

County of Fluvanna



Development Activity Report 2002

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Introduction

The Fluvanna County Department of Planning proudly submits the County's third Development Activity Report. Data collection for this report provides an observational review and analysis of Fluvanna County land use records approved by the Board of Supervisors, Planning Commission, Board of Zoning Appeals, Department of Building Inspections, and the Department of Planning. Additionally, the Development Activity Report narrows the focus to anthropogenic issues relative to land use rather than construction specifics or application details.

During the twelve months beginning January 1, 2002 and ending December 31, 2002 applications affecting land use included building permits, subdivision plats, site development plans, Agriculture and Forestal Districts, and rezoning of land, as well as, changes in ordinances and/or regulations, which impact the character of land use. These anecdotal records provide an *in situ* observation of land use development trajectories over the twelve-month period.

The adoption of the Comprehensive Plan November 2000 provided four types of land use *Planning Areas*: 1) Community; 2) Primary Residential; 3) Rural Residential; and 4) Rural Preservation. By design, the statistical formula for future growth and development were as follows: 70% of land use activity are intended to be within the Community Planning Areas or Primary Residential Planning Areas; 20% are expected in the Rural Residential Areas; and 10% of new growth in the Rural Preservation Areas.

This report reflects the land use activity by application type. Additionally, the spatial location by Election District and Land Use Planning Areas are also noted. These data are compared with established or intended goals that control the direction and rate of land use activity. Enabling legislation provides for zoning and subdivision ordinances (i.e., the legal framework) that governs land use development. This report allows an evaluation of existing laws, ordinances, or codes with the intent to protect citizens from land use abuses. Finally, data contained in this report may be compared with the two (2) previous reports (i.e., Development Activity Report 2000 and 2001) for a longitudinal design analysis. The longitudinal design (a type of study utilized to collect information over time on each variable for two or more distinct time periods) allows for trend analysis. The effectiveness of existing ordinances, laws, or codes may be reflected by the developmental trend.

Summary

Land Use Planning Areas

- Fluvanna County's Comprehensive Plan, adopted in 2000, continues to influence growth/development decisions.
- Roughly 20% (DAR, 2001:2) of the total county area (183,808 acres) is designated in the Comprehensive Plan as "growth areas" for a target growth of 70% (Comprehensive, 2000:82). The "growth areas" are Community Planning Areas and Primary Residential Areas (See, Map Appendix A).
- Roughly 80% (DAR, 2001:2) is designated in the Comprehensive Plan as "rural areas" for the balance of county growth (30%).

Residential Activity – Building Permits

- 431 Building Permits for new homes were issued in 2002 by the Department of Building Inspections
- 80% were in the "growth areas"
- 20 % were in the "rural areas"

Residential Activity – Subdivisions

- 44 Subdivision plats (major, minor, and family member division inclusive) were approved in 2002, creating 206 lots
- 95 new lots were created in "growth areas" (46 %)
- 111 new lots were created in "rural areas" (54 %)

Site Plans

- 8 Site Plans were approved by the Planning Commission for 2,387,018 square feet
- 24% square feet were located in the "growth areas"
- 76% square feet were located in the "rural areas"
- The largest square footage was for industrial application (approximately 515,000 square feet) for a power plant

Special Use Permits

- The Board of Supervisors approved 15 Special Use Permits in 2002
- 9 Special Use Permits were approved in the “growth areas”
- 6 Special Use Permits were approved in the “rural areas”

Land Use Taxation and Agricultural Forestal Districts

- 3 Agricultural and Forestal Districts were approved in 2002 by the Board of Supervisors, totaling 1,896 acres
- 3% of the County (5,698 acres), are held in Historic or Conservation Easements
- approximately 70% of the County (128,000 ± acres) was enrolled in the Land Use Taxation Program in 2002¹.
- The Forestry category of Land Use Taxation is more than half (51 %) of the total County Area, or 95,282 acres in Forestry (DAR, 2001:3).

