

NELSON COUNTY, VA

Comprehensive Plan Update

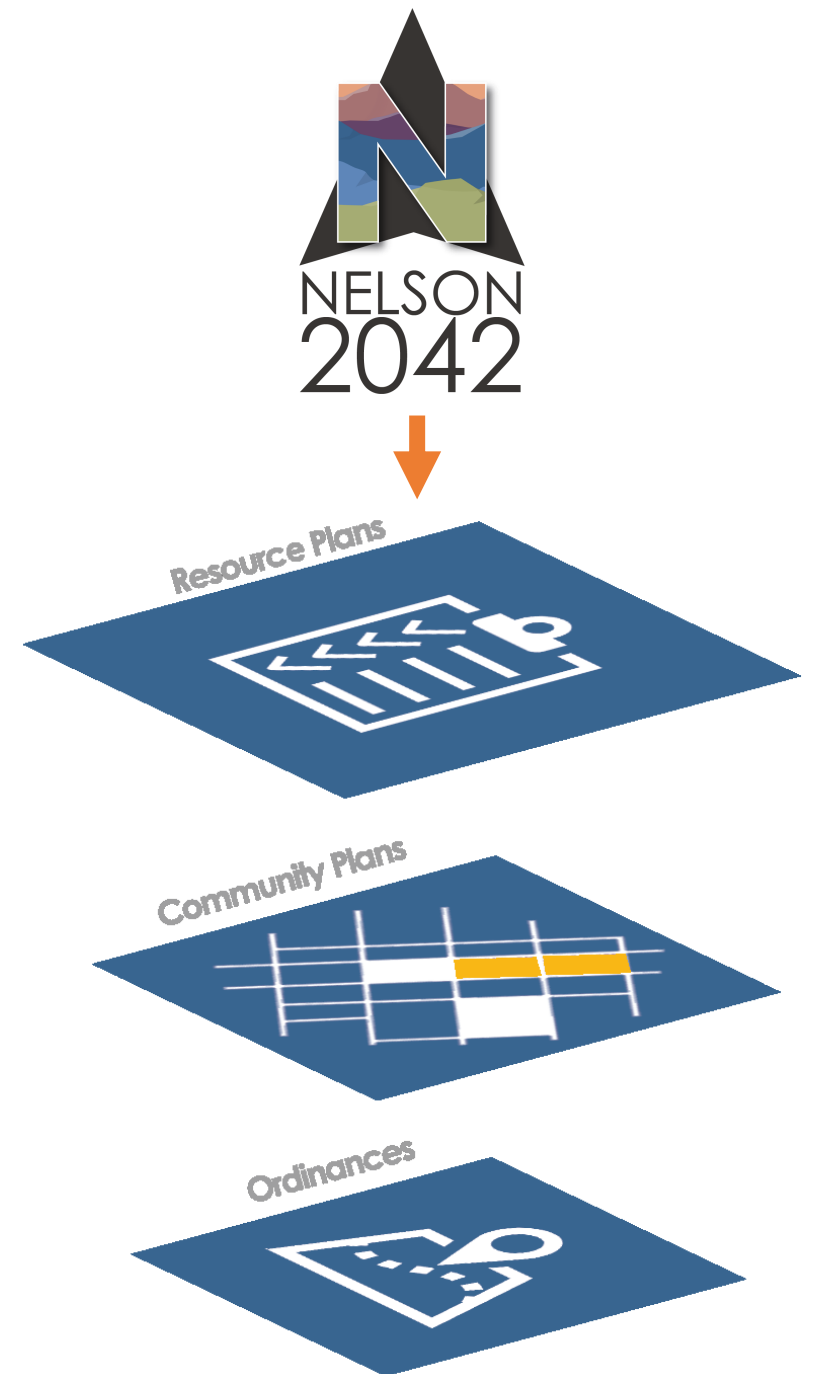


Board of Supervisors Public Hearing
March 20, 2024



What is Nelson 2042?

