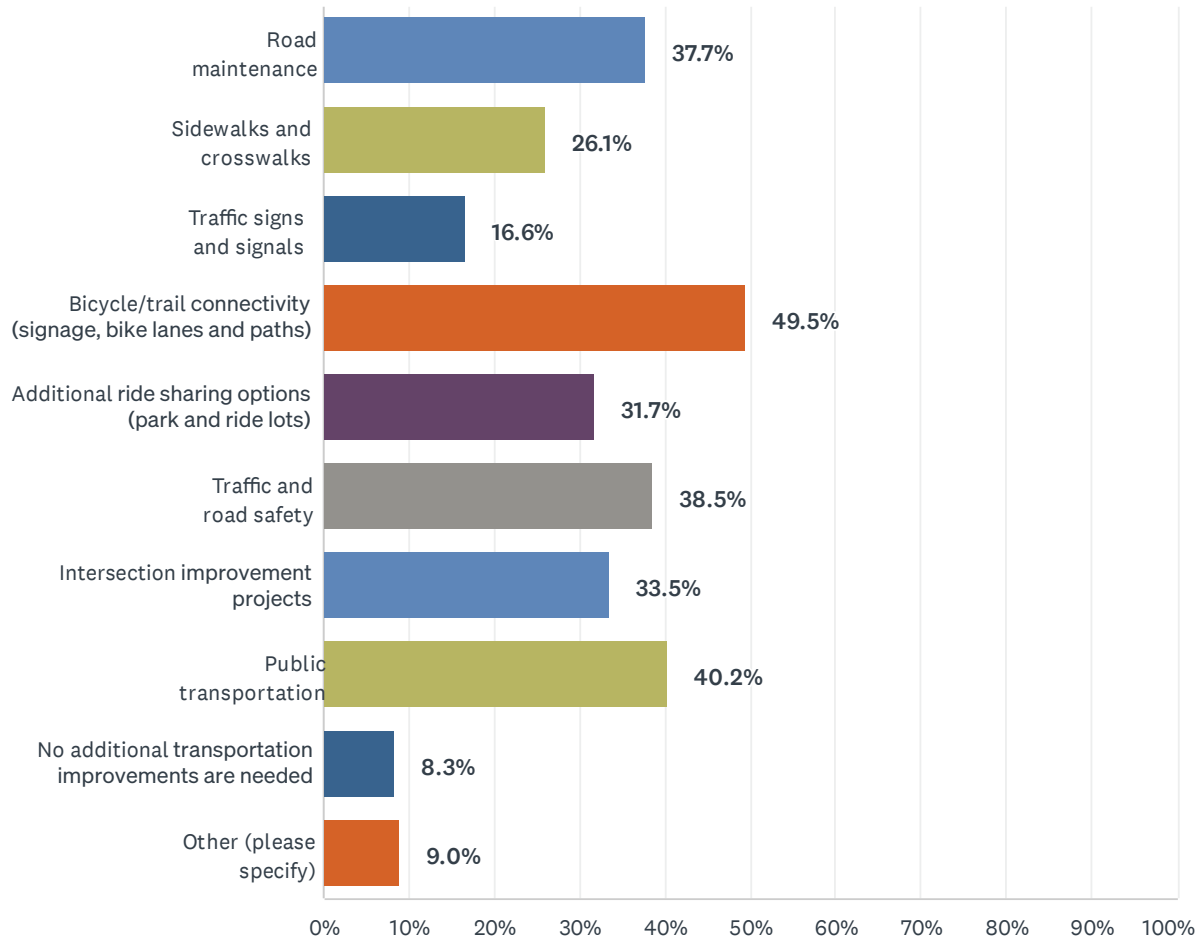
10	Wingina area	8/22/2022 10:51 AM
11	Very concerned about 151	8/15/2022 6:55 PM
12	It would be great to see the building connected to the Blue Ridge Pig in Nellysford used for something meaningful for the community. I would also like to see the IGA in Nellysford supported somehow to help make it more accessible with pricing and to encourage locals to shop there rather than driving elsewhere.	8/14/2022 9:51 AM
13	wherever is profitable for investors	8/13/2022 10:06 PM
14	Only increase density in current small towns (Lovingston, Nellysford, Afton)	8/11/2022 9:27 PM
15	Wherever there are populations in need of specific services and along public transportation corridors which also need to be developed	8/11/2022 8:39 AM
16	Downtown Nellysford	8/10/2022 10:20 PM
17	Around existing commercial areas: Nellysford and Lovingston in particular. Maybe also Shipman?	8/10/2022 6:28 PM
18	151 should feature well planned scenic agribusiness and complementary retail/resturants; other areas can accommodate other development including businesses of all types	8/6/2022 3:14 PM
19	No opinion	8/6/2022 5:29 AM
20	continue to build on and around existing developed community centers - nellysford, lovingston, afton to encourage single destinations to bring people together	8/5/2022 7:52 PM
21	Definitely not the overgrowth for the North District	8/3/2022 10:19 AM
22	higher density areas or areas with easy access to main roads and transportation	8/3/2022 9:10 AM
23	Along 151 between devils backbone and 250 because it has already been developed there	7/28/2022 3:51 PM
24	Recommend identifying existing commercial entrances, especially along Rt 151 (Afton & Nellysford) in order to plan for future growth/development of this high demand area.	7/26/2022 3:53 PM
25	no opinion	7/25/2022 4:05 PM
26	Limit to areas already commercial-Nellysford, Lovingston	7/24/2022 8:24 AM
27	Please no more on 151, it can't handle it!	7/23/2022 9:35 PM
28	Don't know	7/22/2022 10:09 AM
29	If you're not careful, 151 will have to go 4 lane. Won't THAT suck?	7/22/2022 9:58 AM
30	I am not qualified to answer this question as I am not familiar enough with all of the areas mentioned.	7/20/2022 5:36 PM
31	Along both 29 and 151 but done slowly and with a cap on how much to keep traffic from getting terrible	7/20/2022 2:18 PM
32	Same	7/20/2022 1:19 PM
33	No preference	7/19/2022 7:03 PM
34	no opinion	7/19/2022 11:21 AM
35	151 already has more business traffic than the area can sustain	7/19/2022 9:34 AM
36	throughout the county there are many "old" sites where locals formerly could purchase needs, these have been allowed to fall vacant and should be encouraged to re-establish to reduce traffic and enhance convenience to local residentss	7/17/2022 10:28 AM
37	Colleen area	7/16/2022 8:41 AM
38	There is plenty on 151. No new commercial development in residential neighborhoods	7/14/2022 8:53 AM
39	Anywhere that makes sense to that local community without negatively impacting it	7/12/2022 7:51 AM
40	Not sure but NOT on 151. Cannot handle the current traffic needs	7/11/2022 7:47 PM

# Nelson County Comprehensive Plan Update - Community Survey

41	ELECTRIC CHARGING STATIONS	7/11/2022 5:39 PM
42	Nellysford. (Shouldn't be lumped with Afton)	7/10/2022 7:26 PM
43	railroad and 4-lane highway available along 29	7/8/2022 11:18 AM
44	Except no new development, any of the above	7/4/2022 7:56 PM
45	No new development along Rt. 151 until the traffic issues of volume, speed, highway access, and truck noise are addressed!	7/4/2022 12:13 PM
46	In the town of Nellysford (shopping center area) but designate a small area only to avoid sprawl and stick to it . From shopping center to basic necessities shopping center. Sidewalks along both sides of the street to encourage walking.	7/4/2022 7:54 AM
47	I'm not really interested in seeing new commercial sites. Let's redevelop the sites we have. Let's encourage, for example, Dark Skies tourism, and not develop more of our precious forested and agricultural lands. There could possibly be small scale commercial operations i would support btu the question is too broad and makes it hard to voice my concerns. I'd like there to be jobs here for young epople but am really worried about any development that doesn't have maintaining the rural character of the county as its top goal. As opposed to commercial I'd like to see a few more restaurants to cater to the tourism the rural nature of the county encourages.	7/3/2022 3:28 PM
48	Same comment as previous question	7/3/2022 9:28 AM

## Q10 What transportation improvements are needed in Nelson County? (choose as many as apply):

Answered: 820 Skipped: 66



#	OTHER (PLEASE SPECIFY)	DATE
1	Better and more connections between Rt 151 and Rt 29. This would reduce Rt 151 traffic.	8/30/2022 10:46 PM
2	Quieter transportation needs attention- "high performance muffler" add-ons to pickup and small trucks are ruining the peace and quiet!	8/30/2022 5:26 PM
3	Priority one should be improved shoulders on 29 and 151 to allow for additional recovery space. I'd also strongly suggest reducing the speed limit on 29.	8/29/2022 9:17 AM
4	Trolley to the breweries along 151	8/26/2022 9:17 AM
5	work on dirt/gravel roads	8/25/2022 12:56 PM
6	Keep brush overgrowth off road & directional signs. Ban use of engine breaking, i. e. "jakebrakes"	8/23/2022 2:09 PM
7	Expansion of Afton bus routes	8/23/2022 12:41 PM
8	Ride sharing	8/23/2022 11:51 AM

## Nelson County Comprehensive Plan Update - Community Survey

9	Please lower speed limit on 151 in Roseland area (many houses and businesses close to road) to 45 just like it is in Nellysford/Afton stretches.	8/19/2022 9:32 AM
10	Uber, Lyft, etc	8/19/2022 7:13 AM
11	Bike lanes on 151. It shouldn't be legal to ride a bike there. Too dangerous for cyclists and cars!	8/16/2022 3:16 PM
12	It would be wonderful if there was a bus shuttle option that linked the community centers/libraries/parks/and other public offices in the county. Maybe this could be partly funded or run by the brewery tour shuttles.	8/14/2022 9:55 AM
13	Lower speed limit on 151	8/13/2022 9:09 AM
14	need DUI checkpoints; reduced speed limits Rte 6 between 151 & 29, Berry Hill Rd., Adial Rd, & Nellysford 151 commercial strip	8/12/2022 12:08 PM
15	More turning lanes along 151 and Rte 6	8/10/2022 10:21 PM
16	A bicycle path and slower speeds on 151 would discourage the thru traffic	8/10/2022 7:56 PM
17	Public transportation options would be incredibly helpful. I'd also LOVE to see bike lanes in our county so cyclists can safely enjoy the beauty of our roads. That would benefit the health and recreation of N.C. residents and also be a draw for tourists.	8/10/2022 6:30 PM
18	Since biking is already encouraged, bike lanes needed on major bike routes like 151	8/10/2022 12:31 PM
19	Not sure	8/7/2022 8:30 PM
20	Rail -- railroad station in the county for transport to the Northeast metro areas	8/6/2022 10:04 AM
21	Too many Big Rig trucks on 151 / Rt. 29 - Coming off Rt. 6 (near Exxon in Woods Mill) Stop Sign & crossing Highway to get on 29 heading E. Needs a safer highway system. Traffic on 29 so heavy, no place to wait for traffic. People get impatient, if you stay at stop sign waiting for cars!	8/5/2022 9:17 PM
22	more walkable community 'town' feel in Nellysford, a roundabout at 151 and rt 6	8/5/2022 7:56 PM
23	Invasive Species Control along roads and utility corridors to protect farmland and native environments.	8/4/2022 6:44 PM
24	Not really transportation, but shoulders on roads for runners & walkers.	8/4/2022 2:42 PM
25	hiking trails and paths	8/4/2022 11:55 AM
26	With the advent of GPS the traffic on 151 has become ridiculous. 18 wheelers and commuters are now clogging 151 to use Route 6 as an alternative to Route 29. Something needs to be done to take this traffic in a different path to access route 29.	8/4/2022 10:21 AM
27	151 needs widening.	8/3/2022 5:50 PM
28	Bike paths would be nice IF it didn't classify the area as URBAN	8/3/2022 9:20 AM
29	Enforcement	8/3/2022 5:52 AM
30	Turn lanes for popular turnoffs	8/2/2022 8:49 PM
31	Rt 6 and 151 NOW...a traffic light not roundabout in 5 years!	8/2/2022 3:45 PM
32	Rural road maintenance	8/2/2022 11:41 AM
33	Drunk driving checkpoints	8/1/2022 9:03 PM
34	Extension of JAUNT for seniors w/out transportation	7/31/2022 3:24 PM
35	No Traffic Circles	7/31/2022 8:30 AM
36	Wheelchair-friendly transportation	7/30/2022 9:51 PM
37	make it illegal for 18 wheelers to drive on 151	7/30/2022 4:19 PM
38	Turning off of 151 against traffic is dangerous. The lower speed limit near Nellysford helps but there a number of businesses on the northern section of 151. I am not sure how best to make	7/30/2022 7:53 AM

## Nelson County Comprehensive Plan Update - Community Survey

that stretch safer or whether many accidents have occurred. Still, it seems dangerous.

39	"Your Speed" signs with MPH radar technology along Rt 151 would be beneficial. Studies continue to show the effectiveness of these signs slowing traffic to posted limits.	7/26/2022 4:04 PM
40	Keep, or at least curtail the semis off Rt 151	7/25/2022 7:57 AM
41	widen 151 or control the number of tractor trailers	7/24/2022 12:30 PM
42	enforce/reduce speed limits	7/24/2022 9:56 AM
43	more turn lanes, or at least wider shoulders on main roads	7/23/2022 9:36 PM
44	VDOT needs to keep road right of ways mowed. Some signs are almost covered with vegetation	7/22/2022 10:46 PM
45	Turning lanes	7/22/2022 8:45 PM
46	Moe turn lanes off 29 and 151. Specifically blue mountain on 151. Mountain cove on 29 and multiple turn lanes for median intersections along 29.	7/22/2022 8:30 PM
47	DC,Manassas, Fredericksburg; spent a lifetime observing growth and sprawl. Never seen a traffic improvement that didn't lead to increased traffic in the long term. I support safely and efficiently moving traffic (roundabouts) but don't support adding capacity through additional lanes.	7/22/2022 10:12 AM
48	Sidewalks and crosswalks were mentioned in 'busy' areas YEARS ago when we participated in a Nelson County for the future survey and meetings.	7/20/2022 5:37 PM
49	Turn Lanes on 151	7/19/2022 5:35 AM
50	Signs to prohibit Semi's on 29 to use their engine breaks. Very loud and disturbing to those that live right off 29.	7/18/2022 9:53 AM
51	Turn lane or Blue Ridge Brewery and other businesses where cars block traffic flow	7/17/2022 11:29 AM
52	EV/tesla chargers	7/17/2022 10:48 AM
53	GET BICYCLES OFF THE COUNTRY ROADS THEY ARE A HAZARD	7/17/2022 10:30 AM
54	Work shuttles to Charlottesville like the Crozet Connect & Afton Express	7/15/2022 8:35 PM
55	Less outside traffic!!	7/15/2022 4:38 PM
56	get trucks off of route 6 and route 151	7/14/2022 7:28 AM
57	turn lanes for all special use permits or zoning permissions for commercial use (includes housing developments)	7/11/2022 9:37 PM
58	No bike trails on 151!	7/11/2022 8:56 PM
59	SINCE NEL.CO. HAS NO E.V. CHARGING STATIONS, ADD SOME!	7/11/2022 5:40 PM
60	Fewer semis going through the area. They tear up the roads and block other traffic and they aren't delivering here but are taking short cuts	7/7/2022 1:59 PM
61	The trucks from rt 6 to rt 250 need to be stopped. They are dangerous (killed someone last year) and very noisy.	7/7/2022 8:55 AM
62	Keep semi-trucks off 151 by building an overpass under which they are unable to fit	7/6/2022 5:42 PM
63	Reduction in speed limits, 151, Tanbark Dr,Rte 6	7/6/2022 10:38 AM
64	Rail station	7/6/2022 9:10 AM
65	Get SOME transportation	7/5/2022 10:58 PM
66	Help with privately maintained roads with numerous family residences	7/5/2022 1:43 PM
67	Except no add'l transportation, any of the above	7/4/2022 7:57 PM
68	Road maintenance of side roads. For example , 141 Blundell Hollow hasn't been paved in over a decade yet the Stoney Creek and Wintergreen roads are repaved every 2-3 years. We are all taxpayers- the improvements should be equitable!! No Roundabouts needed. Perhaps a light at	7/4/2022 7:58 AM

