

Community Planning Solutions for Fluvanna County

Board of Supervisors/ Planning
Commission Joint Meeting

Staff Presentation

March 5, 2014

Fluvanna County
Planning & Zoning Department



"Responsive & Responsible Government"

To move from today to the future...

Fluvanna County

- **Zoning and Planning to guide development to Zion Crossroads**
- **Infrastructure to support development in Zion Crossroads**
 - Water
 - Sewer
 - Broadband
- **Economic Development actions to attract business to Zion Crossroads**

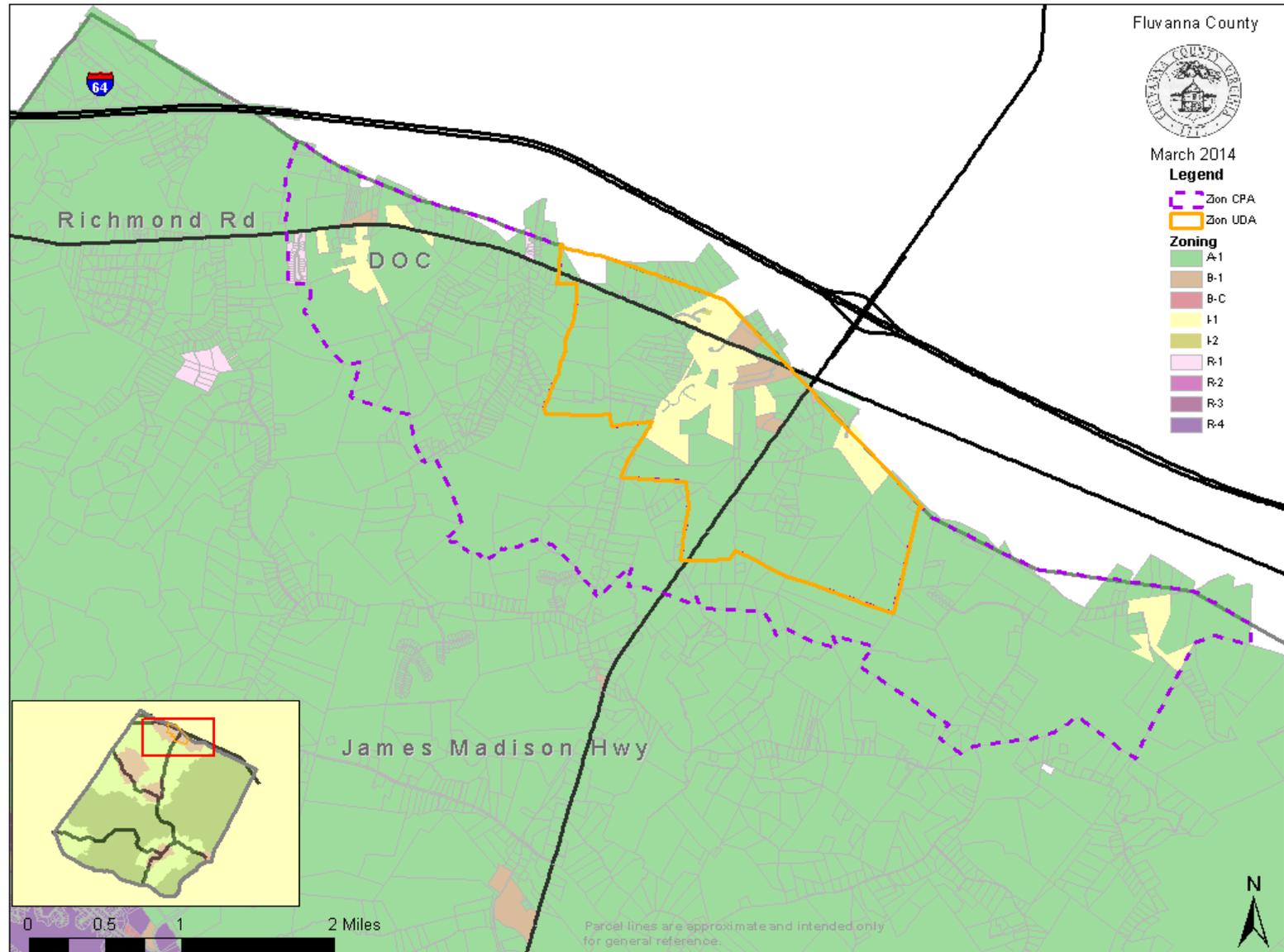
Existing Zoning in Fluvanna

Fluvanna County

- **A-1 – Agricultural**
- **R-1 – Residential, Limited**
- **R-2 – Residential, General**
- **R-3 – Residential, Planned Community**
- **R-4 – Residential, Limited**
- **B-1 – Business, General**
- **B-C – Business, Convenience**
- **I-1 – Industrial, Limited**
- **I-2 – Industrial, General**
- **PUD – Planned Unit Development**
- **MHP – Mobile Home Park**

Current Zoning in ZXR CPA

Fluvanna County



Zion Crossroads Guidebook

Fluvanna County

- **ZXR - the county's primary economic development engine**
- **Regional employment and mixed-use development occur side by side**
- **Encourages efficient use of land**

T5: Town Center

Predominant center of employment and commerce for Fluvanna County

Profiled pages 10 - 15



T4: Mixed Use Village

Vibrant, compact, and walkable village near the center of Zion Crossroads.

Profiled pages 16 - 21



T3: Mixed Use Neighborhood

Traditional neighborhood with small-scale commercial uses nearby.

Profiled pages 22 - 27



SUPs for County Infrastructure

Fluvanna County

- **Major and minor utilities owned and operated by the County**
 - Not subject to Special Use Permit requirements.
 - If leased to an outside operator, an SUP will be required.

