

# Nelson County Zoning & Subdivision Ordinance Update Joint Board of Supervisors & Planning Commission Kickoff - Minutes August 28, 2024



## Introduction

On August 28, 2024, the Berkley Group facilitated a joint meeting between the Board of Supervisors and Planning Commission to kick off the County Zoning and Subdivision Ordinance Update. The purpose of the meeting was to explain the scope, schedule, and overall process for the project as well as review the Land Use Evaluation Report. Berkley Group presented and facilitated open discussion on the materials listed below.

## Discussion

1. Land Use Evaluation Report & Diagnostics
  - a. Questions about the report – none to note.
  - b. Other issues important to community – there was a desire to have a legislative update provided to the Board and Planning Commission regularly during the update process.
2. Public Engagement
  - a. There were concerns about making sure that the public was fully involved with the project and gets to participate as much as they desire. To address this, two public workshops will be held rather than one. In addition, Berkley Group will supply a general comment form on the project website and share all engagement results in an engagement summary.
  - b. There were concerns about ensuring that the community understands what a zoning ordinance is. Berkley Group will supply information on the website and will conduct short presentations at the start of each workshop that explain zoning ordinances.
3. Project Priorities & Goals
  - a. Likes/Strengths in ordinance – none to note.
  - b. Dislikes/Weaknesses in ordinance – accessibility of regulations is a problem with the current ordinance but, the tabular format that has been proposed is desirable. By-right use is complex and confusing and should be examined in respect to when it should apply and when it should not apply. Some of the current regulations are broad, in some areas a by-right use makes sense but in other areas that use should not be by-right, even though those areas are zoned the same. There are a lot of inconsistencies in the ordinance such as the RPC district road standards.
  - c. New needs – none noted.
  - d. Other zoning and subdivision issues – the zoning map, specifically the agricultural zoning, might be too large and encompassing for some of the areas in the County.

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Immediate Next Steps:

No.	Action Item	Responsible Party	Date
1	Confirm workshop and focus group dates	All	09/06/2024
2	Send out focus group invitations and confirm attendance	County Staff	09/13/2024
3	Modify workshop materials as requested by staff and provide flyer for events	Berkley Group	09/13/2024
4	Public Workshop and Focus Group Listening Sessions	Berkley Group	October
5	Next Worksession	All	12/18/2024