- ❑ A community-guided vision for the future of the County
- ❑ The guiding framework for the community's planning tools: Zoning Ordinance, Subdivision Ordinance, Capital Improvements Program, and other Plans & Studies
- ❑ A legally required document by Virginia State Code Section § 15.2-2223



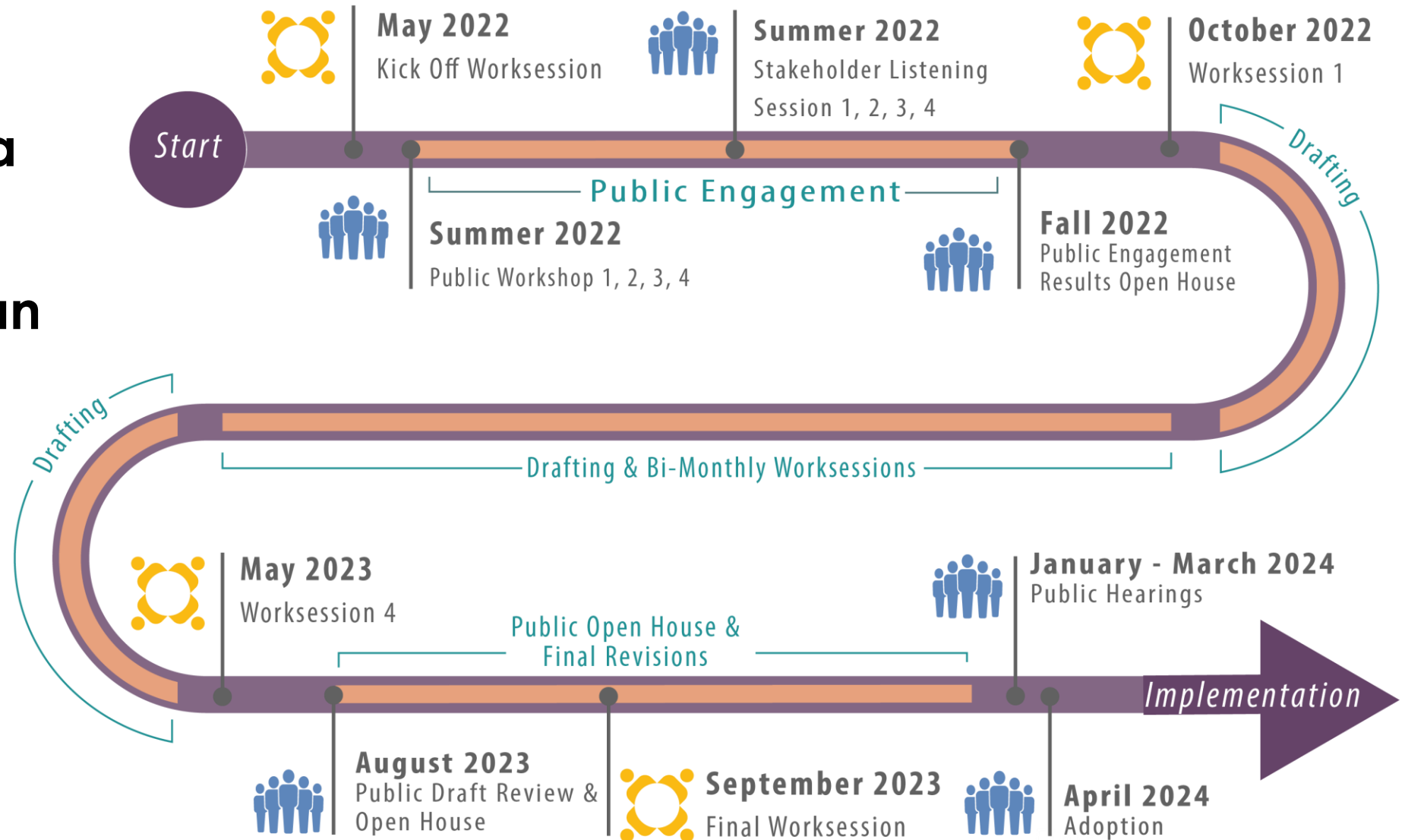
How Was the Plan Updated?

1. Gather Data & Input

2. Draft the Plan

3. Review, Refine, & Adopt

4. Implement



How Was the Community Involved?

