

BOARD OF
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Deputy Clerk

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Director of Finance and
Human Resources

AGENDA
NELSON COUNTY BOARD OF SUPERVISORS
OCTOBER 7, 2026

**THE CONTINUED MEETING CONVENES AT 4:00 P.M. IN THE
THOMAS D. HARVEY MEETING ROOM AT THE COURTHOUSE IN LOVINGSTON**

At this initial meeting, the intent of staff is to provide **high level information** and initially include County Administration, Parks & Recreation, Planning & Zoning, and Tourism & Economic Development staff participation. The Chair and East District representatives from the Planning Commission, EDA, and NCSA as well as School Division and Nelson County Community Development representatives will be invited as non-participatory stakeholders, whose roles and responsibilities will be defined as the project direction evolves.

I. CALL TO ORDER

II. WORK SESSION – LARKIN PROPERTY

- A. Review of West Larkin Property – Public Use/Outdoor Recreation (309 ac)
 - 1. Overview of Property Characteristics
 - 2. 2023 Master Plan Concept & Cost Estimates
 - a. Phased Development Approach
 - 3. 2026/2027 Recreation Master Plan Overview
 - 4. *Proposed Next Steps/Staff Direction*
- B. Review of East Larkin Property – Uses TBD/Economic Development (683 ac)
 - 1. Overview of Property Characteristics
 - 2. Planning Concept Maps
 - 3. Virginia Partnership for Economic Development/Virginia Business Ready Sites Program - Accelerated Site Characterization Grant
 - 4. *Proposed Next Steps/Staff Direction*
- C. Public Engagement & Zoning
 - 1. Consider Use of Comprehensive Plan Model
 - 2. Establishment of a Project Webpage
 - 3. Land Use Types
 - 4. *Proposed Next Steps/Staff Direction*
- D. Consider RFP for Master Planning Consultant/Project Management
 - 1. *Proposed Next Steps/Staff Direction*

III. CONSIDER FUTURE WORK SESSION DATE(S)

IV. ADJOURNMENT



OCTOBER 7, 2026 WORK SESSION

Former Larkin Property

FORMER LARKIN PROPERTY 309 AC

II A. WEST SIDE – PUBLIC USE/ OUTDOOR RECREATION

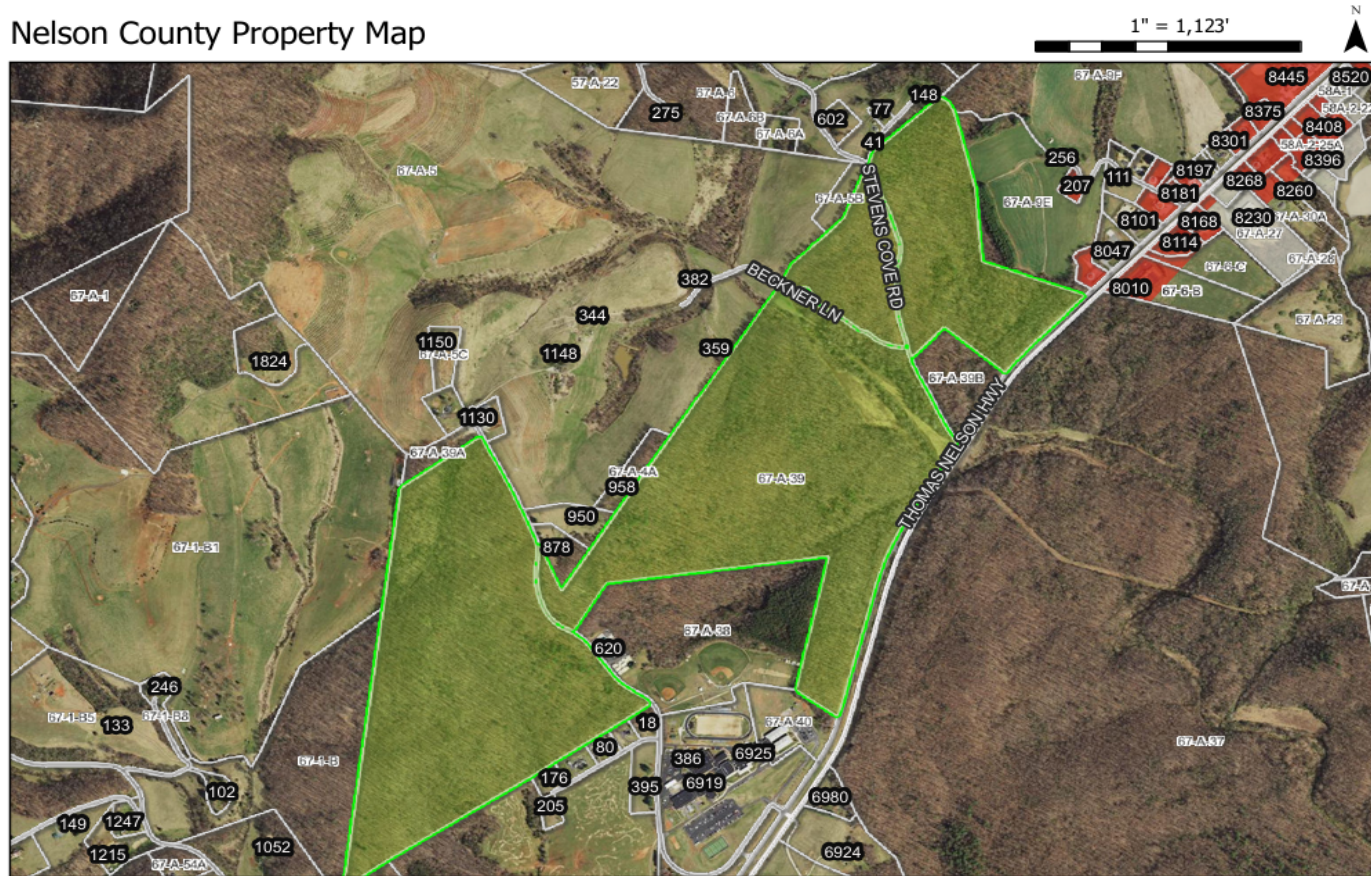
Candy McGarry (II A 1 & 2)

WEST SIDE SITE CHARACTERISTICS

- In 2022, the County was only able to purchase approximately 309 acres on the West side of Route 29 adjacent to the NCHS/NMS campus.
- To date some master planning of these parcels has been for outdoor recreation purposes and water source evaluation. The property's tax-exempt financing status dictates that uses developed can only be for public benefit, which is synergistic with the existing an adjacent school complex.
- Public water and sewer mains run with Route 29 (Thomas Nelson Highway) adjacent to the property and 3 well sites have been identified through resistivity testing done by a hired consultant that could be developed for future use.

2022 LARKIN PROPERTY ACQUISITION – 309 ACRES WEST OF ROUTE 29, LOVINGSTON

Nelson County Property Map



Nelson County, Virginia

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Site-specific information is best obtained after an onsite visit by a competent professional.