Zoning

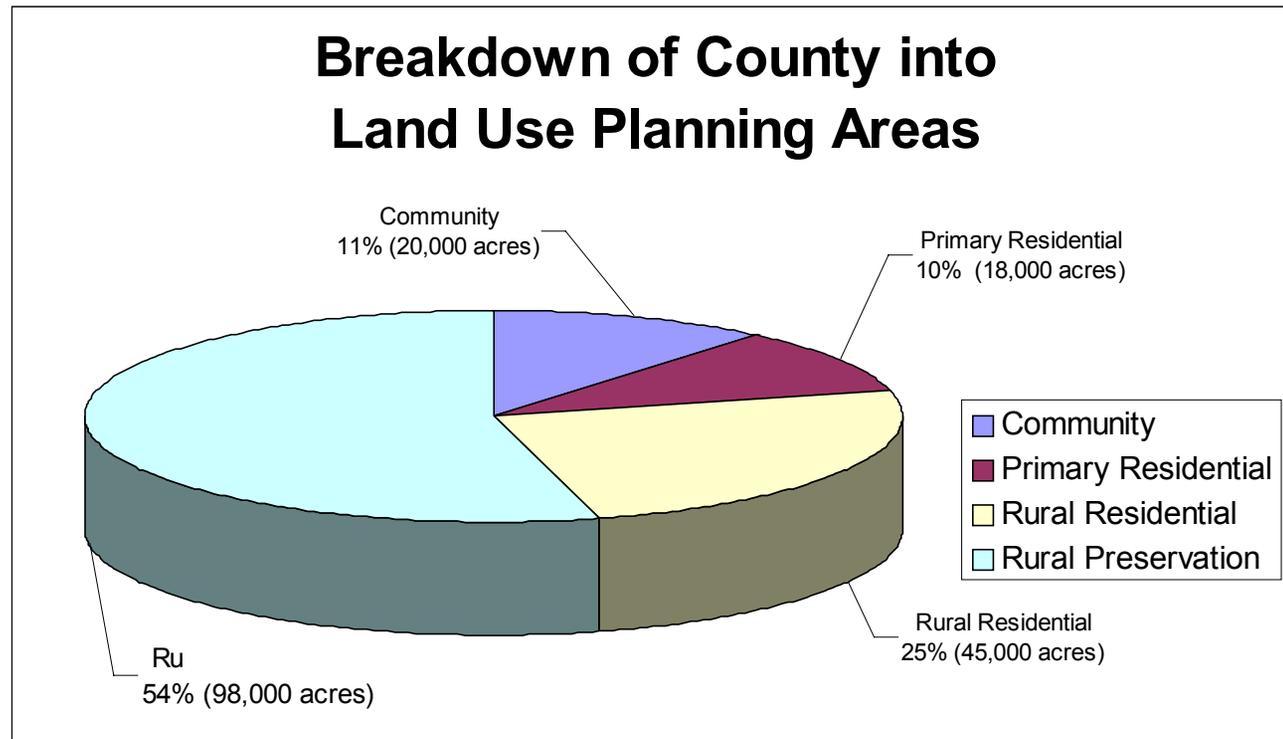
- The Board of Supervisors approved 3 Zoning Map Amendments (i.e., rezonings) in 2002, totaling 130.592 acres
- 130.592 acres were in the “growth areas”
- 0 acres were in the “rural areas”
- 0.476 acres were for B-1 Business; 14.591 acres were for Industrial; and 116.000 acres were for R-3 residential
- The Board of Supervisors approved 2 Zoning Text Amendments in 2002
- The Board of Zoning Appeals approved 3 variances of zoning regulations

¹ Note: Approximate figure reported by The Commissioner of the Revenue – final report figures not available at this printing

Comprehensive Plan – Land Use Planning Area

Approximate Acreage in Land Use Planning Areas

Planning Area	Acreage	Percentage of Total County Acreage
Community	20,000	11%
Primary Residential	18,000	10%
Rural Residential	45,000	25%
Rural Preservation	98,000	54%
Total	181,000	100%



Source: Fluvanna County Department of Planning and Community Development

RESIDENTIAL ACTIVITY - Building Permits By Election District

Election District	Number of Permits Issued	Percentage of Total
Columbia	42	10%
Cunningham	64	15%
Fork Union	25	6%
Palmyra	31	7%
Rivanna	269	62%
TOTAL	431	100%

RESIDENTIAL ACTIVITY - Permits By Planning Area

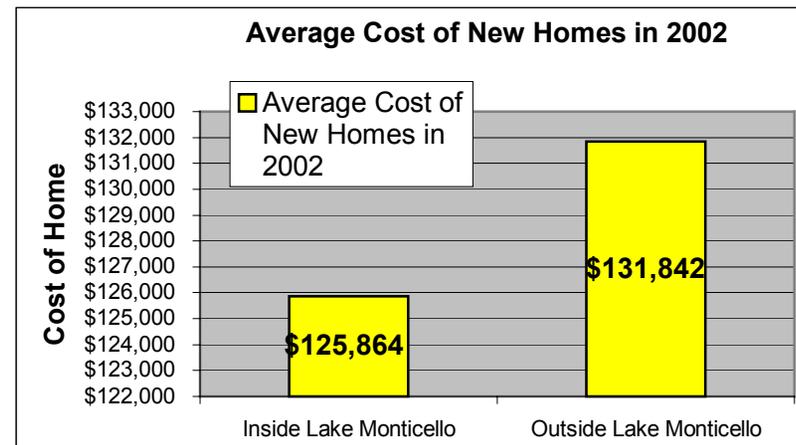
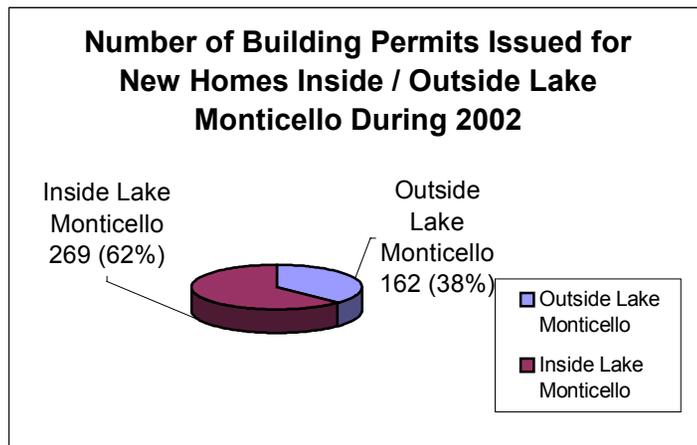
Source: Fluvanna County Department of Building Inspections