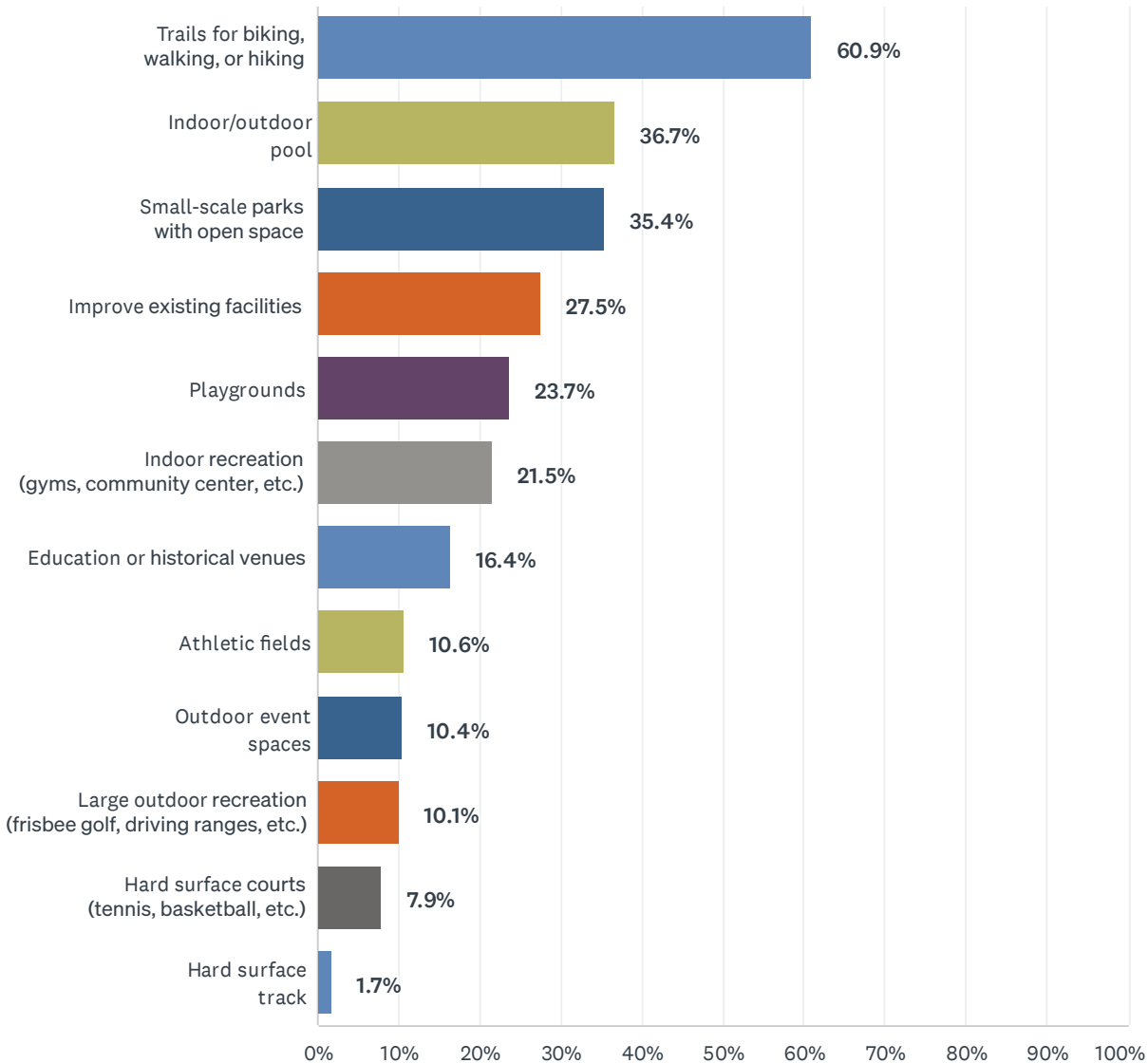
## Nelson County Comprehensive Plan Update - Community Survey

Tanbark & 151 intersection and rumble strips along rt 6 as one approaches 151 intersection with a stop sign that has red flashing lights.Keep it simple and rural- more is not always better.

69	support for electric vehicles	7/3/2022 3:35 PM
70	electric vehicle public transportation to Wintergreen with parking at bottom of mountain	7/3/2022 3:35 PM
71	It would be good to eventually tie into a regional train system/light commuter rail; easy-to-use bus/commuter/Jaunt style transpo to Cville, Wyboro, Wintergreen, etc. in the meantime	7/3/2022 3:28 PM
72	More law enforcement for speeding, etc.	7/3/2022 12:06 PM
73	Specifically the 2 intersections at Woods Mill along 29 South and North	7/3/2022 11:50 AM
74	Reduce speed on Route 151	7/1/2022 12:57 PM

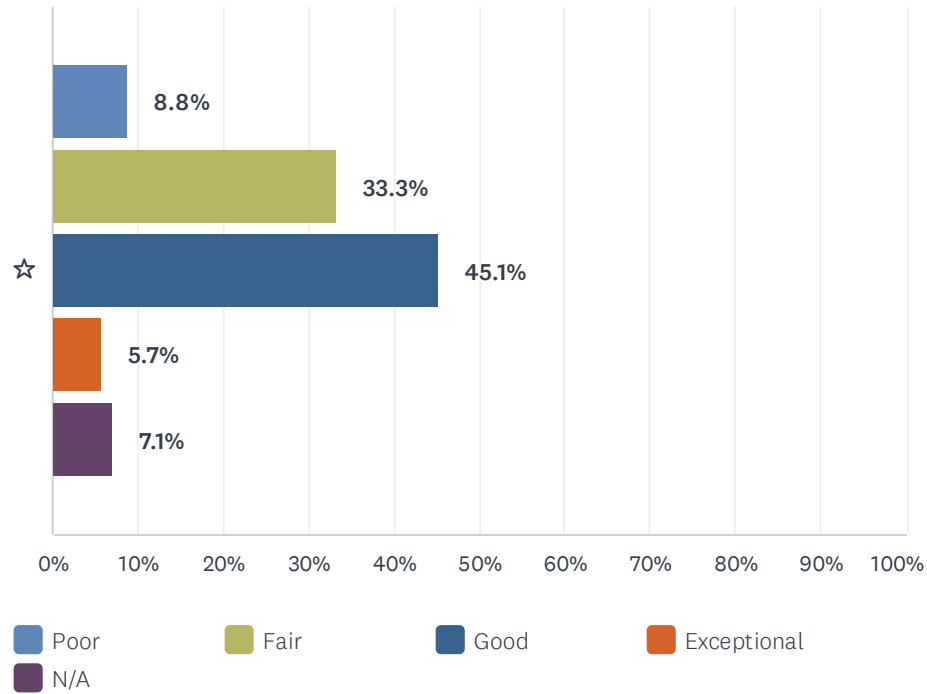
## Q11 What recreation facilities do you want most in Nelson County? (choose up to three):

Answered: 811 Skipped: 75



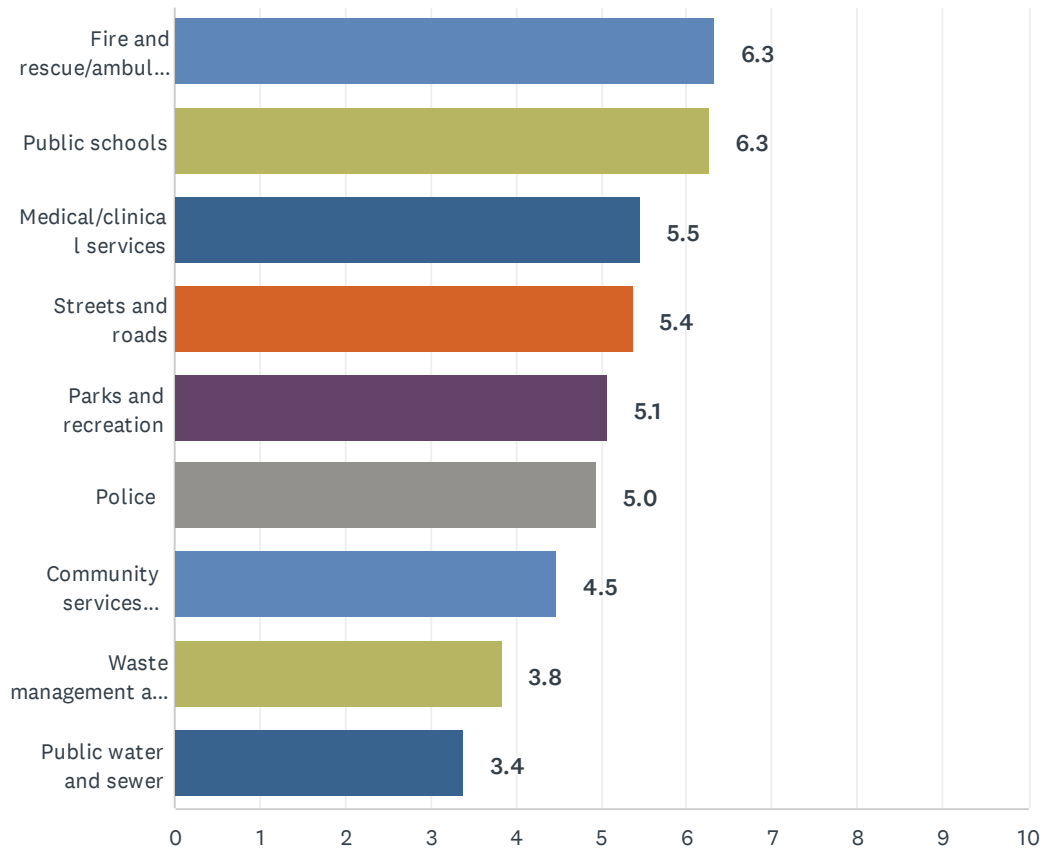
## Q12 How would you rate the value of County services compared to the taxes you pay?

Answered: 807 Skipped: 79



# Q13 What should Nelson County's priorities be for improving public facilities and services? (rank these in order of priority from 1-9, with 1 being your top priority and 9 being your lowest priority):

Answered: 768 Skipped: 118



\*NOTE: These results show the weighted average of all responses.

## Q14 Is there anything else you would like to share that would make Nelson County a more livable and enjoyable place for you?

Answered: 491    Skipped: 395

#	RESPONSES	DATE
1	Printed survey #72 a dog park and more kid friendly areas	9/7/2022 11:52 AM
2	Printed survey #71	9/7/2022 11:49 AM
3	Printed survey #70	9/7/2022 11:46 AM
4	Printed survey #69	9/7/2022 11:33 AM
5	Printed survey #68 Higher pay for County staff	9/7/2022 11:30 AM
6	Printed survey #67	9/7/2022 11:26 AM
7	Printed survey #66 More people -> more noise, pollution - the very things new people want to move here for!	9/7/2022 11:23 AM
8	Printed survey #65	9/7/2022 11:20 AM
9	Nelson County should work through TJPDC to become a leader in small-scale agricultural development that is done in a sustainable manner and promotes sequestration of carbon. Printed Survey #64	9/6/2022 1:06 PM
10	Printed Survey #63	9/6/2022 1:01 PM
11	Increasing sound (more very loud local, vehicular, show off pickups and small cars intentionally made/driven louder) and light (local businesses not directing outdoor lighting DOWN) continue to increase. Sound ordinances (difficult to enforce) and light reduction (at time of construction and ongoing) would stem this tide of environmental impact on our peace and quiet.	8/30/2022 5:36 PM
12	The most concerning aspect of living in Nelson County over the past thirty years has been witnessing the unchecked agritourism growth along 151 that has made that road practically unusable for locals. Sustainable growth with accompanying infrastructure upgrades is one thing, but what we've seen happen in the past ten or so years has been an explosion of development that has harmed the culture and the livelihoods of many of us who need to travel in to Charlottesville for work each day and now have a much more stressful/longer commute with loads of traffic on weekdays and even more on weekends for the breweries.	8/29/2022 4:11 PM
13	The proliferation of b&b's with little or no oversight is problematic. It is not conducive to tight knit communities. It drives up affordable housing. Many of the owners don't live in the county and could care less about any of those issues.	8/29/2022 4:09 PM
14	preserve rural character & charm: discourage additional building and development. Nelson is an incredible place to live!	8/29/2022 3:59 PM
15	no new development! no new traffic! Preserve the beauty & affordability of Nelson county.	8/29/2022 3:53 PM
16	#12 ~ taxes. wouldn't let me choose Good	8/29/2022 1:15 PM
17	Cell service hasn't been mentioned yet in this survey, and better service could improve our quality of life here. I also don't have true broadband at my home yet, but Firefly is supposed to connect me this year. Fingers crossed.	8/29/2022 10:13 AM
18	I'd like for Nelson and Augusta to take another shot at the fallen down buildings at 250 and the BRP in Afton. This is the main entrance portal from the valley to Nelson and vice versa. It is also the hub of the Skyline Drive and Blue Ridge Parkway. If all building and parking areas were simply removed, it would be a huge improvement.	8/29/2022 9:23 AM
19	Emphasis on encouraging diversity, equity, and inclusion in all aspects of life in Nelson County.	8/28/2022 2:22 PM

# Nelson County Comprehensive Plan Update - Community Survey

20	I think we need to revitalize the community. It's there historically, but today's political climate and social media has polarized people. There needs to be a way to have inclusivity that balances productive change with respecting the values of the rural nature of the county. A way to welcome the newer residents, but also not shutting out the older residents. I think regaining the overall sense of community and feeling like we are not just a tourist destination being run over and bought out by the city folks and focusing our attention on things that will benefit the local community/people.	8/28/2022 1:26 PM
21	1. Institute "Ridge Line Protection from developing". This has nothing to do with the political pipeline issues that folks talk about. It has to do with a landowner building a home as an example and stripping all the trees and growth of the ridge line. 2. Dark Sky Protection-Lighting regulation for businesses in particular, but land owners too. All exterior lighting faces downward. 3. Sign ordinance- our signage in the county is whatever you like because no one monitors it and or sets standards with fees for non approval signs. Regulatory dimensions for zoned areas set and institute car level heights	8/27/2022 11:55 PM
22	No	8/27/2022 5:46 PM
23	Get the truck traffic off of Rt 151. Why not improve highways crossing Blue Ridge near Lynchburg to make the trucks WANT to not use 151.	8/27/2022 5:04 PM
24	Longterm residents and not ecotourism	8/27/2022 2:12 PM
25	More job opportunities and more grocery and retail shopping in the lower half of the county.	8/26/2022 12:50 PM
26	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.	8/26/2022 11:50 AM
27	I am a single-earner household of 1 and have a very hard time finding affordable rental opportunities in Nelson County. I currently pay \$900/month for rent, which I can only afford because I receive medical disability benefits as a disabled veteran. My full time income alone would not support that rent payment on top of my other expenses. Nelson County needs higher paying jobs and more affordable (and quality) rental housing. I would support a well-managed, affordable apartment complex (not income-restricted, because I believe that forces people to accept lower-paying jobs). Surrounding counties offer this, but not at rates that are affordable for people who work in Nelson County. I want to live and work in Nelson and be able to afford a comfortable life close to my family.	8/26/2022 10:56 AM
28	More funding for public transportation and family-friendly recreation in the county!	8/26/2022 10:42 AM
29	remove junk vehicles!	8/25/2022 1:01 PM
30	More attention and support by county government for non-profit community organizations.	8/25/2022 9:29 AM
31	Revitalization of downtown Lovingson -has so much potential for restaurants and shops and parks and recreation and far too many abandoned buildings!	8/23/2022 10:20 PM
32	Printed survey #62	8/23/2022 2:41 PM
33	I would like to see our residents remain to man and work on our sliver of land. VDOT n the co-op are truly driven! Thank you for aiding us all! <3 The only thing I would want the County to help its residents is to help us recover from flooding or mitigating disasters to driveways by making available SAND BAGS!! Printed survey #61	8/23/2022 2:38 PM
34	Please stop approving amplified music, develop a noise ordinance, periodically check on these alcohol businesses to keep them within the law and permit restrictions, & please ban use of engine-breaking, i.e. "jake-brakes" Printed survey #60	8/23/2022 2:10 PM
35	I live on property that has been family land since 1759. 9232 Rockfish Valley Highway. My immediate neighbor is the Brewing Tree. This has been a nightmare in terms of lack of peace and direct cost to me. They have cost me in excess of \$10,000 due to their actions and intrusions on my residence. Please do not inflict this type of business on any other Nelson resident. Printed survey #59	8/23/2022 1:05 PM
36	Fewer trucks on 151 & 6. Heavy equipment & semi-trucks don't blend well with ecotourism & agriculture.	8/23/2022 12:58 PM
37	I believe the alcohol venues & businesses are at their maximum. Rt 151 is a horror on	8/23/2022 12:42 PM

# Nelson County Comprehensive Plan Update - Community Survey

weekend days and the noise from some of the venues is too loud. Printed survey #57

38	Seniors and transportation. Printed survey #56	8/23/2022 12:38 PM
39	Printed survey #55	8/23/2022 12:29 PM
40	Printed survey #54	8/23/2022 12:27 PM
41	Nope Printed survey #53	8/23/2022 12:25 PM
42	Printed survey #52	8/23/2022 12:22 PM
43	Printed survey #51	8/23/2022 12:18 PM
44	I would love to see the Board of Supervisors and the School Board work BETTER TOGETHER! :-) We need to take care of OUR residents, providing quality housing opportunities. Printed survey #50	8/23/2022 12:16 PM
45	Printed survey #49	8/23/2022 11:52 AM
46	Printed survey #48	8/23/2022 11:48 AM
47	Very upset. I make a complain to the zoning board and as of today no one has call me or did anything. What are you doning not your job!!! Alice Awkard 65 Avondale Ln Afton, VA 22920 Printed survey #47	8/23/2022 9:39 AM
48	Printed survey #46	8/23/2022 9:34 AM
49	Nelson needs a nursing/retirement home facility Printed survey #45	8/23/2022 8:33 AM
50	Printed survey #44	8/23/2022 8:29 AM
51	Nice restaurants, feed places in the county versus traveling 30-40 miles to get food - more fast food places. Urgent! Would like to request that any residential with more than 7 homes/houses be paved and maintained by the county. Printed survey #43	8/22/2022 3:19 PM
52	Restaurants - County should promote paving and maintained all areas where there are at least 7 or more houses/homes.	8/22/2022 3:10 PM
53	Any residential with more than 7 homes be paved and maintained by County. Printed survey #41	8/22/2022 3:04 PM
54	Printed survey #40	8/22/2022 2:55 PM
55	Printed survey #39	8/22/2022 2:53 PM
56	Printed survey #38	8/22/2022 2:51 PM
57	Printed survey #37	8/22/2022 2:49 PM
58	Printed survey #36	8/22/2022 2:46 PM
59	Printed survey #35	8/22/2022 2:33 PM
60	Printed survey #34	8/22/2022 2:31 PM
61	Low income housing Printed survey #33	8/22/2022 2:27 PM
62	Printed survey #32	8/22/2022 2:23 PM
63	I love Nelsons peaceful, rural, quiet nature. Printed survey #31	8/22/2022 2:21 PM
64	All lanes are not maintained Fletcher's Lane Printed survey #30	8/22/2022 2:17 PM
65	Consider that a lot of elderly people do not have access to Facebook to keep them informed through posting of information on bulletin boards and utilize the telephone to get information out! Printed survey #29	8/22/2022 2:13 PM
66	Include Wingina in your planning.	8/22/2022 2:10 PM
67	Stop leaving Wingina area out of what's going on in Nelson County. Printed survey #27	8/22/2022 2:06 PM
68	Printed survey #26	8/22/2022 2:03 PM