Addresses	Business District B-1 (0)	Limited Industrial District M-1 (8)	Service Enterprise District SE-1(7)
Zoning	Business District B-2 (1)	Residential District R-1 (4)	Residential Planned Community RPC (6)
Agricultural District A-1 (2)	Conservation District C-1 (3)	Residential District R-2 (5)	Roads
Industrial District M-2 (9)			

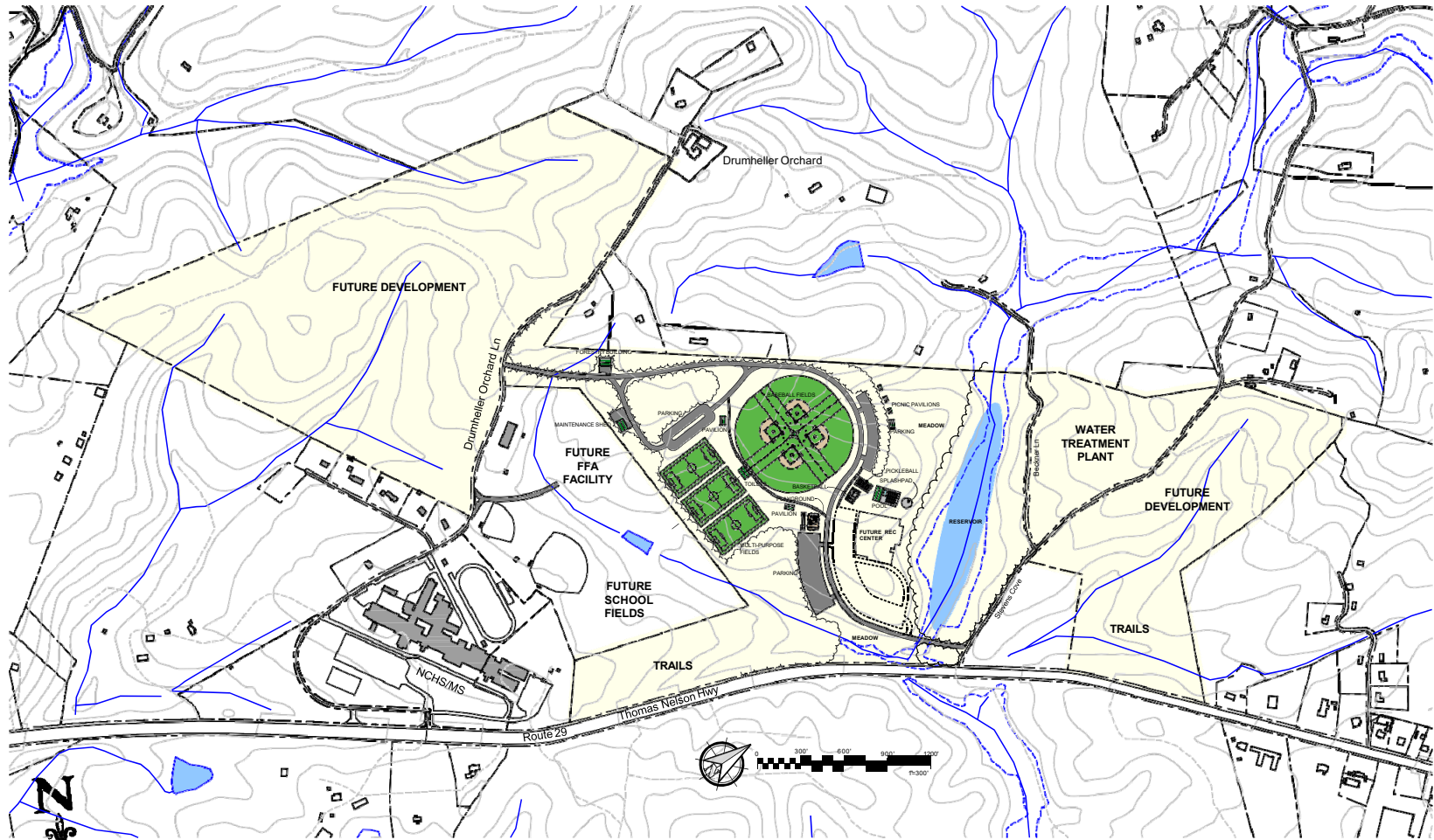
PLAN E – BOS PREFERRED OPTION (AUGUST 2023)



PROPRIETARY
08.23.2023

FORMER LARKIN PROPERTY MASTER PLAN
312.840 ACRES CURRENT ZONING: AGRICULTURAL DISTRICT A-1





FORMER LARKIN PROPERTY MASTER PLAN



PHASE 1 OPTION A COST ESTIMATES – AUGUST 2023

Nelson County / Larkin Property: Recreation Master Plan - Phase 1 Option A

Site work, infrastructure, utilities, & roads 75% complete. Limited parking. (1) Multi-purpose field. Completed splash pad. Partial playground. Picnic sites only, no pavilions. No hard surface courts. No maintenance facilities. Rented portable restrooms.

Component	Construction Estimate	Phase 1 Percent of Total	Phase 1 Estimate	Description
Water & Sewer	\$ 2,500,000	75%	\$ 1,875,000	extension of utilities for future Rec Center in later phases
Electrical Service	\$ 200,000	75%	\$ 150,000	electrical service for future Rec Center in later phases
Roads	\$ 1,000,000	75%	\$ 750,000	Road upgraded to VDOT standard in later phases
Parking	\$ 5,200,000	25%	\$ 1,300,000	grass and surface treatment parking initially, paved parking completed in later phases
Recreation Fields	\$ 8,800,000	25%	\$ 2,200,000	(1) MP field fully complete. Utilities in place for future fields
Clearing	\$ 500,000	75%	\$ 375,000	clearing for future Rec Center in later phases
Earthwork	\$ 7,000,000	75%	\$ 5,250,000	earthwork for future Rec Center in later phases
E & S	\$ 500,000	75%	\$ 375,000	E&S for future Rec Center in later phases
Seeding & Restoration	\$ 200,000	75%	\$ 150,000	seeding & restoration for future Rec Center in later phases
Stormwater Management	\$ 1,000,000	75%	\$ 750,000	stormwater management for future Rec Center in later phases
Maintenance Building	\$ 600,000	0%	\$ -	Construction in later phases
Outdoor Pool Facility & Splash Pad	\$ 5,200,000	5%	\$ 260,000	splash pad only, pool & support building in later phases
Playground / Zipline	\$ 325,000	50%	\$ 162,500	playground to be expanded and zipline added in later phases
Picnic Pavilions (3)	\$ 250,000	5%	\$ 12,500	picnic sites only, pavilions in later phases
Fields Support Building	\$ 500,000	0%	\$ -	portable facilities only, building in later phases
Outdoor Courts	\$ 200,000	0%	\$ -	outdoor basketball and pickleball courts with lighting in later phases
Mobilization / General Conditions	\$ 1,300,000	75%	\$ 975,000	
SUBTOTAL	\$ 35,275,000		\$ 14,585,000	
Contingency (2%)	\$ 705,500		\$ 291,700	
Total Estimated Cost	\$ 35,980,500		\$ 14,876,700	

Note: Construction estimate above does not include cost of Phase 2 Recreation Center (\$30 million 2023 estimate) or cost of reservoir development (to be determined)

PHASE 1 OPTION B COST ESTIMATES – AUGUST 2023

Nelson County / Larkin Property: Recreation Master Plan - Phase 1 Option B

All roads completed to VDOT standards. No playground. Site work, infrastructure, utilities 75% complete. (1) Multi-purpose field. Completed splash pad. Picnic sites only, no pavilions. No hard surface courts. No maintenance facilities. Rented portable restrooms.