Election District	Number of Permits Issued	Percentage of Total
Community		
Columbia	0	0%
Fork Union	4	1%
Lake Monticello	285	66%
Palmyra	7	2%
Zion Crossroads	7	2%
Subtotal	303	70%
Primary Residential		
Lake Monticello	21	5%
North/South Route 250	13	3%
Route 6/Antioch	9	2%
Subtotal	43	10%
Rural Residential	39	9%
Subtotal	39	9%
Rural Preservation	46	11%
Subtotal	46	11%
TOTAL	431	100%

Source: Fluvanna County Department of Building Inspections

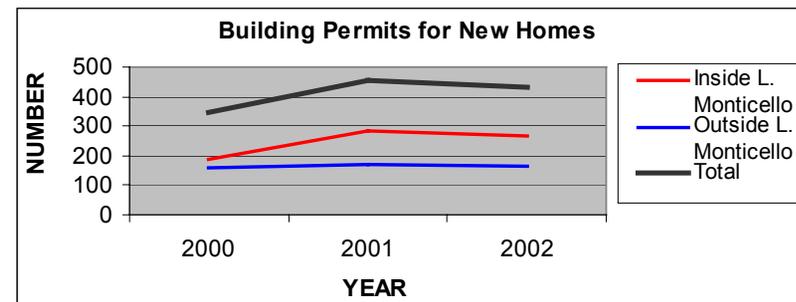
RESIDENTIAL ACTIVITY - Building Permits – Inside/Outside Lake Monticello

	Inside Lake Monticello	Outside Lake Monticello	Fluvanna
Number of Building Permits Issued for New Homes in 2002	269	162	431
Percentage	62.5%	37.5%	100%
Average Cost of New Homes in 2002	\$125,864	\$131,842	\$128,327
Total	\$33,857,442	\$21,358,432	\$55,308,874



Three-Year Comparison 2000, 2001, and 2002

Location	Building Permits Issued for New Homes		
	2000	2001	2002
Inside Lake Monticello	190	282	269
Outside Lake Monticello	158	171	162
Total	348	453	431



Source: Fluvanna County Department of Building Inspections

RESIDENTIAL ACTIVITY - Subdivisions – by Planning Area

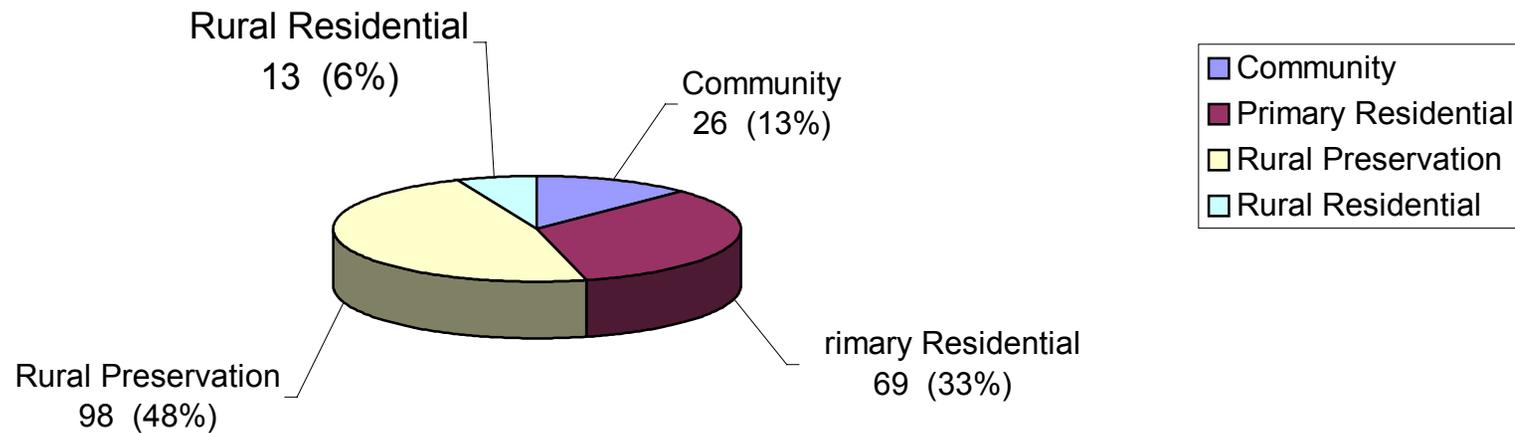
Subdivision Approved in 2002 by Planning Area