## Nelson County Comprehensive Plan Update - Community Survey

69	Please stop leaving Wingina and Norwood out of decision making. We are a part of Nelson County.	8/22/2022 1:59 PM
70	Please include all areas of the county when you mention Nelson County. Wingina is always left out as an area of the County. Printed survey #24	8/22/2022 1:55 PM
71	Printed survey #23	8/22/2022 1:49 PM
72	Please stop excluding the Wingina area. Theres tax payers that live in the area and we would love to be included in the Comp Plan. Printed survey #22	8/22/2022 12:07 PM
73	PUBLIC/PRIVATE Dog-park Model County partners with Breweries, Wineries, etc. to create Dog-parks where there is already open space and parking.	8/22/2022 11:11 AM
74	More job opportunity for people living in Nelson, so we don't have to travel so far to work. Printed survey #21	8/22/2022 10:24 AM
75	More job opportunities for people living in Nelson so we won't have to travel so far to work. Printed survey #20	8/22/2022 10:03 AM
76	More job opportunity for people living in Nelson so we don't have to travel so far to work. Printed survey #19	8/22/2022 9:59 AM
77	A dump station for RV's. Printed survey #18	8/22/2022 9:40 AM
78	I would like to see employers make an effort to hire from the county, especially Wintergreen.	8/21/2022 12:42 PM
79	Recycling, focus more on sustainable and renewable energy. Affordable multi family housing within walking/biking distance of business centers I.e wintergreen/nellysford	8/21/2022 11:32 AM
80	Keep growth to a minimum. Do not change the rural character of Nelson.	8/20/2022 8:57 PM
81	Make park better. Road is terrible. Bottom out of trash cans. Nothing for the kids to do. You have the nerve to charge \$40 for what. Public survey #17	8/19/2022 2:39 PM
82	Reliable mail service	8/19/2022 1:26 PM
83	Printed survey #15	8/19/2022 1:22 PM
84	Printed survey #14	8/19/2022 1:19 PM
85	Jobs. Printed survey #13	8/19/2022 1:16 PM
86	Employment opportunities, too little in County, many comute to other counties to work. Printed survey #12	8/19/2022 1:14 PM
87	Employment. Many works outside of the County, and shopping there, tax dollars lost to Nelson County. Printed survey #11	8/19/2022 1:11 PM
88	More jobs. Printed survey #10	8/19/2022 1:07 PM
89	Printed survey #9	8/19/2022 1:01 PM
90	Work on keeping the natural beauty and quality of life! Printed survey #8	8/19/2022 12:57 PM
91	Keep crime rate down. Need more restaurants and shopping. Printed survey #7	8/19/2022 12:53 PM
92	Keep crime rate down, need shopping and restaurants. Printed survey #6	8/19/2022 12:49 PM
93	Keep crime rate down. Printed survey #5	8/19/2022 12:46 PM
94	Need more police officers, and more emergency agents. Printed survey #4	8/19/2022 12:41 PM
95	Please don't lose the rural feeling! Any progress should be done responsively. And we have enough alcohol oriented businesses along 151!	8/19/2022 12:33 PM
96	Nelson County is a beautfiul, yet challenging place to live. What makes Nelson beautiful and appealing (small population, natural setting, etc.), are also the reasons that make it difficult to work, raise a family, engage in social activities, and have basic needs met simultaneously. As a community member who both lives and works within the county, it is a daily struggle to do all of these things due to limited food opportunities, limited childcare facilities, and limited social offerings. I find myself often leaving the county to grocery shop, visit restaurants, attend medical appointments, and engage in social activities. Although access to all of these things	8/19/2022 11:23 AM

## Nelson County Comprehensive Plan Update - Community Survey

would make the county more livable, it would also directly impact what makes our county so beautiful and peaceful, which is a double-edged sword.

97	okay Printed survey #3	8/19/2022 10:51 AM
98	Please think more strategically about regulating short-term rentals. We have let them take over the county and people who are from here cannot afford to live here. Also think about how to do better at collecting TAXES from airbnb etc.- there is SO MUCH lost revenue because the current tax system in the county is very antiquated and is essentially self reporting. Streamlining by having a direct agreement with Airbnb so the tax payments go directly to the county would be huge. Also please KEEP NELSON RURAL but for goodness sakes build a public playground and pool for our little ones. Thank you for the opportunity to contribute.	8/19/2022 9:36 AM
99	Printed survey #2 - No 7th page	8/18/2022 12:27 PM
100	Printed survey #1	8/18/2022 11:06 AM
101	Keep up the great work, county employees and Board. And keep Nelson green!	8/16/2022 7:28 PM
102	Make available more affordable housing a top priority	8/15/2022 9:58 PM
103	Cell Phone service thru out the county!	8/15/2022 7:24 PM
104	More guided hiking options Repeat need for local pharmacy and grocery in Stoney Creek	8/15/2022 7:00 PM
105	Keep taxes affordable!!!	8/15/2022 3:27 PM
106	More community events geared to educational and historical appreciation for the whole community.	8/15/2022 12:29 PM
107	Limit rezoning of farms and open space for subdivisions	8/15/2022 12:23 PM
108	I would like to be able to find a good paying job in Nelson County. Not have to live in poverty conditions always.	8/15/2022 8:17 AM
109	Please get center and activities for the youth	8/14/2022 12:53 PM
110	As full time working parents, it is difficult to engage with the local government. I really appreciate the opportunity to voice my opinion with this survey. I would love to know what others in the community are saying as well. I have seen many meetings come up, but I am unable to attend due to lack of childcare or job responsibilities. I want to be more involved, but just don't know how.	8/14/2022 10:04 AM
111	My impression is that Nelson is well managed and efficient--	8/13/2022 10:11 PM
112	Enforce noise ordinance regarding live music at breweries and wineries. Limit through truck traffic and compression braking on 151.	8/13/2022 9:16 AM
113	Traffic control on 151. Speed limit change to 45 mph on 151 in northern Afton to 250. More deputies and police on the roads. Fewer airbnbs and wineries, distilleries, etc.	8/12/2022 6:37 PM
114	I worry about the traffic on Route 151 and speed limits are not being followed at all. I follow them and I always have a line of cars behind me who want me to go faster than the speed limit. I think Nelson Sheriffs dept., as well as State Police, should give out speeding tickets.	8/12/2022 3:29 PM
115	Will send under separate cover. Thank you for asking.	8/12/2022 12:13 PM
116	Please explore creative ways to preserve agricultural land. Having farms become "house farms" of 5-acre subdivided lots or vacation rental homes will not maintain Nelson's rural character.	8/11/2022 9:30 PM
117	We are new to Nelson County but we are excited by our experience so far.	8/11/2022 9:32 AM
118	We need a county that support low income residents and provides services while protecting the environment. I am happy to pay higher taxes for a higher quality of life.	8/11/2022 8:45 AM
119	Job Opportunities....bring in something other than breweries!	8/11/2022 6:50 AM
120	It would be nice to have a shopping/recreation destination to park and walk around instead of having to hop along in your vehicle to each location. There is no "downtown" in the northern part of Nelson County and Nellysford has potential for that kind of development.	8/10/2022 10:28 PM

## Nelson County Comprehensive Plan Update - Community Survey

121	My answers are based on what is best for the county. Preserve what we have, take advantage of current growth trends.	8/10/2022 9:15 PM
122	Nelson needs more affordable housing for all demographics. We also need recreational options for our children and young adults. Development of businesses that offer full time employment with good pay and benefits. No more breweries or wineries. Educational support for the trades.	8/10/2022 9:01 PM
123	I'm all for thoughtful development so that there can be some services more accessible to my family however I would hate to see an "old trail" situation happen in NC.	8/10/2022 8:00 PM
124	I have lived here for decades and love Nelson County. I'm glad to see that the county is thinking carefully about needs and priorities and consulting the community for input. I'm sure everyone has different ideas about what's best, but I'm also sure we can find a good balance between competing priorities.	8/10/2022 6:35 PM
125	Please keep our rural, natural beauty. That along with our sense of community make Nelson County a great place to live and raise a family.	8/10/2022 5:11 PM
126	Cut down on traffic and enforce the LAWS	8/10/2022 5:06 PM
127	We do not need any more alcohol establishments! The number one reason people in Nelson seek professional help is alcohol and drugs! You people are creating this problem. Enough is enough! How much of our water are they using to create this very damaging substance? Too much!	8/10/2022 4:42 PM
128	I would enjoy being able to afford a house in the county I live and work in. I have been outbid every single time I put an offer in on a home by people purchasing homes for short term rentals. In many areas there is legislation controlling the amount of short term rentals in an area. There could be limits on number of days a property can be rented out for short stays. Or there could be an ordinance stating that short term rentals must be a primary residence. Or you could require Conditional Use Permits to operate short-term rentals. Please, please, please do not create senior housing. Affordable housing for the people that keep the industries in this county running.	8/10/2022 3:38 PM
129	Contain commercial enterprises in commercial zones. Stop frivolous Special Use Permits turning agricultural zones to noisy commercial enterprises. Establish noise buffer zones between residential and commercial enterprises. Enforce Noise Ordinance. Special Use permits should comply with county noise ordinance.	8/10/2022 12:42 PM
130	Continue to expand Fiber network. Community WiFi to lower cost of 'last mile' connections?	8/10/2022 12:36 PM
131	Don't destroy our close-knit rural communities with large housing projects. The 151 corridor growth is rapidly causing traffic issues. We don't need any more wineries, distilleries, and breweries along that highway.	8/10/2022 12:08 PM
132	Keep people who don't like the way Nelson county is out	8/9/2022 8:12 PM
133	Housing options are greatly needed. People would live in or move to Nelson if it were an option and if services were better (e.g. public school).	8/9/2022 7:47 PM
134	no	8/9/2022 6:53 PM
135	Too much traffic on Rt. 151 from Rt 250 to Brent's Mountain visiting breweries, wineries, cideries, etc. Nelson County needs to do a better job of attracting restaurants in existing locations that seem to continually close up.	8/9/2022 11:20 AM
136	Nelson County should attempt to preserve it's rural and community ideals while pursuing additional businesses that can be centralized as to not damage the environment, including the animal population.	8/9/2022 9:59 AM
137	I believe we need housing that local workers can afford, but I do not want to see Nelson turn into another Crozet. We are a rural community, and we want to stay that way.	8/8/2022 8:45 PM
138	1) Would like to see more organized development in Nellysford, not haphazard planning. 2) Please consider directed zoning along 151.	8/8/2022 7:28 PM
139	River walk trails	8/8/2022 5:59 PM
140	Be equitable with property taxes in relation to Wintergreen. When home values rose county was eager to do a revaluation as quickly allowed by state law. When value dropped the county	8/7/2022 12:43 PM

# Nelson County Comprehensive Plan Update - Community Survey

delayed revaluation as long as permissible by state law.

141	Our public school system is in desperate need of improvement. Also, a local pool option that is affordable to residents would help our community.	8/6/2022 8:59 PM
142	No	8/6/2022 7:33 PM
143	Need to limit creation of Airbnb, etc, to locals or at the very least charge high hospitality taxes to them.	8/6/2022 4:02 PM
144	I am only comfortable speaking to the development of the northern portions of the county. Simply, highway 151 is a potential gold mine for agri-tourism and the northern portions of highway 29 (Lovingston north) is similarly well suited to agribusiness but has the added advantage of providing residential and retail opportunities to those who commute to Charlottesville and elsewhere. A careful study (likely already done) of other communities that have successfully built a revenue stream around agribusiness and associated businesses could serve as models for development on highway 151. Imagine the appeal of highway 151 lined with vineyards (some doubling as wineries), orchards, berries, produce and open/forested areas, with clusters of well designed wineries, breweries, light retail (artisans)/restaurants as well as residential areas that set back from the highway. Highway 151 is far along in the process of becoming an active agribusiness hub, but it has further growth potential and needs better planning. To optimize the potential, the road system will need to improved to accommodate any increased activity, especially at both intersections of 6 and 151. The revenue/tax dollars generated from activity along 151 likely serves the county well already, but could have a more far reaching impact on supporting community development of all kinds if its potential is maximized - and much of the revenue would come from others who live outside the county. I'm not suggesting overdevelopment or anything far different from what's happening on 151 now, just something more cohesive and accommodative. Embrace it, manage it well and be obliged to accept visitors and the business they bring with them. North 29 is well suited for similar development but with more housing/retail/professional services mixed in. I don't mean to leave out central and southern Nelson, but I am less familiar with those parts of the county. If the residents of the county see this region as more open/rural/etc... by all mean... perhaps it's one way to achieve a good balance.	8/6/2022 3:52 PM
145	Maintain rural / agricultural character, development in historic Lovingston, swimming pool	8/6/2022 12:52 PM
146	Limit growth here. We do not need to be like Crozet.	8/6/2022 10:10 AM
147	Maintain the rural beauty of Nelson! Keep population density under control, encourage responsible tourism, keep residents a top priority, and encourage entrepreneurship!	8/6/2022 10:06 AM
148	Make Lovingston a destination art and music area like Asheville, NC or Floyd, VA	8/6/2022 9:44 AM
149	Definitely more organized sports and athletic opportunities for our youth.	8/6/2022 9:37 AM
150	Single stream recycling. Shuttle bus service	8/6/2022 8:58 AM
151	We need a pharmacy in Nellysford. Affordable housing for seniors	8/6/2022 8:46 AM
152	The bars. Aka brewery, wineries are a Hazzard for everyone. They ignore traffic and presume they own the road. To many people drinking on our road to every be safe again. Complicated traffic circles and crossovers are not the solution.	8/6/2022 7:57 AM
153	Continue to support Airbnb and short term rentals	8/6/2022 7:38 AM
154	More restaurants to choose from We'd love to go to Devils Grill but since we are not members, we can not. Breakfast options on the mountain would be appreciated. A higher end grocery store would be a nice compromise If the Wintergreen Membership were to add more options to choose from we might be inclined to join (at a lower price and offer a pay as you go) That is too much upfront money when most of us up here would just like to enjoy breakfast lunch and dinner at Devils Grill and an occasional outside activity (Skiing one or two days a year does not constitute a membership in our eyes) using the outdoor pool at the spa one or two days doesn't constitute a membership either	8/6/2022 7:33 AM
155	We need things to do for families (not just nature) and more things for adults (we have enough alcohol).	8/6/2022 6:53 AM
156	Healthier food choices at restaurants. Community events where people get involved to put it on in Nellysford, Afton area.	8/5/2022 9:40 PM

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157	Please don't allow Nelson County to grow wildly like western Henrico County and the Charlottesville area.	8/5/2022 9:39 PM
158	too much of that "from here" attitude. time to move on from that. you only own the property that you actually own. you don't own anything else.	8/5/2022 8:27 PM
159	safety on 151, with added turn lanes and a roundabout at 151/6, save farmland, and limit large tracks of higher end houses, make community towns more walkable and centered around a walkable single location	8/5/2022 8:08 PM
160	Great place to live. But we do need some high tech to help balance the areas that are to be protected. Please consider this when forming the master plan. Thank you.	8/5/2022 6:26 PM
161	Please don't turn it into a suburban sprawl community like Crozet e.g. cookie cutter houses, inadequate roads for all traffic and ongoing commercial development. Keep Nelson rural.	8/5/2022 2:22 PM
162	Roadway access to wintergreen from blue ridge parkway.	8/5/2022 7:27 AM
163	More trails, bike lanes	8/4/2022 8:42 PM
164	Nelson County is a very special place and part of that is our open spaces and viewsheds. In an effort to protect those viewsheds from development some counties have adopted mountain top protection ordinances that restrict residential and commercial development in those areas (typically above a certain elevation) and I think Nelson County would benefit from this as well. Existing structures are grandfathered in and communities such as wintergreen could be exempt. An ordinance like this would protect viewsheds and the headwaters of many streams and rivers in our county.	8/4/2022 6:44 PM
165	No crowding, shoehorn type housing. No Subdivisions like Old Trail in area of Rt 151. Development should be near county seat in Lovingsston. That area especially needs a facelift.	8/4/2022 6:33 PM
166	nope	8/4/2022 4:18 PM
167	Trails or places to safely jog or walk without fear of getting hit by a car. An off-leash dog park similar to Coyner Springs Park in Waynesboro (but with more shade and water).	8/4/2022 2:46 PM
168	Lower speed limit on route 151 to 45 continuously with monitoring. Consider bike lanes, lower speed limit to 25 on route 6 west between Mountain Rd. (Route 631) to route 250 going through Afton Village/Blue Ridge Tunnel Entrance area. Allow residents to petition the board to ban jack brake usage. Basically keep semi's off Afton mountain and 151...but That's been a reoccurring request for years.	8/4/2022 1:22 PM
169	Reduce speed going into Nellysford More shopping in Nellysford Affordable housing for workforce	8/4/2022 11:59 AM
170	Transparency and better negotiating with developers.	8/4/2022 11:56 AM
171	Nothing else	8/4/2022 10:51 AM
172	Intersection of Route 6 and 151 near Nellysford needs directional stoplight badly. Backups at peak times are very bad and people take risks entering each due to impatience from waiting.	8/4/2022 6:05 AM
173	More wineries, breweries, restaurants and other activities to serve locals and tourists.	8/3/2022 11:37 PM
174	better communication from public official	8/3/2022 11:13 PM
175	Glass recycling. Pay the teachers more as well as the school admin. They are the most important people in the County. I adore it here.	8/3/2022 5:02 PM
176	I would love a YMCA-like facility with good workout facilities and classes - yoga, aerobics, etc. It would be a place to stay fit and get to know neighbors and other community members.	8/3/2022 1:45 PM
177	Nelson County needs an outdoor/indoor recreational center with baseball, softball, and soccer fields, basketball courts, etc. There needs to be a place for the kids and the activities they do. These programs feed into the high school programs and if our youth programs are not strong then our high school programs will suffer. A pool is lower on the list for parks, rec, and community center. Nelson County needs schools, especially the high school facilities, to be up to par in sports and education. The County can continue to support the schools, as they should.	8/3/2022 12:31 PM
178	no	8/3/2022 12:13 PM