Component	Construction Estimate	Phase 1 Percent of Total	Phase 1 Estimate	Description
Water & Sewer	\$ 2,500,000	75%	\$ 1,875,000	extension of utilities for future Rec Center in later phases
Electrical Service	\$ 200,000	75%	\$ 150,000	electrical service for future Rec Center in later phases
Roads	\$ 1,000,000	100%	\$ 1,000,000	Access roads completed to VDOT standards
Parking	\$ 5,200,000	25%	\$ 1,300,000	grass and surface treatment parking initially, paved parking completed in later phases
Recreation Fields	\$ 8,800,000	25%	\$ 2,200,000	(1) MP field fully complete. Utilities in place for future fields
Clearing	\$ 500,000	75%	\$ 375,000	clearing for future Rec Center in later phases
Earthwork	\$ 7,000,000	75%	\$ 5,250,000	earthwork for future Rec Center in later phases
E & S	\$ 500,000	75%	\$ 375,000	E&S for future Rec Center in later phases
Seeding & Restoration	\$ 200,000	75%	\$ 150,000	seeding & restoration for future Rec Center in later phases
Stormwater Management	\$ 1,000,000	75%	\$ 750,000	stormwater management for future Rec Center in later phases
Maintenance Building	\$ 600,000	0%	\$ -	Construction in later phases
Outdoor Pool Facility & Splash Pad	\$ 5,200,000	5%	\$ 260,000	splash pad only, pool & support building in later phases
Playground / Zipline	\$ 325,000	0%	\$ -	playground to be constructed and zipline added in later phases
Picnic Pavilions (3)	\$ 250,000	5%	\$ 12,500	picnic sites only, pavilions in later phases
Fields Support Building	\$ 500,000	0%	\$ -	portable facilities only, building in later phases
Outdoor Courts	\$ 200,000	0%	\$ -	outdoor basketball and pickleball courts with lighting in later phases
Mobilization / General Conditions	\$ 1,300,000	75%	\$ 975,000	
SUBTOTAL	\$ 35,275,000		\$ 14,672,500	
Contingency (2%)	\$ 705,500		\$ 293,450	
Total Estimated Cost	\$ 35,980,500		\$ 14,965,950	

Note: Construction estimate above does not include cost of Phase 2 Recreation Center (\$30 million 2023 estimate) or cost of reservoir development (to be determined)

PHASE 1 OPTION D COST ESTIMATES – AUGUST 2023

Nelson County / Larkin Property: Recreation Master Plan - Phase 1 Option C

Completed outdoor pool facility with support building. No splash pad. No multi-purpose field. No playgrounds. No picnic areas. No maintenance facilities. Site work, infrastructure, utilities, & roads at various states of completion.

Component	Construction Estimate	Phase 1 Percent of Total	Phase 1 Estimate	Description
Water & Sewer	\$ 2,500,000	75%	\$ 1,875,000	extension of utilities for future Rec Center in later phases
Electrical Service	\$ 200,000	75%	\$ 150,000	electrical service for future Rec Center in later phases
Roads	\$ 1,000,000	50%	\$ 500,000	Roads extended & upgraded to VDOT standard in later phases
Parking	\$ 5,200,000	15%	\$ 780,000	grass and surface treatment parking initially, paved parking completed in later phases
Recreation Fields	\$ 8,800,000	10%	\$ 880,000	Utilities in place for future fields. Rough grading only.
Clearing	\$ 500,000	75%	\$ 375,000	clearing for future Rec Center in later phases
Earthwork	\$ 7,000,000	50%	\$ 3,500,000	earthwork for completed work only
E & S	\$ 500,000	50%	\$ 250,000	E&S for future Rec Center in later phases
Seeding & Restoration	\$ 200,000	75%	\$ 150,000	seeding & restoration for future Rec Center in later phases
Stormwater Management	\$ 1,000,000	25%	\$ 250,000	stormwater management for completed work only
Maintenance Building	\$ 600,000	0%	\$ -	Construction in later phases
Outdoor Pool Facility	\$ 5,200,000	95%	\$ 4,940,000	splash pad to be provided in later phases
Playground / Zipline	\$ 325,000	0%	\$ -	playground expanded and zipline added in later phases
Picnic Pavilions (3)	\$ 250,000	0%	\$ -	To be provided at picnic sites in later phases
Fields Support Building	\$ 500,000	0%	\$ -	portable facilities only, building in later phases
Outdoor Courts	\$ 200,000	0%	\$ -	outdoor basketball and pickleball courts with lighting in later phases
Mobilization / General Conditions	\$ 1,300,000	75%	\$ 975,000	
SUBTOTAL	\$ 35,275,000		\$ 14,625,000	
Contingency (2%)	\$ 705,500		\$ 292,500	
Total Estimated Cost	\$ 35,980,500		\$ 14,917,500	

Note: Construction estimate above does not include cost of Phase 2 Recreation Center (\$30 million 2023 estimate) or cost of reservoir development (to be determined)

FORMER LARKIN PROPERTY
309 AC

WEST SIDE – PUBLIC USE/
OUTDOOR RECREATION

II A 2. A PHASED DEVELOPMENT
APPROACH

Jerry West (II A 2a.)

LARKIN PROPERTY

A phased path for the future of recreation

Pair the Larkin Property Park master plan with a department wide Recreation Master Plan to set the framework for the future of recreation in Nelson County.

PLAN THE SITE > VALIDATE NEED > PRIORITIZE > FUND > BUILD

Treat the Larkin Property as a long-term County asset, not a one-time construction project.

We are not only planting trees and building amenities for us, we are building them for our grandchildren.



**NELSON COUNTY
PARKS & RECREATION**

**PHASED
DEVELOPMENT**



**COUNTYWIDE
MASTER PLAN**

CURRENT PLANNING SCOPE

A strong site vision

The current scope establishes the physical planning foundation for the approximately 300-acre property adjacent to Nelson County Middle and High Schools. I suggest a park phased approach master plan to be conducted to allow the site to be examined and provide a phased approach for recreational needs

1 Understand the site

- Updated base mapping using official county survey
- Additional staff site visits
- Hold staff discussions of current amenities, countywide needs and desired program updates.

2 Hear the community

A public input meeting will present the property, opportunities and constraints, and potential activities, then solicit input on amenities to include in the plan.

3 Create the park vision

- Draft and final graphics will identify program areas, facilities, amenities and infrastructure.
- Potential elements include trails, fields, bathrooms, recreation center, water feature, access and parking.

Nelson Needs Play

WHY PHASE DEVELOPMENT

Phasing protects the vision while reducing financial and operational risk

Build the right things, in the right order, as information, funding and community priorities become clearer.



PHASING PRINCIPLES

Enable infrastructure first

Avoid costly rework.

Match capital to operating capacity

Consider staffing, maintenance, utilities and lifecycle costs.

Preserve flexibility

Do not lock 300 acres into today's assumptions before countywide priorities are validated.

The site plan asks “what fits here?” — the department plan asks “what should Nelson County prioritize?”

The two planning efforts should inform one another before major capital commitments are made.



Community priorities + professional data + site feasibility + long-range policy alignment

RECOMMENDED PATH FORWARD

Move both planning efforts forward — then phase capital decisions from one coordinated framework

This sequence keeps momentum on the Larkin Property while giving the County a defensible basis for prioritization, budgeting and future funding.

- | | | |
|---|--|--|
|  | Launch the department-wide Recreation Master Plan | Evaluate community needs and service gaps, compare them with professional trend data, and connect priorities to Nelson 2042. |
|  | Complete the Larkin site master plan | Use mapping, staff programming and public input to establish the long-term physical vision. This can be done in conjunction with the Recreation Master Plan. |
|  | Create an implementation + phasing plan | Add prioritization, order-of-magnitude costs, operating impacts, funding strategy and realistic timing. |
|  | Proceed with identified phases | Advance when need, site readiness, capital funding, lifecycle/operating capacity and policy alignment are supported. |

BOTTOM LINE | Plan broadly. Phase deliberately. Build what the evidence supports — when Nelson County is ready to sustain it.