Planning Area	Subdivision Type and Number Lots Approved				
	Family	Minor (1-14 Lots)	Exempt	Major(15+ Lots)	Total
<i>Community</i>					
Columbia	0	0	0	0	0
Fork Union	0	0	0	0	0
Lake Monticello	0	23	0	0	23
Palmyra	0	0	0	0	0
Zion Crossroads	0	3	0	0	3
SUBTOTAL	0	26	0	0	26
<i>Primary Residential</i>					
Lake Monticello	2	0	0	53	55
North/South Rte. 250	3	11	0	0	14
Route 6/Antioch	0	0	0	0	0
SUBTOTAL	5	11	0	53	69
<i>Rural Residential</i>	13	0	0	0	13
<i>Rural Preservation</i>	33	64	1	0	98
TOTAL	51	101	1	53	206

Source: Fluvanna County Department of Planning and Community Development

RESIDENTIAL ACTIVITY - Subdivisions – Graphic

New Lots Approved in Subdivisions in 2002 by Planning Area

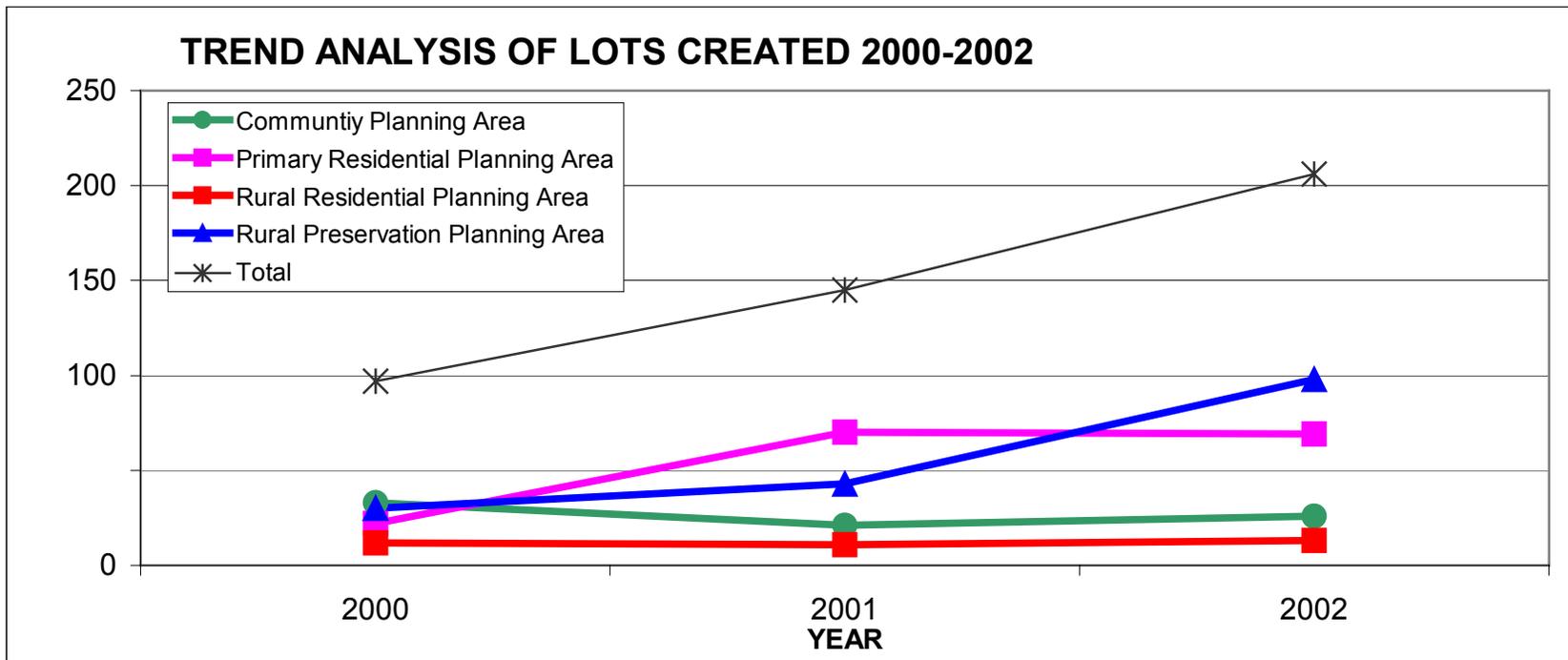


Source: Fluvanna County Department of Planning and Community Development

RESIDENTIAL ACTIVITY - Subdivisions – 2000/2001/2002 Comparison

Three-Year Comparison 2000, 2001, and 2002: Subdivisions by Planning Area

Planning Area	Number of New Lots Approved		
	2000	2001	2002
Community	33	21	26
Primary Residential	22	70	69
Rural Residential	12	11	13
Rural Preservation	30	43	98
Total	97	145	206



