

2013 Development Activity Report

Board of Supervisors

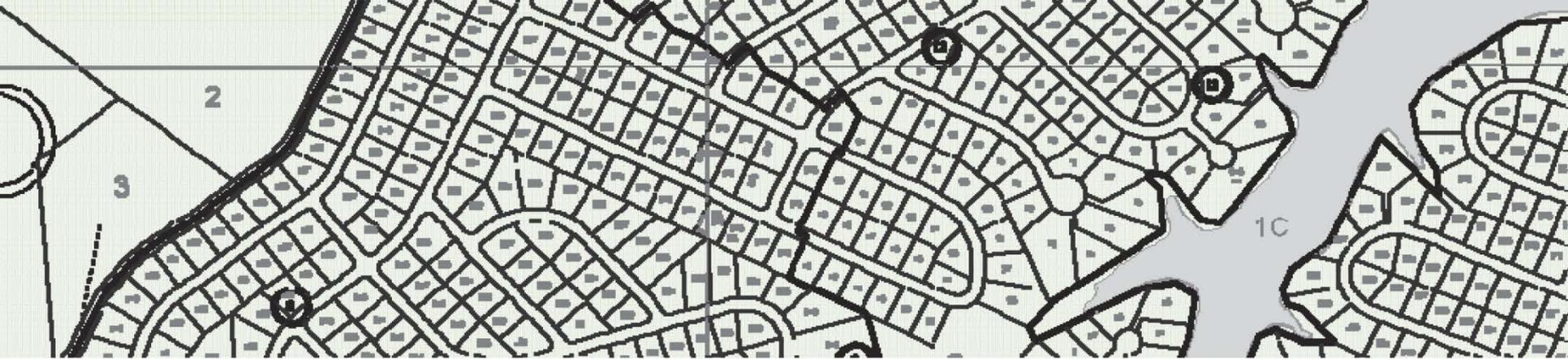
Staff Presentation

April 16, 2014

Fluvanna County
Planning & Zoning Department



"Responsive & Responsible Government"



FLUVANNA COUNTY, VIRGINIA
2013 DEVELOPMENT ACTIVITY REPORT



Overview

The annual Development Activity Report (DAR) includes information regarding development-related activities undertaken, approved, or reviewed by various departments and agencies.

The DAR allows land use comparisons and trends to be seen over time and provides an indication of recent land use changes.

Report Summary

Land Use Planning Areas

- Fluvanna County's Comprehensive Plan, adopted in 2009, continues to influence growth and development decisions.
- The Comprehensive Plan's designated growth areas cover 11% (20,000 acres) of the County.
- Roughly 89% (165,000 acres) of the County is designated as rural (Rural Residential and Rural Preservation) by the Comprehensive Plan.

Report Summary (cont.)

Fluvanna County

Building Permits

- 88 building permits for new homes were issued in 2013, a 13.0% increase from the 77 permits issued in 2012.
- Second straight year of double-digit increases.
- 33 building permits for new homes (37.5%) were issued within designated growth areas.
- 55 building permits for new homes (64.0%) were issued within rural areas.

Report Summary (cont.)

Subdivisions

- 13 new lots were approved in 2013, a 50.0% decrease from the 26 new lots approved in 2012.
- Two (2), or 15.4%, of the new lots approved were within designated growth areas.
- Eleven (11), or 84.6%, of the new lots approved were within rural areas.
- Most of the new lots (90.9%) approved within rural areas were associated with family subdivisions.

Report Summary (cont.)

Fluvanna County

Site Development Plans

- Thirteen (13) site development plans were reviewed in 2013, an 31.6% decrease from the nineteen (19) plans reviewed in 2012.
- Just over two-thirds of the site development plans reviewed (69.2%) were located within designated growth areas.

Report Summary (cont.)

Fluvanna County

Special Use Permits

- Eight (8) special use permits were reviewed in 2013, the same number as reviewed in 2012.
- Five (5) of the special use permits reviewed were located outside of designated growth areas.

Report Summary (cont.)

Zoning

- Two (2) rezoning applications were considered in 2013. One (1) rezoning application was approved, while the other was denied.
- No (0) zoning text amendments were approved in 2013.
- No (0) variances were granted by the Board of Zoning Appeals (BZA) in 2013, and none have been reviewed since 2010.

Report Summary (cont.)

Fluvanna County

Code Compliance

- Twelve (12) complaints were investigated in 2013, a 50% increase from the 8 complaints investigated in 2012.
- Ten (10) of the compliance cases were initiated in 2013 were resolved, and two (2) are pending resolution.

Report Summary (cont.)

Fluvanna County

Land Conservation

- There are 19 Agricultural and Forestal Districts (AFDs), which include 18,694.8 acres (10.18% of Fluvanna County). AFD enrollment decreased by approximately 657 acres in 2013.
- One (1) new conservation easement (Central Meadows), totaling 665.9 acres, was approved but not yet recorded in 2013. It has since been recorded within the 2014 Year.
- In 2013, 112,262.37 acres (61% of Fluvanna County) were enrolled within the Land Use Taxation Program, an increase of 1,122 acres from 2012.

Discussion

Fluvanna County



COMPREHENSIVE PLAN REVIEW

Current Project

Comprehensive Plan Chapters and Sections

Fluvanna County

- Executive Summary
- Introduction
- Vision 2032 (to become Vision 2037)
- Natural Environment
- Land Use
- Community Design
- Infrastructure
- Transportation
- Economic Development
- Historic Preservation
- Parks and Recreation
- Housing
- Human Services
- Education
- Public Safety
- Financial Sustainability
- Plan Process and Implementation

Comprehensive Plan Review and Update

Fluvanna County

- April – Review and update first three chapters
- May – Review and update second three chapters
- June – Review and update third three chapters
- July – Review and update final three chapters
- August – Review and update implementation guide
- September – Review and update Introduction,
 - Executive Summary, and Vision
- October – Present Updated Draft to Planning
 - Commission
- November – Submit revisions to PC
- December – Present Final Draft for BOS Approval