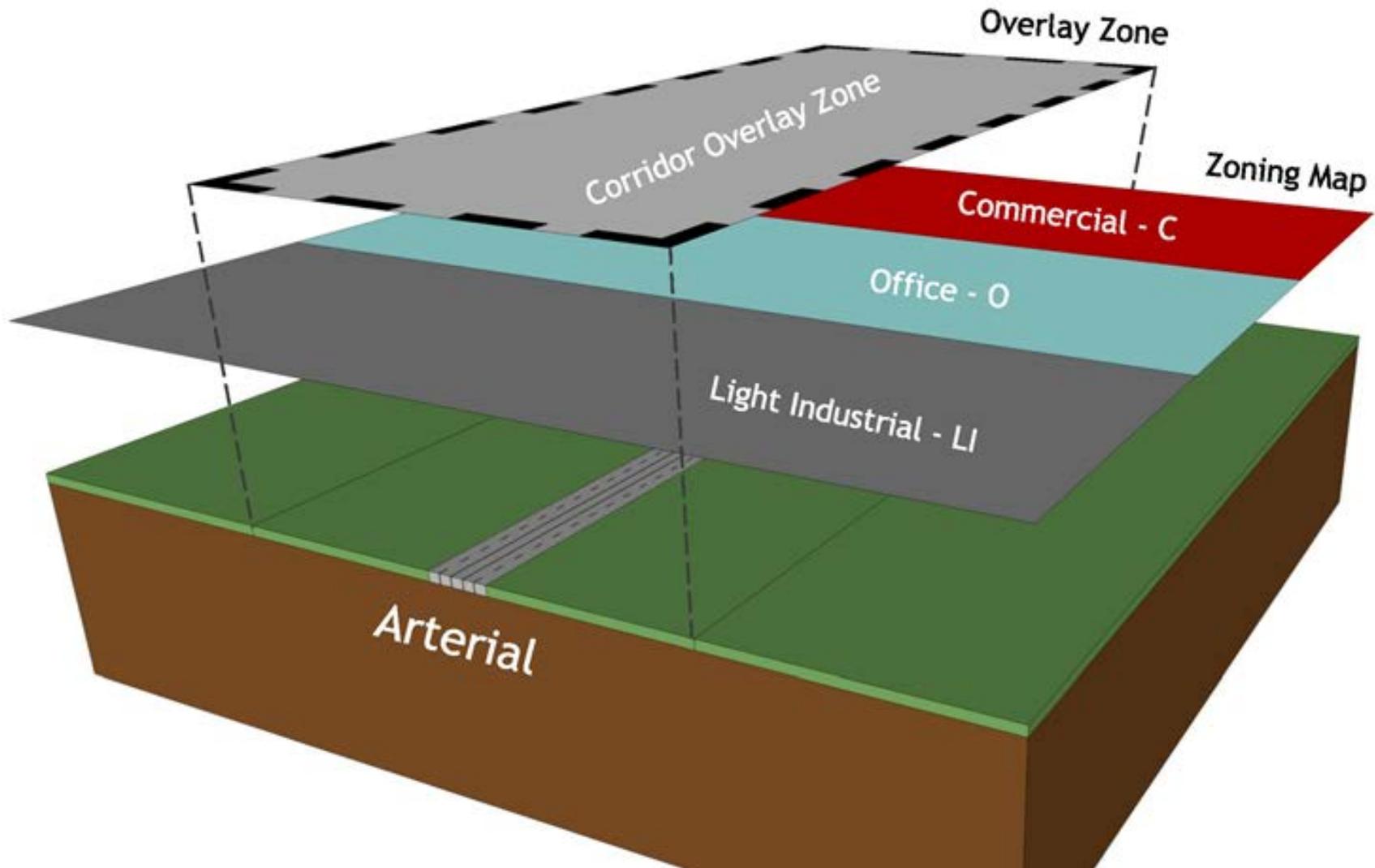
Concept - Zoning Overlay District

Fluvanna County

- **For example, Business Districts, Downtowns, etc.**
- **Can overlay an already zoned area**
- **Create new provisions which apply to a specific area in addition to existing zoning provisions**
- **Usually increases regulations and restrictions**
- **Same procedure as a rezoning (ZMP)**

Zoning Overlay, cont.

Fluvanna County



Example: Downtown Crozet District

Fluvanna County

- **Applies to Albemarle County’s designated “urban core”**
- **Allows flexibility and variety of development for retail, service, and civic uses**
 - With secondary light industrial and residential uses
- **Encourages second-floor residential uses**
 - Above storefronts

Concept - Floating Zones

- **Zoning district regulations are adopted by the locality as a zoning ordinance amendment through normal ZMP process.**
- **New zone “floats” above the designated district**
 - Not applied to a parcel until owner applies for a floating zone permit.
- **If project meets the criteria, floating zone “lands” at that location.**
- **Advantage over traditional rezoning is that no parcel is changed without the owner applying.**

Concept - Commercial/ Industrial Zone (C-I)

Fluvanna County

- **Very flexible**
 - Industrial, office, and business uses of moderate scale and intensity
- **C-I districts benefit from proximity to transportation corridors**
 - Routes 250 and 15, and I-64
- **C-I allows all by-right uses of B-1 and I-1 zones.**
 - Ex. C-I zoning would allow a manufacturer to establish an on-site retail showroom

Re-Zoning Process Comparison