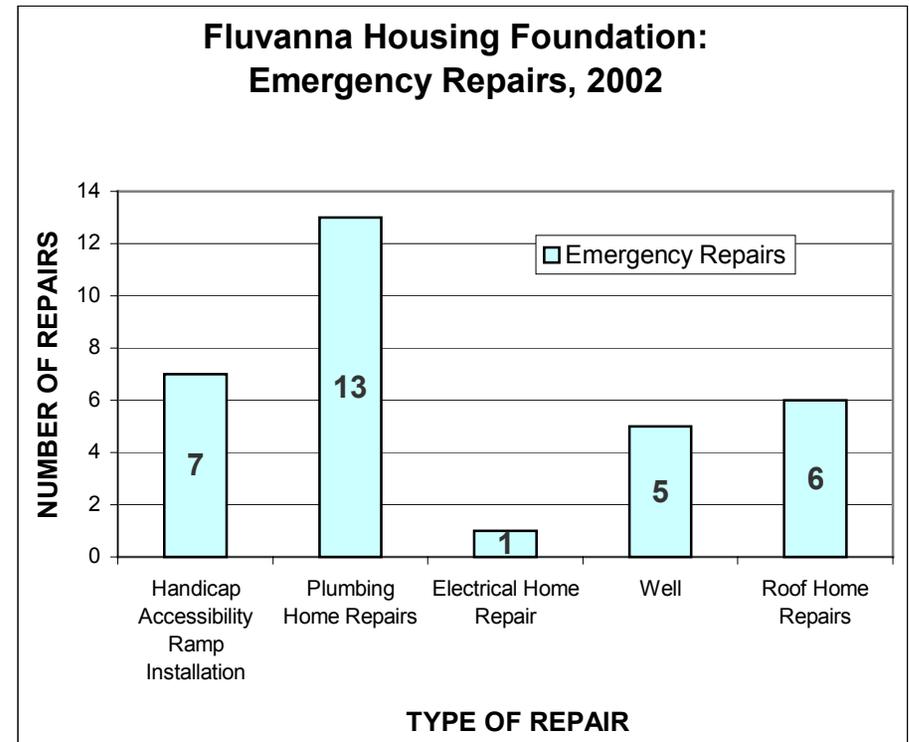
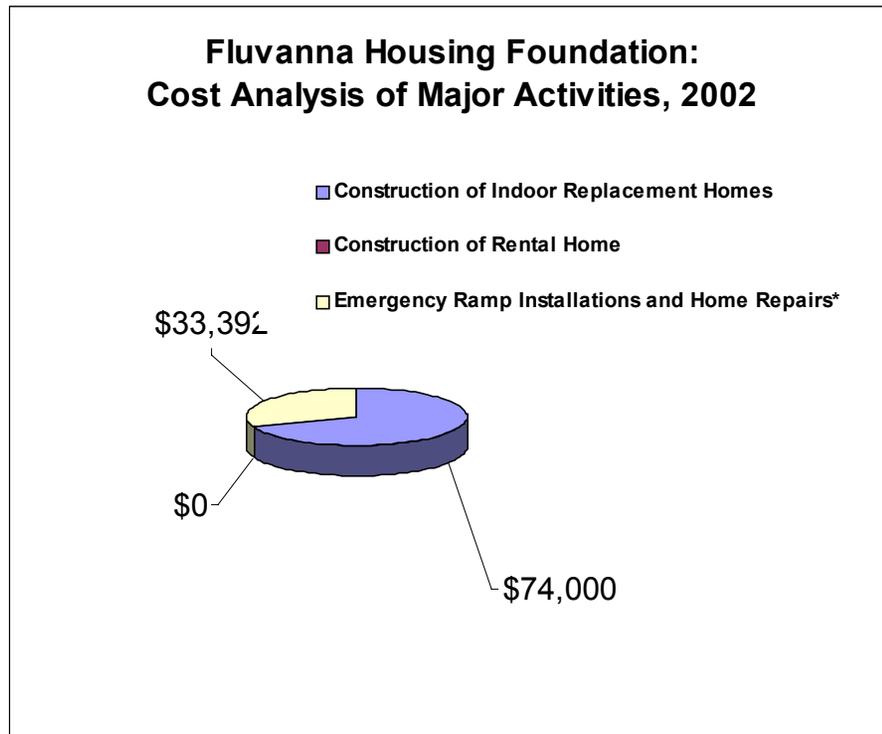
Source: Fluvanna County Department of Planning and Community Development

RESIDENTIAL ACTIVITY – Fluvanna Housing Foundation

Type of Activity	Cost
Construction of Indoor Plumbing Replacement Homes	\$74,000
Construction of Rental Home	0
Emergency Ramp Installations and Home Repairs*	\$33,392
Total	\$107,392

Emergency Repairs	Number
Handicap Accessibility Ramp Installation	7
Plumbing Home Repairs	13
Electrical Home Repairs	1
Well	5
Roof Home Repairs	6
Total	32