FORMER LARKIN PROPERTY 683 AC

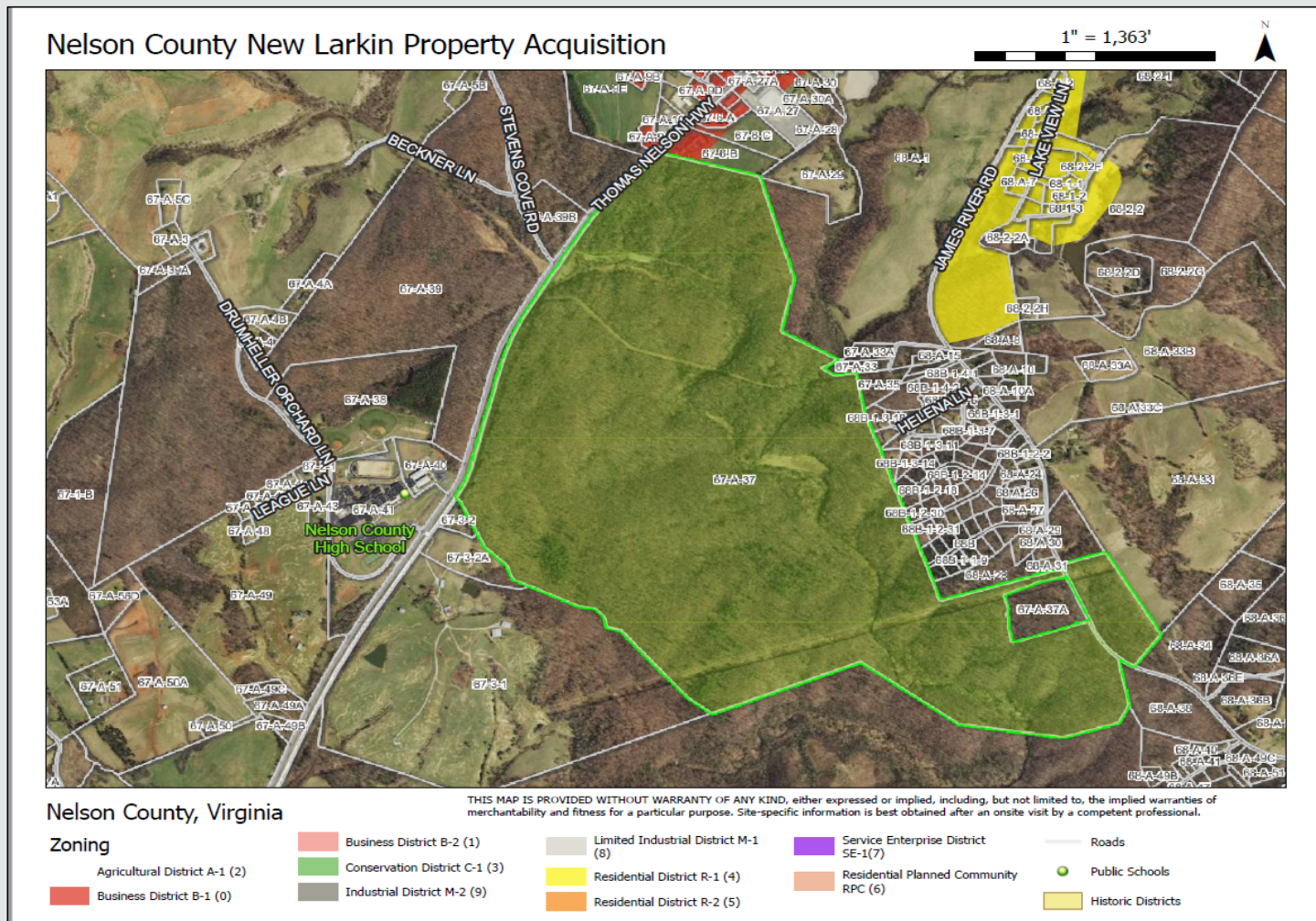
II B. EAST SIDE – USES TBD/ ECONOMIC DEVELOPMENT

Candy McGarry (II B 1 & 2)

EAST SIDE CHARACTERISTICS

- The property's taxable financing status allows for more flexibility of developed uses.
- Public water and sewer mains run with Route 29 (Thomas Nelson Highway) adjacent to the property as does high speed fiber optic cabling.
- There are two creeks, Dillard and Town creek that run through the property with topography that could be suitable for a larger water impoundment, providing for a water source for the site and public water system.
- There is access to power at the site, with adjacency to the AEP substation and 138KV transmission line as well as proximity to major highways - Route 29 and secondarily, Route 56 East (James River Road).

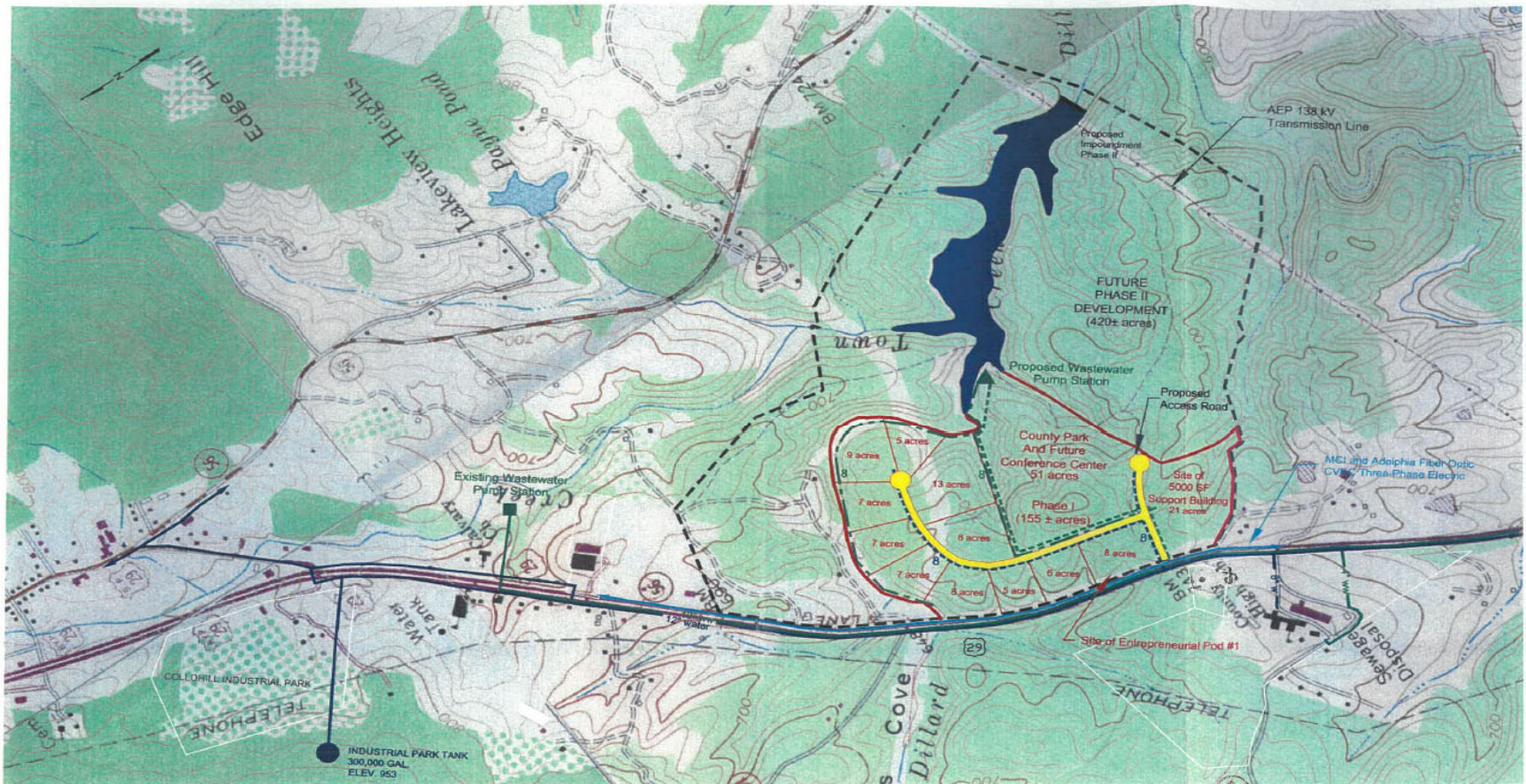
2026 LARKIN PROPERTY ACQUISITION - 683 ACRES EAST OF ROUTE 29, LOVINGSTON



2001 PLANNING CONCEPT

- In 2001, the County commissioned a study of large undeveloped parcels along the Route 29 corridor, and the Larkin acreage was identified as the best suitable option for economic development.
- The County in partnership with Amherst County commissioned a study of developing the property for a Technology Entrepreneurial Center. The concept plans included a “live where you work” business incubator idea; providing for a County park and conference center, business support housing, and water and sewer infrastructure including a water reservoir fed by Dillard and Town Creeks.