Fluvanna County

<i>Current Rezoning Process</i>	<i>Floating CI Zone</i>	<i>Business Overlay</i>
Pre-application meeting	Planning Department initiates rezoning	Planning department initiates adoption of district
Rezoning Application submitted	PC Public Hearing (with public notice) and recommendation	PC public hearing (with public notice) and recommendation
Preliminary review by planning staff	BOS Public Hearing (with public notice) and vote	BOS public hearing (with public notice) and vote
Neighborhood Meeting	Pre-application conference with Planning staff and applicant	District established if approved
Agency review and comment	Site Plan review	Preliminary Site plan approval (for either original zoning OR new overlay requirements)
TRC meeting	Application for floating zone approval	Final Site Plan Approval
TRC letter and plan resubmittal	Staff report	<p>Orange boxes indicate Applicant participation</p> <p>Green boxes indicate County Actions</p>
Staff report	PC public hearing with public notice	
PC public hearing (with public notice) and recommendation	BOS public hearing with public notice	
BOS public hearing (with public notice) and vote	Zoning map amended	
Zoning map amended		

Broadband Considerations

Fluvanna County

- **Assess Community Needs**

- ◆ Desired Outcomes (Economic development, etc.)
- ◆ Study similar communities

- **Implementation**

- ◆ **County's Role?**
- ◆ Determine Demand
- ◆ Inventory Assets (ex. Towers, land, rights-of-way)
- ◆ Identify Providers
- ◆ Establish a legal structure for the initiative

- **Funding**

- ◆ Federal, State, & Local Funds?
- ◆ Vendor-Funded?
- ◆ Grants?