* Total cost breakdown: \$5,134 state funds and \$28,258 match



Source: Fluvanna Housing Foundation

SITE PLANS - by Project Type

Site Plans Approved in 2002 by Project Type

Project Type	Use	Zoning	Election District	Planning Area	Area (Sq Ft)	Percentage of Total Square Footage
<i>Commercial / Retail</i>						
Piedmont Village	Business Park	B-1	Palmyra	Lake Monticello	68,368	
Corvin Flynn (Keith Assoc.)	Retail Bldg. and Restaurant	B-1	Cunningham	Lake Monticello	9,600	
Glorystone	Office Building	B-1	Rivanna	Lake Monticello	5,000	
Conestoga Tile	Tile Distribution Center	I-1	Palmyra	Palmyra	21,000	
SUBTOTAL					103,968	9.5%
<i>Industrial</i>						
CPV Cunningham Creek	Power Production Plant	A-1	Cunningham	Lake Monticello	465,221	
Tenaska Virginia Partners	Power Production Plant	A-1	Cunningham	Rural Residential	515,000	
Central Va. Electric Coop	Expansion	B-1	Palmyra	Rural Residential	1,456	
SUBTOTAL					981,677	90.1%
<i>Public / Institutional</i>						
Scottsville Baptist Church	Church	A-1	Fork Union	Rural Preservation	4,373	
SUBTOTAL					4,373	0.4%
TOTAL					1,090,018	100%

Source: Fluvanna County Department of Planning and Community Development

SITE PLANS - by Planning Area
Site Plans Approved in 2002 by Planning Area

Planning Area	Project Type	Applicant / Project Name	Use	Zoning	Election District	Area (Sq Ft)	Percentage of Total Square Footage
COMMUNITY							
Lake Monticello	Commercial	Piedmont Village	Business Park	A-1	Palmyra	68,368	6.3%
Lake Monticello	Commercial	Corvin D. Flynn, (Keith Assoc)	Retail Building and Restaurant	B-1	Cunningham	9,600	0.9%
Lake Monticello	Commercial	Glorystone	Office Building	B-1	Rivanna	5,000	0.5%
Zion Crossroads	Commercial	Serenity Partners (Starlite) / Conestoga Tile	Tile Distribution Center	I-1	Palmyra	21,000	1.9%
<i>Community Subtotal</i>						103,968	10%
PRIMARY RESIDENTIAL							
Lake Monticello	Industrial	CPV Cunningham Creek	Power Production	A-1	Cunningham	465,221	42.7%
<i>Primary Residential Subtotal</i>						465,221	43%
RURAL PRESERVATION							
	Institutional	Scottsville Independent Baptist Church	Church	A-1	Fork Union	4,373	0.4%
<i>Rural Preservation Subtotal</i>						4,373	0%
RURAL RESIDENTIAL							
	Industrial	Tenaska Virginia Partners	Power Production Plant	A-1	Cunningham	515,000	47.2%
	Industrial	Central Va. Electric Coop.	Office Space	B-1	Palmyra	1,456	0.1%
<i>Rural Residential Subtotal</i>						516,456	47.2%
TOTAL						1,090,018	100%

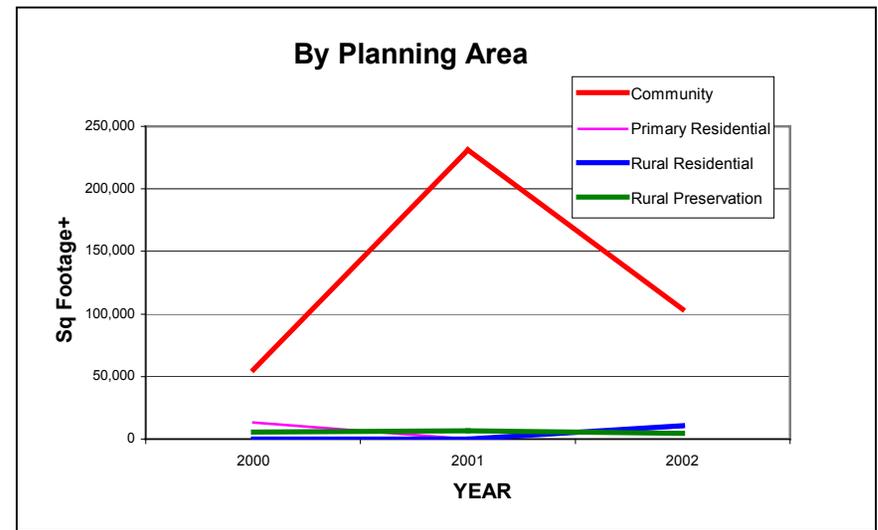
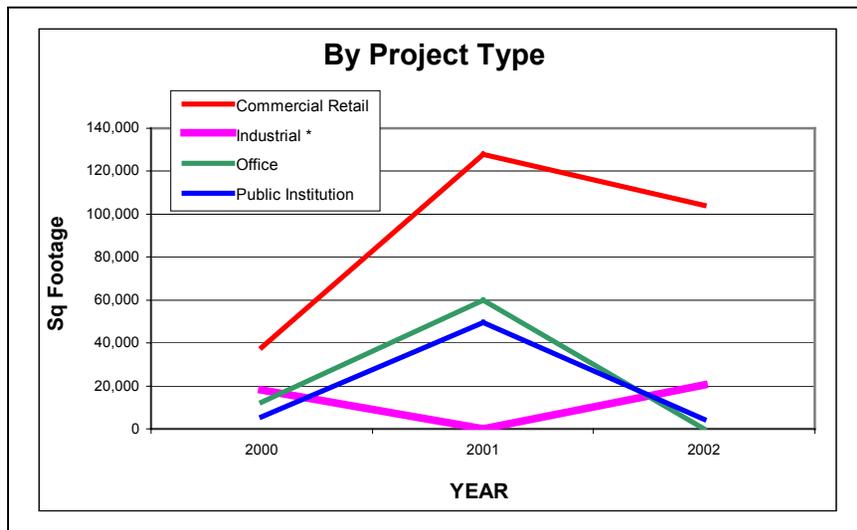
Source: Fluvanna County Department of Planning and Community Development