2001 EVALUATION OF 673 ACRES – LARKIN PARCEL EAST OF ROUTE 29, LOVINGSTON



ISDF Construction Grant Application
Attachment C



Technology Entrepreneurial Center
Nelson County, Virginia
February 26, 2001
Scale: 1" = 1000' ; 20' Contour Intervals

Existing Water
Proposed Water
Existing Wastewater Pumped
Proposed WW Gravity
Proposed WW Pumped

VPED/ VIRGINIA BUSINESS READY SITES PROGRAM

ACCELERATED SITE CHARACTERIZATION GRANT

Maureen Kelley (II B 3.)

PURPOSE:

- Explore the use of the Virginia Business Ready Sites Program (VBRSP) to advance approximately 300 acres of the recently acquired 683-acre Route 29 property toward market-ready industrial/business development.
- The acquisition provides an opportunity to establish a significant, strategically located employment/development site along Route 29.

Before seeking infrastructure funding or actively marketing the property, the County needs a clear understanding of:

- Environmental and physical constraints
- Development capacity and appropriate site configuration
- Water, sewer, electric and telecommunications requirements
- Transportation/access requirements
- Geotechnical and stormwater conditions
- Potential development costs and timelines
- Market opportunities and appropriate target industries

PROPOSED VBRSP APPROACH:

- **Phase 1 — Confirm/Complete Site Characterization**
 - Determine the current VBRSP/VirginiaScan status of the property.
 - As property has not previously been characterized, pursue the required initial characterization.
 - Establish the site's current VBRSP tier and remaining requirements.
- **Phase 2 — Accelerated Site Characterization**
 - Pursue up to \$500,000 in VBRSP funding, subject to eligibility and available funding.
 - Focus the study on the approximately 300-acre development area.
 - Complete the highest-priority environmental, engineering, infrastructure, transportation and market due diligence.
 - Produce a development plan, preliminary cost estimates and a critical path to site readiness.

PROPOSED VBRSP APPROACH:

Phase 3 — Site Development

- Use the completed work to position the property for future VBRSP infrastructure/site-development funding and other state, federal and local funding opportunities.
- Establish a clear strategy for marketing and recruiting investment to the site.

WHAT STAFF NEEDS FROM THE BOARD:

Staff is Seeking Board Direction – Refer to Page 2 of the Staff handout in packet

Route 29 Business-Ready Site

Virginia Business Ready Sites Program — 300-Acre Route 29 Opportunity

Purpose:

Explore the use of the Virginia Business Ready Sites Program (VBRSP) to advance approximately 300 acres of the recently acquired 683-acre Route 29 property toward market-ready industrial/business development.

The acquisition provides an opportunity to establish a significant, strategically located employment/development site along Route 29. Before seeking infrastructure funding or actively marketing the property, the County needs a clear understanding of:

- Environmental and physical constraints
- Development capacity and appropriate site configuration
- Water, sewer, electric and telecommunications requirements
- Transportation/access requirements
- Geotechnical and stormwater conditions
- Potential development costs and timelines
- Market opportunities and appropriate target industries

Proposed VBRSP Approach

Phase 1 — Confirm/Complete Site Characterization

- Determine the current VBRSP/VirginiaScan status of the property.
- As property has not previously been characterized, pursue the required initial characterization.
- Establish the site's current VBRSP tier and remaining requirements.

Phase 2 — Accelerated Site Characterization

- Pursue up to \$500,000 in VBRSP funding, subject to eligibility and available funding.
- Focus the study on the approximately 300-acre development area.
- Complete the highest-priority environmental, engineering, infrastructure, transportation and market due diligence.
- Produce a development plan, preliminary cost estimates and a critical path to site readiness.

Phase 3 — Site Development

- Use the completed work to position the property for future VBRSP infrastructure/site-development funding and other state, federal and local funding opportunities.
 - Establish a clear strategy for marketing and recruiting investment to the site.
- What Staff Needs From the Board

Staff is seeking direction on:

1. Vision: Does the Board want the 300 acres actively pursued as a potential employment/industrial development site?
2. Scope: Should staff proceed with evaluating the full 300-acre area, or should a smaller/different development footprint be considered?
3. Funding: Does the Board support pursuing VBRSP funding and committing the required local match?
4. Due Diligence: What studies or issues does the Board consider highest priority?
5. Development Approach: Should staff focus on a single large user, multiple users, or maintain flexibility while the market analysis is completed?
6. Public Investment: What level of future County investment in roads, utilities and other infrastructure is the Board willing to consider?

7. Marketing: Does the Board want staff to begin positioning the property for economic-development recruitment while due diligence is underway?
8. Next Step: Does the Board authorize staff to work with VEDP and appropriate consultants to develop the VBRSP application and return with a proposed scope, budget and funding strategy?

Draft Questions for Staff to Ask the Board

1. What does the Board want this property to become?

“What is the Board's vision for the approximately 300 acres—industrial/employment development, a mixed-use economic development opportunity, preservation of flexibility, or something else?”

2. Is 300 acres the right planning area?

“Do you want us to proceed with the approximately 300-acre area as the initial development site, or should we evaluate alternative configurations?”

3. How aggressive should we be?

“Does the Board want staff to actively pursue the property as a business-ready economic development site, or should we take a more exploratory approach at this stage?”

4. What types of development should we plan for?

“Are there particular industries, employers or types of investment the Board wants us to prioritize—or should we let the market and site analysis inform those decisions?”

5. What level of public investment is acceptable?

“As we evaluate infrastructure needs, what level of potential County investment should staff assume is within the Board's willingness to consider?”

6. What should we learn first?

“Among environmental constraints, utilities, transportation/access, geotechnical conditions, development costs and market demand, are there issues the Board considers especially important to resolve early?”

7. How should we balance economic development and other County priorities?

“Are there specific land-use, environmental, agricultural, community or other priorities that staff should incorporate into the site planning process?”

8. Does the Board support pursuing VBRSP funding?

“Does the Board support staff moving forward with the VBRSP process, including identifying the required local match and preparing the necessary application?”

9. What authority should staff have between Board meetings?

“Would the Board like staff to proceed with preliminary discussions with VEDP, consultants and potential partners, or should staff return to the Board before taking those steps?”

10. What does success look like?

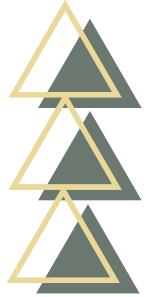
“At the end of this process, what would the Board want to have in hand—a fully characterized site, a master development plan, identified infrastructure costs, a market strategy, a prospective developer/user, or some combination?”

Suggested closing question

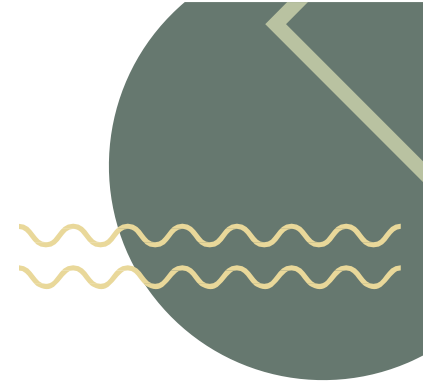
“If the Board gives staff one clear direction today, what would you like that direction to be?”