Educate & Inform



Flyers & Guides

- Flyers & Postcards
- Social Media
- CBS 19 News
- Nelson County Times
- Crozet Gazette



Project Website

nelson2042.com



Interactive Engagement

- Youth Art Challenge
- Describe Nelson in 1 Word
- Idea Wall

Listen & Consult



Public Survey

- July - August 2022
- Online & Print
- 885 Responses



Public Workshop

- 4 Community Workshops
- Over 150 participants
- 1 Input Results Forum



Focus Groups

- 4 Focus Groups
- 35 different groups or businesses participated



Draft Review

- Chapter drafts posted online
- Comment form available for public feedback



Public Open House

- Draft Plan posted in July
- Gather to review and get feedback
- Comment form available for public feedback



Public Hearing

- Comments accepted from Public before adoption consideration

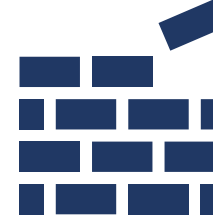


environment
awesome
welcoming
underserved
tranquil
heaven
funtacular
special
improvement
old
serene
quiet
great
agritourism
natural
conflicted
lush
relaxing
wonderful
scenic
different
hug
ripe
unique
historic
beauty
unspoiled
friendly
brutal
peaceful
breathtaking
groovy
treasure
pristine
livable
country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

Key Takeaways from the Community



Rural character & environment considered most valued asset



Any new development should be strategic and not impact rural character



Nelson has a strong **sense of community and identity**



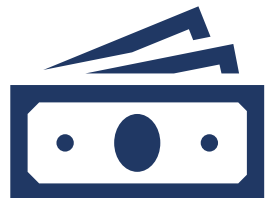
Transportation safety improvements are a top priority



Improving **housing choice & quality** is a priority focus



Schools & educational opportunities are top priorities for the future

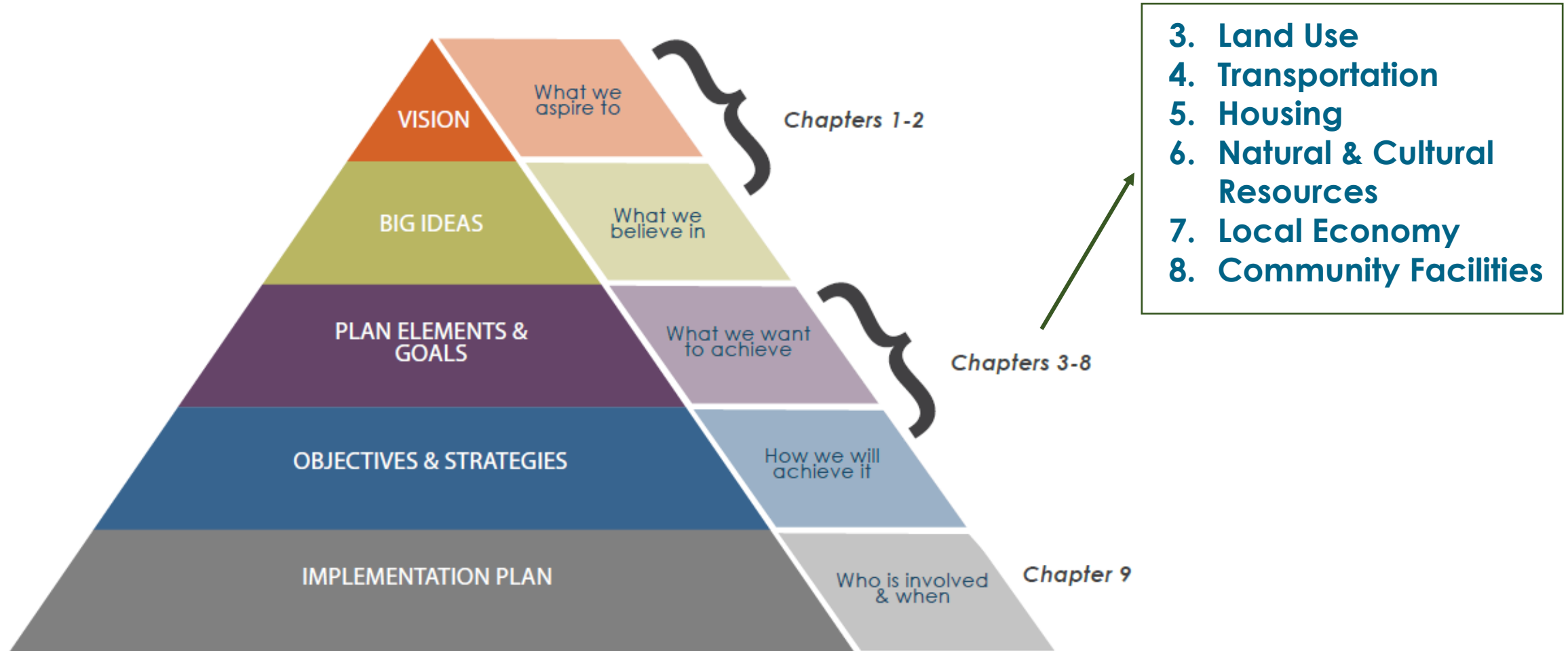


Target **commercial & economic** growth on the 29 corridor



Improve **recreation & alternative transportation**

What is in the Comprehensive Plan?