SITE PLANS – 2000 / 2001 / 2002 Comparison

Project Type	Square Footage Approved		
	2000	2001	2002
Commercial Retail	37,924	127,724	103,968
Industrial	18,084	0	20556
Office	12,510	60,000	0
Public Institutional	5,746	49,602	4,373
Total	74,264	237,326	128,897 *

Planning Area	Square Footage Approved		
	2000	2001	2002
Community	55,434	230,926	103,968
Primary Residential	13,084	0	9,756
Rural Residential	0	0	10800
Rural Preservation	5,746	6,400	4,373
Total	74,264	237,326	128,897 *

SITE PLANS – 2000 / 2001 / 2002 Comparison



Source: Fluvanna County Department of Planning and Community Development

* Note: Does not include power plant cooling towers, storage tanks, or other transformer related structures

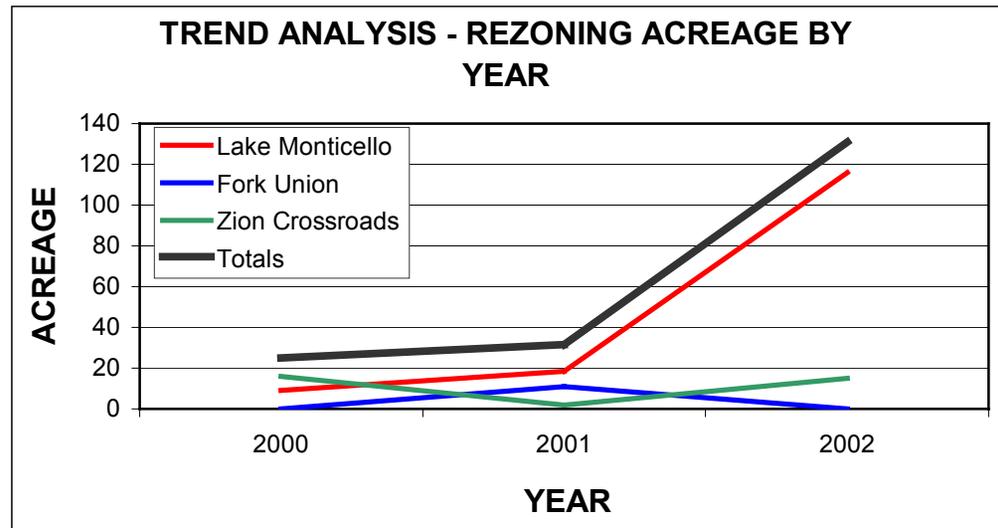
ZONING ADMENDMENTS

Zoning Map Admendments Approved in 2002

Community Planning Area	<i>Applicant Name</i>	<i>Acreage</i>	Prior Zoning	New Zoning
Lake Monticello	Jean Pace, (Sycamore Square)	116.000	A-1	R-3
Zion Crossroads	Serenity Partners	14.592	A-1	I-1
Total		130.592		

2000 / 2001 / 2002 Comparison: Zoning Map Amendments (by Planning Area)

Planning Area	Acres Rezoned		
	2000	2001	2002
Lake Monticello	9.10	18.49	116.00
Fork Union	0.00	11.00	0.00
Zion Crossroads	15.91	1.96	15.07
Total	25.01	32.45	130.59