II. C PUBLIC ENGAGEMENT & ZONING

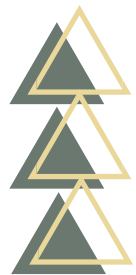
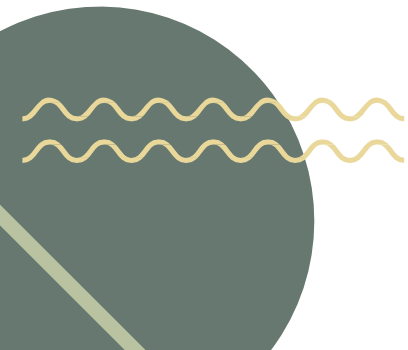
Dylan Bishop (II C)



COMP PLAN 2042 PUBLIC ENGAGEMENT PLAN



- SURVEY
- IDEA WALL
- INPUT SESSION
- COMMUNITY WORKSHOPS
- FOCUS GROUPS
- AGENCY MEETINGS
- POSTCARDS

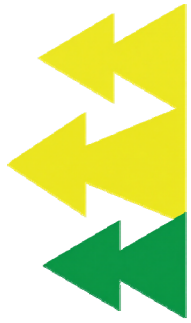


COMP PLAN STAKEHOLDERS & FOCUS GROUPS

- HOUSING AND DEVELOPMENT
- TOURISM, LODGING, AND HOSPITALITY
- AGRICULTURE AND AGRITOURISM
- COMMUNITY GROUPS AND NONPROFITS

PUBLIC ENGAGEMENT 'MENU'

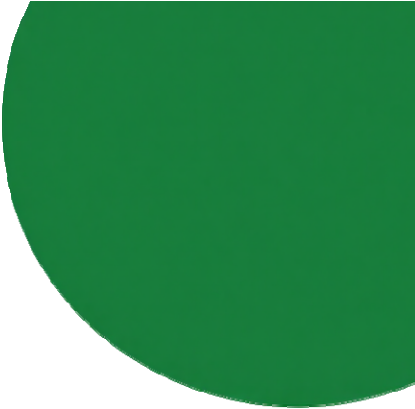
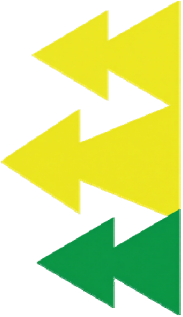
- SURVEY - ONLINE AND PAPER COPIES
- POSTCARDS
- COUNTYWIDE MAILOUT
- STAKEHOLDER INTERVIEWS
- FOCUS GROUPS
- COMMUNITY WORKSHOPS
- INTERACTIVE MAPPING
- POP-UP EVENTS
- CHARRETTE STYLE
- OPEN HOUSES
- TOWN HALL STYLE MEETINGS



PUBLIC ENGAGEMENT CONSIDERATIONS

- TIME
- DATE / DAY OF WEEK
- LOCATION
- FLYERS
- SURVEY QUESTIONS
- TARGET AUDIENCE
- OUTREACH
- FOLLOW UP



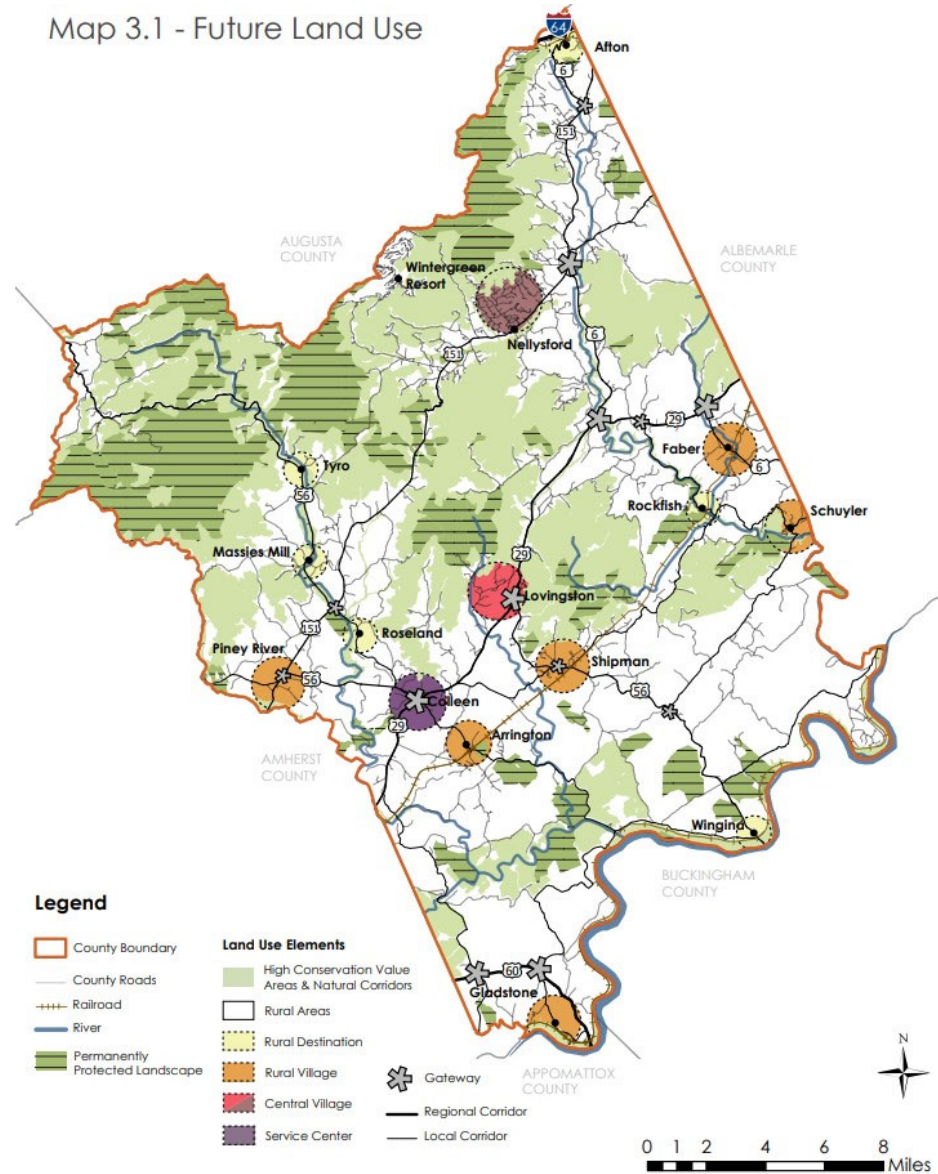


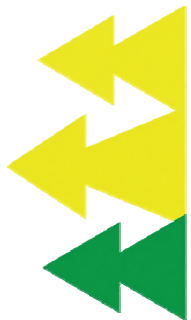
PROJECT WEBPAGE

- PROJECT WEB PAGE ON COUNTY WEBSITE TO HOUSE ALL INFORMATION, DOCUMENTS, MEETING SCHEDULES /AGENDAS, UPDATES, ETC. REGARDING THE PROPERTIES
 - MAINTAINED NELSON2042.COM PROJECT SITE FOR 4+ YEARS (STILL ACTIVE AND CURRENT)
- 
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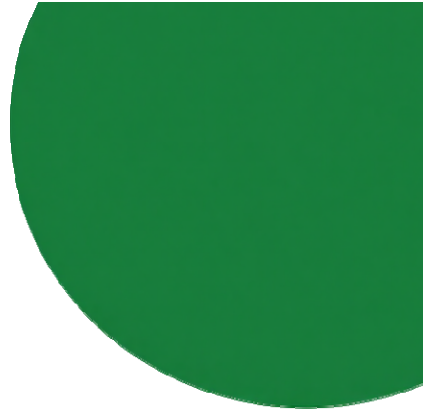
FUTURE LAND USE MAP (FLUM) 2042

Map 3.1 - Future Land Use





FACTORS TO BE CONSIDERED WHILE LAND USE PLANNING AND DECISION MAKING



- SHAPING COMMUNITY CHARACTER
 - CONNECTING PEOPLE AND PLACES
 - CREATING LIVABLE COMMUNITIES
 - PROTECTING VALUABLE RESOURCES
 - CREATING A RESILIENT ECONOMY
 - SERVING THE COMMUNITY
 - LAND USE
 - TRANSPORTATION
 - HOUSING
 - NATURAL RESOURCES
 - ECONOMIC DEVELOPMENT
 - COMMUNITY SERVICES AND INFRASTRUCTURE
- 



Guess what.. these are the chapters in the Comp Plan!