Our Vision

Nelson is a welcoming community that values its natural resources, encourages economic growth, and provides excellent quality of life for all community members.

PLAN +
PROVIDE
EQUITABLY
FOR
EVERYONE

DIVERSIFY +
BOLSTER
THE LOCAL
ECONOMY

THE
BIG
IDEAS

IMPROVE +
EXPAND
VITAL
COMMUNITY
SERVICES

PROTECT +
CONNECT TO
OUR RURAL
ENVIRONMENT





Chapter 3

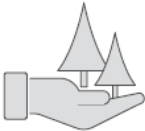
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Shaping Community Character

Our Goal for Shaping Community Character

Nelson County preserves and enhances its rural character and natural resources by creating opportunities for strategic growth to create a stronger, more vibrant, and prosperous community.

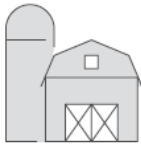
Future Land Use Framework



CONSERVATION & RURAL

Conservation Areas

Rural Areas



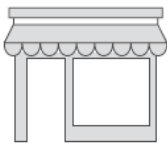
RURAL CENTERS

Rural Destinations

Afton
Massies Mill
Montebello
Roseland
Wingina
Tyro
Rockfish

Rural Villages

Piney River
Gladstone
Schuyler
Shipman
Faber
Arrington




COMMUNITY CENTERS