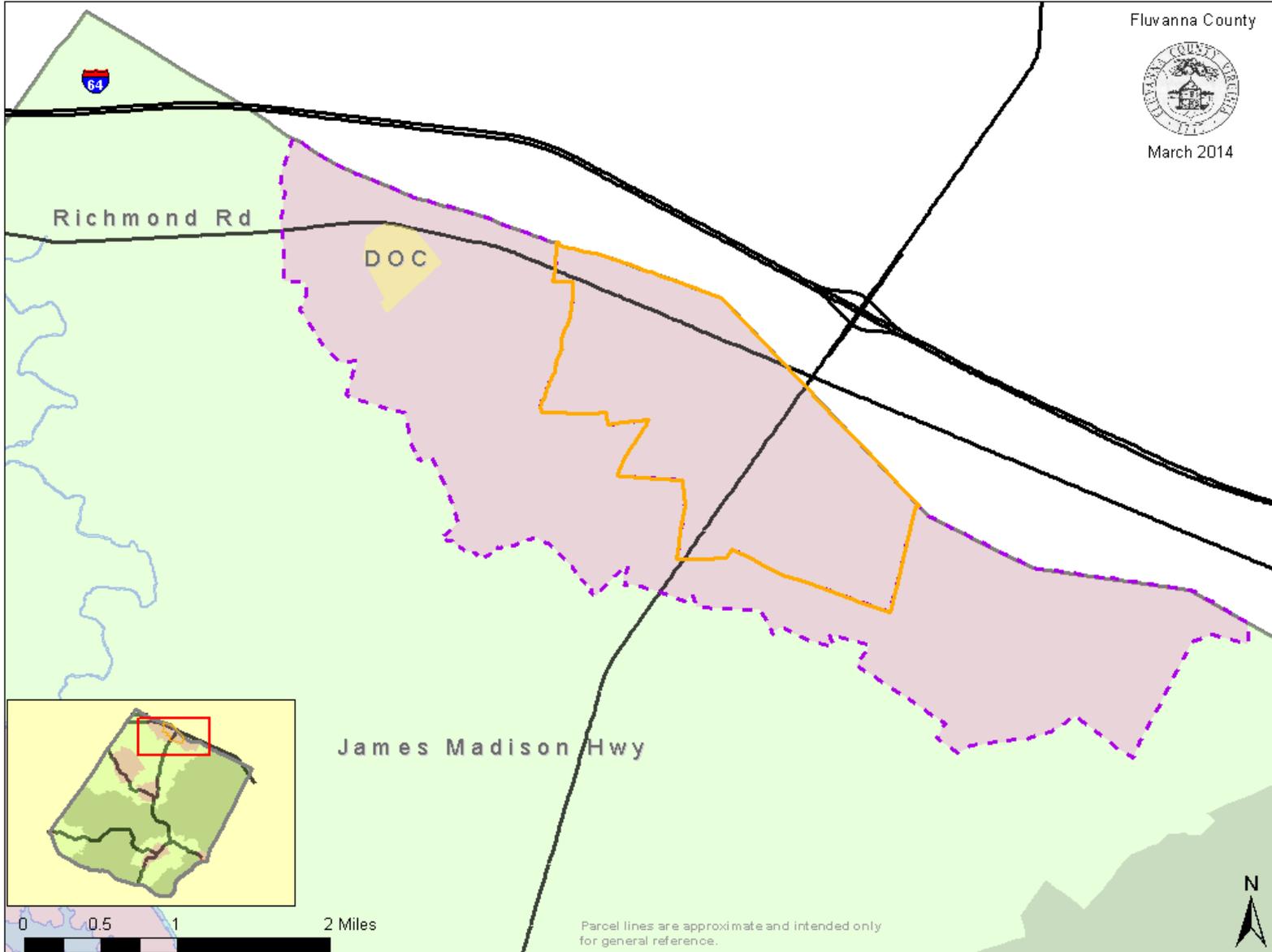
**Who builds the system?
Who Pays?
Timing?**

**ANOTHER
CONSIDERATION...
RESIZING THE CPA/UDA**

Is Zion Crossroads' size and shape
appropriate?