LAND USE TYPES

- RURAL / AGRICULTURAL
- RESIDENTIAL
- COMMERCIAL
- PUBLIC / CIVIC / RECREATIONAL
- INDUSTRIAL
- ACCESSORY
- TEMPORARY
- INSTITUTIONAL

INTENT STATEMENTS BY DISTRICT - DRAFTED/PROPOSED

RURAL DISTRICTS:

- (1) **C-1, Conservation.** This district encompasses areas of the County characterized by natural open spaces, including steep slopes, forests, parks, wetlands, rivers, marshlands, lakes, and stream valleys. The district is established to protect and conserve critical natural resources and aims to minimize soil erosion, safeguard watersheds, mitigate flood and fire risks, and preserve the ecological integrity of these sensitive landscapes. Land uses should be limited to those that directly support these conservation objectives, including agricultural activities and single-family dwellings that adhere to best conservation practices.⁹
- (2) **A-1, Agricultural District.** This district is established to support and protect agricultural and forestry uses while allowing limited residential development. It is intended to preserve farmland, maintain the viability of working landscapes, and sustain the rural character of the County. While some rural areas may experience residential growth, this district seeks to prevent the scattered encroachment of residential, commercial, or industrial development that could compromise agricultural operations and open space preservation.¹⁰

INTENT STATEMENTS BY DISTRICT - DRAFTED/PROPOSED

RESIDENTIAL DISTRICTS:

- (1) **R-1, Low-Density Residential.** This district is intended to accommodate low-density residential development, primarily consisting of single-family homes. The district is designed to protect residential identity, support a high quality of life for residents, and ensure compatibility with the surrounding rural or suburban landscape. While residential use is the primary focus, certain complementary uses, such as schools, parks, and places of worship, may be permitted to serve the needs of the community. Commercial and high-intensity development are not permitted to maintain the district's low-density character.¹¹
- (2) **R-2, Mid-Density Residential.** This district is intended to accommodate medium-density residential development in areas served by public water and wastewater infrastructure. It supports a mix of single-family, duplexes, townhomes, and similar multi-family housing while maintaining residential character, providing a suitable environment for households, and limiting commercial uses that could disrupt neighborhoods. Certain public facilities, such as schools, parks, and places of worship, may be permitted to serve residents and enhance community character.¹²
-  (3) **R-3, High-Density Residential.** This district is intended to accommodate high-density residential and mixed-use development, primarily consisting of multi-family housing, in areas that are served by adequate infrastructure, such as public water or wastewater services and major transportation routes. This district promotes well-planned, sustainable residential growth while maintaining compatibility with surrounding land uses. Limited non-residential uses, such as community-oriented services, parks, and facilities, may be permitted to support residents and enhance the district's livability.¹³

COMMERCIAL DISTRICTS:

- (1) **B-1, Primary Business District.** This district is intended to support general commercial activities that require direct and frequent public access. It accommodates a broad range of retail, service, and office uses designed to serve both the traveling public and the surrounding community. The district promotes attractive, accessible development along principal roadways while discouraging traffic diversion onto local streets or through residential neighborhoods. Uses involving heavy trucking are not supported, except for routine stocking and delivery of retail goods. Activities should not generate nuisance impacts beyond the typical light and noise associated with customer traffic and passenger vehicles.¹⁴
- (2) **B-2 Neighborhood Business District.** This district is intended to provide small-scale commercial development with uses designed for the service of daily needs of nearby residents, while maintaining the character of the surrounding neighborhood. Traffic and noise are held to a minimum to protect surrounding property.
- (3) **SE-1, Service Enterprise District.** This district is designed to balance the area's need for service-oriented commercial uses adjoining residential and agricultural districts. The district allows limited service-oriented commercial uses that are compatible with the low-density, quiet, rural atmosphere characterized and promoted within agricultural and residential districts. This district is characterized by significant setbacks and limited signage. The district supports a mix of agricultural, residential, and small-scale commercial enterprises, such as farm-based businesses, agritourism, and artisan services, that promote economic vitality while preserving the area's scenic qualities and rural way of life.¹⁵

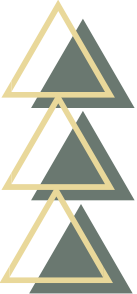


New Proposed Zoning District

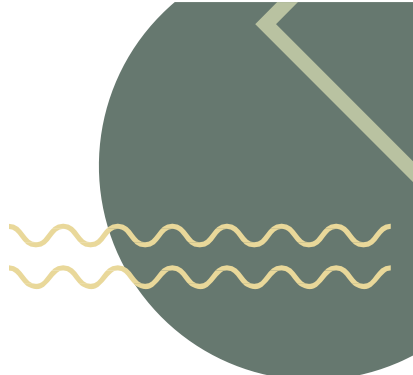
INTENT STATEMENTS BY DISTRICT - DRAFTED/PROPOSED

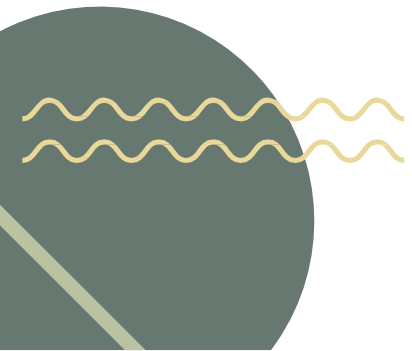
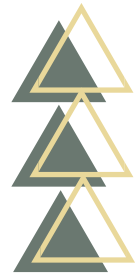
INDUSTRIAL DISTRICTS:

- (1) **M-1, Light Industrial District.** The intent of this District is to foster the local economy in appropriate locations for less intense industrial uses, such as research facilities, wholesale, warehousing, light industrial, offices, and heavy commercial uses. Uses should occur in enclosed buildings, and activities should not create a danger to health and safety in surrounding areas nor create off-site noise, vibration, smoke, dust, lint, odor, heat, or glare.¹⁶
- (2) **M-2, Heavy Industrial District.** The intent of this District is to encourage and provide for larger-scale industrial, manufacturing, processing, and warehousing operations in appropriate areas separated from daily services and residences. The uses in this District may require outside storage, or generate noise, smoke, or odor, which shall be mitigated with industry best practices for the compatibility of the surrounding area and the preservation of the environment.



