



# FLUVANNA COUNTY, VIRGINIA

## 2015 DEVELOPMENT ACTIVITY REPORT



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This document could not have been completed without the wonderful work done by all members of the Planning and Zoning, and Building Inspections Departments. Thank you for your tireless work.

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Cover photos:

(Top): A Fluvanna County Tax Map

(Left) Medical Office on Abby Rd

(Right) New housing in Lake Monticello

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## INTRODUCTION

The Fluvanna County Department of Planning and Community Development is proud to present the 2015 Development Activity Report (DAR). Development activity in this report has been approved by the Fluvanna County Board of Supervisors and committees appointed or approved by them, including the Planning Commission, Board of Zoning Appeals, and the Department of Planning and Zoning. This report has been prepared to make clear the growth impacting Fluvanna County, which is reflected by changes in land use. Land use changes are tracked by the Development Information Database (DID), which was used to prepare this report and is maintained by the Department of Planning and Zoning.

The DID is used to track site development plans, subdivisions, code compliance cases, special use permits, variances, zoning map amendments, zoning text amendments, and conservation easements, among other activities. A similar database used by the Building Inspections Department tracks building permits and is used in the residential activity calculations in this report. A direct comparison of the past fifteen (15) years worth of land use planning data is provided throughout this report.

The DAR allows land use comparisons and trends to be seen over time, which provides important clues for future needs, such as new school bus routes and traffic systems. This report reflects the outcome of development by Election District and Land Use Planning Area, and evaluates Fluvanna County's preservation initiatives. In addition, this report allows an analytical observation of the relationship between land use planning and various application requests. For example, proposed growth areas may not achieve the intended results if development requests are granted in areas outside established Community Planning Areas (CPAs). This report provides a quantitative summary of development through 2015, and indicates where this growth is taking place.

Although residential growth has dropped considerably since its peak several years ago, new homes are popping up throughout the County. While a majority of the new homes built in the County were located within the Rivanna Community Planning Area, only a handful were constructed within the gates of Lake Monticello; as the subdivision approaches build-out, new construction is taking place elsewhere. Lake Monticello, River Oaks, and Sycamore Landing were the subdivisions which experienced the most new home construction in 2015.

While overall development activity continued to decline in the County, several long-range planning projects were carried-out in 2015, including a water pipeline to Zions Crossroads. The County's Comprehensive Plan five-year review process continues.

In addition to the future land use map, the 2015 Comprehensive Plan contains over 100 strategies for implementing the goals outlined in the plan. Since the adoption of the Comprehensive Plan in 2015 several of these strategies have been completed, others are on-going actions, and some are in the process of being implemented.



**Image 1:** The Light Academy (SUP 15-09).

## EXECUTIVE SUMMARY

### Land Use Planning Areas

- Fluvanna County's Comprehensive Plan, adopted in 2015, continues to influence growth and development decisions.
- The Comprehensive Plan's designated growth areas cover roughly 9% (17,344 acres) of the County. The growth areas, known as Community Planning Areas, are located near existing population centers and are intended to receive the majority of new development. There are CPA's located in and around Palmyra, Lake Monticello, the town of Scottsville, Zions Crossroads, Fork Union, and the former town of Columbia.
- Roughly 91% (175,486 acres) of the County is designated as rural by the Comprehensive Plan. There are two designations for rural areas: Rural Residential and Rural Preservation.

### Building Permits

- 93 building permits for new homes were issued in 2015, a 31% increase from the 70 permits issued in 2014.
- 45 building permits for new homes (48%) were issued within designated growth areas.
- 48 building permits for new homes (52%) were issued within rural areas.

### Subdivisions

- 25 new subdivision lots were approved in 2015, a 46% decrease from the 47 new lots approved in 2014 .
- Two (2) of the new lots approved were within designated community planning areas. This comprised 8% of new lot construction
- Twenty three (23) of the new lots approved were within rural areas.

### Site Development Plans

- 21 site development plans were reviewed in 2015, a 35% increase from the 14 plans reviewed in 2014.
- Just over 55% of the site development plans reviewed were located within designated growth areas.

### **Special Use Permits**

- 12 special use permits were reviewed in 2015
- 9 of the special use permits reviewed were located outside of designated growth areas.

### **Zoning**

- 6 rezoning applications were considered in 2015. All 6 rezoning applications were approved.
- 5 zoning text amendments were approved in 2015.
- 1 variance was granted by the Board of Zoning Appeals (BZA) in 2015.

### **Code Compliance**

- At least 39 zoning complaints were initiated after a preliminary investigation in 2015, an increase from 8 cases in 2014.
- 32 of the cases initiated in 2015 were resolved, and 7 are pending resolution.

### **Land Conservation**

- There are 19 Agricultural and Forestal Districts (AFDs) in Fluvanna County, which include 18,299.3 acres (9.97% of Fluvanna County). No new AFDs were created in 2015.
- As of January 2015, 13,530 acres (7% of Fluvanna County) are protected by conservation easements held by various organizations.
- As of January 2015, 110,623 acres (61% of Fluvanna County) were enrolled within the Land Use Taxation Program.

**Image 2:** Saints Peter and Paul Roman Catholic Church (SUP 15:10)



## **DEVELOPMENT & COUNTY GOVERNMENT: PLANNING & ZONING**

To ensure that growth and development occur in an orderly way that does not compromise the health, safety, and welfare of current residents and newcomers, Fluvanna County has its own Department of Planning and Zoning. The department's duties and activities are described below:

### **Current Planning (Development Administration)**

This primary activity involves the daily administration and enforcement of the zoning and subdivision ordinances. Tasks associated with the administration of these ordinances include the processing of subdivision proposals, boundary adjustments, easement plats, site plans, special use permits, rezonings, and variances. County staff also respond to general inquiries and other requests.

The department serves as the primary staff contact for the Planning Commission, Board of Zoning Appeals, Agricultural and Forestal District Advisory Committee, and other ad hoc committees and task forces. Department staff also supports the Board of Supervisors as needed or requested.

### **Long Range Planning (Project/Policy Development and Management)**

Planning recommendations are routinely provided to the Planning Commission and the Board of Supervisors on a wide array of issues. Strategic and long-term planning begins with the preparation and implementation of the Comprehensive Plan, associated comprehensive plan or zoning text amendments, the annual review of the Capital Improvements Plan (CIP) by the Planning Commission, and other local projects. These planning documents provide the foundation for many of the land use and budgetary decisions that are implemented by the County.

The department also manages the Agricultural and Forestal District and the Conservation Easement programs. Staff advises County agencies about regional and local transportation issues and assists in the development of recreational facilities as needed. Geographic Information Systems (GIS) information critical to planning and land use decisions is developed, collected, and maintained by planning staff. Routine contact with other regional planning departments including Cumberland, Goochland, Louisa, and the Thomas Jefferson Planning District Commission (and all of its member localities) is critical to maintaining up-to-date information and invaluable regional connections.

## Code Enforcement and Inspections

Code compliance ensures that Fluvanna County’s regulations are enforced consistently and equitably. A wide variety of code issues are reported to the County, including subdivision and zoning ordinance violations, inoperative vehicle and junkyard complaints, and other nuisance and miscellaneous complaints.

## Current Staff

The Department of Planning and Zoning consists of five full-time employees:

Jason Stewart:	Planning Director/Zoning Administrator
Steve Tugwell:	Senior Planner (Current Development)
James Newman:	Planner (Long-Range Planning)
Scott Miller:	Code Compliance Officer
Deidre Creasy:	Senior Program Support Assistant



**Image 3:** A public hearing notice sign set up by staff

## DEVELOPMENT & COUNTY GOVERNMENT: BUILDING INSPECTIONS

To ensure that structures are built and modified in a safe manner, Fluvanna County has its own Department of Building Inspections. The department's duties and activities are described below:

### Building Inspections

The department enforces the Uniform Statewide Building Code for all new structures, additions, and alterations, as required by state law. As part of its enforcement activities, the department reviews plans associated with all new regulated construction; performs the required building, electrical, plumbing, and mechanical inspections; and issues the necessary permits and certificates of occupancy. Inspectors ensure that new construction meets the regulations set forth within the zoning ordinance, including building setbacks. The department is also responsible for assigning addresses to new structures and initiating the street naming process.

### Erosion & Sediment Control

The department is responsible for issuing all new land disturbance permits and ensuring that developing sites are in conformance with Chapter 6 (Erosion & Sedimentation Control) of the County Code. As part of their duties, the Erosion and Sediment Control Site Inspectors perform site inspections on a two-week rotation and after all significant rainstorm events. In 2014, the Erosion and Sediment Site Inspector, the Building Official, and Planning Staff worked together to create a stormwater management plan (SMP) in accordance with new state stormwater legislation.

### Current Staff

The Department of Building Inspections consists of four full-time employees:

Darius Lester:	Building Official
Andy Wills	Building Inspector
Roger Black:	Erosion & Sediment Site Inspector
Amy Helfrich:	Permits Clerk

**Image 4:** A commercial building under construction



## **DEVELOPMENT & COUNTY GOVERNMENT: PLANNING COMMISSION**

The Planning Commission is an appointed body charged with promoting the orderly development of the community. Every locality in Virginia is required to have its own Planning Commission (Virginia Code §15.2-2210). Per Virginia law, the Planning Commission is responsible for:

- Preparing the local comprehensive plan;
- Preparing and reviewing amendments to the zoning and subdivision ordinances;
- Reviewing proposed changes to the zoning map;
- Reviewing major site plans and major subdivisions; and
- Preparing the local capital improvement plan (CIP).

The Planning Commission is not a legislative body, but an advisory committee. It makes recommendations to the Board of Supervisors on legislative matters, such as the adoption and amendment of the comprehensive plan, zoning ordinance, and subdivision ordinance.

The Planning Commission consists of five (5) voting members (one from each voting district) and one (1) non-voting representative of the Board of Supervisors. Planning Commission members are appointed to four-year terms by the supervisors representing their election district.

Staff from the Department of Planning and Community Development provide the Planning Commission with technical support.

### **Planning Commission Members (as of March 2016)**

Columbia District:	Ed Zimmer
Cunningham District:	Barry Bibb
Fork Union District:	Lewis Johnson
Palmyra District:	Howard Lagomarsino
Rivanna District:	Donald Gaines
Board of Supervisors Rep.:	Tony O'Brien

## 2015 COMPREHENSIVE PLAN: LAND USE PLANNING AREAS

The Comprehensive Plan is a guide to the future growth and development of Fluvanna County. The current Comprehensive Plan was adopted in 2015. Since its adoption, the document has influenced land use decisions and County policy. Officials continue to implement strategies that help the County realize the goals described within the plan.

The Comprehensive Plan’s Future Land Use Map shows where the County wants to direct new development. Fluvanna County has six (6) Community Planning Areas, which are intended to support higher density, mixed-use development around existing population centers. The Rural Residential areas accommodate low-density, clustered residential development, while the Rural Preservation areas are intended to remain largely undeveloped.

Fig 1. Planning Area Acreage

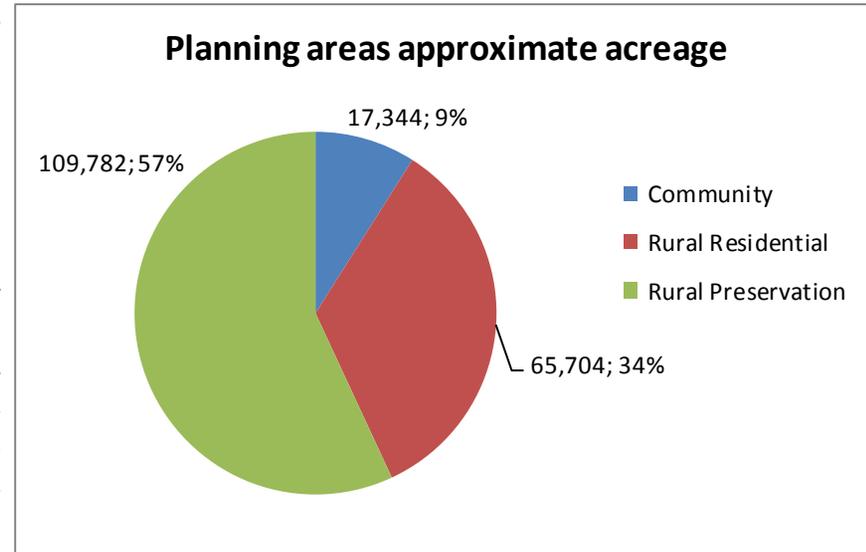


Table 1: Approximate Acreage in Land Use Planning Areas (2015)

Planning Area	Number of Parcels	Approximate Acreage	Percentage of Total County Acreage (Approximate)
Community	7,353	17,344	9%
Rural Residential	4,569	65,704	34%
Rural Preservation	4,874	109,782	57%
<b>TOTAL</b>	<b>16,796</b>	<b>192,830</b>	<b>100.00%</b>

Source: Dept. of Planning & Community Development

## 2015 COMPREHENSIVE PLAN: AMENDMENTS

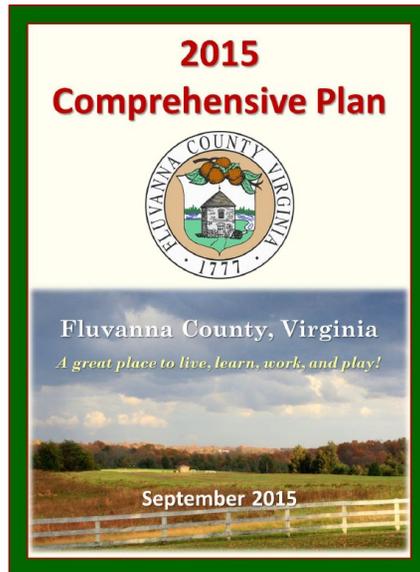
With the approval of the Board of Supervisors, the Comprehensive Plan may be amended. These amendments should be based upon established goals and sound planning principles. According to Virginia Code, the plan must be reviewed at least once every five (5) years. Occasional revision is essential if the plan is to remain flexible and to continue to serve as a reliable guide for community growth; however, constant amendment of the plan undermines and limits its effectiveness.