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179	Thanks for conducting this survey.	8/3/2022 11:37 AM
180	It is the rural nature and beauty that makes Nelson so liveable and how the homes blend into nature, creating a peaceful and harmonious vibe. Artists, creators, entrepreneurs and retirees love living with nature. Please don't fill it with cookie cutter homes like Crozet.	8/3/2022 11:28 AM
181	Keep taxes low.	8/3/2022 11:00 AM
182	We are quickly being over developed. Our small town community is being lost. Once gone it will be a time gone for ever. The county needs to slow the growth . Need to remember we can not get back when we get out of control in development.	8/3/2022 10:26 AM
183	Keep the new developers away from route 151 (Renaissance Ridge) it will become a nightmare for all residents in Afton, Stoney Creek and Wintergreen both safety-wise and traffic-wise. Stop Renaissance Ridge!!	8/3/2022 9:49 AM
184	Swimming pool to me is huge.	8/3/2022 9:22 AM
185	Permit smart growth; don't allow or impose excessive restrictions that restrict small business and entrepreneurial growth, local jobs, facilities, services, and housing.	8/3/2022 9:18 AM
186	Install water and sewer in the county before any other infrastructure	8/3/2022 9:06 AM
187	I was raised here and went all through school here. I now homeschool all but one of my 7 children. We enjoy the beautiful nature and would like to advocate for redevelopment of the abandoned homes for residents to have affordable housing and more parks and recs facilities through redevelopment of community centers.	8/3/2022 6:49 AM
188	Pharmacy in Nellysford Senior living added on top of mtn at Wintergreen More restaurants at Wintergreen	8/3/2022 12:42 AM
189	Glass recycling	8/2/2022 9:51 PM
190	Nelson County needs to have more local access to exercise facilities (aerobics, yoga, etc., classes); access to bus trips for visiting different areas for sightseeing anywhere/everywhere. As far as I know, we have NONE!	8/2/2022 9:17 PM
191	It's been brought to my attention that illegal drug use is increasing in the area, which is alarming. Also I have almost been hit head on, on route 151 more than once by vehicles passing slower moving cars.	8/2/2022 9:16 PM
192	Great place to live! Let's keep the rural vibe and not fall into commercialization trap (ie Crozet)	8/2/2022 8:51 PM
193	More responsive service from Nelson County Service Authority and improve infrastructure to handle current demands.	8/2/2022 8:07 PM
194	Do not build on 151. Focus on established areas like Lovingsston. Make use of what we have instead of taking away the rural character and lining people's wallets.	8/2/2022 7:59 PM
195	Love living here today. It will change but hopefully in a positive way.	8/2/2022 7:21 PM
196	I love Nelson County. I don't want it to change, unless we could get rid of some of the wineries and breweries on 151!	8/2/2022 6:56 PM
197	No Section 8 housing. We should have affordable housing, with affordable rent for apartments and housing.	8/2/2022 6:50 PM
198	Entertainment besides the wineries and breweries like mini golf, bowling, movies, indoor play places	8/2/2022 6:41 PM
199	More of police presence on the weekend especially around 151. Also speeding and the 18 wheeler trucks speeding on rt6 29 and 151	8/2/2022 6:37 PM
200	Slow down the speeders from out of town coming into Wintergreen on 151. I have been passed by people crossing double yellow when I am doing 50 in a 45 (just past Ashley's Market) (because the car behind me was tail gating me). This happens on a frequent basis.	8/2/2022 5:27 PM
201	No new residential or commercial development is needed or wanted. Thank you for providing this survey.	8/2/2022 5:02 PM
202	No more development No more wineries & breweries on rt. 151	8/2/2022 4:41 PM

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203	We love living in Nelson County!! It sure would be helpful to have public or private transportation to and from the Charlottesville airport. Thanks for doing this survey!	8/2/2022 4:35 PM
204	LOVE IT HERE.	8/2/2022 4:23 PM
205	ni	8/2/2022 4:16 PM
206	Food lion in nellyford	8/2/2022 4:09 PM
207	Just don't throw money at what's not broken and don't over-develop existing residential communities that are already established. Development of new businesses and manufacturers to promote jobs should be located in low populated areas with little to no historical value.	8/2/2022 3:56 PM
208	A major grocery store between Nellysford and Afton	8/2/2022 3:52 PM
209	Do not allow mobile home parks in the county. they do not fit with the rural character and the tourism, agritourism.	8/2/2022 3:42 PM
210	Please do approve plans for high density housing. Our infrastructure is not up to par to support it. Do not want to be another Crozet!!!	8/2/2022 3:15 PM
211	The more opportunities to spend time outdoors the better. Pickleball, walking/hiking trails, fishing, biking - all working with private landowners - could be a win for the community and those just visiting.	8/2/2022 3:13 PM
212	Evening entertainment over and above eating.	8/2/2022 2:40 PM
213	Put a limit on short term rental properties. There is NOWHERE TO LIVE!	8/2/2022 2:31 PM
214	Another grocery store	8/2/2022 2:19 PM
215	Find a balance between increasing the tax base and minimizing development.	8/2/2022 12:53 PM
216	With so many breweries on Rt151 making the 2 lane road more dangerous due to more traffic and drunk drivers weaving. You chose breweries over a YMCA.	8/2/2022 11:47 AM
217	Allow further development along 151. Limit the display and placement of politically motivated signage.	8/2/2022 11:28 AM
218	Please be sensible in locating development with regards to road safety. Please preserve our open space from being split and built. We want farms and forests not suburbs. Pay attention to existing utilities, our rural areas cannot support more houses all on wells. Keep taking care of our schools they are the future of the county. If county is spending money to do more playground, indoor pool, and public river access top the list. Utilities internet! Also encouraging the power companies to maintain lines / move more underground.	8/2/2022 8:19 AM
219	Please don't approve any more wineries, breweries, cideries, distilleries, etc on Rt 151. already too much traffic for narrow windy road. Make 151 speed limit 45 everywhere, unless lower is needed for intersections. Back and forth between 45 & 55 is confusing and not working well.	8/2/2022 8:18 AM
220	I love this county and like to see smart development focused on attracting more long term residents and supporting the ones that are here.	8/1/2022 9:09 PM
221	I love living in Nelson County. We moved from Charlottesville to get away from busy traffic and all around city stress. I am not opposed to Airbnb's in the area but I would like to see responsible restrictions in place such as requiring those who want to rent their homes to live in the area and have a minimum residency of at least 2 years.	8/1/2022 6:24 PM
222	We are saturated with short-term rentals. Not enough long term affordable housing for local young families.	8/1/2022 1:39 PM
223	The aging population is causing many empty homes and buildings-let's find ways to attract young families and constructive uses for these empty buildings.	8/1/2022 11:12 AM
224	More law enforcement presence on route 151. Speed limits are ignored especially in the 45 mph zones by both locals and visitors. If there's no police presence why should they obey the speed limit?	8/1/2022 10:47 AM
225	We need large wonderful community pools and parks for all children. Covered play equipment and walking trails at the parks. One in east, and west and north and south of the county. This would encourage all to have some physical activity. Thank you for this survey.	8/1/2022 9:16 AM

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226	Stop further development of Renaissance Ridge	8/1/2022 7:18 AM
227	Restricting housing to where Airbnb and other short term rentals are only allowed where people live fulltime will be essential to keeping Nelson affordable for actual residents. Don't do that and this place will have no roots very soon.	7/31/2022 11:37 PM
228	People taking care of the property properly, and keeping property taxes up to date.	7/31/2022 10:14 PM
229	There are not very many gems left like Nelson County. Keep it simple, keep it rural and let there be a much more involved community.	7/31/2022 9:23 PM
230	Preparations for and climate change and efforts to reduce our contribution to it should be on the agenda of every county and every government agency. This means not only emergency service preparation but considering the flood and fire possibility when there is any development. Communication systems should be varied and not depend on one system as should power systems and supply routes and medical care and water access and access to a place to go for warmth or cooling or excess wind or rain. Plans should include reducing carbon and methane emissions, heat emissions such as black pavement, improving the efficiency of homes and other buildings. Plans should include maintaining the ecological balance we are still fortunate to have here. Wildlife habitat and maintaining the web of life can no longer be taken for granted. Trees seem a solution for so many of our problems. They can not be taken for granted either. We need to prepare ourselves psychologically for the disruptions in our lives that will be coming. One way to do this is for all citizens to begin to take an active part in reducing the level of disruption. We can enjoy our lives and prepare at the same time. While it may be more than five years before we see these disruptions, we will be wise to start preparations with this comprehensive plan.	7/31/2022 7:47 PM
231	Focus on attracting new families to Nelson County with affordable housing, good schools, quality jobs in our beautiful safe community. It's time to limit the short-term tourist focused development.	7/31/2022 3:43 PM
232	We are more interested in seeing affordable housing for people who live and work in Nelson, but only if the infrastructure is in place BEFORE housing construction begins. Politicians should stay out of this process and allow responsible community planners to do their jobs. All human beings capable of breathing and thinking recognize the politics that ALWAYS goes on in this process and are skeptical as a result. Truth, truth, full disclosure and truth are critical to this process and its success.	7/31/2022 2:12 PM
233	Don't do high density/affordable housing like Old Trail. It's ugly, too high population density and destroys the character of the community.	7/31/2022 11:36 AM
234	DON'T ALLOW RENASAINCE RIDGE OR ANY OTHER LOW INCOME HOUSING NEAR WINTERGREEN. WE DON'T WANT NELLYSFORD LOOKING LIKE OLD TRAIL WHICH IS ABSOLUTELY UGLY!!!	7/31/2022 10:36 AM
235	Many people moved here retired for a rural living environment. Keep it rural. Those that want to change because they want more should not have come here. It should not put a cost burden for their urbanization on those that have retired here	7/31/2022 8:38 AM
236	wheelchair-friendliness needs improved, insides of buildings good, outside not so good, no point in having a wf inside if a person in a wheelchair can't get into the building.	7/30/2022 10:00 PM
237	we have too many restaurants and shops that are stagnant and make no effort to improve. Nellysford and Lovington look like dumps. But I guess there are still enough people supporting them, so I will eat at home or drive into Cville.	7/30/2022 5:33 PM
238	There is too much traffic at this time. If there were to be more development on 151 it would cause a disaster.	7/30/2022 4:23 PM
239	more speed and large truck enforcement on route's 6 and 151 !	7/30/2022 3:38 PM
240	People coming together in a friendly and caring way for the good of all. Respecting all people instead of forcing people to become second class citizens.	7/30/2022 1:12 PM
241	Treat the county equally. Still waiting on fiber internet in Roseland and seems like Wintergreen gets everything first.....btw Colleen is misspelled in one of yours answers (maybe 9?)	7/30/2022 12:35 PM
242	Route 151 development is at a maximum. New development should be elsewhere.	7/30/2022 10:53 AM
243	I would like to see whatever development does take place, be done in an environmentally	7/30/2022 8:09 AM

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responsible way. This means taking a carbon neutral approach, seeking to limit runoff, maintaining spaces for small gardens, systems to separate gray water from other waste, etc. I am frustrated that I could not really address those priorities in this survey.

244	Get tractor trailers off Rt 151. VERY dangerous	7/29/2022 6:34 PM
245	Don't allow trucks on 151. No jake brakes used on trucks on 151	7/29/2022 6:22 PM
246	Protect rural setting Support agriculture No high density residential developments	7/29/2022 2:03 PM
247	Please limit large new residential rental development like Renaissance Ridge.	7/29/2022 7:12 AM
248	No longer permit high density development or short-term rental properties in the Afton/Wintergreen area.	7/29/2022 6:41 AM
249	Route 151 is a traffic jam and more development is just going to add to the problem.	7/28/2022 4:10 PM
250	Stop using tax money to better the places where the county board lives. The people notice it makes you look corrupt when tax dollars are sent to speed a project up to a certain area that county board members just happen to live in.	7/28/2022 4:04 PM
251	Growth is a very expensive process requiring additional funds for schools, utilities, roads etc. which will require tax increases. Please plan carefully with this in mind.	7/28/2022 2:59 PM
252	Development and population increases are inevitable. Doing this sanely, wisely, equitably, and with an emphasis on environmental stewardship, is entirely within our control. We just have to get out ahead of the process and stay there, rather than reacting after the domino effect of bad zoning practices has already begun. Do we want this to be a great place for ALL to live, or continue down the path of it devolving into a tourism-centered county that provides mostly low-paying service jobs that require employees to live in cheaper housing outside the county? Getting a handle on the Airbnb takeover of available housing stock-- both owned and rented-- is critical to this effort.	7/28/2022 2:59 PM
253	Traffic on 151 is probably the single most pressing problem in Nelson at the moment in my opinion. The heavy commercial traffic is tearing up the road surface, and it's almost all pass-through traffic: Nelson County gets absolutely no benefit from that traffic.	7/28/2022 2:31 PM
254	Only allow full time residents of Nelson county to own and run Airbnb instead of outside investors. Maintain the rural character of Nelson. No more development in Nellysford!!!	7/27/2022 11:49 AM
255	We are and I hope we continue to be a community of mutual support. Resisting gentrification seems crucial.	7/27/2022 10:03 AM
256	Limit number of brewery and vineyard permits.	7/27/2022 8:14 AM
257	more strict night skies ordinances	7/26/2022 9:50 PM
258	Slow down growth: do not overdevelop. Preserve natural beauty, open spaces, & rural feel of Nelson County!	7/26/2022 8:25 PM
259	Last question didn't include internet. Would like continued improvements there. Think things are moving well in that department. Mostly, I like Nelson the way it is. The saddest thing I've seen recently is the ammunition facility at 151 and 6. If we could repurpose that monstrosity, I would feel so much better. And please, no more alcohol venues along 151! Thanks for this pretty decent survey.	7/26/2022 7:53 PM
260	Great need for housing and transportation	7/26/2022 5:58 PM
261	Expansion of "by-right" business development to encourage economic growth and vitality.	7/26/2022 4:10 PM
262	Short term rentals are an immediate problem affecting quality of life for residents and housing prices for prospective buyers. I appreciate that you are soliciting input, but hope that will be addressed in a more timely manner.	7/26/2022 11:27 AM
263	Keep development as centralized as possible. The best residential development is clustered housing that includes truly affordable housing, plenty of open space, and that is walking distance from stores and public transportation. We need more public transportation. We need more affordable housing. Airbnb's are great, but they have made finding housing in the county much more difficult. I'd like to see Nelson do as much as we can to protect the natural environment. I'd like to have a dark skies ordinance.	7/26/2022 11:02 AM