Nellysford

Lovingston

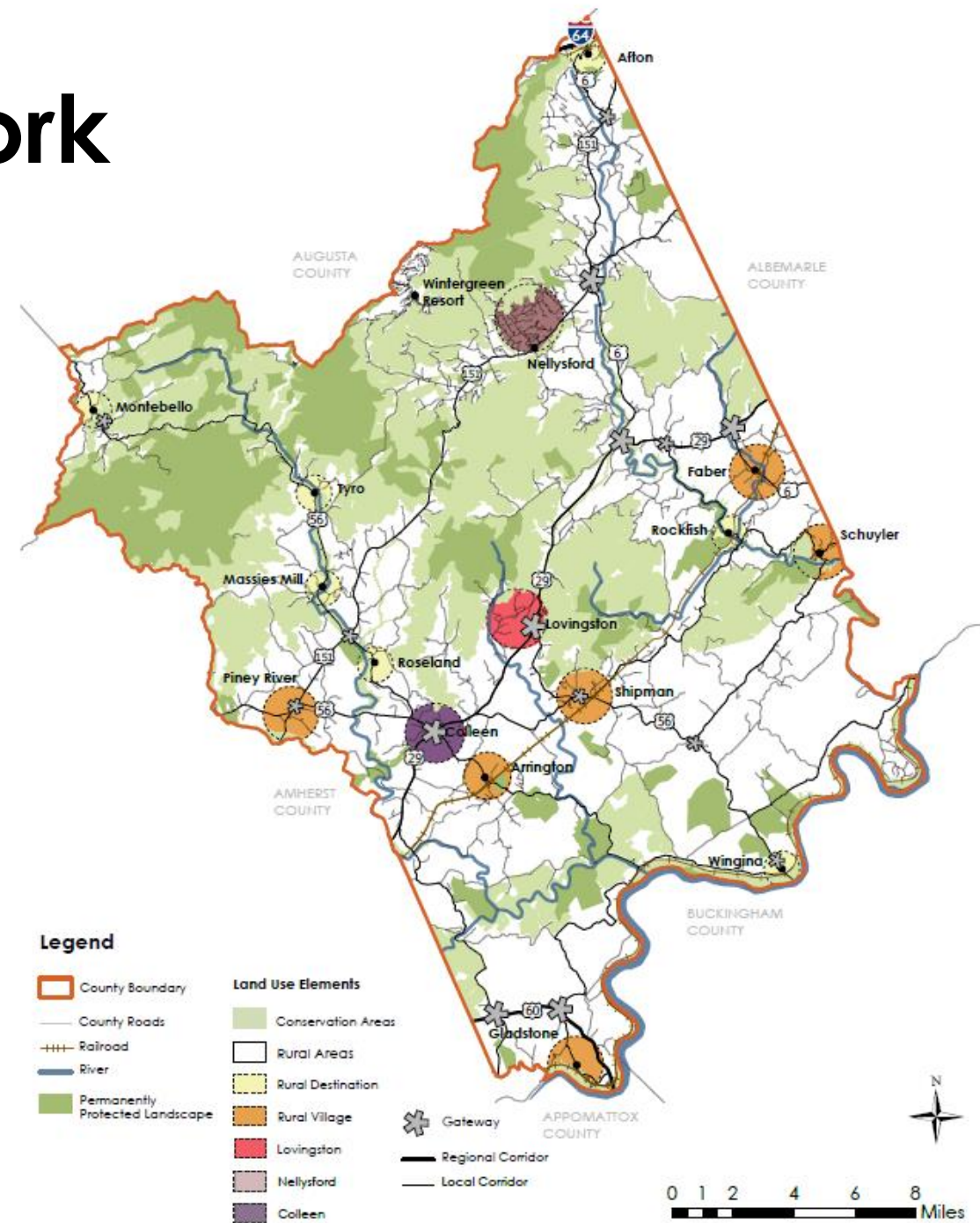
Colleen



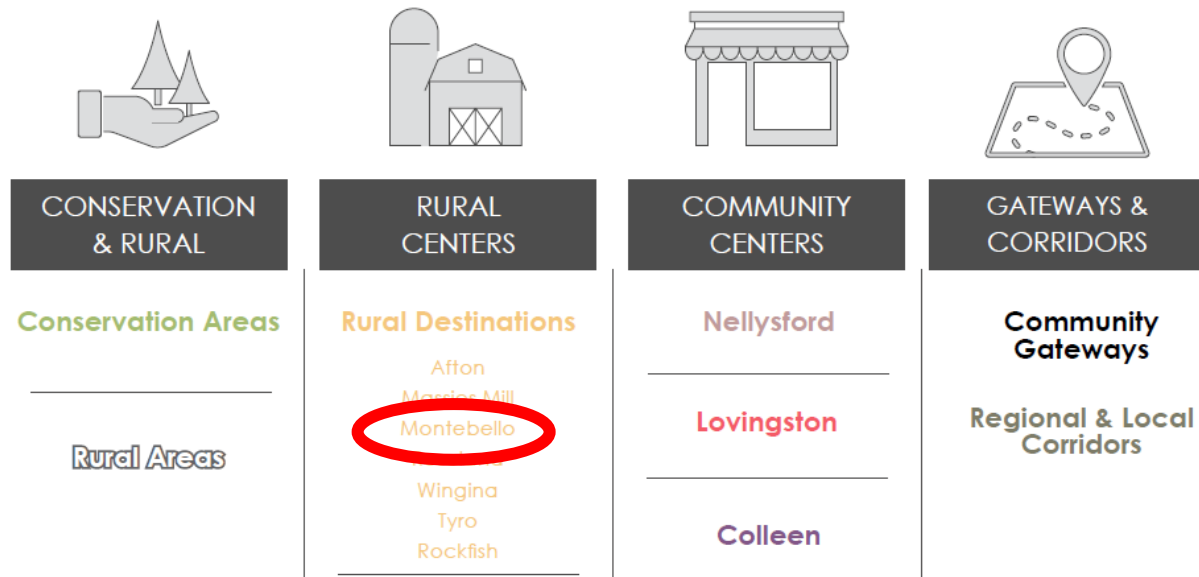
GATEWAYS & CORRIDORS

Community Gateways

Regional & Local Corridors



Future Land Use Framework



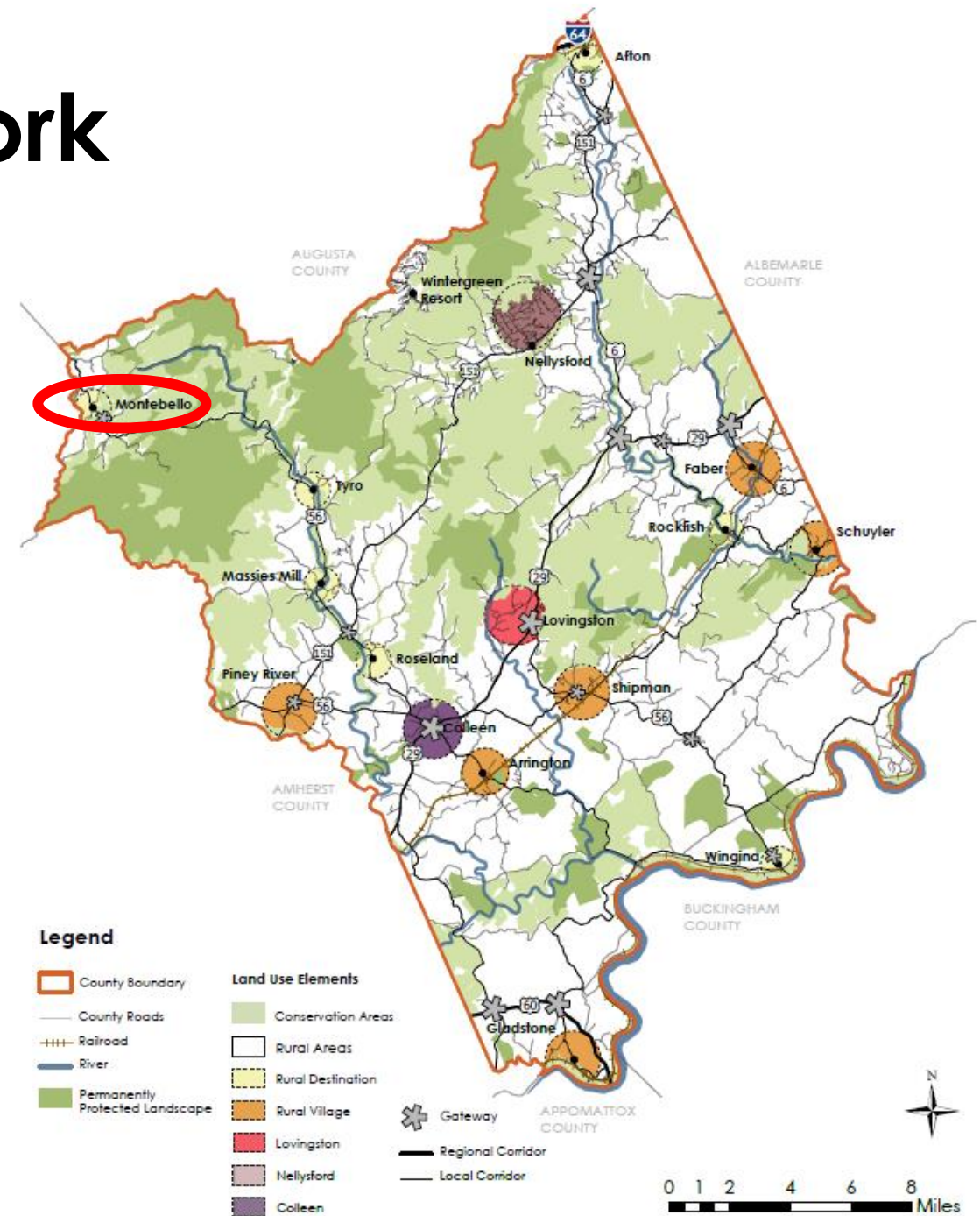
PC RECOMMENDATION

1. Remove Montebello from Rural Destination Land Use Category

- Delete from Future Land Use Map
- Delete Description on page 41

2. Add a Strategy to Land Use Chapter


- Discourage the use of large-scale development in Montebello through zoning.