REZONINGS LIKELY REQUIRED

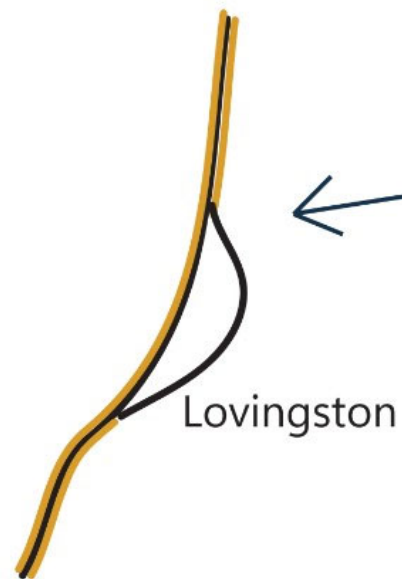


- LAND USE TYPE CHANGES WITH POTENTIAL/SIGNIFICANT IMPACTS TO PUBLIC HEALTH, SAFETY, WELFARE OFTEN REQUIRE REZONINGS (PER ORDINANCE BASED ON USE)
 - REZONINGS REQUIRE COMPLIANCE WITH ORDINANCE CRITERIA, GUIDED BY COMP PLAN AND FLUM, LEGAL NOTIFICATIONS, PUBLIC HEARINGS
 - VOLUNTARY PROFFERS
- 
- 

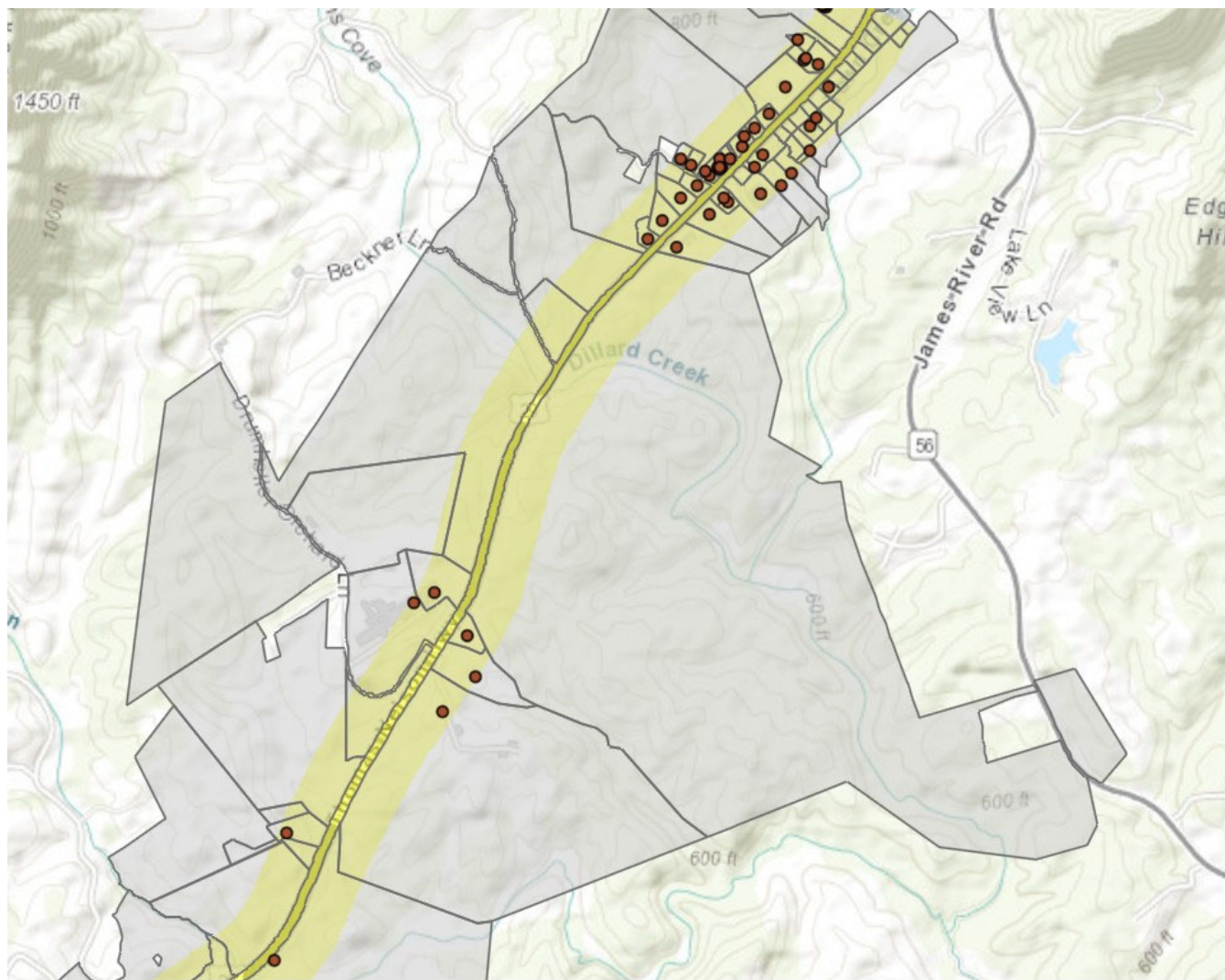
ROUTE 29 CORRIDOR MAP

CO29 — Route 29 Corridor Overlay District Boundaries

1. 500 feet on either side of U.S. Route 29, measured from the edge of the road right-of-way (ROW), except: The parcels east of U.S. Route 29 from the centerline of Northside Lane to the centerline of Front Street in Lovington.
2. The length of the CO29 shall be from the Albemarle County boundary line to the Amherst County boundary line.



PROPOSED ROUTE 29 CORRIDOR MAP



<https://ncva.maps.arcgis.com/apps/mapviewer/index.html?webmap=449ac02985c149ceb6323d1e78a86d5a>



ROUTE 29 CORRIDOR OVERLAY

- C. **CO29, Route 29 Corridor Overlay District.** The Route 29 Corridor Overlay District is intended to promote high-quality commercial development along Nelson County's key thoroughfare and gateway. This district allows for a broader range of tourism-friendly businesses and services while emphasizing cohesive design and development standards that enhance the corridor's visual character and functionality. Additional design standards, including those related to landscaping, signage, and site aesthetics, are encouraged to support the preservation and promotion of the County's natural beauty and promote a gateway corridor that reflects the values of the County.

ADDITIONAL REQUIREMENTS INCLUDE ACCESS PLAN, SHARED ACCESS WHERE FEASIBLE, TRAFFIC IMPACT ANALYSIS, LANDSCAPE PLAN

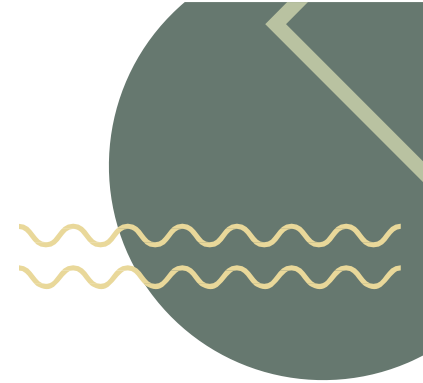
PROHIBITED USES INCLUDE SINGLE-FAMILY AND MANUFACTURED HOUSING, SELF STORAGE FACILITIES, LARGE SCALE UTILITIES, PUBLIC CEMETERIES, ADULT USES, CONFINED ANIMAL FEEDING OPERATIONS, INDUSTRIAL USES

COMPLIMENTARY DESIGN, DESIGN STANDARDS FOR FENCING, LIGHTING, LANDSCAPING, AND SCREENING

NO POLE MOUNTED SIGNAGE

PLANNING COMMISSION

INITIAL THOUGHTS, QUESTIONS, FEEDBACK



IDENTIFY STRATEGY /SHORT AND LONG TERM

PRIORITIZE JOB CREATION

WATER AND SEWER MASTER PLAN

IDENTIFY GRANT OPPORTUNITIES

INFRASTRUCTURE

HOW TO RETAIN AND ATTRACT YOUNG PEOPLE

HOW TO SUPPORT RESIDENTS WHO WANT TO STAY OR LIVE HERE

ENSURE PUBLIC UNDERSTANDS PROCESS /HOW WE GOT HERE

IDENTIFY MEANINGFUL INDUSTRIES WITH LONGEVITY

HOW TO CAPITALIZE ON NATURAL RESOURCES

FIND DEVELOPERS FOR PARTNERSHIP OPPORTUNITIES, WITH SHARED VALUES AND FINANCIAL CAPACITY

FORESTRY TRACTS AS RENEWABLE REVENUE RESOURCE

STAFF NEEDS CLEAR DIRECTION

- TIMELINE?
- DESIRED LAND USE TYPES?
- UNDESIRE LAND USE TYPES?
- PRIORITIES?
- NEXT STEPS?