Current CPA- 512 parcels; 4,194 acres

Fluvanna County



Fluvanna County



March 2014

Legend

Current Zion CPA

Zion UDA

Alternate CPA

2009 Planning Areas

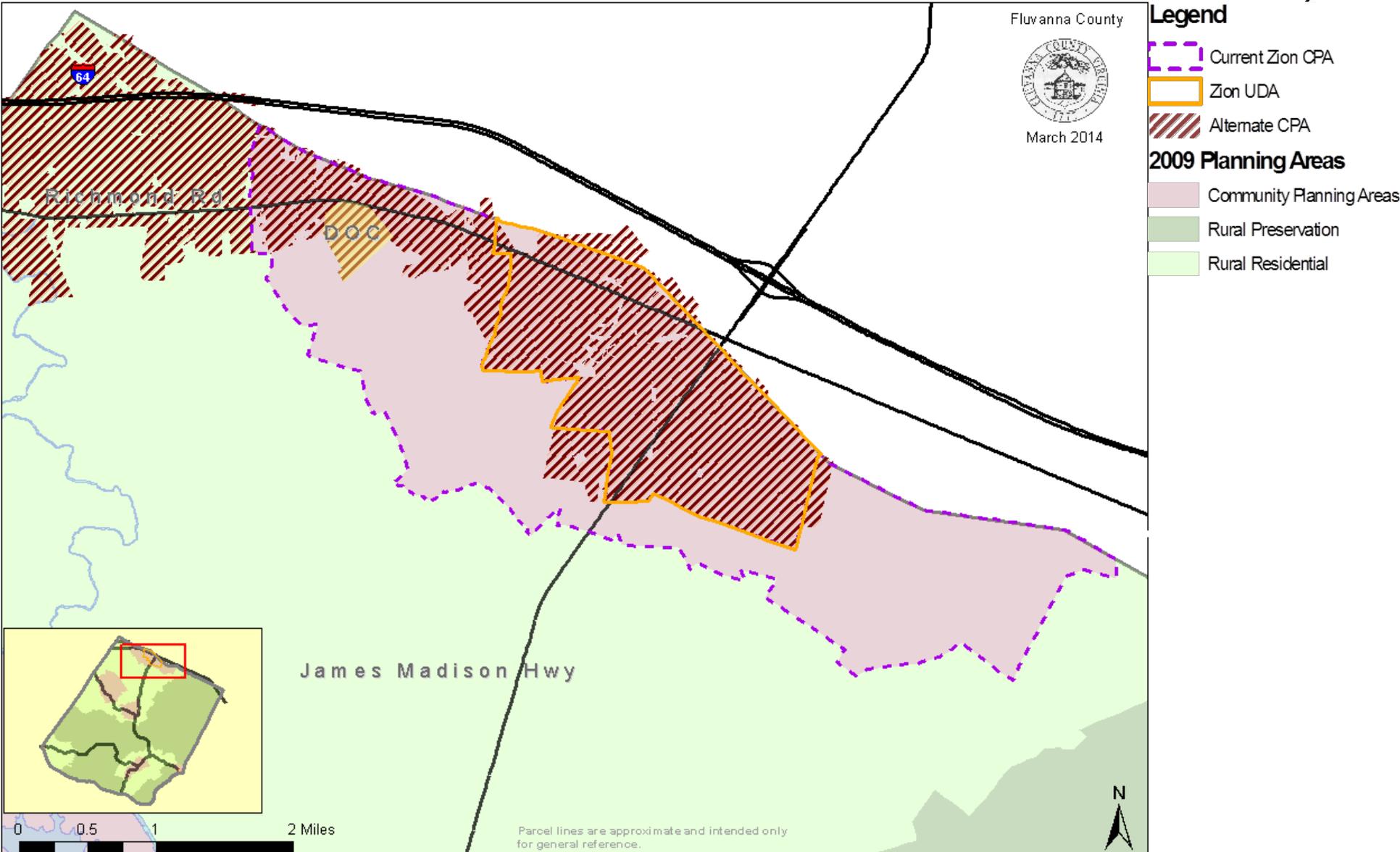
Community Planning Areas

Rural Preservation

Rural Residential

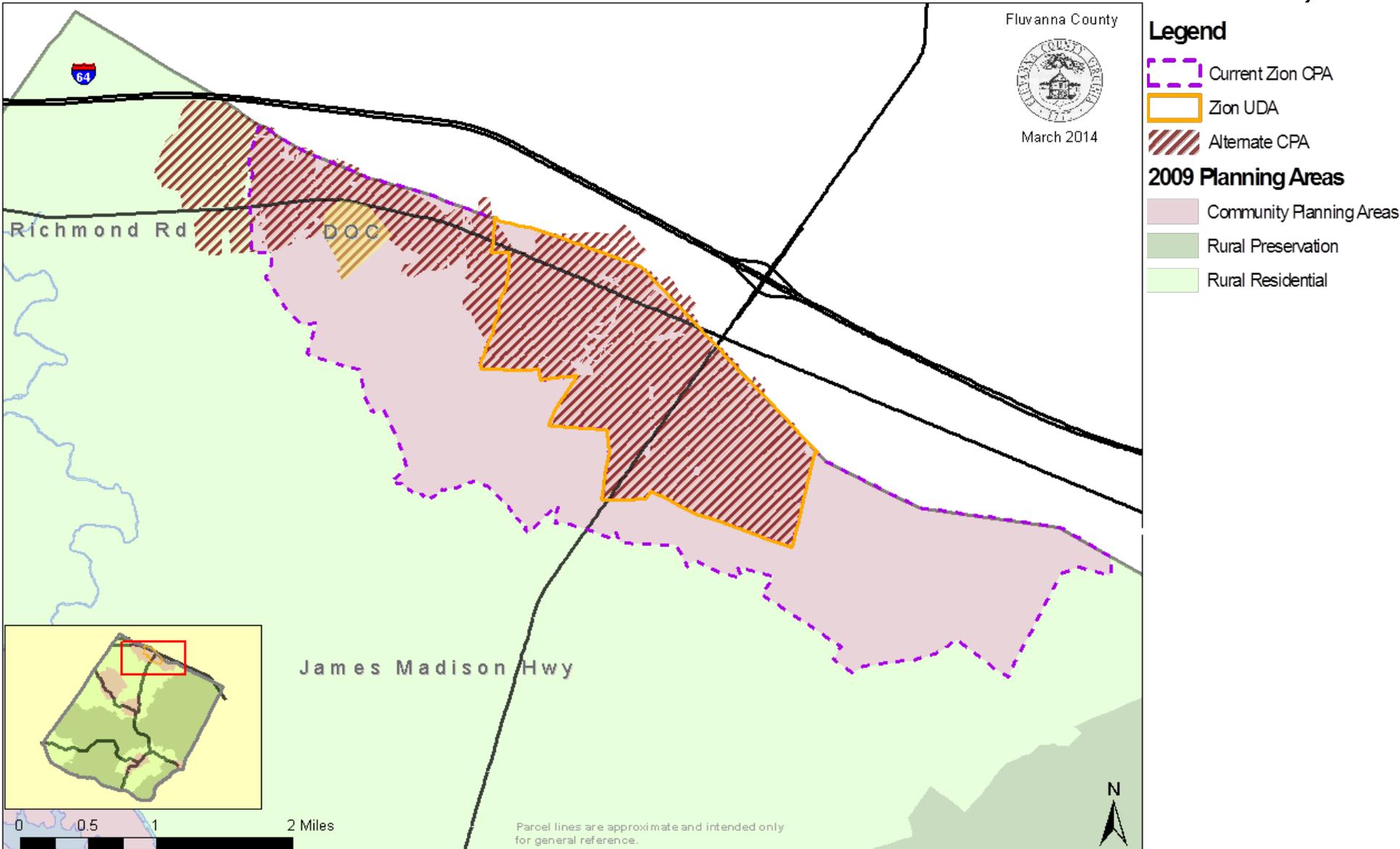
Alternative 1 – 433 parcels; 4,377 acres