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264	Thoughtful development to allow for new businesses and jobs, recreation facilities for all ages to enjoy, continued revitalization of the County seat.	7/26/2022 9:06 AM
265	Biggest concern is traffic safety with the increase in venues, esp on 151, 250, and Hwy 6. Speed limits should be enforced. Otherwise its a great place to live!	7/25/2022 10:48 PM
266	Tourism is key! More businesses and short term rentals!	7/25/2022 9:17 PM
267	Lower the speed limits, encourage more grocery and hardware stores, more parks!	7/25/2022 9:06 PM
268	More police presence along 151 to ticket the people who pass me weekly in no passing zones, even when I'm driving a little better than the speed limit.	7/25/2022 2:02 PM
269	We love having all the local breweries and wineries in the area and welcome more of those. It gives our friends and family a great reason to come down and visit us and stay in one of the short term rentals in the area. We support more of this as we think it has greatly improved the local economy.	7/25/2022 1:14 PM
270	Updating and restoring existing shopping areas, especially the building where the Blue Ridge Pig is located including the car wash area. It's literally an eye sore and is embarrassing,	7/25/2022 1:07 PM
271	No	7/25/2022 10:48 AM
272	Improving the traffic safety on the 151 corridor. The use of 151 as a throughway from 64 East to 29 South for semi truck traffic is destroying both the safety and beauty of this corridor. Limiting truck traffic on 151 needs to be restricted to vehicles with specific business purposes along this corridor and not be used by truckers to cut a few miles off their routes up and down Rt 29.	7/25/2022 8:08 AM
273	Age friendly living environment for all ages, thus enabling people to age at home safely with access to essential services. This could include assisted living	7/24/2022 2:16 PM
274	Don't ruin Nelson County by over development and unbounded growth. Pass through traffic on Route 151 needs better control and restriction if there is to be sensible growth along the route.	7/24/2022 2:16 PM
275	Some residential and commercial growth would be good in some areas, but there is a limit to what growth our rural area can handle in all areas of the county. Scale makes a difference.	7/24/2022 1:04 PM
276	new housing developments should have large minimum lot size (1-2 acres min). To see how this works look at Fairfax Station (over 3000 homes with a minimum lot size of 5 acres). Fairfax has a good mix of commercial opportunities and housing.	7/24/2022 12:34 PM
277	More support for community centers, year around recreation and gatherings.	7/24/2022 9:35 AM
278	Nelson is an amazing place. Let's prevent overdevelopment.	7/24/2022 9:04 AM
279	Keep Nelson rural!	7/24/2022 9:03 AM
280	Highest priority is to preserve our natural beauty and limit sprawl.	7/24/2022 9:03 AM
281	Limit development and maintain the rural character of the county. Too much development will destroy what makes Nelson County a good place to live.	7/24/2022 8:29 AM
282	Your survey doesn't provide opportunities for comment on specific questions. For instance, the County needs more commercial development - but it is imperative that it be in the form of unique, innovative, locally owned businesses, not in the form of chains that look exactly like what one can find anywhere else. This is more difficult to achieve, but it's important to put the programs, policies, and resources in place to make it happen. And the county needs workforce housing - but there isn't exactly a way to express that in this survey.	7/24/2022 8:18 AM
283	No more businesses along 151 from Blue Mountain to Nellysford, too much traffic, dangerous drivers	7/24/2022 7:16 AM
284	Protect the rural character, views, environment. Enforce speed limits on 151.	7/23/2022 9:41 PM
285	Is incredibly difficult to Steph Nelson County Public schools with new people due to a lack of affordable and appropriate housing. We also need to find ways to reclaim or increase our county population. It is an aging population as well as one that is dropping. We need to find ways to keep people here and draw new families.	7/23/2022 8:19 AM
286	Nelson County has done a good job utilizing our rural character for tourism as economic	7/22/2022 10:52 PM

## Nelson County Comprehensive Plan Update - Community Survey

development for businesses and income stream for county government. Continue with this and don't mess it up by bringing in lots of residential development.

287	Turning lane on mountain cove road off of route 29	7/22/2022 8:46 PM
288	Not at this time.	7/22/2022 4:42 PM
289	Really tighten up on light pollution. Such a joy to see a dark night sky	7/22/2022 10:24 AM
290	NO LARGE SCALE DEVELOPMENT. NOTHING LIKE THE OLD TRAIL THING IN CROZET!!!!!!	7/22/2022 9:45 AM
291	Recognize that the county has different areas that should be treated differently. The Rt 29 corridor is different from Rt 151 and the 2 areas should be developed differently with different zoning and restrictions.	7/21/2022 2:55 PM
292	A network of Parks/open space/ trails/ water access/playgrounds/community centers that are either owned , managed, or in partnership with Nelson County Parks and Recreation. All signage and parks rules would be clear and facilities would be well-maintained. Also, an off-road bike and pedestrian path along route 151 between RRES and Devils Backbone.	7/21/2022 2:00 PM
293	Less tractor trailer transit especially on unpassable roads, i.e., Reeds Gap, Brent Mtn and Afton Mtn Road. Additional medical services, i.e., X-ray, pharmacy along 151 corridor.	7/21/2022 11:18 AM
294	It's a very livable place already and I love loving here. I fear greatly that there is a movement to pollute the rural nature of this community. Growth and change are not compulsory. I would rather have an orchard and a creek and not a huge sign saying Orchard Creek Estate where the trees are all gone and the creek undergrounded	7/20/2022 10:21 PM
295	151 traffic has increased tremendously. Can we ban the big semi-trucks from using it to shortcut to rte 29? This would make it safer. Also, speed limit needs to be lowered on 151 and more police patrol.	7/20/2022 6:32 PM
296	More affordable single family housing. Everything is getting bought up and turned into short term rentals, it's ridiculous.	7/20/2022 5:57 PM
297	Please do not allow Nelson County to become another Crozet-type suburb of Charlottesville. There is so much beauty and natural space in Nelson. Slow the growth. Move the truck traffic off of Route 151 and onto Route 29. PLEASE PRESERVE the natural wonder of this county. Thank you!	7/20/2022 5:40 PM
298	I am very concerned about the rapid growth of short-term rentals, especially around Nellysford. On our small, dead-end road, we now have several short-term rentals, two of them directly across from my house. These are having a very detrimental effect on our quality of life. The peace and quiet we have enjoyed here for 15 years has been degraded, and at least one of the owner/hosts lives out of state. We need much better protection, as community members, from absentee landlords and from visitors who do not understand our way of life.	7/20/2022 5:31 PM
299	I would love a community pool, I would love it even more if it was free or some sort of sliding scale so that all the people in Nelson can enjoy it. I always want the police to have a sensitivity training and to be educated about mental illness. I would appreciate that they are polite when they pull you over.	7/20/2022 5:06 PM
300	Really support more affordable, workforce housing in the area to help support the current workforce that exists that can't afford to work AND live in Nelson County - this will also attract more people to come and enjoy what the county has to offer.	7/20/2022 4:23 PM
301	Nelson needs to be more business friendly...too often good businesses are chased away that could provide jobs for native Nelsonians and young starting families. Not to mention there is NO affordable housing. You cannot find anywhere to live in all parts of Nelson.	7/20/2022 4:05 PM
302	I cherish the rural / pastoral nature of Nelson County. The world is too developed and it is nice to have places that are not. Let's protect the environment and our rural character.	7/20/2022 3:59 PM
303	We moved here for the community and the nature. The diversity and the strong sense of caring for our immediate neighbors and those throughout our community are important to me. I don't want taxes to go up and people who have lived here all their lives to have to leave.	7/20/2022 3:09 PM
304	Stop development of large scale HIGH density housing. Keep The charm of Nelson and stop developing alcohol places. We need more eateries that aren't attached to an alcohol venue.	7/20/2022 12:55 PM

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305	reduce speed and traffic safety , especially restricting tractor trailer, on Rt 6 and 151	7/20/2022 12:07 PM
306	Encourage small farms and subsistence agriculture	7/20/2022 11:33 AM
307	Repair Theater Drive, which has not been repaired since 1960.	7/20/2022 9:59 AM
308	Water is our single greatest resource and we have very little of it in some of our most desirable places to live; adjacent to Nellysford, Rockfish Valley, Piney River. We must restrict the numbers of houses and especially multiple home structures and manufacturing. I would hate to see people having to truck in this resource to their homes. Extreme care is needed in zoning these areas, especially as to how many residences can exist in water restricted areas.	7/20/2022 9:34 AM
309	Strike a balance - Nelson County is known for its beauty and outdoor opportunities. People visit and tell others and it greatly helps the economy grow. Support agritourism and airbnbs and at the same time look after the populations that live there- especially the young and the aging.	7/20/2022 9:30 AM
310	Understand climate change risks and build climate resilience for people and nature into the next comprehensive plan. Promote alternative energy/energy saving measures.	7/19/2022 11:01 PM
311	Keep it rural. Slow down the development of large land parcels.	7/19/2022 10:15 PM
312	Don't change the traffic pattern on 29 at the light into Lovingson and the Food Lion Plaza. Change the speed limit in Nellysford to 35. Don't add a traffic circle at 151 and 6.	7/19/2022 9:30 PM
313	More activities for teens to keep them out of trouble. They see alcohol all throughout the county so they do the same.	7/19/2022 9:23 PM
314	Place value on RURAL beauty of Nelson County	7/19/2022 8:34 PM
315	Enforced lower speed limit on 151, especially north of Martin's Store.	7/19/2022 8:30 PM
316	No more development of any kind on 1519	7/19/2022 8:22 PM
317	As a young family, we would love more recreational facilities aimed at families. An outdoor pool, more playgrounds, and parks with river access would all be appreciated! We chose to raise our children here so we can all enjoy the community and the outdoors!	7/19/2022 8:11 PM
318	I think it is important that Nelson County make sure that any development considers the natural beauty and rural nature that makes Nelson unique. Industrial sites like the Zenith warehouse are not online with the tourism/natural beauty of our county. Also the growth of Air B and B must be controlled to make sure local people can afford to live here.	7/19/2022 8:07 PM
319	I would like less emphasis on promoting alcohol businesses that result in drunk and dangerous driving.	7/19/2022 7:48 PM
320	there are all too many alcohol establishments without good restaurants on Rt 151 in the northern part of the county (where I live).	7/19/2022 6:51 PM
321	Ban semi-truck access on 151 and Rt. 6. Semi-trucks are dangerous and speed too much through the county. The intersection at 151 and Rt. 6 is very dangerous, the trucks take tight turns that are too close to vehicles at the intersection. The trucks are also very noisy and emit a lot of diesel exhaust pollution.	7/19/2022 6:44 PM
322	There are zero infancy daycare options in the county. This is a real need.	7/19/2022 5:02 PM
323	too many decisions seem to be made by consensus of long-time residents	7/19/2022 4:51 PM
324	Please keep Nelson rural!	7/19/2022 4:08 PM
325	More entrepreneurship opportunities for both mentoring and networking	7/19/2022 4:02 PM
326	It is imperative that Nelson County acquire and set aside land ASAP for parks and public pools and or public swimming lakes. Land will be more and more difficult to acquire. Even if the infrastructure for parks and swimming facilities is not yet affordable, the land must be set aside soon. It is crazy that there is not a public place to swim in the county.	7/19/2022 3:54 PM
327	We need a pharmacy and we need to make sure that this beautiful rural area maintains its beauty. We don't want to "pave paradise and put up a parking lot."	7/19/2022 3:28 PM
328	Make sure roads and corresponding infrastructure (fire, ambulance and police) are adequate prior to granting permits for development ...	7/19/2022 3:16 PM

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329	Less emphasis on alcholtourism	7/19/2022 3:15 PM
330	County supervisors should be term limited. No supervisor should serve more than 6 yrs	7/19/2022 2:07 PM
331	We moved from Charlottesville and Crozet to Nelson to escape the growth in population and expenses and to not have neighbors and be able to enjoy the night sky and nature.	7/19/2022 1:29 PM
332	Many live here because it is the "Country" Most of us would like to keep it clean, safe, and crime free as possible. Hunting permitted, but not in a backyard, target shooting, but not rapid fire, as it is a nuisance, and very threatening.	7/19/2022 1:23 PM
333	Please no neighborhoods like Renaissance Ridge. We left Crozet because of what it became.	7/19/2022 12:27 PM
334	The zoning ordinance and map needs to be more well thought out. It currently just seems like a bunch of random thoughts thrown together. It seems changes are often made to address a specific situation instead of thinking through future ramifications. Enforcement also REALLY needs to be improved. There isn't any point in having an ordinance, or any rules for that matter, if no one feels the need to follow them.	7/19/2022 11:58 AM
335	N/A	7/19/2022 11:56 AM
336	Biking & walking along 151	7/19/2022 10:48 AM
337	Work with Augusta Co to fix the eyesore at the top of Afton Mountain (old hotel, Howard Johnson's, and gas station)	7/19/2022 10:29 AM
338	Nelson is a beautiful county with lively, engaged people. Anything to maintain neighborliness and community will be helpful in this age of divisiveness.	7/19/2022 9:39 AM
339	2022 real estate tax assessed value is way too high! I would like to retire in Nelson County but I can't afford to live here. I am seriously considering relating to Augusts County.	7/19/2022 9:11 AM
340	Be very careful about development for short term gain vs long term growth. Do more to encourage Doctors and other health care workers to want to move and stay here. Look for ways to promote and encourage people to participate in volunteer services such as EMS, Fire Departments, ect. Improve cell phone coverage in rural areas. Thank you.	7/19/2022 8:04 AM
341	I am retired but I see the value in promoting education and activities for our youth to benefit the entire community.	7/19/2022 7:43 AM
342	Encourage and support low impact, home based businesses like work from home options, b&b's, glamping, light manufacturing, crafting. Encourage and support local landowners/entrepreneurs to make the most of what they have to attract and host visitors wishing to get away from their urban environment to enjoy the beauty of Nelson.	7/19/2022 7:05 AM
343	Control, reduction of large truck traffic using 151 as a cut through to 29.	7/19/2022 5:38 AM
344	Address issues with the over development of breweries on 151.	7/19/2022 4:25 AM
345	N/a	7/18/2022 11:22 PM
346	Affordable building options	7/18/2022 11:10 PM
347	Less guns! Nicer grocery stores	7/18/2022 9:47 PM
348	The environment and sense of community are our top assets - we should protect and encourage these, blocking dense commercial and residential development and directing development to be sustainable and in line with community and environmental values. In addition, we must address road safety - bike lanes with rails protecting riders from traffic, safe speed limits, eliminating blind curves, getting truck traffic off 29 and 151.	7/18/2022 9:44 PM
349	Bike lanes and making it easier for bikers and walkers to use rural roads	7/18/2022 9:43 PM
350	Just having more options for employment would be ideal. Warehouse or factory would boost wages in Lovingson area and employees wouldn't be spending \$20 per day just to drive to work	7/18/2022 8:25 PM
351	Support farm markets and small scale producers. Encourage family activities. Senior housing and support. Keep drugs and crime under control through social service support. I	7/18/2022 8:13 PM
352	An arcade or bowling ally to take the kids	7/18/2022 7:56 PM

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353	things for children to do	7/18/2022 7:54 PM
354	Allow homes to be built on 1 acre instead of 2.	7/18/2022 7:14 PM
355	Park/recreation for children and adults. Only thing we have is at Stoney Creek and is not accessible to regular residents. For such a beautiful place, it is severely lacking in this regard.	7/18/2022 5:18 PM
356	151 has rural appeal don't ruin the natural beauty by over tourism. Rte 29 should be developed for industrial and commercial development due to the access to interstate 64. Tax tourism to the fullest because now that's the money maker for the county since it has not industry. Build vo-tech to prepare future generations. No living wage working in service industry.	7/18/2022 4:54 PM
357	a business park with fast internet connectivity and subsidies for hiring locals	7/18/2022 4:11 PM
358	Light, clean industry on the Rt 29 side in the existing Industrial park. Emphasize tourism, historic locations, Farmer' s Markets and gardens for bus tours. One day trips into Nelson while bus tours stay in Lynchburg or Charlottesville. Keep it clean.... Allow for our cyclist community to ride safely with their own bike lanes through the mountains throughout the county. Places for people to walk safely that they don't have to drive to. Develop historic 'walking tours' in Lovingsston.	7/18/2022 3:35 PM
359	To create more outdoor/indoor activities for children and families. In the Lovingsston area, more food/coffee options with reasonable costs for the working people and community.	7/18/2022 9:58 AM
360	Lets keep Nelson populated by folks who care about the land and are invested in stewarding it! not just vacationers and out of town property owners.	7/18/2022 8:12 AM
361	Follow the comprehensive plan!	7/18/2022 7:05 AM
362	I would like to feel that the Gladstone area in which I live is not the forgotten part of Nelson County.	7/18/2022 2:07 AM
363	I am particularly concerned about the number of affordable single-family homes being used for Airbnb giving few options to first time home buyers.	7/17/2022 5:00 PM
364	Preserving dark sky—limiting light pollution	7/17/2022 4:43 PM
365	Stopping Air B & B s ! Too many , families have no affordable housing to move in here in Nelson	7/17/2022 4:19 PM
366	Please do not put in a subdivision, apartment complex, condos or anything else stupid on 151. Please do not let Stu Armstrong do anything planned.	7/17/2022 3:41 PM
367	Lack of a public pool has been a challenge for our young family. Driving more than half an hour so our kids can take swimming lessons is difficult and given the number of quality of private facilities in Wintergreen it is ridiculous that we cannot fund one.	7/17/2022 12:54 PM
368	I am very concerned about the proliferation of short term vacation rentals in northern Nelson. All the affordable housing is being bought up by companies and turned into these rentals. Family that want to move here can't find anything they can buy because the vacation rental companies purchase all the reasonably priced houses before they are even on the market. I get mailers, calls and texts from companies asking me to sell them my home. Each year I pay personal property taxes, I go to my medical and dental appointments, I support the community. Vacation rentals do not support the community other than real estate taxes. Some communities have limited the number of vacation rentals that someone can own. Other communities have two different tax structures. One lower one for people who reside in their home and a higher tax rate for those who own the house but don't live there. A combination of these two approaches might stem the meteoric rate of short term rentals. I live in Northern Nelson and within 1/2 mile there are 9 vacation rentals. Someone just bought 3 more house for vacation rentals. That is three more families who won't be able to find housing in Nelson County. The planning commission should address this before it becomes even more of a problem.	7/17/2022 11:41 AM
369	Prevent VRBO and Air BnB unless agreed to by neighbors.	7/17/2022 10:54 AM
370	No carry in public places (seeing people walking around with guns feels very unsafe) Tesla supercharger I'm retired but good jobs for those who need them, too much poverty in Nelson	7/17/2022 10:53 AM
371	Do not close our elementary schools in order to build one.	7/17/2022 10:36 AM