Since its adoption in 2015, there have been few amendments to the current Comprehensive Plan. The Board of Supervisors did not approve any amendments to the 2015 Comprehensive Plan in 2015.

**Table 2: Comprehensive Plan Text Amendment Applications (2015)**

Applicant Name	Affected Chapters of the Comprehensive Plan	Description of Request
None	N/A	N/A

Source: Dept. of Planning & Community Development



**Image 5:** The 2015 Fluvanna County Comprehensive Plan

## RESIDENTIAL ACTIVITY: BUILDING PERMITS

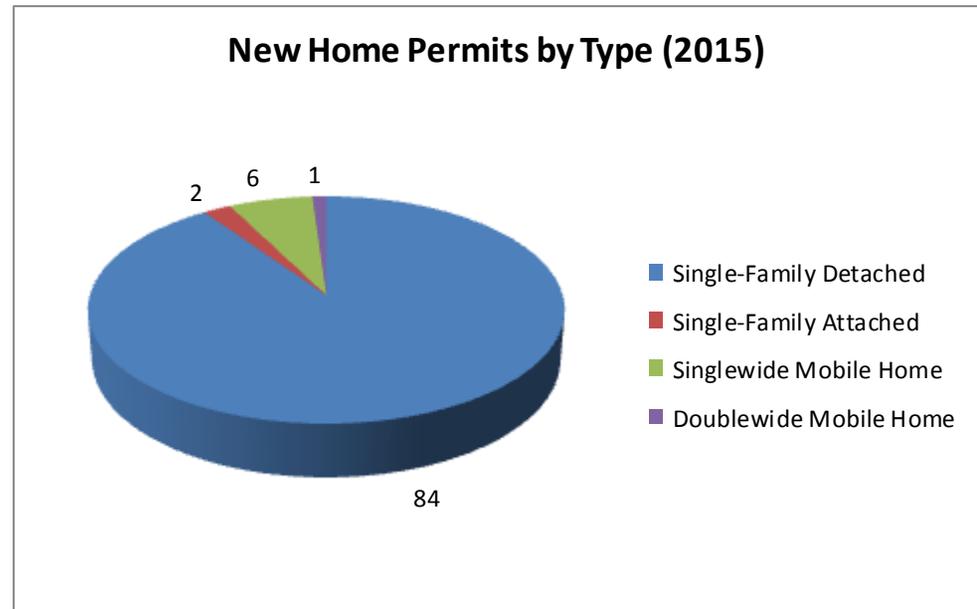
Generally, any project that involves building a new structure, altering an existing structure, or demolishing a structure will require a building permit. Fluvanna County issues building permits for all construction within its boundaries. The number of building permits issued for new home construction helps officials understand the rate at which residential growth is occurring and where it is concentrated. In Fluvanna County, most new dwellings constructed are single-family units.

**Table 3: Building Permits Issued for New Homes by Type (2015)**

Housing Type	Number of Permits Issued	Percentage of Total
Single-Family Detached	84	90%
Single-Family Attached	2	2%
Singlewide Mobile Home	6	7%
Doublewide Mobile Home	1	1%
<b>TOTAL</b>	<b>93</b>	<b>100.0%</b>

Source: Dept. of Building Inspections

**Figure 2: Building Permits Issued for New Homes by Type (2015)**



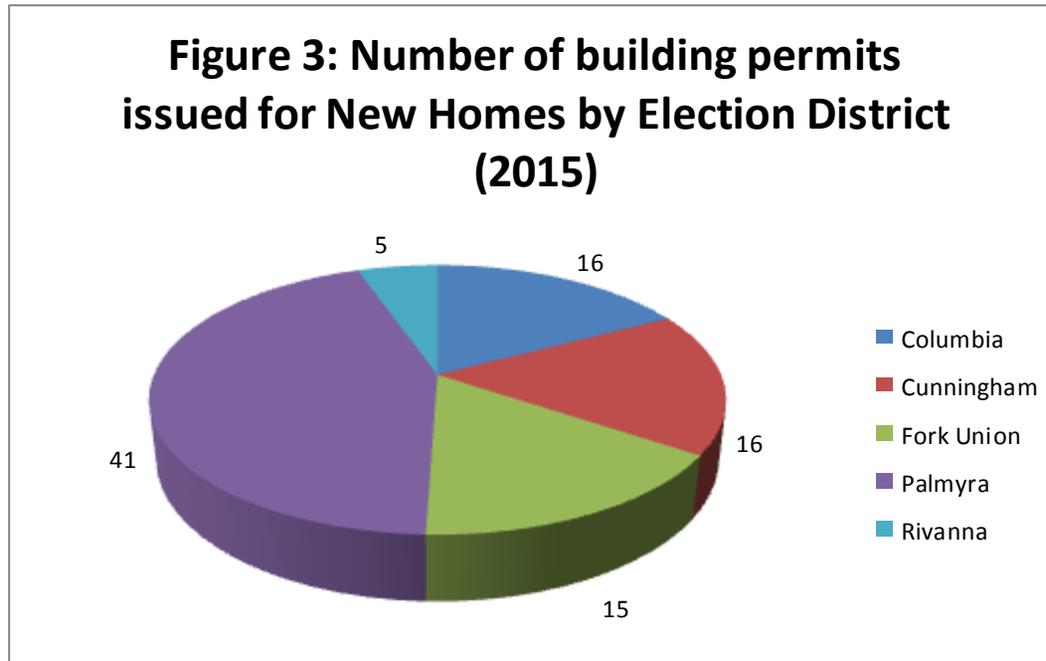
**Image 6:** A new lot being prepared for housing

## RESIDENTIAL ACTIVITY: BUILDING PERMITS

**Table 4: Building Permits Issued for New Homes by Election District (2015)**

Election District	Number of permits issued	Percentage of total
Columbia	16	17.20%
Cunningham	16	17.20%
Fork Union	15	16.13%
Palmyra	41	44.09%
Rivanna	5	5.38%
<b>Total</b>	<b>93</b>	<b>100.00%</b>

**Figure 3: Number of building permits issued for New Homes by Election District (2015)**

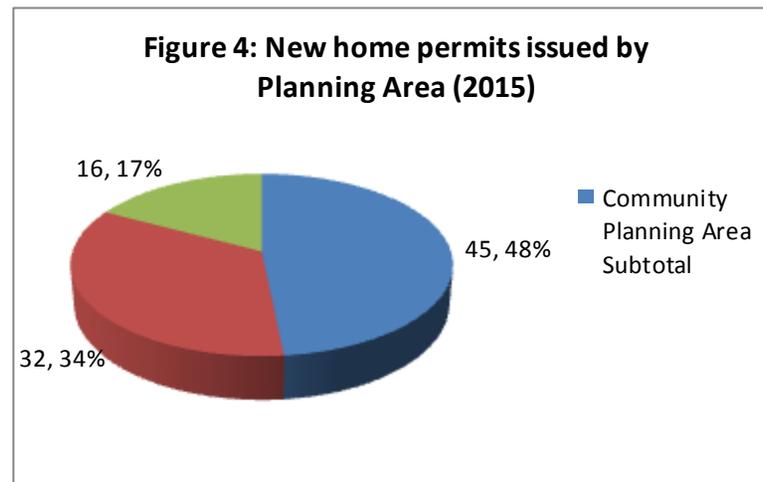


Source: Dept. of Building Inspections

## RESIDENTIAL ACTIVITY: BUILDING PERMITS

**Table 5: Building Permits Issued for New Homes by Planning Area (2015)**

Planning Area	Number of Permits Issued	Percentage of Total
Columbia Community Planning Area	0	0.00%
Fork Union Community Planning Area	1	2.22%
Palmyra Community Planning Area	1	2.22%
Rivanna Community Planning Area	34	75.56%
Scottsville Community Planning Area	0	0.00%
Zion Crossroads Community Planning Area	9	20.00%
<b>Community Planning Area Subtotal</b>	<b>45</b>	<b>48.39%</b>
<b>Rural Residential Subtotal</b>	<b>32</b>	<b>34.41%</b>
<b>Rural Preservation Subtotal</b>	<b>16</b>	<b>17.20%</b>
<b>TOTAL</b>	<b>93</b>	<b>100.00%</b>

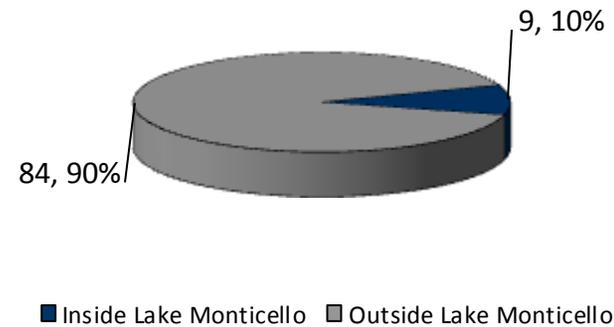


Source: Dept. of Building Inspections

## RESIDENTIAL ACTIVITY: BUILDING PERMITS

Lake Monticello is Fluvanna County’s largest population center. According to the 2010 census, Lake Monticello housed 9,920 residents, which represents 38.6% of Fluvanna County’s total population (2010 Census: 25,691). Since its establishment in the early 1970s, Lake Monticello has supported most of the County’s residential growth. As the community approaches build-out, new construction has slowed; new homes in Lake Monticello represent only a small portion of all new construction countywide. According to County estimates, about 80 of the community’s 5,000 or so lots are vacant.

**Figure 5: Number of Permits Issued Inside versus Outside Lake Monticello (2014)**



**Table 6: Number of Permits Issued for New Detached Homes Inside versus Outside Lake Monticello (2015)**

	Inside Lake Monticello	Outside Lake Monticello	County Overall
<b>Number of Permits Issued</b>	9	84	93
<b>Percentage of Total</b>	9.7%	90.3%	100.0%
<b>Average Cost of New Homes</b>	266,974	209,180	\$238,077
<b>Total Cost of New Homes</b>	<b>\$2,402,766</b>	<b>\$17,571,120</b>	<b>\$19,973,886</b>

Source: Dept. of Building Inspections

## RESIDENTIAL ACTIVITY: BUILDING PERMITS

**Table 7: Building Permits Issued for New Homes Inside versus Outside Lake Monticello (2015)**

Year	Inside Lake Monticello	Outside Lake Monticello	Total Countywide	Percentage Change from Previous Year
<b>2001</b>	282	171	<b>453</b>	<b>30.1%</b>
<b>2002</b>	269	162	<b>431</b>	<b>-4.9%</b>
<b>2003</b>	138	221	<b>359</b>	<b>-16.7%</b>
<b>2004</b>	154	182	<b>336</b>	<b>-6.4%</b>
<b>2005</b>	79	184	<b>263</b>	<b>-21.7%</b>
<b>2006</b>	42	176	<b>218</b>	<b>-17.1%</b>
<b>2007</b>	27	150	<b>177</b>	<b>-18.8%</b>
<b>2008</b>	23	95	<b>118</b>	<b>-33.3%</b>
<b>2009</b>	9	103	<b>112</b>	<b>-5.1%</b>
<b>2010</b>	9	100	<b>109</b>	<b>-2.7%</b>
<b>2011</b>	6	61	<b>67</b>	<b>-38.5%</b>
<b>2012</b>	5	72	<b>77</b>	<b>14.9%</b>
<b>2013</b>	6	82	<b>88</b>	<b>13.0%</b>
<b>2014</b>	7	63	<b>70</b>	<b>-20.5%</b>
<b>2015</b>	9	84	<b>93</b>	<b>32.9%</b>

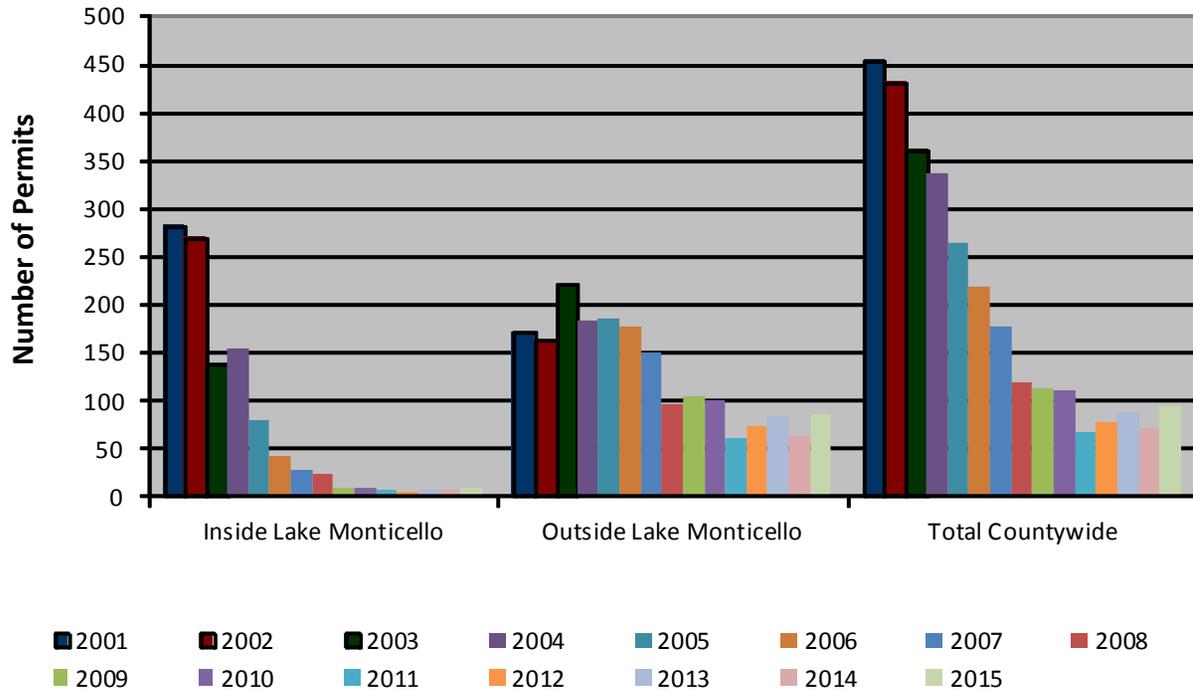
Source: Dept. of Building Inspections

## RESIDENTIAL ACTIVITY: BUILDING PERMITS

Since the early 1970s, thousands of homes have been constructed in Lake Monticello, Fluvanna County’s largest subdivision. In the early 2000s, more homes were built in Lake Monticello than in the rest of the County. In 2001, approximately 62.3% of new homes (282 units) constructed in Fluvanna County were located within Lake Monticello. As the community has approached buildout, the number of new homes constructed within Lake Monticello has dropped considerably. From 2009 through to 2015, only 51 new homes were built in the community.