Chapter 4

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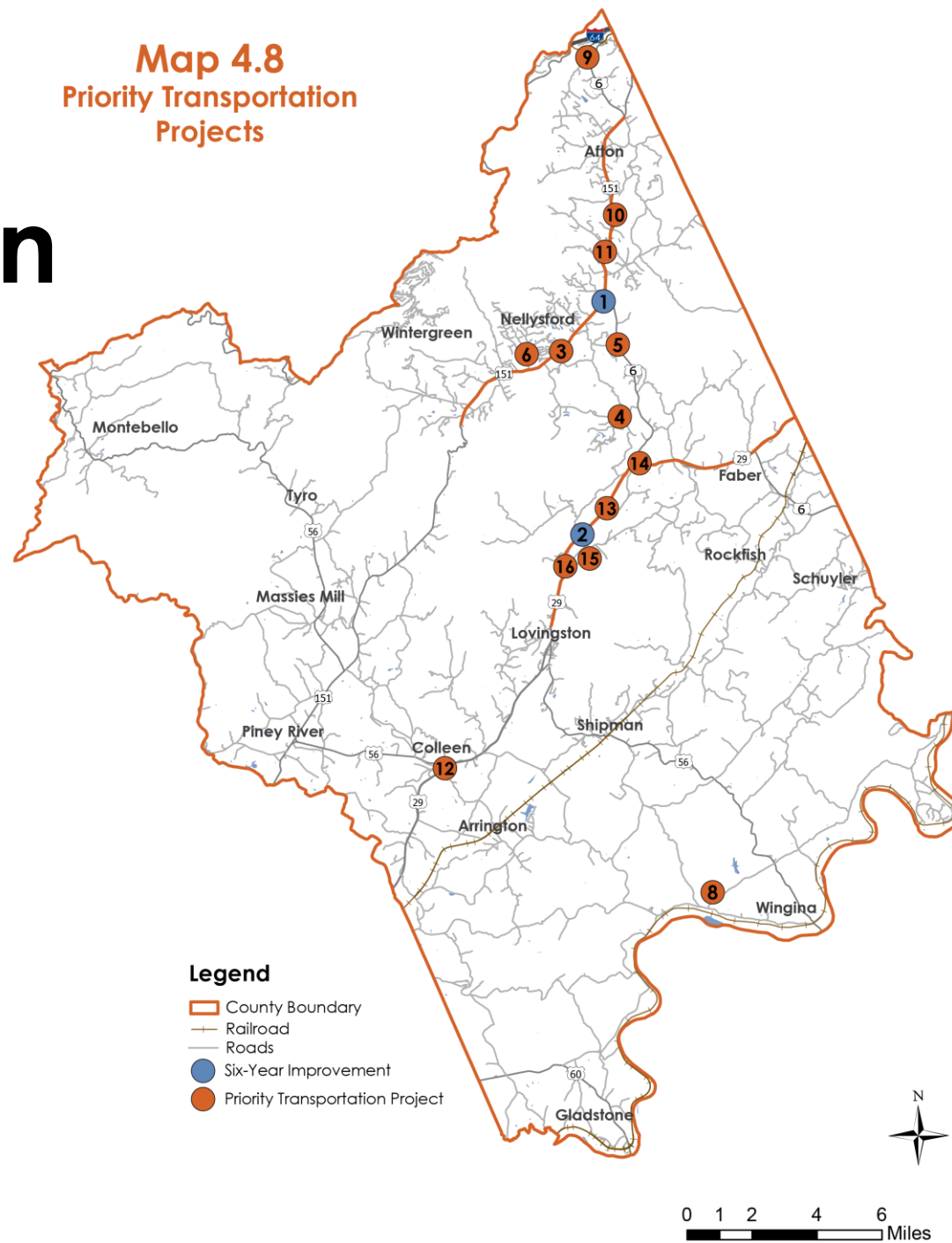
Connecting People and Places



Our Goal
Nelson County maintains a transportation system that provides a safe and efficient multimodal network to connect residents and visitors to places they live, work, recreate, and access services throughout the County and region.

Priority Transportation Projects

Map 4.8
Priority Transportation
Projects



Chapter 5

- Creating Livable Communities

Our Goal

*Nelson County
strives to ensure the
availability of quality
housing for residents of all
income levels and lifestyles by
allowing for a variety of
housing options, including
affordable and workforce
housing, and encouraging
rehabilitation
of existing
vacant
units.*

Chapter 6

-

Protecting Valuable Resources

Our Goal

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

Chapter 7

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Creating a Resilient Economy

Our Goal

Nelson County creates and maintains a strong, resilient economy that promotes workforce development and diversifies business and tourism opportunities while supporting out agricultural heritage.

Chapter 8

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Serving the Community

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

Chapter 9

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Implementation



Implementing the Plan



- **Annual Budget**
- **Capital Improvement Plan**
- **Land Use Regulations**
- **Land Use Actions**
- **Intergovernmental Cooperation**
- **Annual Review**

IMPLEMENTATION TYPE

- Regulation Updates and Enforcement
- Programs & Services
- Community Outreach and Education
- Partnerships
- Plans and Studies
- Capital Projects

RESPONSIBLE AGENCY

- Nelson County
- Nonprofit Organizations
- Regional and Institutional Partners
- State and Federal Agencies
- County Citizens

SCHEDULE

- Short-term (1-3 years)
- Mid-term (3-5 years)
- Long-term (5+ years)
- Ongoing

Thank you!