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372	There are NO equestrian access trails or arenas -- and horses are not even mentioned in this PLAN showing how little they are considered. Bikes are allowed on highways but PAY nothing to support their preferences and the many scofflaws cannot even be identified due to lack of licensing. Give equal access to trails to equestrians!	7/17/2022 10:35 AM
373	No	7/17/2022 10:14 AM
374	not at this time	7/17/2022 9:44 AM
375	Better schools, more trails, community pool.	7/17/2022 9:27 AM
376	Buy the land for ag complex!	7/17/2022 7:42 AM
377	honest politicians	7/16/2022 6:39 PM
378	Nelson needs to stop focusing on improving for the people outside of the county, visitors, etc. and start improving for the locals!! Get rid of us and you get rid of what makes Nelson, Nelson...	7/16/2022 1:18 PM
379	The increase of breweries/wineries/distilleries needs to be curbed	7/16/2022 12:42 PM
380	Regulation of speed along rte 151.	7/16/2022 10:02 AM
381	We need to stop the development of new housing on Rt151 as the highway traffic will be unbearable	7/16/2022 8:36 AM
382	This county is in desperate need of a recreational center. I grew up on the ball fields to see this go down is sad. If it doesn't get better I see taking my son to other county's to play recreational sports or something for the kids to play on. I'm willing to pay my hardworking money to other counties. Please give raises to the bus drivers, cafeteria works, teacher assistant it's absolutely work like crazy for low money. Please stop adding businesses to 151 it is a mad house the traffic needs a survey. 151 roads are in need of attention especially Brent's gap. Vdot or whoever keeps patching it when it needs to be paved again. The hole dodging is getting old. Can we push businesses on Rt29 in Lovington or Arrington.	7/16/2022 6:26 AM
383	Please keep Nelson rural. I understand the money that wealthy outsiders looking to move into the country bring is tempting but those of us who grew up on this amazing county are not able to stay here with the expensive and unaffordable houses being built in the area.	7/15/2022 10:44 PM
384	Preservation. I would like to say limited, intelligent growth in the same sentence with beware the \$\$\$ landgrabbers. Is there a pirate icon available here?	7/15/2022 9:23 PM
385	Nelson is an amazing place to live but I believe that we have to have some business development & improved schools for long term viability.	7/15/2022 8:42 PM
386	Keep rural areas rural. Conservation of land. Don't let Nelson become Crozet.	7/15/2022 8:16 PM
387	No more alcohol serving businesses along 151. Enough is enough. Noise ordinances (bands, trucks, air breaks use, motorcycles)	7/15/2022 8:15 PM
388	Stop the development! Learn from Albermarles mistakes! Crozet is now a forever lost to the developer nightmare. Airbnb is already threatening our little county. Keep it rural! Keep the city out of it! Or you'll be staring at cookie cutter communities instead of cornfields before you know it. The stakes are very high!	7/15/2022 8:11 PM
389	It would be a joy to have public schools I felt were safe for my children and that I could trust to educate them well. This is currently not an option for what we've experienced.	7/15/2022 5:30 PM
390	Keep development down.	7/15/2022 5:29 PM
391	Stick with the comprehensive plan and vision	7/15/2022 5:27 PM
392	Desperate need for parks/playgrounds. Seems like every swimming hole in both rivers have become private property so having a place to swim would be greatly beneficial to the county residents. There are no activities for our children to participate in. Having a playground with a basketball court or volleyball or skateboarding, something for our children to do. A safe place for them to play & be sociable. We are in dire need of this.	7/15/2022 4:47 PM
393	The traffic has gotten out of control and dangerous, especially on 151 in the Northern part of the county, more so on weekends. There is enough development in this area, if development is deemed as needed it needs to be on 29 where the roads are capable of handling more traffic!	7/15/2022 4:45 PM

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394	No more wineries, breweries, airbnbs, wedding/events venues, etc. The county has been half ruined by that crap already. Agritourism is a plague for those who actually live here, no matter how many tax dollars it brings in. You'll never develop your way out of it--that has been studied professionally you know: new development tax revenues never cover the cost of the increased demand for services by the new development. Been to Crozet or 29N or West Main Street lately? Anyone who looks at any of that as an inspiration for Nelson's future should be run out of local government immediately.	7/15/2022 2:50 PM
395	I think we've reached saturation on alcohol-related industry. Let's emphasize our natural resources, provide quality education for our children and job training for our young people.	7/15/2022 2:14 PM
396	It would be nice to get a pharmacy back in Nellysford. A hotel/conference center at Wintergreen would take up some of the vacation housing needs thus being able to limit short term rentals.	7/15/2022 1:03 PM
397	Keep Nelson County rural	7/15/2022 11:44 AM
398	Lets not follow the rest of Virginia in trying to grow. Lets not encourage sprawl, commercialization or drive the original inhabitants out.	7/15/2022 1:48 AM
399	Traffic on Rt 151 is my greatest concern. Need turning lanes in MANY places. TOO MANY TRUCKS. We are already over capacity on 151. There should be no commercial or residential development until this road undergoes complete upgrade to accommodate future traffic. Do not waste taxpayer money on bike lanes on 151, which caters to a very small percentage of the population. Improve the roadway which caters to the entire population.	7/14/2022 1:34 PM
400	Pickleball Courts	7/14/2022 10:16 AM
401	I hope that we can make a plan to reduce the use of glyphosate in our region as well as make sure that all have access to affordable organic quality food. The future of our community relies on the quality of our soil and the nutrition we are able to have at all income levels. I hope to see a co-op or community supported effort to create sustainable food systems for our county we have such a rich bio-diverse region it is important we keep that and not let big ag, big tech ( data servers 5G ) or big energy use our beautiful rural community as an asset extraction site. I also hope we can start a re forestry project to re forest some sites to more Indigenous trees for this region. I hope to see an effort to re-connect with the first peoples of this region and to support them returning to their land and bringing in their stewardship. When our water is healthy, soil is healthy, food is w/o chemicals or industry we will thrive - this is longevity and this is resilience.	7/14/2022 9:12 AM
402	Do not allow business ventures in residential neighborhoods.	7/14/2022 8:55 AM
403	no more commercial development along rte 151	7/14/2022 8:07 AM
404	Control the Air B and B noise. Decrease Air B and B usage. Stop developments like Renaissance Ridge. Keep trucks off of routes 6, and 151. Keep Nelson agricultural, and environmental pure. Stop overdevelopment. Do not want Nelson to become like Crozet.	7/14/2022 7:35 AM
405	Restaurants along 151-specifically breakfast	7/13/2022 9:05 PM
406	Keep it rural !!	7/13/2022 8:40 PM
407	Services for the elderly, so they can age in place.	7/13/2022 8:22 PM
408	Keep development off of Rt 151. Concentrate on development of Lovingsston and Rt 29	7/13/2022 8:05 PM
409	Please do NOT make Nellysford an urban growth area. We do not want it to look like Old Trail!!! if folks want amenities, then they need to move to Charlottesville or Waynesboro. Keep Nelson Rural. Fix up 151 with turn lanes for safety. No more alcohol destinations to increase the danger on our roads with drunk driving!!	7/13/2022 7:11 PM
410	Regulate short term rentals	7/13/2022 2:41 PM
411	I would like to see added electric vehicle charging stations, the ability to recycle glass, control of and reduction of short term rentals (airB&B, VRBO), maintenance of the two elementary schools, more emphasis on affordable housing for mid and lower income citizens.	7/13/2022 2:38 PM
412	Cut way back on transient lodging. Communities / neighborhoods are being destroyed.	7/13/2022 12:31 PM
413	A swimming pool would be great. We have to drive almost 50 miles to a pool, so we don't do it.	7/12/2022 11:07 PM

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	Too much gas and time.	
414	More resources for aging population, pharmacy, grocery	7/12/2022 3:52 PM
415	preserve the natural beauty by limiting any dense housing. Repurpose existing structures in Lovington to accommodate any housing needs so that people can walk to the amenities in that town.	7/12/2022 11:17 AM
416	I love it here and am lucky to live here. Please consider a moratorium on the short term rental applications/licenses if at all possible. So many people would like to live here (Afton area) and it just isn't possible at this point in time.	7/12/2022 10:36 AM
417	The majority of well paying jobs for Nelson County residents are and will continue to be in neighboring areas with greater employment options. Our status as a "bedroom community" helps maintain Nelson's rural character. Keeping our arterial roadways safe, open and available for residents to travel should be high priority. Creating unsafe conditions by not requiring turn lanes on major roadways, and seeking to solve safety by reducing speed limits does a great disservice to our citizens. We have few primary routes out of the county, actually few routes at all. Allowing concentrated development on those few routes by distributing special use permits like beads at Mardi Gras and not requiring substantial improvements to curb cuts is a primary cause of unsafe and impeded travel for Nelson County's current citizens.	7/11/2022 9:54 PM
418	Development along Hwy 151 needs to cease. Traffic needs to be monitored on a regular basis. We have too many breweries, wineries and cideries as it is now.	7/11/2022 9:23 PM
419	No more wineries, breweries, distilleries. Enough	7/11/2022 7:51 PM
420	Get the 2 competing groups to talk. Those who are all no changes and those who want reasonable improvements and modernization	7/11/2022 7:38 PM
421	We need a pharmacy. We need electric charging stations for vehicles. We need affordable housing, which is all being bought up by air b and b's and vrbo's. They need to be regulated.	7/11/2022 5:43 PM
422	Stay sparsely populated & rural.	7/11/2022 5:29 PM
423	Keep it rural	7/11/2022 5:07 PM
424	I would say the thing that attracts people to actually live in Nelson is the Rural aspects and community. I would say its important to me that people buy and restore empty commercial building and houses already built rather then new development. Im worried about Turning Nelson County into what has happened in Crozet.	7/11/2022 3:49 PM
425	Please, please, PLEASE don't add any new housing and development. Please develop plans to steward the beautiful countryside and natural environment we all love. That's the reason new development is desirable isn't it? But the more it's developed, the more it's destroyed. And the heart of Nelson gets chipped away and cheapened until we're left with traffic, overcrowding, accidents and poor infrastructure. Look at Albemarle - Old Trail, Crozet.... use these as cautionary tales and do not let that happen to Nelson!! PLEASE protect this beautiful land for my children.	7/11/2022 3:16 PM
426	Keep it rural and family oriented. No big buinesses and shopping centers.	7/11/2022 2:56 PM
427	It grieves me to see the litter on our back roads. The County needs to discuss prevention and how to clean it up. We need to protect our streams and underground water sources. The Health Dept. should give free water testing to homeowners due to increased use of sprays and fertilizers used on farms, orchards and wineries.	7/11/2022 8:31 AM
428	Modernize the planning process to keep pace with current trends and leave the good ole boy process in the past where it belongs.	7/10/2022 7:47 PM
429	The Board can't just approve all development applications. We need a strong Comp Plan they follow with Zoning regs that implement it. We can't continue to allow home stays (airbnb) as a primary use of land. No one in the country does this. It takes what can be housing and makes it commercial - with no real ties to the land and neighbors.	7/10/2022 7:29 PM
430	The addition of an Industrial Composting Facility, like Black Bear composting in Augusta County. More packaging is becoming compostable. A facility like this would deal with food waste, compostable plastics, crop residues, yard trimmings, wood waste, paperboard (like waxed cardboard) etc. People could use the composted dirt to put back on fields and gardens. We need to make less waste and create more reusable waste. Recycling costs could be	7/10/2022 1:57 PM

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reduced over time by locating such a facility right here in the county. Let's be rural leaders in figuring out how to reduce local waste.

431	Need to preserve this beautiful rural county at all costs, especially the 151 corridor.	7/9/2022 10:43 AM
432	Plan so that Nelson Co. remains a rural natural environment. Do not allow unbridled development nor development that changes the character of this lovely county!	7/8/2022 5:57 PM
433	Need affordable house options and less short term rentals. A small to medium hotel conference facility would add more options for the County.	7/8/2022 4:33 PM
434	Give more support to our four existing schools. I do not support building a new school. Support all school personnel.	7/8/2022 1:28 PM
435	Balance between development and preserving the rural nature of our place is paramount. Nature, once destroyed, is difficult to recapture. Increased noise and light pollution that come with development must be mitigated. Taxes of the many are already funding projects in Nelson County that benefit all. Developers, with their significant financial resources, must be checked so that their projects enhance the community rather than destroy it. No urban-style housing developments, now abundant in the Crozet area, should be allowed in Nelson County.	7/8/2022 11:33 AM
436	There needs to be some townhouses or new neighborhoods built for NCHS alumni to move here after college. There is no where for them to rent. If our youth want to live here, there isn't anywhere for them. This will encourage our youth to raise their family here. Therefore this will boost the population for our schools. This is why school enrollment is dropping now. There is no where for young people to live	7/8/2022 11:17 AM
437	Stop rubber stamping any new development	7/8/2022 11:11 AM
438	Keep Nelson as rural as possible! I'd rather not see Nelson go from a county to a town!	7/8/2022 10:06 AM
439	Access to high speed internet	7/8/2022 8:40 AM
440	Living on Stoney Creek it's hard to rate the county as a whole. We have the privilege of serves that other parts of the community do not have. I'd like to see more opportunities for the local people and youth but at the same time keep the reasons I moved here. Nature, hiking, environment	7/8/2022 7:15 AM
441	Lower development and more support of nature and agricultural businesses. tourism is great however too many new homes are coming to the area. I am concerned with overcrowding and the roadways are not designed to handle heavy traffic nor do I want to have heavy traffic in nelson county. We moved here to get away from the DC Metro area not to have it follow us here.	7/7/2022 6:48 PM
442	It is the rural flavor that must be maintained. Still, we need a few more restaurants and activities. But taking care of the next generation is paramount--the schools are woefully underfunded and we are losing teachers at an alarming rate. There have been no teacher raises since 2008 and the jobs are unsustainable at this level.	7/7/2022 2:03 PM
443	Licensed low income daycare options	7/7/2022 9:38 AM
444	Please keep a control to overdevelopment of land. With land costs so high, people are wanting to over build and it is/will negatively impact agriculture and ruralness we love of Nelson.	7/7/2022 9:06 AM
445	Public access to the Rockfish River would be wonderful. I moved here from Virginia Beach because of the serenity and beauty of the mountains. Plus, the plethora of outdoor recreation activities surrounding Nelson. I couldn't be happier with my choice and now have horses in the backyard which is a dream. I am concerned with the traffic on 151 and the plans being submitted for developments all around. I hope Nelson preserves its natural beauty because there is nowhere that can compare to the tranquility of this place.	7/6/2022 5:52 PM
446	Ensure that Route 151 safe	7/6/2022 5:33 PM
447	Safer roads. Not like Rt 29 with 4 lanes but more turning lanes on Rt 151 and a few other roads.	7/6/2022 5:18 PM
448	Keep Nelson rural! We don't need yet another version of Crozet in Nelson.	7/6/2022 3:24 PM
449	No more alcohol based businesses. Let's focus on some other kind of agri-business or other type of tourist based business that will bring in outside revenues.	7/6/2022 1:42 PM

## Nelson County Comprehensive Plan Update - Community Survey

450	Severely limit 18 wheelers on Rt. 151. Only allow those trucks that supply local businesses. They use 151 as a shortcut from Rt. 64 to Rt. 29.	7/6/2022 1:33 PM
451	County indoor/outdoor pool at the high school new property for swim team and for recreation at low cost to Nelson citizens.	7/6/2022 1:10 PM
452	I believe that with the correct planning Nelson County can be an East Coast Napa Valley. We need to encourage more Argitourism. Clean up existing buildings that are run down and promote Air B&B and support small shops and businesses. A safe bike path down 151 would be a request and would connect business- think electric bikes and scooters. Reduced speed limits on streets residential streets off of 151 to 25MPH, so families can walk and ride bikes without being run down.	7/6/2022 10:54 AM
453	Continual delays in broadband access is killing employment opportunities and quality of life. This needs IMMEDIATE attention.	7/6/2022 9:16 AM
454	Fiber optic high speed internet access for ALL parts of the county	7/6/2022 8:51 AM
455	Pool community center. Wawa. Some food places to eat synagogues catholic churches good education facilities public transportation busses to cville and Lynchburg availability in winter to medical and shopping stops...seniors and people NEED this it's awful there's nowhere an no one to help you get around	7/5/2022 11:04 PM
456	More opportunities for young adult recreation (non drinking) and community building for people who didn't grow up in Nelson but want to be part of the community.	7/5/2022 6:48 PM
457	More art centers and free resources	7/5/2022 6:37 PM
458	Expanding while protecting current residents	7/5/2022 5:12 PM
459	I would like to see limitations on short term rentals, drone restrictions, noise, light pollution especially in Nellysford. Without the expansion of water and sewer you can't have any real development. If you had a 200 to 300 bed hotel conference facility in Nellysford you would reduce the short term rentals because now visitors would have a place to stay. What ski resort in American or the world for that matter does not have a hotel.	7/5/2022 5:06 PM
460	Grocery stores within 10-miles of Montebello	7/5/2022 4:47 PM
461	I am happy with Nelson County Keep your standards and priorities high as they are now	7/5/2022 4:21 PM
462	Nelson County has a real lack of community services, spaces, and programs for children, especially in the Afton/Nellysford part of the county. Families in the northern part of the county generally have to drive at least 25-30+ minutes to access services for families and children, such as libraries, swimming lakes/pools/spray grounds, children's recreational programming, etc. Usually, we end up traveling out of the county for these services, as we have no reason to drive down to Lovingsston for the few services that are offered there, particularly as our jobs are also out of county and there are better services and stores in Albemarle and Augusta counties. Pair that with the abysmally underfunded public school system (which suffers a real lack of innovative teaching practices and course offerings as a result, when compared to Albemarle and Charlottesville schools), and it makes it really difficult for families to want to stay in Nelson County long term. Aside from our beautiful natural resources, northern Nelson County has little to offer, in terms of quality of life, for children and families. A small library branch in Nellysford (which would offer not just books, but also community programming), a swimming lake/pool/or spray ground in Afton/Nellysford, children's classes at RVCC (or parks and rec classes held somewhere in Afton/Nellysford), and excellently funded public schools would all go a long way toward making Nelson a better place to raise children. Our family has lived in Afton for 14 years, but we just don't know how sustainable it will be for us to continue to live here when there are no community services for children. We're tired of having to drive long distance to counties that actually prioritize the well being of children.	7/5/2022 4:14 PM
463	I would like to see less haphazard building of house and industrial use- Keep Nelson Rural!!!	7/5/2022 3:58 PM
464	A concern about water. I live in Afton and my house has a well. All the residences in this area have wells. There are also wineries and breweries nearby that use a lot of water. Is the county doing anything to determine the amount of water that's available? (This has ramifications for new as well as for existing development.)	7/5/2022 3:35 PM
465	Family activities that can be done indoors like swimming, archery, movies, ballroom/swing/salsa dancing. Not everyone wants to go hiking or play on an outdoor sports	7/5/2022 1:55 PM

## Nelson County Comprehensive Plan Update - Community Survey

team. Not everyone wants to drink and paint or do other crafts. We really need an industry or corporation that could provide jobs for locals in the area, skilled and unskilled. And as I answered previously, it would be immensely helpful to have financial assistance with road upkeep for those on private, rural roads where several families are having to pool resources just to access our homes. The cost of gravel and grading every few years, which becomes necessary due to spring and summer thunderstorms is a burden.