**Figure 6**

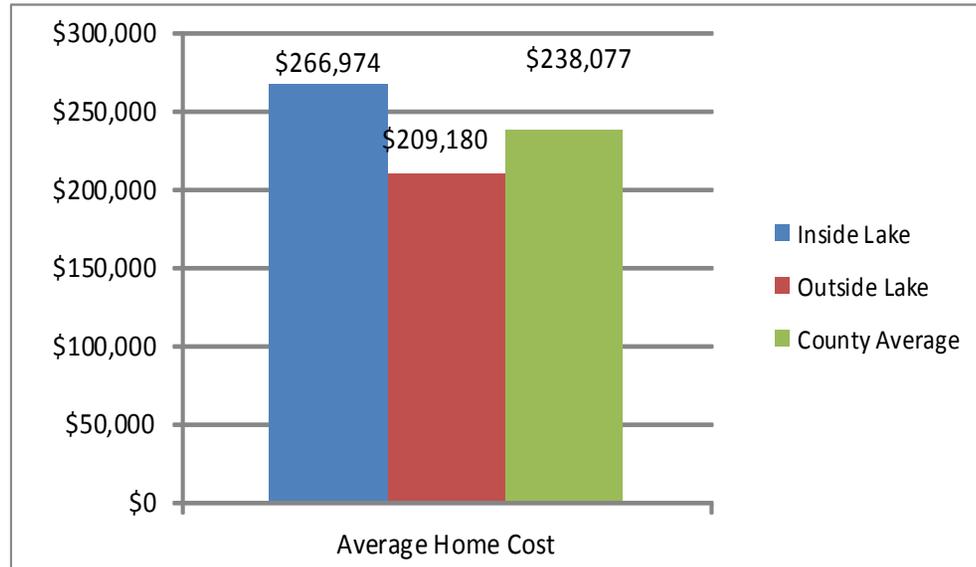
**Building Permits Issued for New Homes Inside versus Outside Lake Monticello (2001 - 2015)**



## RESIDENTIAL ACTIVITY: BUILDING PERMITS

When applying for a building permit, builders must provide an estimate of the home’s construction cost. In 2015, the average construction cost of a new home in Fluvanna County was \$209,180. Inside Lake Monticello, the average construction cost for a new home was \$266,974. Outside of Lake Monticello, the average construction cost for a new home was \$238,077. Note that the average construction cost does not include land costs.

**Figure 7: Average costs of home construction**



**Table 8: Average Construction Cost of New Homes (2015)**

	Inside Lake Monticello	Outside Lake Monticello	Countywide
<b>Average Cost of New De-tached Homes</b>	\$266,974	\$209,180	\$238,077

**Table 9: Average costs of home construction**

<b>New Attached Homes</b>	<b>Average Cost of New At-tached Homes</b>
2	\$ 211,500

## RESIDENTIAL ACTIVITY: BUILDING PERMITS

As the number of new homes constructed in Lake Monticello continues to decline, builders are purchasing lots in other newly-developed communities. In 2015, River Oaks, located near Lake Monticello, had more new building permits (14) issued than any other subdivision. The subdivisions with the highest number of building permits issued for new homes are located in the northwestern corner of the County, near Lake Monticello and Zion Crossroads.

**Table 10: Subdivisions with the Highest Number of Building Permits Issued for New Homes (2015)**

Subdivision	Permits Issued
River Oaks	14
Lake Monticello	9
Sycamore Landing	9
Nahor Village	7
Two Rivers	6
Meadow Brook	4
Boxwood	3
Needham Village	3
Rosewood Manor	2
Fox Glen	1
Oliver Ridge	1
South Keswick	1
<b>TOTAL</b>	<b>60</b>

Source: Dept. of Building Inspections

## RESIDENTIAL ACTIVITY: SUBDIVISIONS

The subdivision ordinance regulates the division of land. Regulations within the subdivision ordinance control the dimensions of lots, the extent and nature of required utilities, plat details, and necessary transportation improvements. Virginia Code requires all localities to adopt a subdivision ordinance. The approval of subdivision plans is an administrative process; local planning staff reviews subdivision plans to determine whether or not they meet the provisions of the subdivision ordinance. In Fluvanna County, most new subdivisions are associated with residential development.



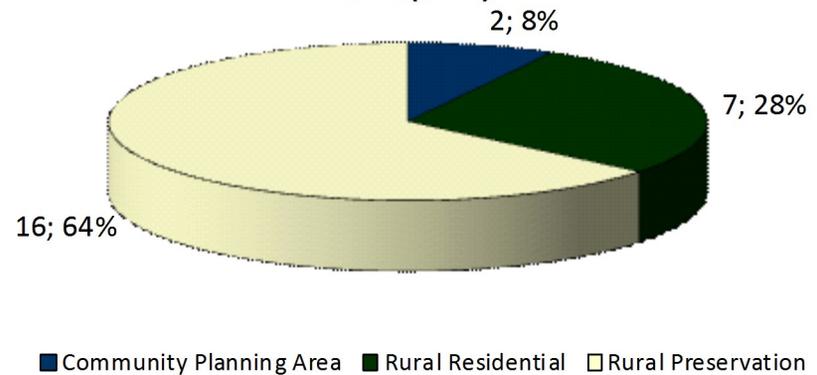
**Image 7:** New housing on Mulberry Dr.

## RESIDENTIAL ACTIVITY: SUBDIVISIONS

**Table 11: Approved Subdivision Lots by Planning Area (2015)**

Planning Area	Subdivisions Type and Number of Lots			
	Major	Minor	Family	Total
Columbia CPA	0	0	0	0
Fork Union CPA	0	0	0	0
Palmyra CPA	0	0	0	0
Rivanna CPA	0	2	0	2
Scottsville CPA	0	0	0	0
Zion Crossroads CPA	0	0	0	0
<b>Community Planning Area</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>2</b>
<b>Rural Residential</b>	<b>0</b>	<b>5</b>	<b>2</b>	<b>7</b>
<b>Rural Preservation</b>	<b>0</b>	<b>4</b>	<b>12</b>	<b>16</b>
<b>TOTAL</b>	<b>0</b>	<b>11</b>	<b>14</b>	<b>25</b>

**Figure 8: Approved Subdivision Lots by Planning Area (2015)**



In 2015, twenty-five (25) lots were created and approved through the subdivision process. Eleven (11) of these lots were created as part of *minor subdivisions* (subdivisions with five or fewer lots). Fourteen (14) lots were associated with *family subdivisions*, which permit the transfer of land to closely-related family members. There were no *major subdivisions*.

Most of the lots created were located within the Rural Preservation Planning Areas; the second largest number of lots created were located in the Rural Residential Planning Areas, as designated within the 2015 Comprehensive Plan. Rural Preservation Planning Areas are intended to be the least developed areas of the county, with very low-density residential development. The Rural Residential Planning Area is intended to accommodate limited low-density residential development (no more than one unit per two acres) and agricultural uses. Community Planning Areas are intended to accommodate higher-density development near existing communities.

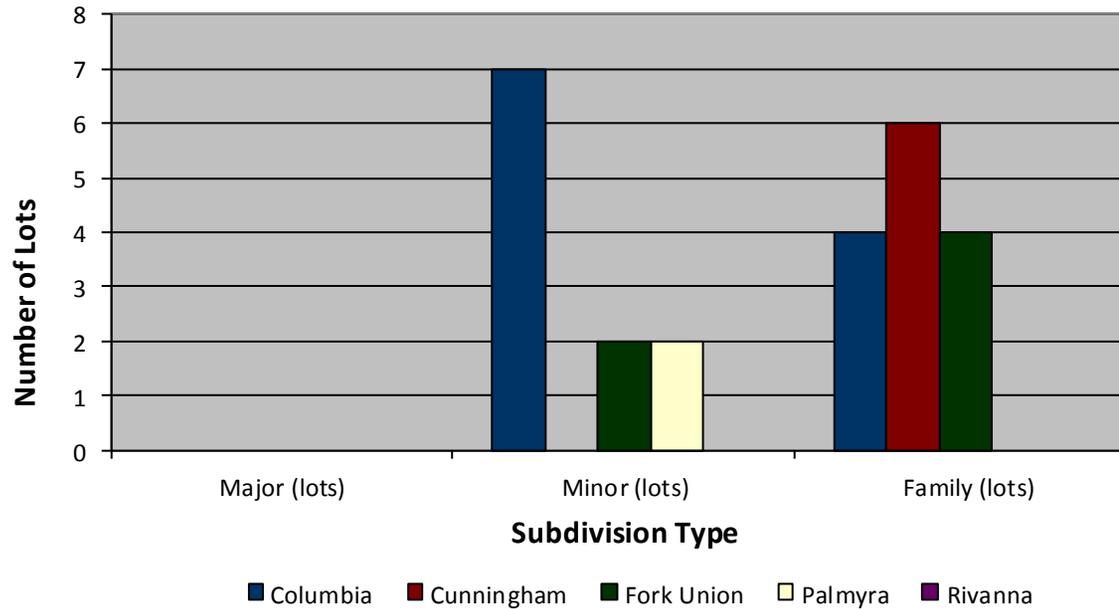
## RESIDENTIAL ACTIVITY: SUBDIVISIONS

**Table 12: Approved Subdivision Lots by Election District (2015)**

Election District	Major (lots)	Minor (lots)	Family (lots)	Total (lots)	% of Total
<b>Columbia</b>	0	7	4	11	44%
<b>Cunningham</b>	0	0	6	6	24%
<b>Fork Union</b>	0	2	4	6	24%
<b>Palmyra</b>	0	2	0	2	8%
<b>Rivanna</b>	0	0	0	0	0%
<b>Total (lots)</b>	<b>0</b>	<b>11</b>	<b>14</b>	<b>25</b>	<b>100%</b>

Source: Dept. of Planning & Community Development

**Figure 9: Approved Subdivision Lots by Election District (2015)**



## RESIDENTIAL ACTIVITY: SUBDIVISIONS

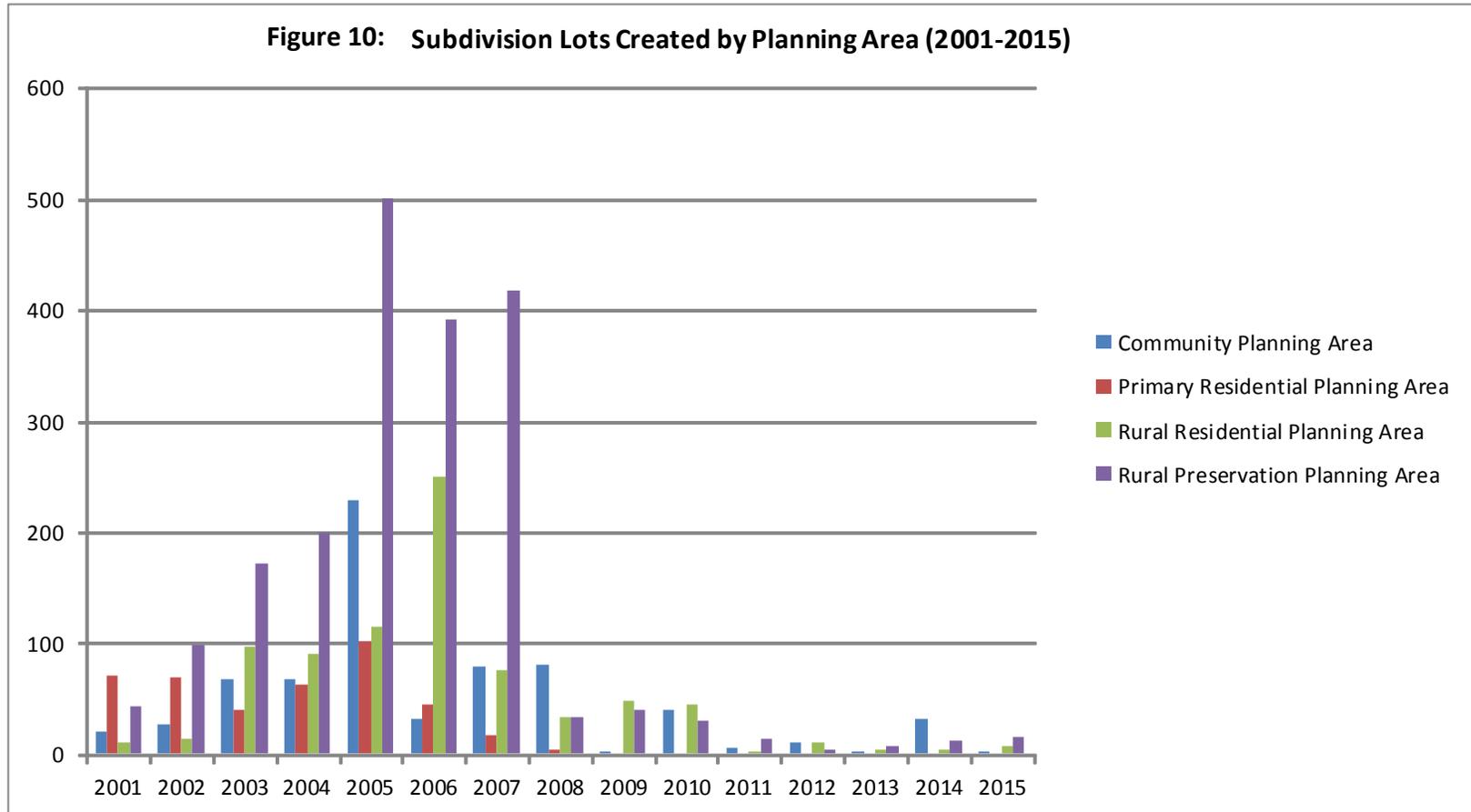
**Table 13: Approved Subdivision Lots by Planning Area (2001 - 2015)**