Fluvanna County



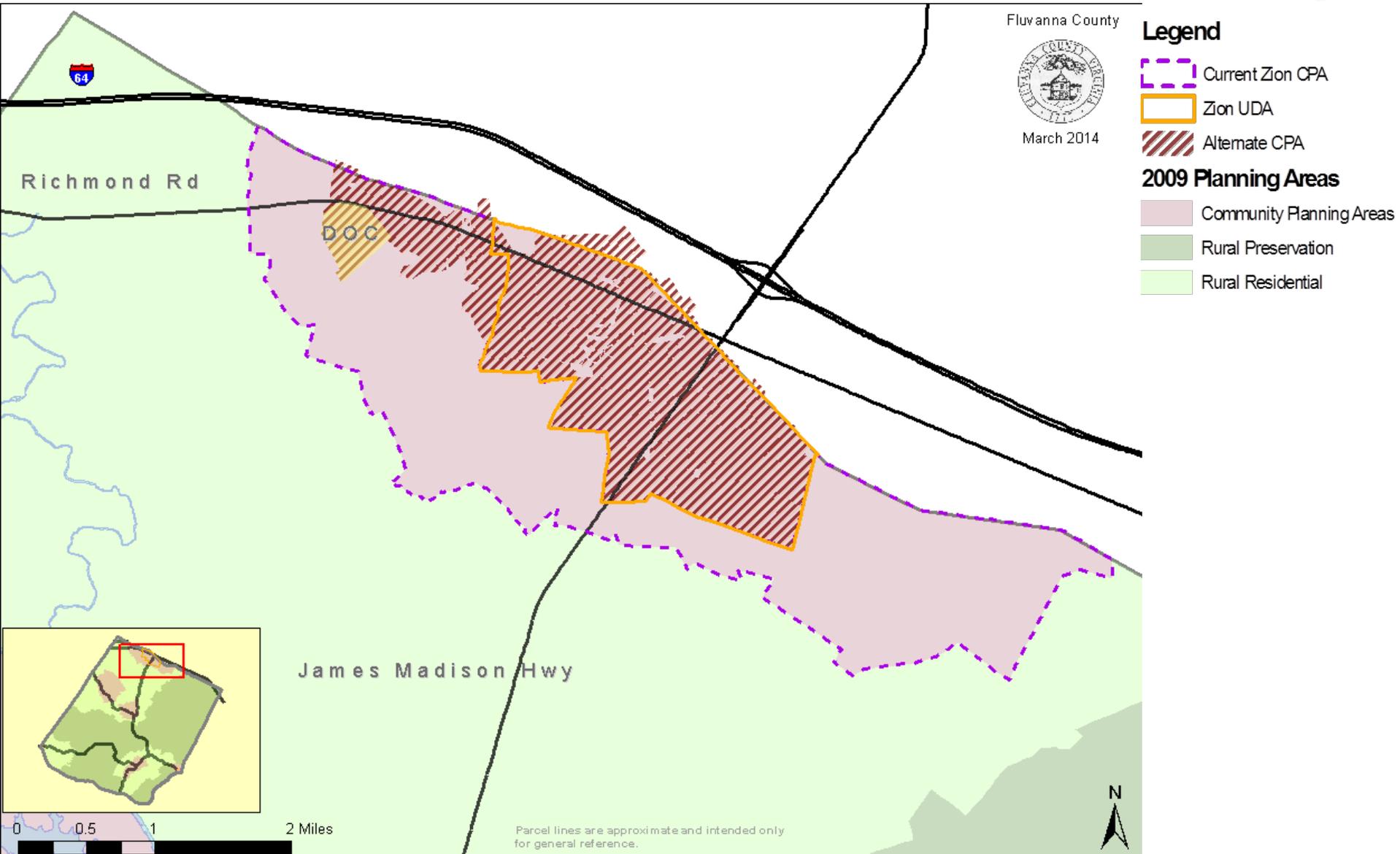
Alternative 2 - 314 parcels; 3,059 acres

Fluvanna County



Alternative 3 - 263 Parcels; 2401 acres

Fluvanna County



QUESTIONS?