466	Reiterate more jobs and affordable housing	7/4/2022 8:02 PM
467	Having a pharmacy in/near Nellysford	7/4/2022 5:58 PM
468	I've come to really like living in Nelson County. It's a beautiful place and it's inhabited by a delightful variety of people. If only there was more wealth and racial equality.	7/4/2022 4:07 PM
469	Couldn't love it more	7/4/2022 12:36 PM
470	I would like to see Nelson County be a place I can stay into my old age, with affordable housing options for people who need different kinds of elder care, and transportation/services that can be provided without going to a nearby city.	7/4/2022 12:20 PM
471	The natural beauty and rural lifestyle needs to be preserved more than anything else. We do not need more development. We do not need more commercial development. We want to share the natural beauty of our county with tourists without destroying the quality of life for residents.	7/4/2022 10:53 AM
472	Preserve the rural environment and develop mindfully. It is the natural beauty that most folks enjoy and sense of community. Tourism and agri tourism has gotten expanded too much over the past 15 years with little focus on the residents who live here. It seems decisions are made for the county by business people with little thought for the residents all in the name of money. Too much of anything is not a good thing.	7/4/2022 8:03 AM
473	music venues and community theater for the entire county (wider variety than Wintergreen and Locken), for example free lawn presentations (at Courthouse?)	7/3/2022 3:51 PM
474	There is a lack of adult education regarding what people can do locally about climate change, water quality, preserving local biodiversity, composting, knowledge about native plants and animals, and the general natural environment.	7/3/2022 3:51 PM
475	I'm a little concerned about the limitation to 3 options in many questions. In many cases this meant that I left off historic, educational and cultural sites/programming, whereas I see these types of preservation as key to having our economy depend primarily on different types of low-impact tourism and hospitality. I see maintaining the rural character of the county as essential to these types of businesses. I moved here because of the rural character and I do not want it to be lost, but realize people have to work and have housing so my goal for our Comp plan is to figure out the answers to this question: "How can we increase jobs and affordable housing without losing the rural character and community feel of the county?" Our viewsheds are a key part of that character and need to be preserved at all cost. In question # 11 the choices meant that I did not select indoor recreational spaces but obviously indoor gyms and other types of recreation are important and part and parcel with improving the lives of young people. Indoor recreation like a climbing wall could fit in with eco and agri-tourism too. One of the questions asked about solar facilities. Well...it depends, of course. I'm for solar, but would want to know where is the site, what would it look like? Would it spoil the view from the terrace of a winery? If so, that's not a good site. I'm all for social services, but the word "hospital" was added to a list that included clinics and libraries. Well again, I favor those other items, but in selecting that I would be forced to approve a hospital - and I do not. With Augusta Health and the Cville hospitals nearby - I think we're covered. Now a small clinic with limited services that was a satellite of one of the larger hospitals in the region - maybe. But again, RURAL CHARACTER is the most important thing and even with a clinic you have to think about noise pollution (sirens), light pollution and so on. I'm much more keen on promoting the kinds of businesses that would allow us to keep our rural character and still provide jobs. Dark Skies tourism, more trails - an accessible trail to encourage tourism by those with disabilities. In one question about recreational facilities I had to omit checking small parks with open space but I am in favor of adding a couple such parks to the county. It clearly this would add to the ability of people with limited means to access open space and would allow some parks and rec programming to introduce outdoor activities - and introduction that then can be built on with programming for young people to take them to our wilder spaces. One other topic that concerns me greatly: Our view sheds. There is currently a new confederate flag on Rte 151. What kind of message does	7/3/2022 3:39 PM

## Nelson County Comprehensive Plan Update - Community Survey

that send to tourists? It makes me feel visually assaulted and I live here!! Some way to protect the way things look along our major tourist corridors is important and key to bringing visitors from all over to have a glass of wine and hike a trail and camp or stay in an inn and eat out or attend a music concert. I know these comments are not well-organized but the way the survey is laid out makes it hard for me to revise and provide my thoughts in a more orderly manner. Nonetheless - thanks for this opportunity to have some input.

476	We need a much more diverse representation on the Board of Supervisors.	7/3/2022 3:16 PM
477	Zoning improvements to control growth. Without comprehensive zoning 151 may become unattractive for residential development.	7/3/2022 12:24 PM
478	More police on the roads monitoring violations. Right now there are no cops to be seen anywhere and speeding, etc. get worse and worse.	7/3/2022 12:10 PM
479	I love living for many years in Nelson County	7/3/2022 11:55 AM
480	Develop affordable housing and commercial development in planned locations.	7/3/2022 11:37 AM
481	Slow down housing and commercial development.	7/3/2022 11:32 AM
482	The noise coming from the breweries is radically impacting my own smaller agricultural based business. Because of the excessive noise from recorded and live music, I am having trouble finding times that I can schedule smaller events on my own land— not to mention this disruption to my family life and our sleep. (Even with the windows closed and fans running, it's like the music is inside our home. It's challenging.) I would like to see the county protect EVERYONE's quality of life, and not privilege just the largest existing business. Younger folks are also trying to build business and lives here— and this myopia limits business growth and quality of life. And visitors to my farm are shocked when their visits overlap with live music— it's not why they come to spend time in lovely, peaceful Nelson. I would also love to see more opportunities for children— summer art or music camps, year-round enrichment classes (Beth's gymnastic classes should be replicated with other subjects— she is a treasure!) Finally, I'd love to see some creative incentives for small business. It would be wonderful to foster some small restaurants that support local farms & producers by buying and serving their foods. Encourage business that SUPPORT Nelson, not just business that is in Nelson, but sends the profit to out of county (or state) shareholders. Let's be creative and focus on the people we have here, and build them opportunities. Small grants for small biz, for example. Foster pop-up events to promote local business. Encourage cultural venues to show local art, music, and craft and serve local foods. Help make locally produced lumber available for locals to buy— encourage folks to shop local and support what we do have here. And help existing business brainstorm for new ways to meet local needs. We don't need to become a different place— we need to lean into what makes this place great, and keep it going, and grow new generations who can also build lives here.	7/3/2022 10:18 AM
483	Make Nelson County housing affordable for young families - would restore school population, bring new enthusiasm to the county. Improving existing structures and renting/selling at prices working people can afford. Not advocating for large, poorly constructed pop-up neighborhoods or mobile home parks.	7/3/2022 9:51 AM
484	Enough with the alcohol-centric venues!	7/2/2022 11:00 PM
485	Make it easy for people to start a new business. A one stop shop that assists people in getting what they need to start. Make it reasonable and easy.	7/2/2022 7:37 PM
486	NA	7/2/2022 7:11 PM
487	No	7/2/2022 1:29 PM
488	We would like to see thoughtful, well-planned residential development that is respectful of the County's scenic beauty and environmental resources (limit development on critical slopes and maintain stream buffers). We appreciate the investment in trails, but we also need organized recreational opportunities for our children. We need housing that is affordable to the average household, not just \$400,000+ homes. We need to pay all County employees and school staff a living wage.	7/2/2022 12:13 PM
489	Don't do anything to further increase traffic on Rt. 151	7/1/2022 4:15 PM
490	Create an overlay district in northern Nelson to prevent commercial (non-agricultural) businesses from building. Encourage VDOT to fix access to I64 and get tractor trailers off of	7/1/2022 1:08 PM

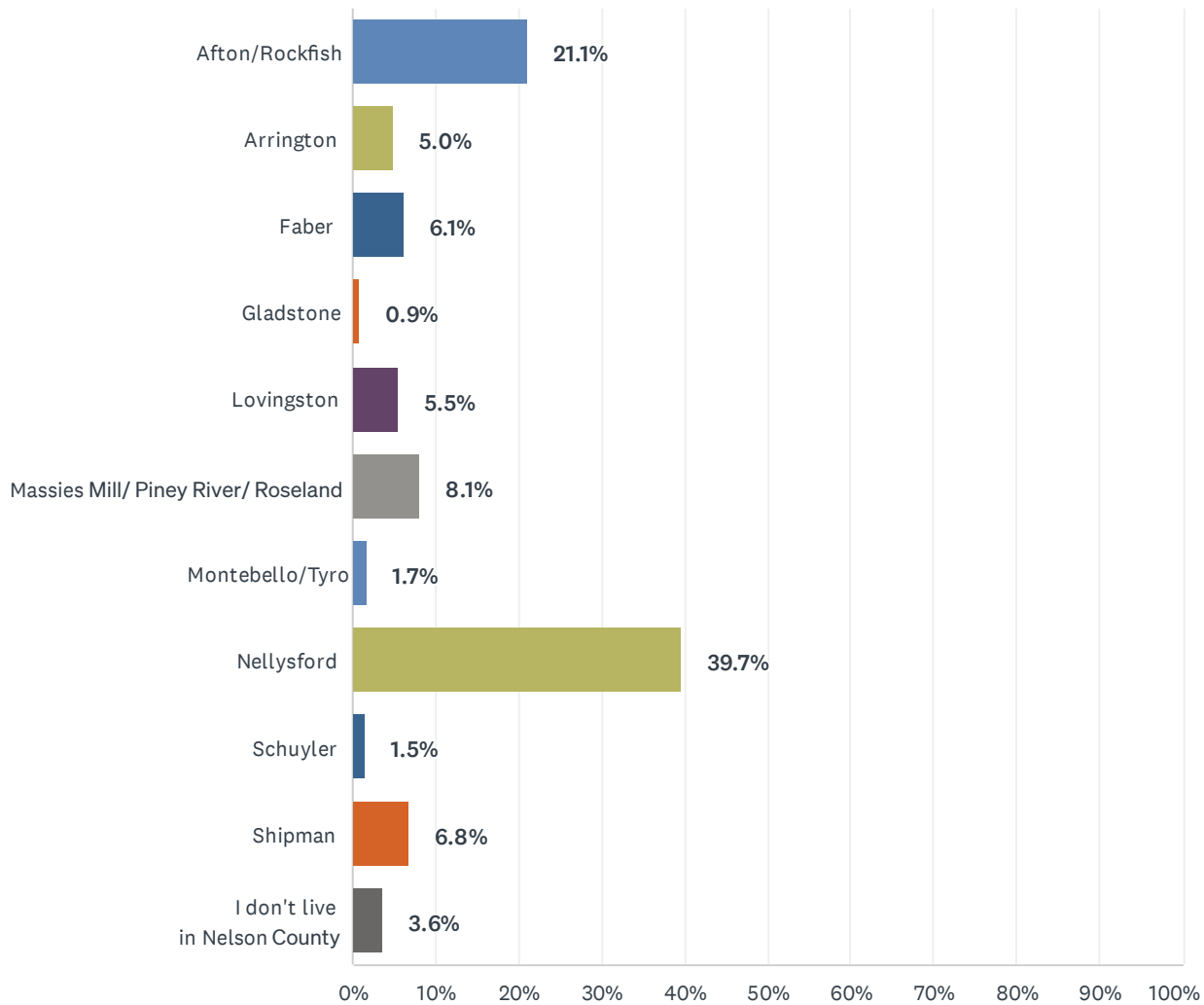
## Nelson County Comprehensive Plan Update - Community Survey

151.

491	The traffic on Route 151 in Afton is dangerous and very noisy. I have loved here for 30 years and hate how the noise and light pollution affects my daily life. We are still farmers, as are our neighbors, and all of us live in fear of one of our animals getting loose. We were here first, and want to stay here, but the noise from trucks and lights from Blue Mountain Brewery and others will drive us away.	7/1/2022 1:02 PM
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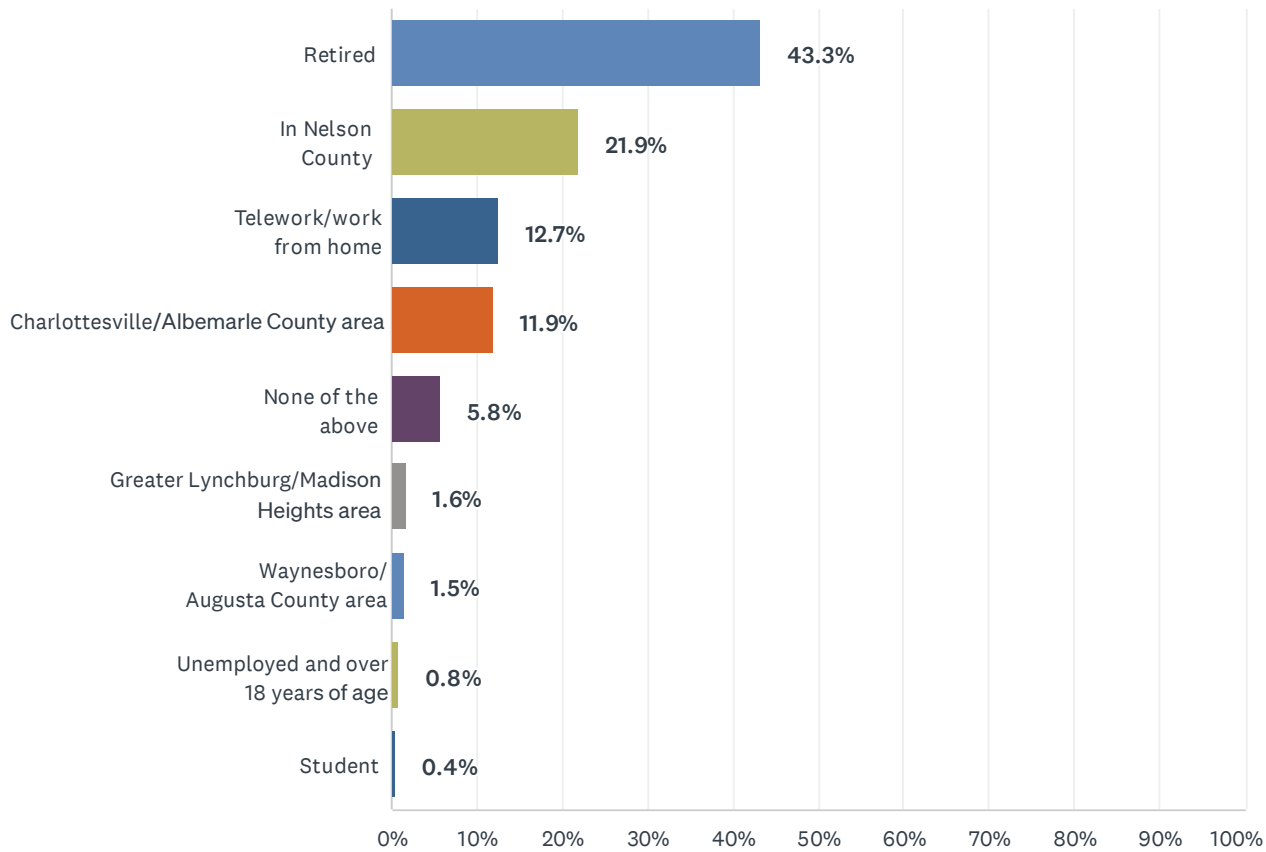
## Q15 What general area of the County do you live in?:

Answered: 781 Skipped: 105



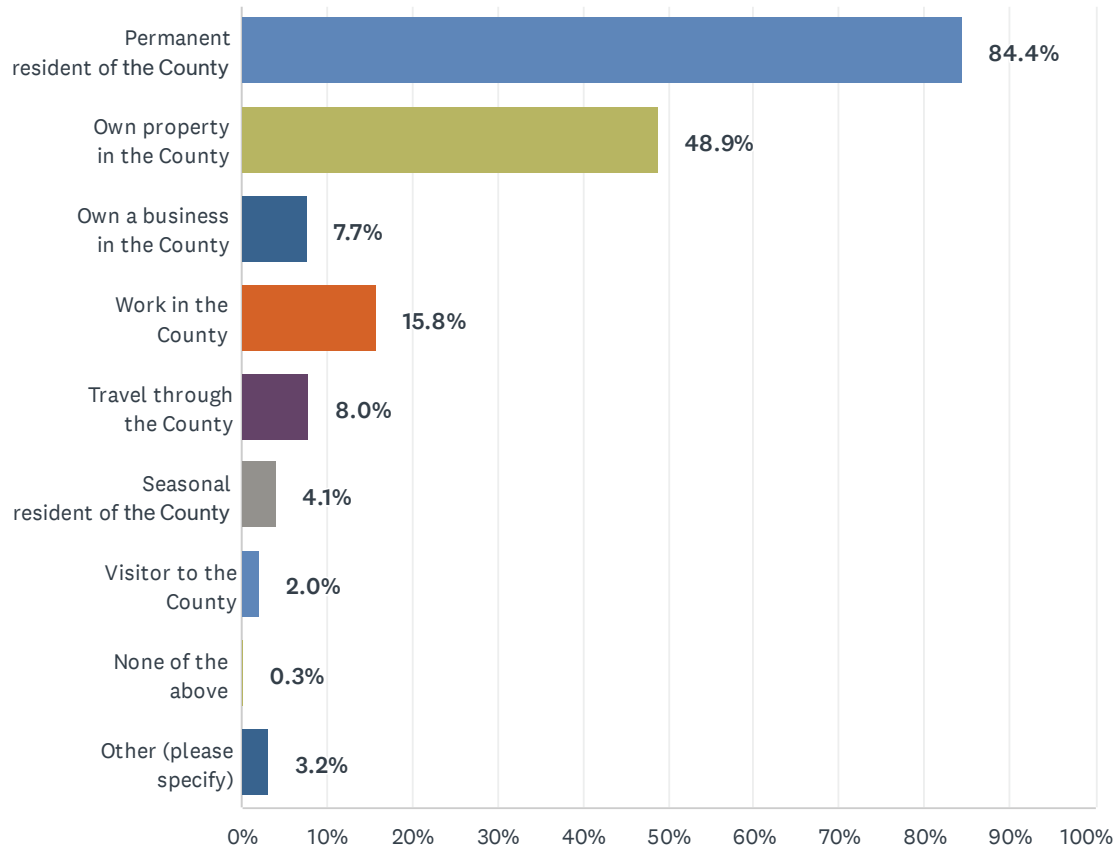
## Q16 Which best describes your current location of employment?

Answered: 789 Skipped: 97



## Q17 Which best describes your current status in regard to Nelson County? (check all that apply):

Answered: 789 Skipped: 97



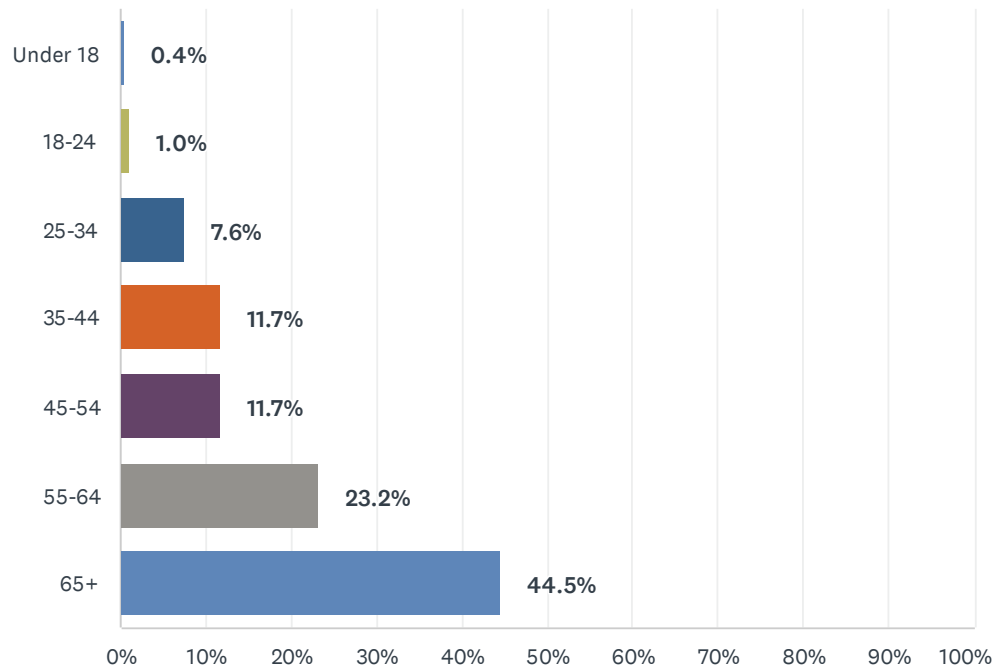
#	OTHER (PLEASE SPECIFY)	DATE
1	Active in developing Lovingson	8/31/2022 10:35 AM
2	Official residence is in Loudoun Co. but live in Nelson most of the time	8/29/2022 1:19 PM
3	760 acre timber operation	8/13/2022 10:15 PM
4	Renter	8/10/2022 3:40 PM
5	Own a condo at Wintergreen	8/7/2022 8:33 PM
6	Second home owner in county	8/6/2022 9:30 PM
7	Retired but previous business owner	8/6/2022 1:04 PM
8	Own property and are building our permanent home	8/6/2022 9:38 AM
9	part -time permanent resident	8/5/2022 8:10 PM
10	Play in the county.	8/3/2022 5:03 PM
11	Lived here all my life.	8/3/2022 12:32 PM
12	Expect to be a permanent resident within the next year	8/3/2022 6:24 AM

## Nelson County Comprehensive Plan Update - Community Survey

13	Renter	8/2/2022 5:28 PM
14	grew up in the county	8/2/2022 11:37 AM
15	stuck here!	7/31/2022 1:49 AM
16	I cut through to get to 29 south. it saves 20 miles each way.	7/30/2022 3:45 PM
17	Own/operate Certified Tree Farm	7/28/2022 4:56 PM
18	multi generation family of Nelson County	7/22/2022 10:54 PM
19	husband prior resident of Nelson and I support the area with some of the work I do and am passionate about affordable housing in the area	7/20/2022 4:24 PM
20	Self employed .,work in the county and travel for work in 200 mi radius of nelson.	7/18/2022 8:16 PM
21	Own my own home and one long term rental property	7/17/2022 5:03 PM
22	Bordering Nelson in Lowesville	7/16/2022 7:44 AM
23	Looking to open a business here. I'd love to open a community bulk food co-op for organics	7/14/2022 9:14 AM
24	My family has lived here since 1998	7/4/2022 8:05 AM
25	active volunteer	7/3/2022 3:53 PM

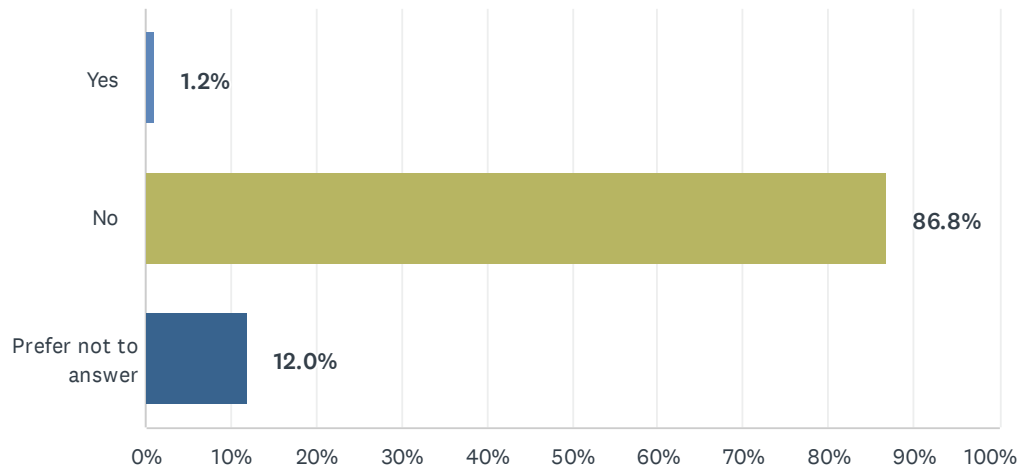
## Q18 What is your age?

Answered: 780 Skipped: 106



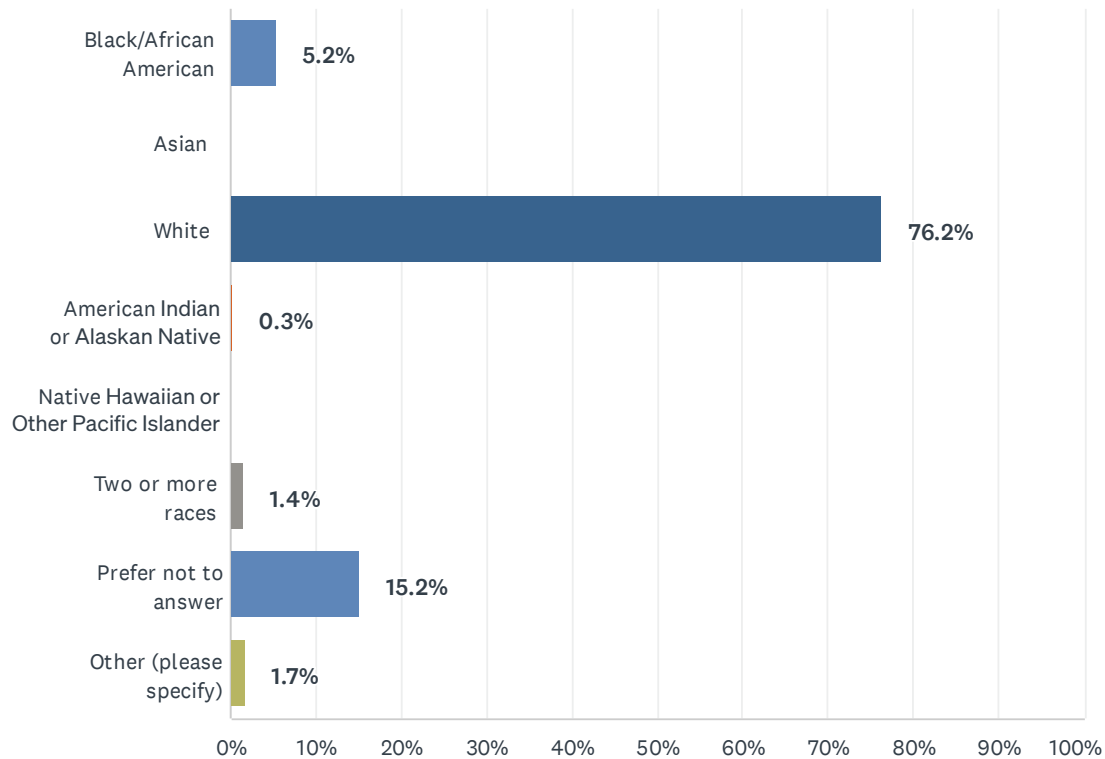
## Q19 Are you of Hispanic, Latino, or Spanish origin?

Answered: 781 Skipped: 105



## Q20 Which best describes you?

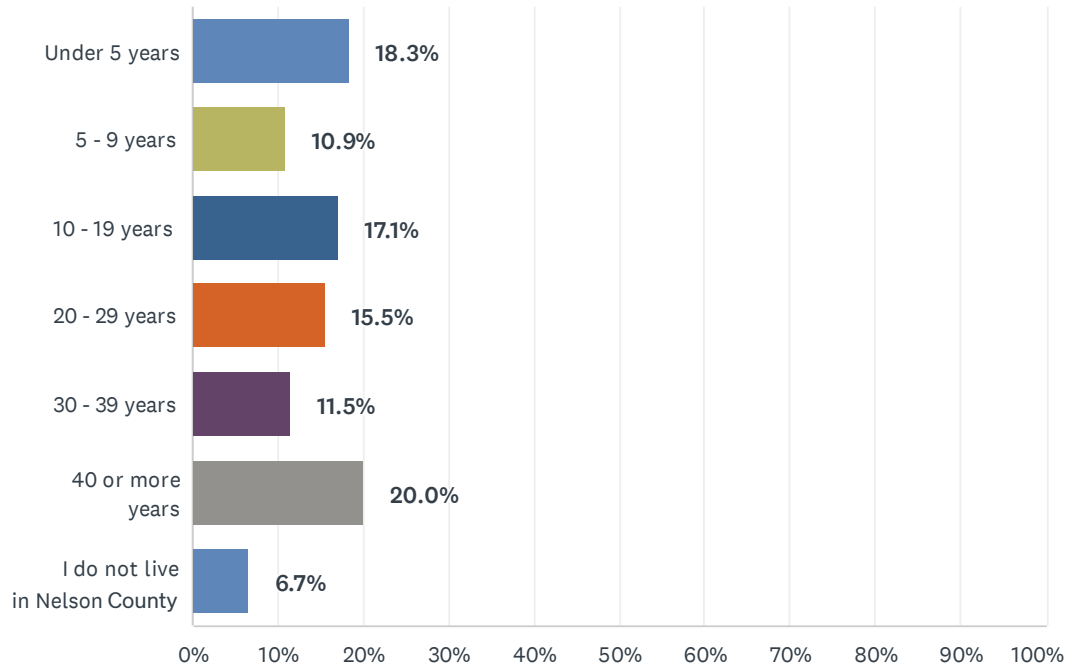
Answered: 783 Skipped: 103



#	OTHER (PLEASE SPECIFY)	DATE
1	Italian, Sicilian and Turkish	8/4/2022 6:37 PM
2	Why do you ask?	8/3/2022 6:48 AM
3	None of your business	8/2/2022 6:52 PM
4	My husband is white and Spanish.	7/31/2022 2:15 PM
5	American	7/28/2022 7:41 PM
6	Don't identify with "race"	7/26/2022 7:55 PM
7	American	7/24/2022 2:17 PM
8	American	7/20/2022 2:04 PM
9	I am white, and my wife is Latin	7/19/2022 1:25 PM
10	American by birth, Southern by the Grace of God.	7/17/2022 11:36 AM
11	There is only ONE "race": human. Many skin colors and cultures, but only one race.	7/17/2022 10:37 AM
12	Human	7/15/2022 8:19 PM
13	Human race	7/12/2022 11:09 PM

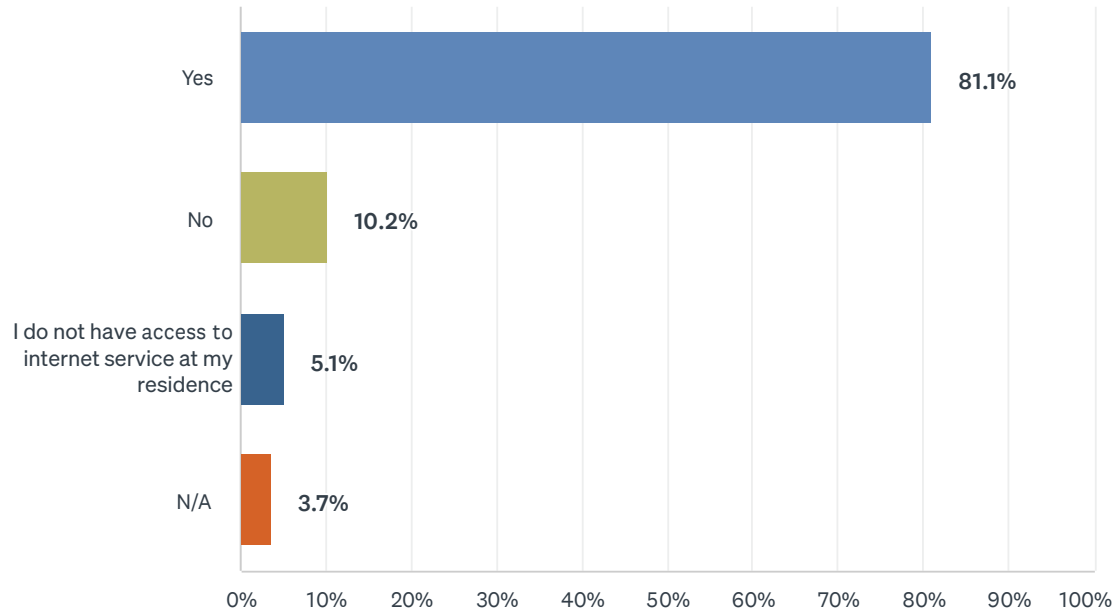
## Q21 If you are a resident of Nelson County, how long have you lived in the County?

Answered: 780 Skipped: 106



## Q22 If internet service is available at your residence, is it sufficient for your daily needs?

Answered: 788 Skipped: 98



## Q23 Is cell phone service available at your residence and sufficient for your daily needs?

Answered: 786 Skipped: 100