<b>Year</b>	<b>Community Planning Area</b>	<b>Primary Residential Planning Area</b>	<b>Rural Residential Planning Area</b>	<b>Rural Preservation Planning Area</b>	<b>Total</b>	<b>% Change from Previous Year</b>
<b>2001</b>	21	70	11	43	<b>145</b>	<b>49.50%</b>
<b>2002</b>	26	69	13	98	<b>206</b>	<b>42.10%</b>
<b>2003</b>	67	40	97	172	<b>376</b>	<b>82.50%</b>
<b>2004</b>	67	63	91	199	<b>420</b>	<b>11.70%</b>
<b>2005</b>	228	102	115	501	<b>946</b>	<b>125.20%</b>
<b>2006</b>	32	44	250	392	<b>718</b>	<b>-24.10%</b>
<b>2007</b>	79	17	75	418	<b>589</b>	<b>-17.97%</b>
<b>2008</b>	80	4	33	33	<b>150</b>	<b>-74.53%</b>
<b>2009</b>	2	0	48	40	<b>90</b>	<b>-40.00%</b>
<b>2010</b>	40	0	45	30	<b>115</b>	<b>21.74%</b>
<b>2011</b>	6	0	2	14	<b>22</b>	<b>-82.61%</b>
<b>2012</b>	11	0	11	4	<b>26</b>	<b>18.18%</b>
<b>2013</b>	2	NA	4	7	<b>13</b>	<b>-50.00%</b>
<b>2014</b>	31	NA	4	12	<b>47</b>	<b>261.54%</b>
<b>2015</b>	2	NA	7	16	<b>25</b>	<b>-46.81%</b>

\* Primary Residential Planning Areas were eliminated

## RESIDENTIAL ACTIVITY: SUBDIVISIONS

Subdivision activity has slowed significantly since 2007. In the mid-2000s, thousands of lots were created in Fluvanna County; most of these lots were located in areas designated for rural preservation. After 2007, the number of lots approved annually dropped dramatically. From 2008 to 2015, only 488 new lots were created, fewer than the number of lots created in 2007 alone.



## RESIDENTIAL ACTIVITY: FLUVANNA/LOUISA HOUSING FOUNDATION

As part of the County’s commitment to addressing housing needs, the Fluvanna/Louisa Housing Foundation, a non-profit organization, was established by Fluvanna County residents in 1990 to improve substandard housing countywide. Since its founding, the organization has installed plumbing in over 100 homes, assisted many first-time homebuyers, and performed hundreds of emergency repairs. The organization also manages the Housing Choice voucher program.

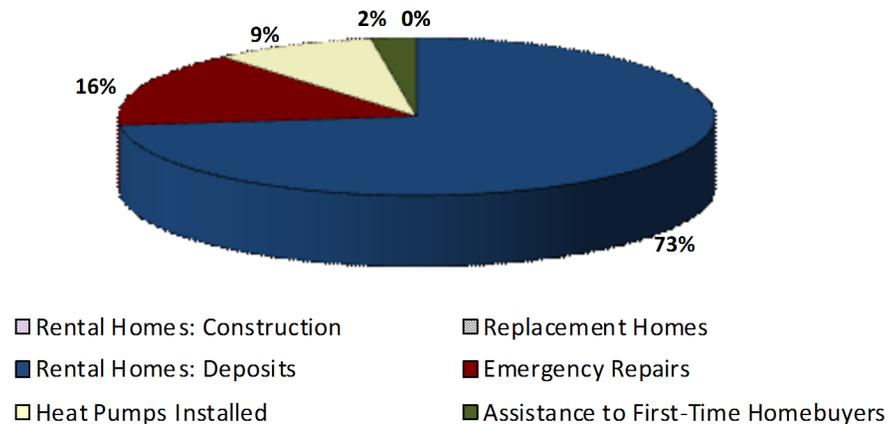
Fluvanna County contributes funds to the Fluvanna/Louisa Housing Foundation. It contributed \$16,000 to the Foundation in 2015.

**Table 14: Fluvanna/Louisa Housing Foundation Expenditures on Major Activities (2015)**

Type of Activity	Cost
Rental Homes: Construction	\$0
Replacement Homes	\$0
Rental Homes: Deposits	\$135,000
Emergency Repairs	\$28,600
Heat Pumps Installed	\$16,350
Assistance to First-Time Homebuyers	\$4,500
<b>TOTAL</b>	<b>\$184,450</b>

Source: Fluvanna/Louisa Housing Foundation

**Figure 11: Fluvanna/Louisa Housing Foundation Expenditures on Major Activities (2015)**

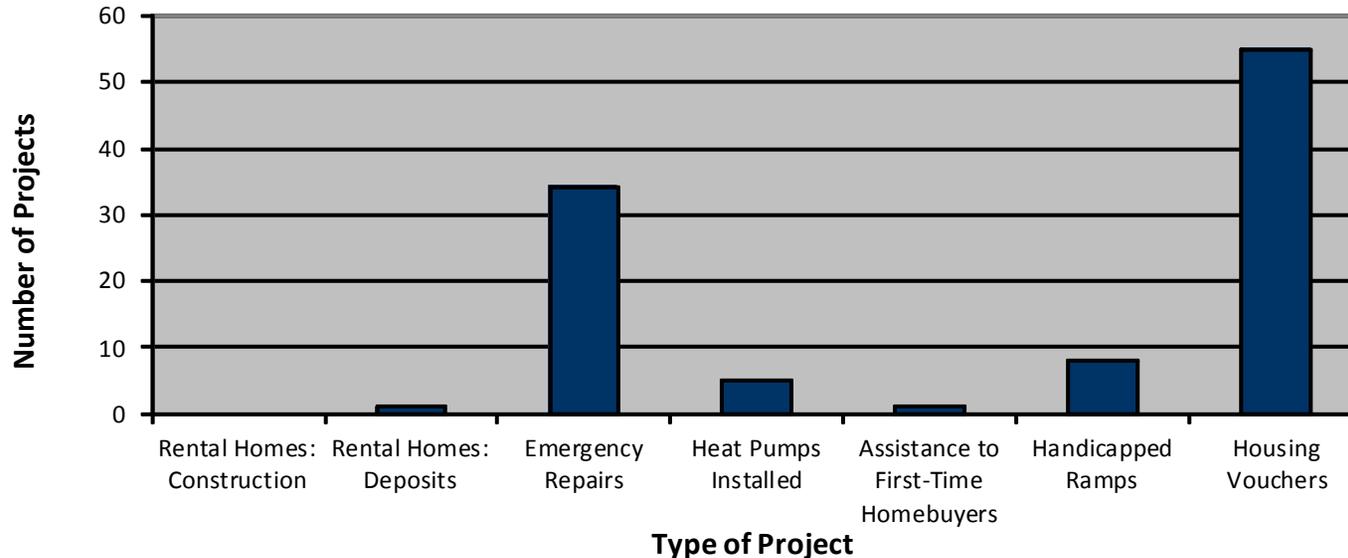


## RESIDENTIAL ACTIVITY: FLUVANNA/LOUISA HOUSING FOUNDATION

**Table 15: Number of Projects Completed by the Fluvanna/Louisa Housing Foundation (2015)**

Project	Number
Rental Homes: Construction	0
Rental Homes: Deposits	1
Emergency Repairs	34
Heat Pumps Installed	5
Assistance to First-Time Homebuyers	1
Handicapped Ramps	8
Housing Vouchers	55
<b>TOTAL</b>	<b>104</b>

**Number of Projects Completed by the  
Fluvanna/Louisa Housing Foundation (2015)**



## DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Per Fluvanna County’s zoning ordinance (Chapter 22), site development plans must be submitted whenever there is construction that causes a visible change; “visible change” includes grading, clearing for development, mining, or building improvements that change the traffic circulation on the site. Agricultural and forestry activities, as well as the construction of single-family homes on individual lots, are exempt from site plan requirements. Most site plans are reviewed administratively; sketch plans that preclude major site plans must be reviewed by the Planning Commission.



**Image 8:** Lake Monticello Golf Clubhouse (SDP 15:06)

## DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

**Table 16: Site Development Plans within Community Planning Areas (2015)**

Community Planning Areas							
Use	Project Description	Applicant	Planning Area	Zoning	Election District	Site Plan Type	Status
Commercial	Single story, climate controlled self storage building	Coleman-Elder LLC	Columbia CPA	B1	Columbia	Major	Approved
Commercial	Existing Van der Linde Recycling Center	Peter Van der Linde	Columbia CPA	I1	Columbia	Minor	Approved
Commercial	Medical Office	Rivanna Land and Development LLC	Palmyra CPA	B1	Palmyra	Minor	Final-Sent in Comments/ Waiting on Revision
Institutional	Church	Palmyra United Methodist Church	Palmyra CPA	A1/B1	Palmyra	Sketch Plan	Approved
Commercial	New golf clubhouse and cart barn	Lake Monticello Owners Association	Rivanna CPA	R4	Cunningham	Major	Approved
Institutional	Firehouse/Rescue Squad	Lake Monticello Volunteer Fire Rescue	Rivanna CPA	R4	Cunningham	Major	Approved
Commercial	Metal storage building, gravel road/parking	Green Springs Timber	Zion Crossroads CPA	I1	Columbia	Major	PC
Industrial	Property located along Zion Station Court	JA-ZAN LLC	Zion Crossroads CPA	I1	Columbia	Major	Sketch Received/Need to Review
N/A	Vacant	JA-ZAN LLC	Zion Crossroads CPA	I1	Columbia	N/A	Withdrawn
N/A	Vacant	Figgins Revocable Trust	Zion Crossroads CPA	I1	Columbia	N/A	PC Approved/ Waiting on New Plats

## DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

**Table 17: Site Development Plans outside Community Planning Areas (2015)**

Rural Preservation							
Use	Project Description	Applicant	Planning Area	Zoning	Election District	Site Plan Type	Status
Agricultural	Scheier Natural Area	Rivanna Conservation Society Inc.	Rural Preservation	A1	Cunningham	Sketch Plan	Approved
Agricultural	Grass and Forested undeveloped property with grave	Paul Beyer	Rural Preservation	A1	Fork Union	Major	Sketch Received/Need to Review
Institutional	Major Site Plan	Beulah Baptist Church	Rural Preservation	A1	Columbia	Major	Sketch Received/Need to Review
Institutional	1/7 mile running track and 3 parking spaces	Effort Baptist Church	Rural Preservation	A1	Cunningham	Sketch Plan	Approved

Rural Residential							
Use	Project Description	Applicant	Planning Area	Zoning	Election District	Site Plan Type	Status
Agricultural	Land/Pole Barn	Timothy C. Reese	Rural Residential	A1	Palmyra	Minor	Approved
Commercial	Minor site plan for a storage building	Deer Park Properties	Rural Residential	B1	Palmyra	Minor	Approved
Commercial	Minor site plan	Transcontinental Gas Pipeline	Rural Residential	R1	Cunningham	Minor	Approved
Commercial	Ice cream stand	Jim Toms	Rural Residential	B1	Palmyra	Minor	Sketch-Sent it Comments/Waiting on Revision
Industrial	Existing Power Generation Facility	Virginia Electric and Power Company	Rural Residential	A1/I1	Fork Union	Major	Approved
Industrial	Bremo Power Station, Amendment to SDP 13:05	Virginia Electric and Power Company	Rural Residential	I1	Fork Union	Amendment	Approved
Institutional	Amendment of SDP 11:04	Cavalry Chapel Fluvanna	Rural Residential	A1	Fork Union	Amendment	Approved

## DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

**Table 18: Site Development Plans by Use (2015)**

Agricultural, 2015							
Use	Project Description	Applicant	Planning Area	Zoning	Election District	Site Plan Type	Status
Agricultural	Land/Pole Barn	Timothy C. Reese	Rural Residential	A1	Palmyra	Minor	Approved
Agricultural	Scheier Natural Area	Rivanna Conservation Society Inc.	Rural Preservation	A1	Cunningham	Sketch Plan	Approved
Agricultural	Grass and Forested undeveloped property with grave	Paul Beyer	Rural Preservation	A1	Fork Union	Major	Sketch Received/ Need to Review
Commercial, 2015							
Commercial	Minor site plan for a storage building	Deer Park Properties	Rural Residential	B1	Palmyra	Minor	Approved
Commercial	Medical Office	Rivanna Land and Development LLC	Palmyra CPA	B1	Palmyra	Minor	Final-Sent in Comments/Waiting on Revision
Commercial	Minor site plan	Transcontinental Gas Pipeline	Rural Residential	R1	Cunningham	Minor	Approved
Commercial	Single story, climate controlled self storage building	Coleman-Elder LLC	Columbia CPA	B1	Columbia	Major	Approved
Commercial	New golf clubhouse and cart barn	Lake Monticello Owners Association	Rivanna CPA	R4	Cunningham	Major	Approved
Commercial	Metal storage building, gravel road/parking	Green Springs Timber	Zion Crossroads CPA	I1	Columbia	Major	PC
Commercial	Ice cream stand	Jim Toms	Rural Residential	B1	Palmyra	Minor	Sketch-Sent it Comments/Waiting on Revision
Commercial	Existing Van der Linde Recycling Center	Peter Van der Linde	Columbia CPA	I1	Columbia	Minor	Approved

## DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

**Table 19: Site Development Plans by Use (2015)**

Industrial, 2015							
Industrial	Existing Power Generation Facility	Virginia Electric and Power Company	Rural Residential	A1/I1	Fork Union	Major	Approved
Industrial	Property located along Zion Station Court	JA-ZAN LLC	Zion Crossroads CPA	I1	Columbia	Major	Sketch Received/ Need to Review
Industrial	Bremo Power Station, Amendment to SDP 13:05	Virginia Electric and Power Company	Rural Residential	I1	Fork Union	Amendment	Approved
Institutional, 2015							
Institutional	Firehouse/Rescue Squad	Lake Monticello Volunteer Fire Rescue	Rivanna CPA	R4	Cunningham	Major	Approved
Institutional	Major Site Plan	Beulah Baptist Church	Rural Preservation	A1	Columbia	Major	Sketch Received/ Need to Review
Institutional	1/7 mile running track and 3 parking spaces	Effort Baptist Church	Rural Preservation	A1	Cunningham	Sketch Plan	Approved
Institutional	Church	Palmyra United Methodist Church	Palmyra CPA	A1/B1	Palmyra	Sketch Plan	Approved
Institutional	Amendment of SDP 11:04	Cavalry Chapel Fluvanna	Rural Residential	A1	Fork Union	Amendment	Approved
N/A	Vacant	JA-ZAN LLC	Zion Crossroads CPA	I1	Columbia	N/A	Withdrawn
N/A	Vacant	Figgins Revocable Trust	Zion Crossroads CPA	I1	Columbia	N/A	PC Approved/ Waiting on New Plats

## DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

**Table 20: Site Development Plans by Project Type (2001 - 2015)**

Year	Commercial/Retail	Industrial	Public/Institutional	TOTAL
2001	5	0	4	9
2002	4	3	1	8
2003	6	2	2	10
2004	8	0	4	12
2005	4	3	0	7
2006	9	2	1	12
2007	9	5	6	20
2008	9	6	2	17
2009	5	3	2	10
2010	3	0	4	7
2011	9	5	2	16
2012	11	3	5	19
2013	4	4	5	13
2014	6	4	4	14
2015	7	3	5	18*
<b>TOTAL</b>	<b>99</b>	<b>43</b>	<b>47</b>	<b>192</b>

\*There were three agricultural SDPs in addition to the 18 listed here, for a total of 21 SDPs.

## DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

In 2015, site development plans were submitted for twenty (20) new projects throughout the County. Two (2) were withdrawn. Eight (8) of these projects were located within one of the community planning areas.

Figure 13: Site Development Plans by Type (2001 - 2015)

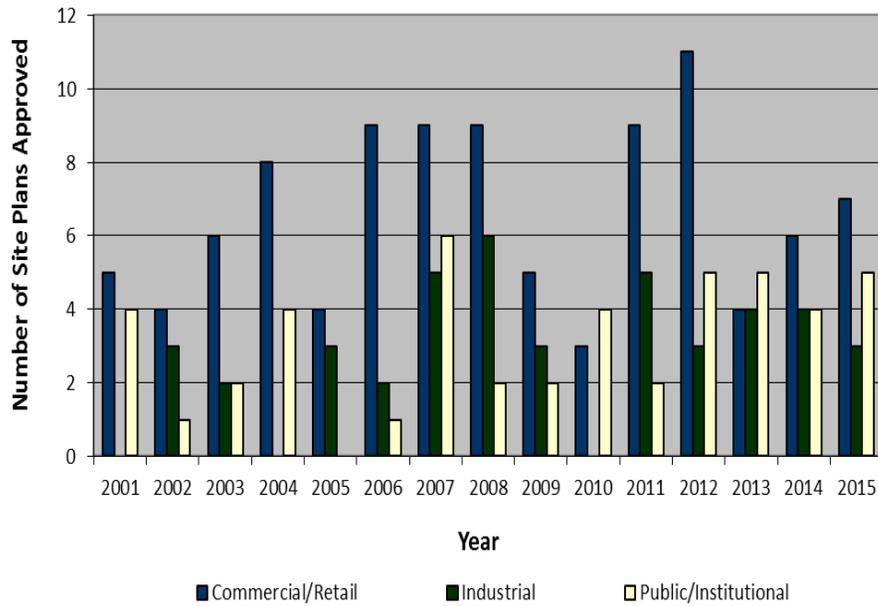
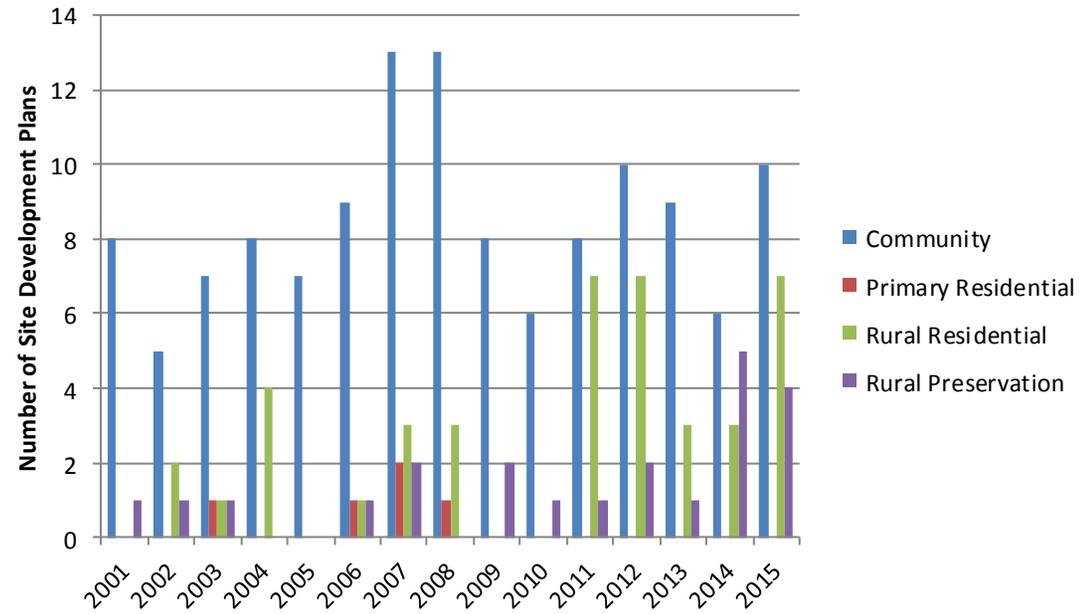


Figure 14: Site Development Plans by Planning Area



## **ZONING ACTIVITY: ZONING TEXT AMENDMENTS**

The zoning ordinance establishes regulations governing the use of land. Fluvanna County's zoning ordinance includes eleven (11) different districts and describes the allowable uses permitted in each district. It also establishes design standards for new development.

Fluvanna County's zoning ordinance was first adopted in January 1974. Since that time, its text has been amended to reflect the changing needs of the community. Many, but not all, of the zoning text amendments have been initiated by the Planning Commission or Board of Supervisors.

Five (5) text amendments were reviewed by the Planning Commission and Board of Supervisors in 2015.

Note: For tracking purposes, amendments to the zoning and subdivision ordinances are both classified as zoning text amendments (ZTAs).

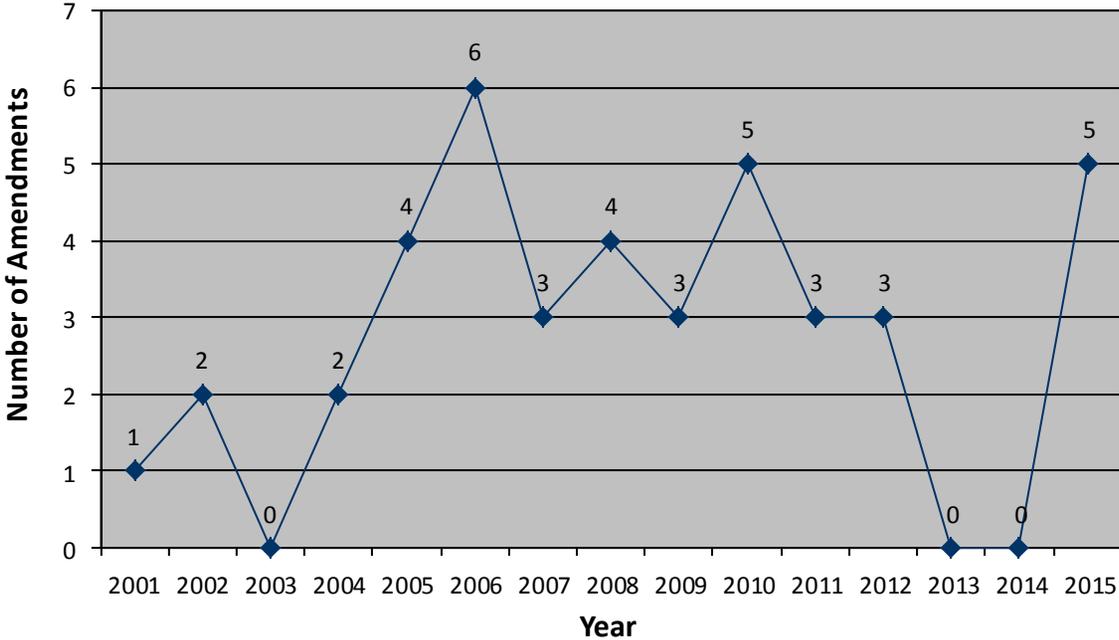
## ZONING ACTIVITY: ZONING TEXT AMENDMENTS

Most zoning text amendments have been initiated by the Planning Commission or the Board of Supervisors. Many of these amendments were intended to address changing development patterns, as well as economic, environmental, and public safety concerns. Since the County’s needs change regularly there is often at least one zoning text amendment annually, although 2013 and 2014 are exceptions to this tendency.

**Table 21: Zoning Text Amendments (2001 - 2015)**

Year	Number
2001	1
2002	2
2003	0
2004	2
2005	4
2006	6
2007	3
2008	4
2009	3
2010	5
2011	3
2012	3
2013	0
2014	0
2015	5
<b>TOTAL</b>	<b>36</b>

**Figure 15: Zoning Text Amendments (2001 - 2015)**



## ZONING ACTIVITY: ZONING MAP AMENDMENTS

Zoning map amendments are requests to change the zoning of a particular property (a **rezoning**). Requested zoning map amendments must be reviewed by the Planning Commission and approved by the Board of Supervisors. While these requests generally involve changing the property’s zoning classification from one district to another, they may also involve modifications to conditions imposed upon a property as part of a previous rezoning.

There are currently eleven different zoning districts: 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), Mobile Home Park (MHP), and Planned Unit Development (PUD).

**Table 22: Zoning Map Amendment Applications by Election District (2015)**

Election District	Planning Area	Applicant	Prior Zoning	New Zoning	Acreage	Status	Conditional
Palmyra	Palmyra CPA	Memory Lane Property	I1, I2	I2	6.9	Approved	No
Palmyra	Rivanna CPA	Steve L. Peters	A1	B1	21.5	Approved	No
Columbia	Zion Cross-roads CPA	White Oak Stone	A1	I1	4.3	Approved	No
Cunningham	Rural Residential	George W. Dansey	R1	A1	1.9	Approved	No
Columbia	Columbia CPA	Robin M. Travis	A1	B1	4.6	Approved	No
Palmyra	Rivanna CPA	Gardner Trust	A1	B1	13.4	Approved	No
						<b>TOTAL Acreage</b>	<b>39.2 acres</b>

## ZONING ACTIVITY: ZONING MAP AMENDMENTS

Table 23: Zoning Map Amendments Approved by Planning Area (2001—2015)

Planning Area	Acres Rezoned														
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
<b>Columbia</b>	**	**	**	**	**	**	**	**	0	0	0	0	0	0	4.6
<b>Fork Union</b>	11	0	0	0	0.3	9.5	7.1	0	0	0	0	0	5	0	0
<b>Palmyra</b>	0	0	0	52.1	4.8	52.1	5	0	231.8	0	0	0	2.6	230.6	6.9
<b>Rivanna</b>	18.5	116	16.5	42.7	0	11.4	43.7	0	2.9	44.2	0.0	1.4	0	36.6	21.5
<b>Scottsville</b>	**	**	**	**	**	**	**	**	0	0	0	0	0	0	0
<b>Zion Crossroads</b>	2	15.1	27.3	25.2	54.3	67.7	30.9	21.8	0	0	23.9	0	0	17.1	4.3
<b>Community Subtotal</b>	<b>20.5</b>	<b>131.1</b>	<b>43.8</b>	<b>67.9</b>	<b>54.3</b>	<b>140.7</b>	<b>86.7</b>	<b>21.8</b>	<b>234.7</b>	<b>44.2</b>	<b>23.9</b>	<b>1.4</b>	<b>7.6</b>	<b>284.3</b>	<b>37.3</b>
<b>Primary Residential</b>	<u>0</u>	0	0	0	0	1.5	0	0	*	*	*	*	*	*	*
<b>Rural Residential</b>	<u>0</u>	0	0	43.8	0	0	0	2	5.3	0	0	0	0	0	1.9
<b>Rural Preservation</b>	<u>0</u>	0	0	0	13.0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>31.5</b>	<b>131.1</b>	<b>43.8</b>	<b>163.9</b>	<b>72.4</b>	<b>142.1</b>	<b>86.7</b>	<b>23.8</b>	<b>240.0</b>	<b>44.2</b>	<b>23.9</b>	<b>1.4</b>	<b>7.6</b>	<b>284.3</b>	<b>39.2</b>

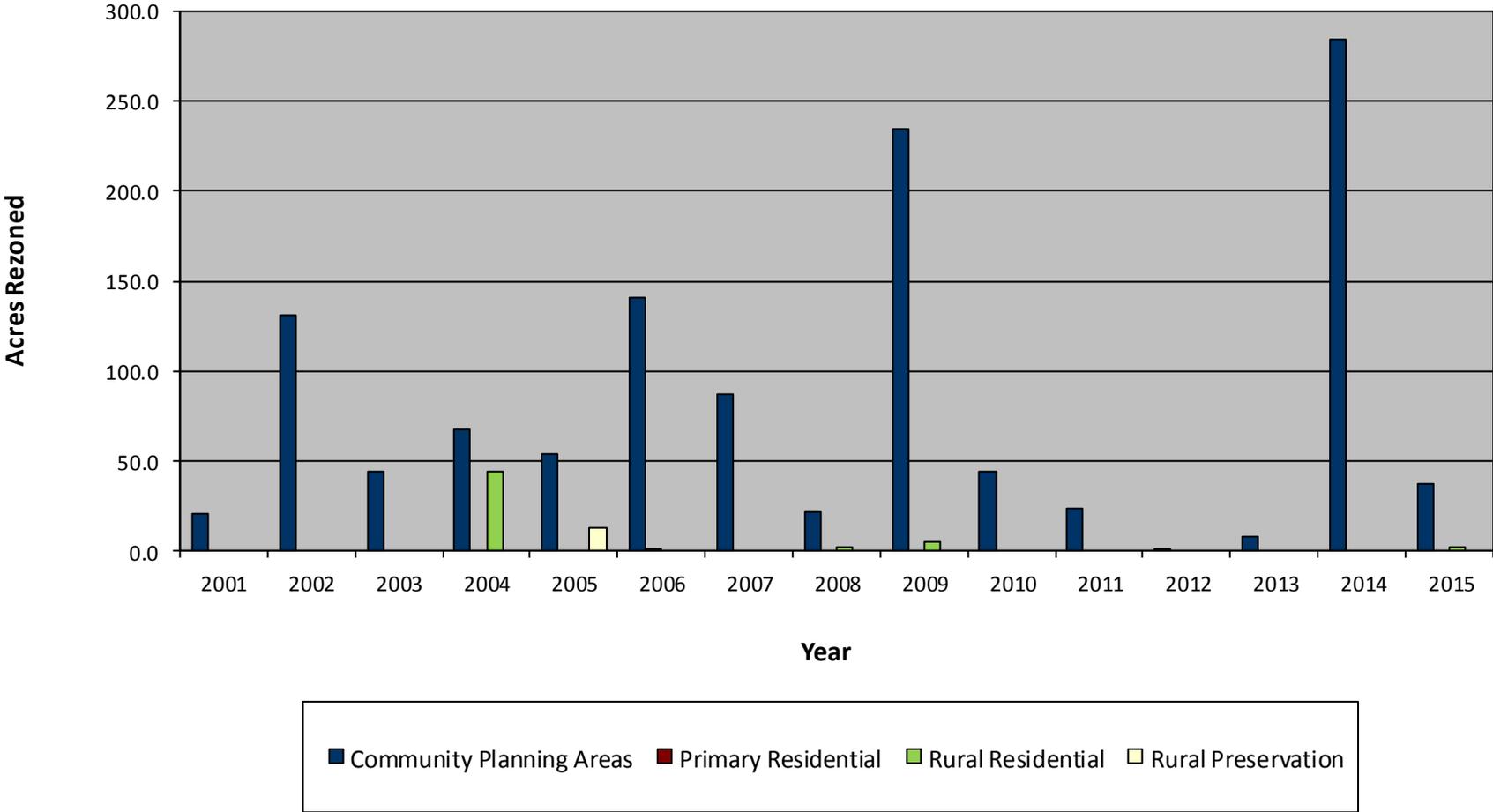
\* Primary Residential Planning Area was eliminated.

Source: Dept. of Planning & Community Development

\*\* Columbia CPA and Scottsville CPA were adopted as part of the 2009 Comprehensive Plan.

# ZONING ACTIVITY: ZONING MAP AMENDMENTS

Figure 16: Acreage rezoned by Planning Area (2001 - 2015)



## **ZONING ACTIVITY: SPECIAL USE PERMITS**

Within the Fluvanna County Zoning Ordinance, certain uses may be permitted in select districts with a special use permit; that is, uses that require a special use permit may be appropriate in certain locations, but not throughout the entire zoning district. The Planning Commission and the Board of Supervisors review special use permit applications to ensure that the proposed use:

- Does not change the character and established pattern of development in the surrounding location
- Is compatible with the uses permitted by-right in the zoning district
- Does not adversely affect the use or value of neighboring property

The Board of Supervisors may require that the applicants adhere to certain conditions. If the conditions are not met, the special use permit may be revoked.

## ZONING ACTIVITY: SPECIAL USE PERMITS

**Table 24: Special Use Permit (SUP) Applications by Use (2015)**

CPA						
Project Type	Description	Applicant	Zoning	Election District	Planning Area	Status
Commercial	Auction House	JCM III	I1	Fork Union	Fork Union CPA	Approved
Institutional	Amendment to SUP 14:04	Roundtop Limited Partner- ship	B1	Palmyra	Rivanna CPA	Approved
Institutional	Preschool/Aftercare	The Catholic Diocese of Richmond	A1	Cunningham	Rivanna CPA	Approved
Rural Residential						
Project Type	Description	Applicant	Zoning	Election District	Planning Area	Status
Commercial	Amendment of SUP 04:25	Stubben North America, Inc.	A1	Palmyra	Rural Residential	Approved
Commercial	Crust and Crumb	George W. Dansey	R1	Cunningham	Rural Residential	Approved
Commercial	Landscape supply	Jeff Jennings	A1	Palmyra	Rural Residential	Approved
Commercial	Outdoor recreational facility	Raymond Goffin	A1	Cunningham	Rural Residential	Deferred

Source: Dept. of Planning & Community Development

## ZONING ACTIVITY: SPECIAL USE PERMITS

**Table 25: Special Use Permit (SUP) Applications by Use (2015)**

Rural Preservation						
Project Type	Description	Applicant	Zoning	Election District	Planning Area	Status
Commercial	Commercial Amusement	Anthony N Smith	A1	Columbia	Rural Preservation	Approved
Industrial	Construct a raw water supply system	James River Water Authority	A1	Columbia	Rural Preservation	Approved
Other						
Project Type	Description	Applicant	Zoning	Election District	Planning Area	Status
Industrial	Construct a raw water supply system	Louisa County Water Authority	A1	Multiple	Multiple	Approved
<p>Note: The JRWA and the LCWA each had two SUPs; while there are 10 SUP's listed on this table and the one on the previous page, there were 12 overall in 2015</p>						

Source: Dept. of Planning & Community Development

## ZONING ACTIVITY: SPECIAL USE PERMITS

**Table 26: Special Use Permit (SUP) Applications by Election District (2001 - 2015)**

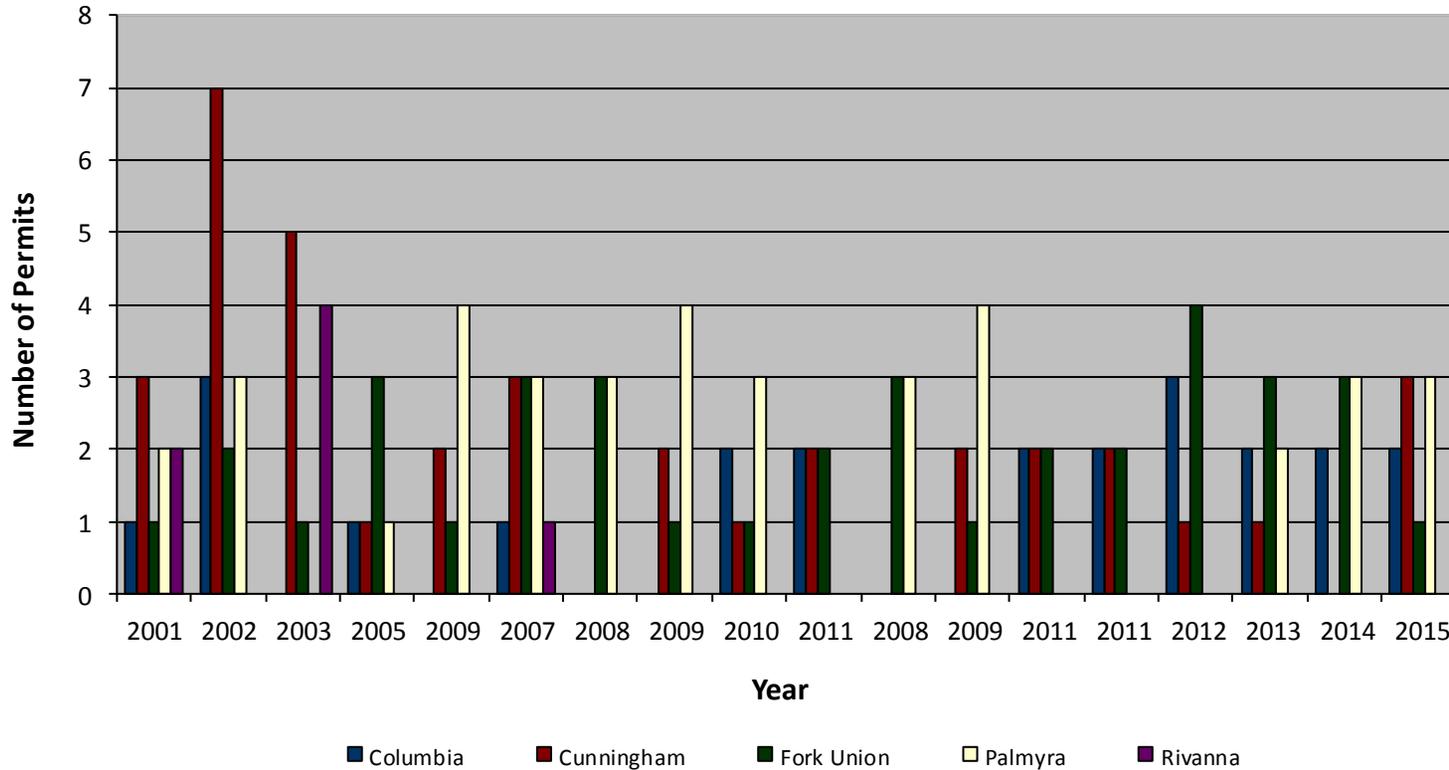
Year	Election District					
	Columbia	Cunningham	Fork Union	Palmyra	Rivanna	Total
2001	1	3	1	2	2	9
2002	3	7	2	3	0	15
2003	0	5	1	0	4	10
2004	2	6	5	8	0	21
2005	1	1	3	1	0	6
2006	2	1	0	8	1	12
2007	1	3	3	3	1	11
2008	0	0	3	3	0	6
2009	0	2	1	4	0	7
2010	2	1	1	3	0	7
2011	2	2	2	0	0	6
2012	3	1	4	0	0	8
2013	2	1	3	2	0	8
2014	2	0	3	3	0	8
2015	2	3	1	3	0	9*
<b>Total</b>	<b>21</b>	<b>33</b>	<b>32</b>	<b>40</b>	<b>8</b>	<b>134</b>

\*Out of the 10 SUP's listed in the previous two pages tables, only 9 took place in discrete districts. The 10th SUP (the LCWA) took place in multiple districts so is not represented in this chart. Also, The JRWA and the LCWA each had two SUPs; while there are 9 SUP's listed on this table, there were 12 overall in 2015

## ZONING ACTIVITY: SPECIAL USE PERMITS

Twelve (12) applications for special use permits (SUPs) were submitted Countywide. All of the proposals were located in rural parts of the County, outside of community planning areas. Most of these applications were for commercial facilities. As of March 2016, four (4) of the 12 applications for SUPs were confirmed approved via the Department's DID.

**Figure 17: Special Use Permit (SUP) Applications by Election District  
(2001 - 2015)**



## ZONING ACTIVITY: CODE COMPLIANCE

The Fluvanna County Zoning Ordinance describes what uses are permitted in each of the zoning districts and how these uses may be conducted. These regulations help promote the health, safety, and general welfare of Fluvanna County residents by designating the types of buildings, businesses, and activities that are acceptable in specific zoning districts. The Code Compliance Officer ensures that the regulations set forth in the zoning ordinance are enforced consistently and equitably. A wide variety of code issues routinely come to the County including subdivision and zoning ordinance violations, inoperative vehicle and junkyard complaints, and other nuisance and miscellaneous complaints. All complaints are investigated quickly, fairly, and thoroughly. Complainant information is kept confidential, but all complaints that are received, anonymous or otherwise, are processed.

In addition to investigating citizen complaints, the Code Compliance Officer completed several other projects:

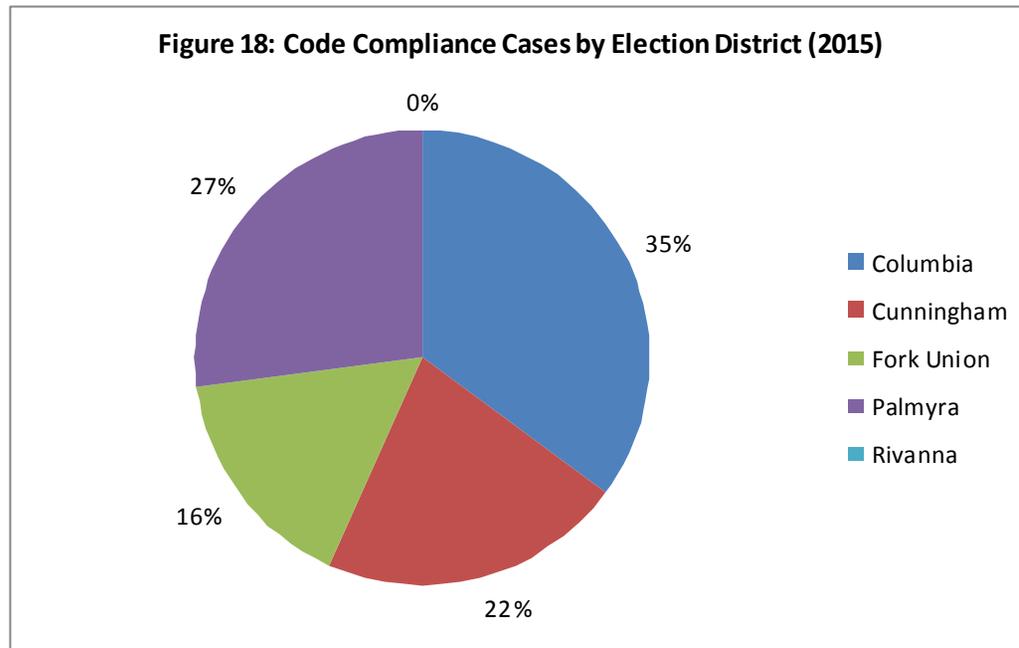
- Removed illegal signage within road right-of-way's throughout the County
- Monitored sound levels within industrial areas
- Inspected properties with existing Special Use Permits, Zoning Use Permits, and Site Development Plans
- Accompanied Health Department and Building Department officials on site inspections as requested
- Inspected and surveyed properties with problematic erosion and sediment control issues
- Completed photographic assessments of commercial, residential, and institutional properties
- Assisted Department of Building Inspections, Department of Public Works, and Planning Department with miscellaneous tasks
- Replaced damaged public hearing signs.

## ZONING ACTIVITY: CODE COMPLIANCE

**Table 27: Code Compliance Cases by Election District (2015)**

Election District	Closed Cases	Pending Cases	Total	% of Total
<b>Columbia</b>	12	1	13	35%
<b>Cunningham</b>	8	0	8	22%
<b>Fork Union</b>	5	1	6	16%
<b>Palmyra</b>	9	1	10	27%
<b>Rivanna</b>	0	0	0	0%
<b>Total</b>	<b>34</b>	<b>3</b>	<b>37</b>	<b>100%</b>

Source: Dept. of Planning & Community Development



## ZONING ACTIVITY: CODE COMPLIANCE

**Table 28: Code Compliance Cases by Planning Area (2015)**

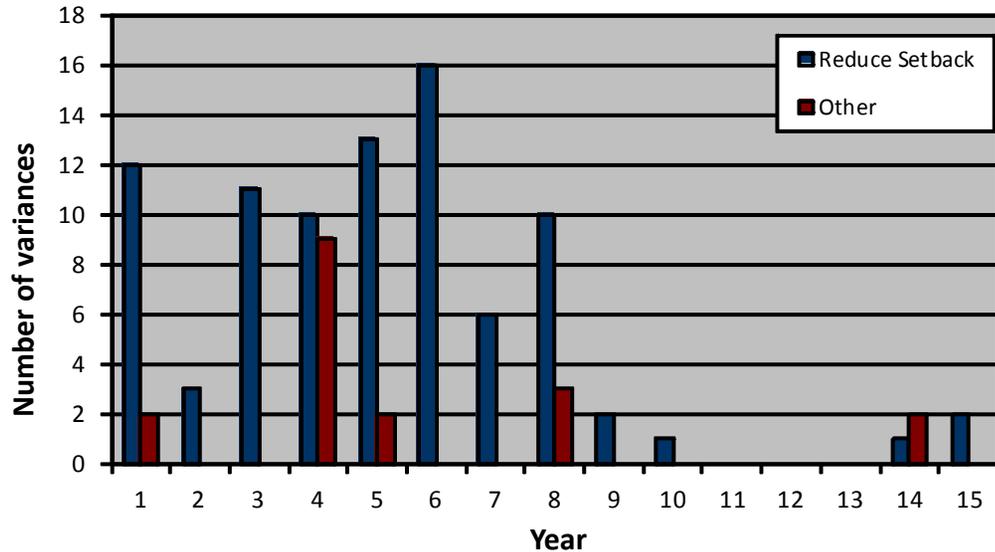
Planning Area	Case Status		
Community	Closed	Pending	Total
Columbia CPA	0	0	0
Fork Union CPA	0	1	1
Palmyra CPA	0	0	0
Rivanna CPA	3	1	4
Scottsville CPA	0	0	0
Zion Crossroads CPA	2	1	3
<b>Community Planning Area</b>	<b>5</b>	<b>3</b>	<b>8</b>
<b>Rural Residential</b>	<b>18</b>	<b>0</b>	<b>18</b>
<b>Rural Preservation</b>	<b>11</b>	<b>0</b>	<b>11</b>
<b>TOTAL</b>	<b>34</b>	<b>3</b>	<b>37</b>

## ZONING ACTIVITY: BOARD OF ZONING APPEALS

The Board of Zoning Appeals (BZA) is responsible for hearing appeals from orders, requirements, decisions, or determinations made by the zoning administrator or other local government staff. The BZA is also responsible for granting variances from zoning regulations. Virginia law requires that every locality with a zoning ordinance have a BZA.

There are currently five (5) members appointed to the BZA. The board is scheduled to meet monthly, but only convenes when an item is requested for their consideration.

**Figure 19: Zoning Variances by Year (2001 - 2015)**



**Table 29: Zoning Variances by Year (2001 - 2015)**

Type of Variance																
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total
<b>Reduce Set-back</b>	12	3	11	10	13	16	6	10	2	1	0	0	0	1	2	<b>87</b>
<b>Other</b>	2	0	0	9	2	0	0	3	0	0	0	0	0	2	0	<b>18</b>
<b>TOTAL</b>	<b>14</b>	<b>3</b>	<b>11</b>	<b>19</b>	<b>15</b>	<b>16</b>	<b>6</b>	<b>13</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>2</b>	<b>105</b>

Source: Dept. of Planning & Community Development

## ZONING ACTIVITY: BOARD OF ZONING APPEALS

Table 30: Zoning Variances by Election District (2015)

Election District	Type of Variance				TOTAL
	Reduce Setback	Reduce Parking Required	Reduce Public Road Frontage	Other	
<b>Columbia</b>	2	0	0	0	<b>2</b>
<b>Cunningham</b>	0	0	0	0	<b>0</b>
<b>Fork Union</b>	0	0	0	0	<b>0</b>
<b>Palmyra</b>	0	0	0	0	<b>0</b>
<b>Rivanna</b>	0	0	0	0	<b>0</b>
<b>TOTAL</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>

Source: Dept. of Planning & Community Development

## PRESERVATION PROGRAMS: OVERVIEW

Despite experiencing rapid population growth over the past decade, Fluvanna County retains its rural character. To promote the preservation of its rural lands, Fluvanna County has adopted several conservation initiatives.

The Agricultural and Forestal District (AFD) program provides an economic incentive for landowners to retain their property as open space. Landowners who use their property for farming or forestry are eligible, with approval from the Board of Supervisors. Properties enrolled in the program qualify for an agricultural or forestal use-value assessment. While a property is enrolled in the AFD program, it may not be developed to a more intensive use. The program also provides protection from some state actions.

The Land Use Valuation Program allows for the reduction of real estate taxes on parcels used for qualified agricultural, horticultural, forestry, and open space uses. Interested landowners must apply to the Commissioner of the Revenue to enroll in the program.

Several agencies and organizations hold conservation easements throughout the County. In 2006, the Board of Supervisors adopted its own Conservation Easements Program; the first two conservation easements to be held by Fluvanna County were approved in 2007. As of January 2015, 13,530 acres were under conservation easements held by public and private entities. The County itself currently holds four (4) conservation easements totaling approximately 916 acres.



**Image 9:** View of the Rivanna River from the Barber property, which Fluvanna County holds a conservation easement upon.

## PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS

**Table 31: Agricultural & Forestal Districts (2015)**

District Name	Planning Area	Approval Date	Review Period	Review Date	Total Acreage
Adams Creek	Rural Residential	5/16/2001	10 Years	May 2011	547.330
Bourne Tract	Rural Preservation	8/4/1999	8 Years	March 2015	276.130
Bowlesville	Rural Preservation	3/17/1999	8 Years	March 2015	976.120
Bremo Recess	Rural Preservation	1/17/2001	10 Years	January 2011	0.760
Byrd Creek	Rural Preservation	7/21/1999	10 Years	July 2009	996.600
Carysbrook	Rural Preservation	7/21/1999	10 Years	July 2009	1625.520
Cunningham Acres	Rural Preservation & Residential	11/17/1999	10 Years	November 2009	468.500
Dobby Creek	Rural Residential	1/17/2001	10 Years	January 2011	396.547
Glenarvon Farm	Rural Preservation	11/17/1999	10 Years	November 2009	1735.160
Granite Hills	Rural Preservation	8/4/1999	10 Years	August 2009	826.920
Kidds Store	Rural Preservation	12/15/1999	10 Years	December 2009	1872.083
Lower Bremo	Rural Preservation	1/17/2001	10 Years	January 2011	868.550
North 640	Rural Preservation	11/17/1999	10 Years	November 2009	2169.600
Poorhouse	Rural Residential	1/19/2000	10 Years	January 2010	522.690
Sheperds	Rural Preservation	11/15/2000	10 Years	November 2010	687.606
Shores-Hardware	Rural Preservation	1/17/2001	10 Years	January 2011	1269.320
Stage Junction	Rural Preservation	6/7/2000	10 Years	June 2010	830.870
Union Mills	Rural Preservation	5/15/2002	10 Years	May 2012	372.430
Upper Bremo	Rural Preservation	9/20/2000	10 Years	September 2010	1856.560
<b>Total Acreage</b>					<b>18,299.30</b>
<b>% of Total County Acreage within Agricultural &amp; Forestal Districts</b>					<b>9.97%</b>

Source: Dept. of Planning & Community Development

## PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS

**Table 32: Acreage Enrolled in Agricultural & Forestal Districts (2001 - 2015)**

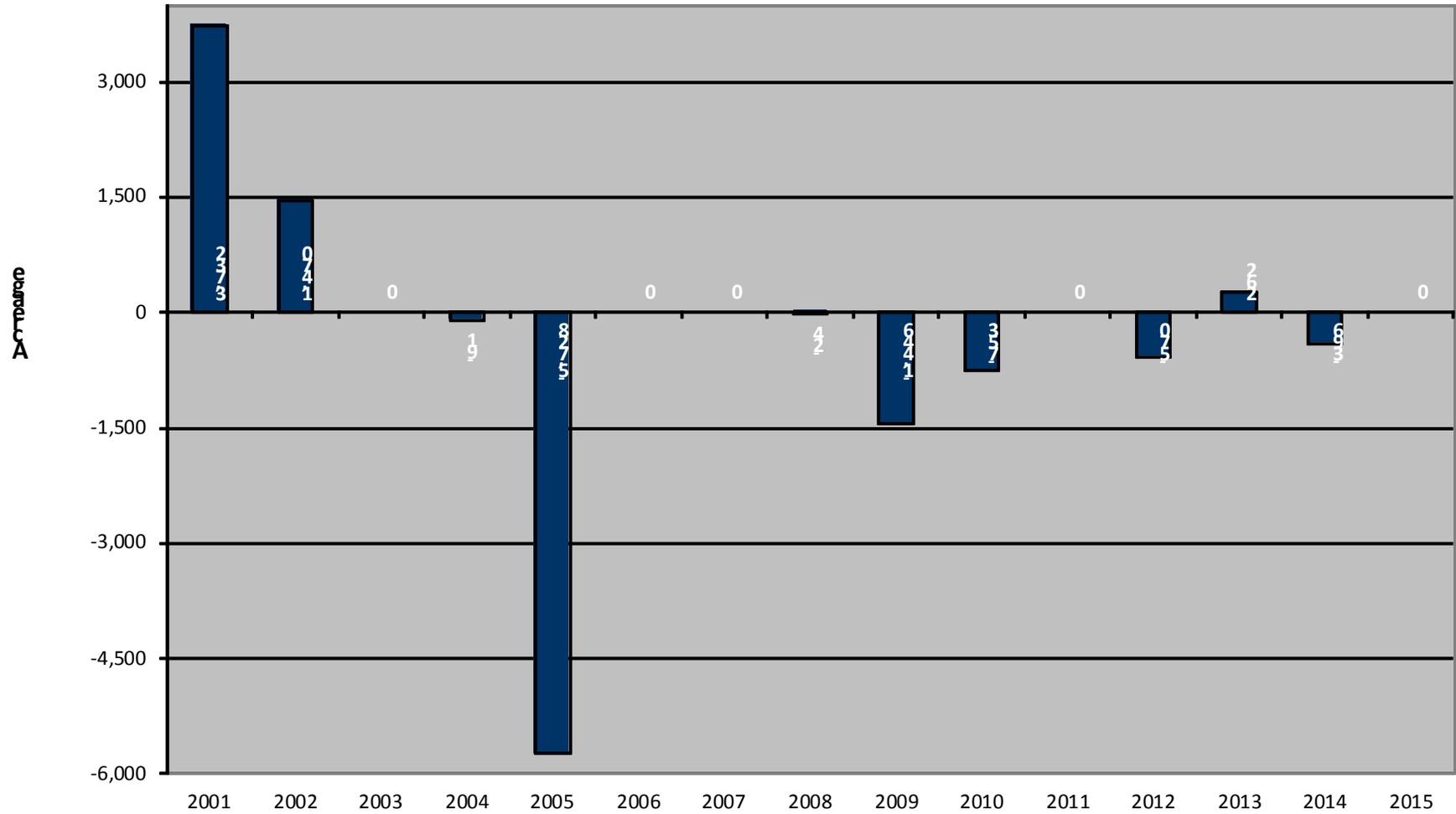
YEAR	DISTRICTS APPROVED/ NULLIFIED	ACREAGE ADDED/ WITHDRAWN
2001	6	3,732
2002	2	1,470
2003	0	0
2004	0	-91
2005	-3	-5,728
2006	0	0
2007	0	0
2008	0	-24
2009	0	-1,446
2010	0	-753
2011	0	0
2012	-1	-570
2013	<b>0</b>	<b>446</b>
2014	<b>0</b>	<b>-212</b>
2015	<b>0</b>	<b>0</b>

<b>Agricultural &amp; Forestal Districts (2015)</b>	
Total Number of Districts:	19
Total Acreage within Districts:	18,299.3
Total Number of Parcels:	338

Source: Dept. of Planning & Community Development

## PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS

Agricultural and Forestal Districts Additions & Withdrawals (2001 - 2015)



## PRESERVATION PROGRAMS: LAND USE TAXATION

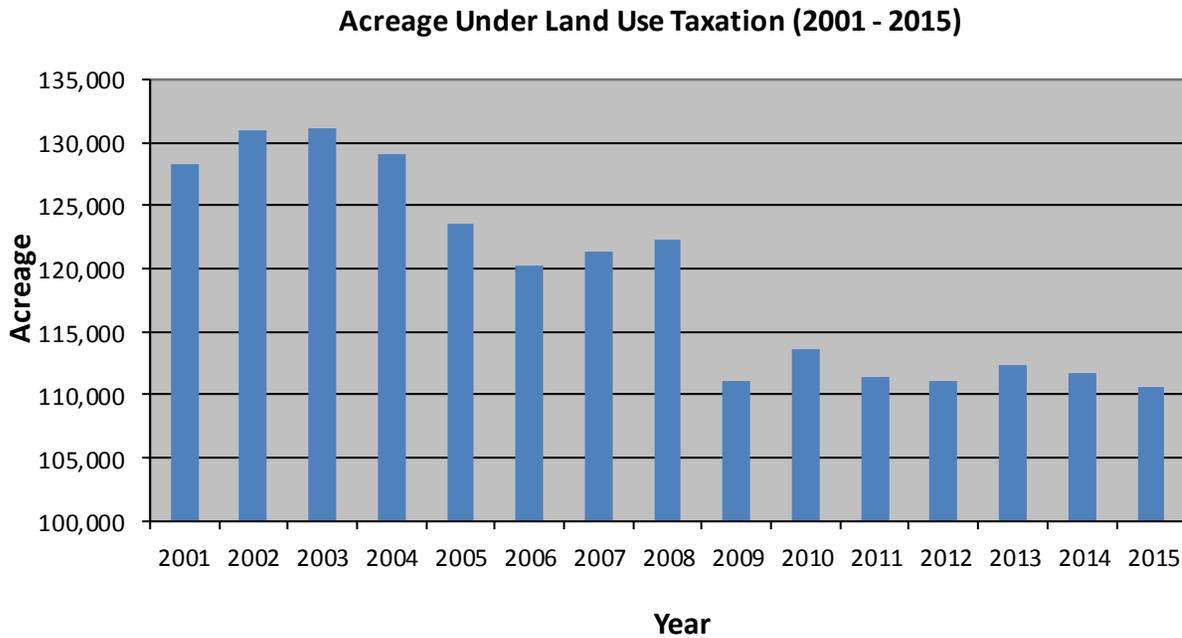
**Table 33: Acreage Under Land Use Taxation (2001 - 2015)**

Year	Land Use Type			Total	Percentage of Total County Acreage
	Agriculture	Forestry	Open Space		
<b>2001</b>	32,187	95,282	763	<b>128,232</b>	<b>70%</b>
<b>2002</b>	31,827	98,604	531	<b>130,962</b>	<b>71%</b>
<b>2003</b>	32,283	98,342	577	<b>131,202</b>	<b>71%</b>
<b>2004</b>	31,945	96,608	599	<b>129,152</b>	<b>70%</b>
<b>2005</b>	30,463	92,520	555	<b>123,538</b>	<b>67%</b>
<b>2006</b>	29,846	89,978	482	<b>120,306</b>	<b>65%</b>
<b>2007</b>	31,095	90,098	173	<b>121,366</b>	<b>66%</b>
<b>2008</b>	31,378	90,739	141	<b>122,258</b>	<b>67%</b>
<b>2009</b>	28,380	82,620	89	<b>111,089</b>	<b>60%</b>
<b>2010</b>	28,176	85,134	309	<b>113,619</b>	<b>62%</b>
<b>2011</b>	27,335	83,981	86	<b>111,402</b>	<b>61%</b>
<b>2012</b>	27,186	83,868	86	<b>111,140</b>	<b>60%</b>
<b>2013</b>	27,205	84,904	153	<b>112,262</b>	<b>61%</b>
<b>2014</b>	26,974	84,311	304.38	<b>111,642</b>	<b>61%</b>
<b>2015*</b>	26,593*	83,434	568	<b>110,623</b>	<b>61%</b>
*In 2015, 26 acres were in Horticultural uses				<b>Total Acreage in County</b>	<b>183,808</b>

## PRESERVATION PROGRAMS: LAND USE TAXATION

From its highpoint in 2003, the amount of acreage enrolled in the Land Use Valuation Program has generally decreased. In 2003, approximately 71% of the County (131,202 acres) was enrolled in the program; by 2013, only 60.4% of the County (111,642 acres) was enrolled.

In 2015, 904 new acres of land were enrolled in the Land Use Valuation Program. The total acreage enrolled in the program in 2015 was 110,623, a slight decline from the total 111,642 acres enrolled in 2014.



**Image 10:** A view of farmland on the James River

## PRESERVATION PROGRAMS: CONSERVATION & HISTORIC EASEMENTS

As of January 1, 2015, there are 33 conservation and historic easements in Fluvanna County. These easements protect **13,530 acres**, or **approximately 7% of the County**. The Virginia Department of Forestry (VDOF), Virginia Department of Historic Resources, Virginia Outdoors Foundation, and Fluvanna County itself hold easements countywide. The County itself currently holds four (4) conservation easements totaling approximately 917 acres. Most of the land protected by conservation and historic easements is located in the eastern portions of the County, along or near the Rivanna and James Rivers (see Appendix C).

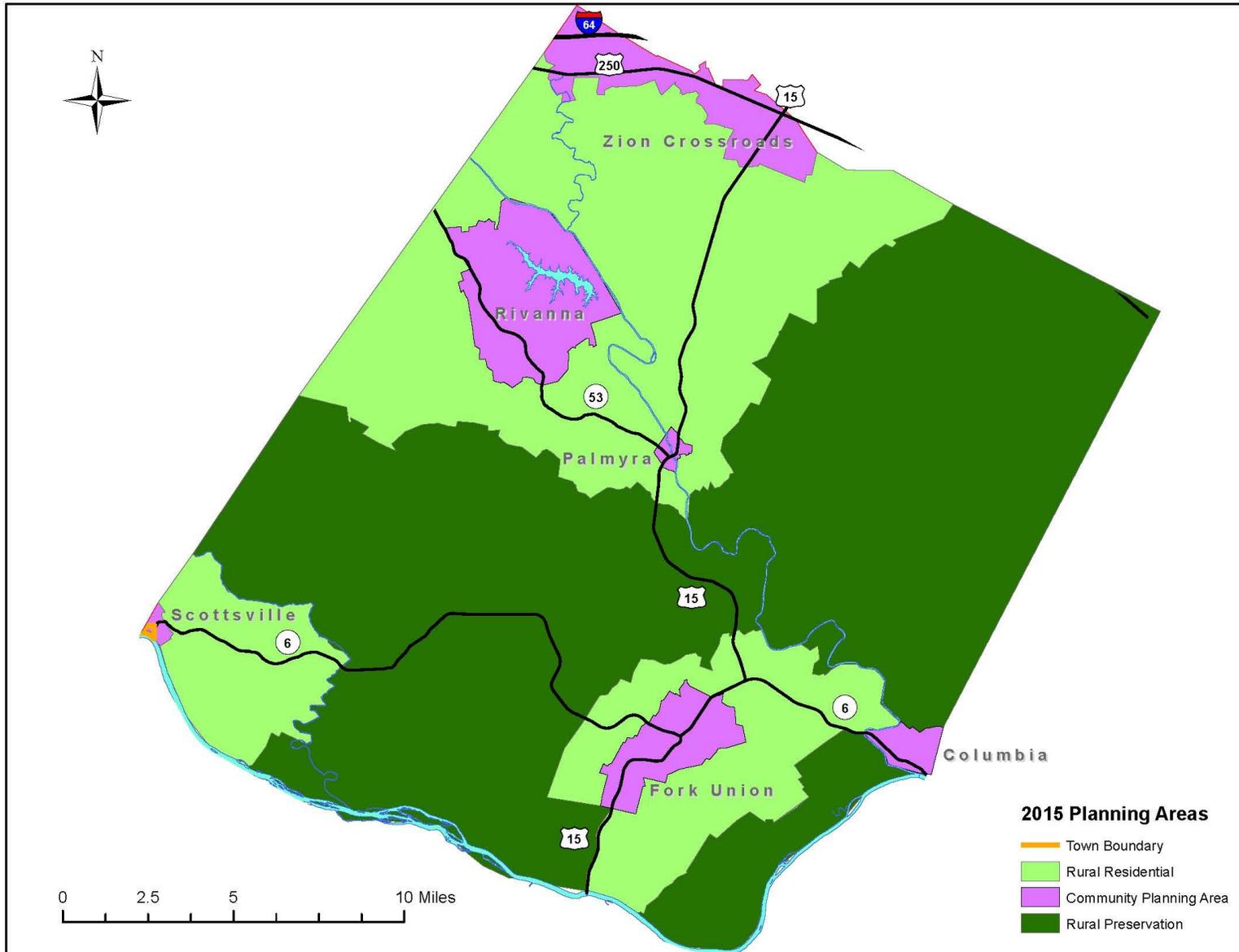
**Table 34: Conservation Easements Approved (not yet recorded) in Fluvanna County in 2015**

Property Name	Easement Holder	Year Placed	Planning Area	Acreage
N/A	N/A	N/A	N/A	N/A

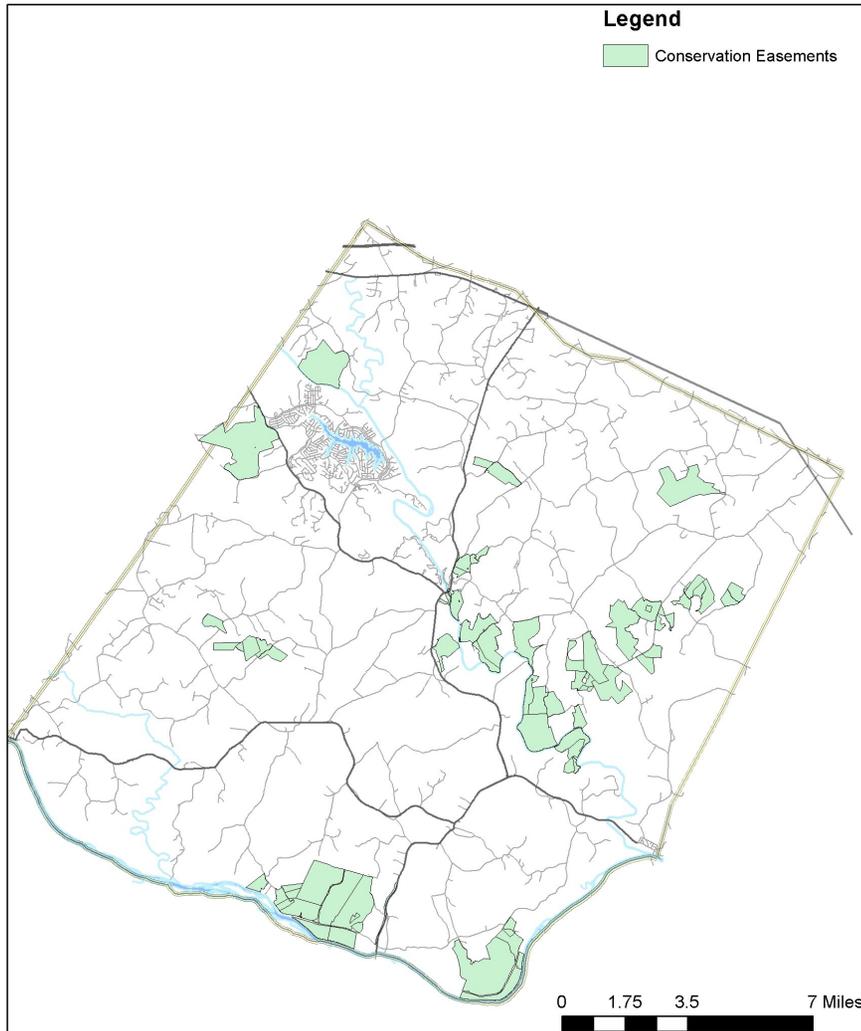


**Image 11:** View of the Barber Property, one of the first conservation easements accepted by Fluvanna County.

## APPENDIX A: 2015 COMPREHENSIVE PLAN FUTURE LAND USE MAP



## APPENDIX B: MAP OF CONSERVATION EASEMENTS



## APPENDIX C: MAP OF AGRICULTURAL & FORESTAL DISTRICTS