Source: Fluvanna County Department of Planning and Community Development

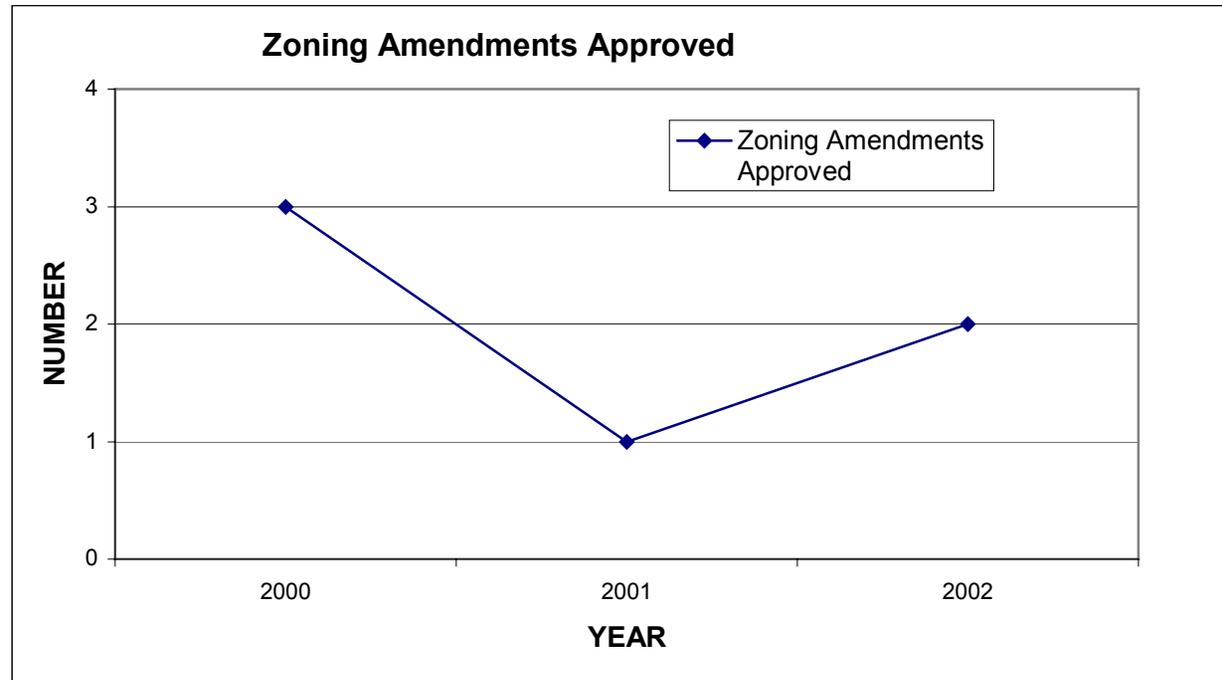
ZONING TEXT ADMENDMENTS

Zoning Text Admendments Approved in 2002

Applicant Name	Applicable Section of Zoning Ordinance	Description of Request
Fluvanna County	§ 22-17-17	Special provisions for setback requirements for Public Safety Buildings
Jean M. Pace	§ 22-7-9(b)	Strike this section of the Code
Total	2	

2000 / 2001 / 2002 Comparison: Zoning Text Amendments (by year)

Text Amendments Approved		
2000	2001	2002
3	1	2



Source: Fluvanna County Department of Planning and Community Development

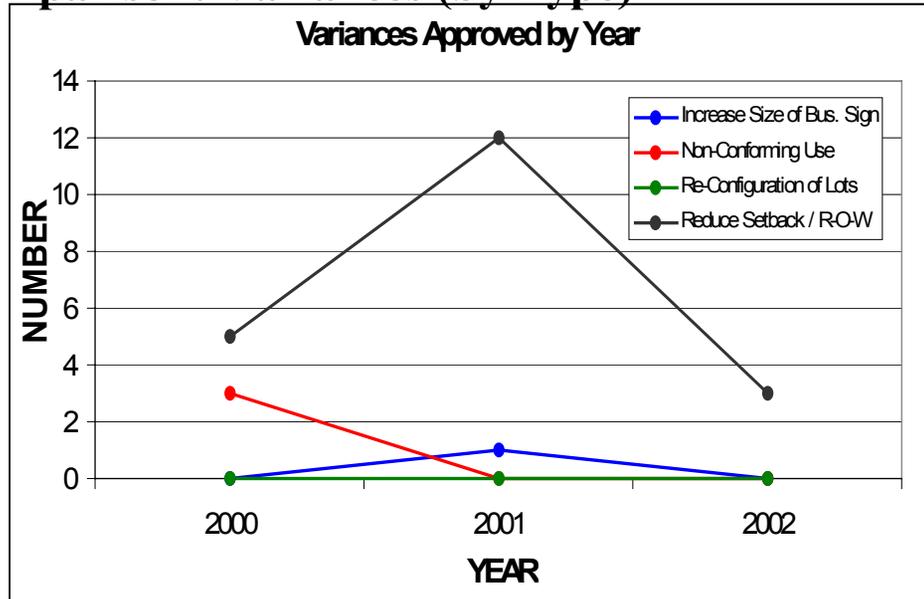
VARIANCES

Variances Approved in 2002 by Election District and Type

Election District	Type of Variance			Total
	Reduce Setback / Right-of-Way	Increase Size of Business Sign	Reconfiguration of Lots	
Columbia	1	0	0	1
Cunningham	0	0	0	0
Fork Union	0	0	0	0
Palmyra	2	0	0	2
Rivanna	0	0	0	0
Total	3	0	0	3

2000 / 2001 / 2002 Comparison: Variances (by Type)

Type of Variance	Variances Approved		
	2000	2001	2002
Increase Size of Business Sign	0	1	0
Nonconforming Use	3	0	0
Reconfiguration of Lots	0	1	0
Reduce Setback/Right-of-Way	5	12	3
Total	8	14	3



Source: Fluvanna County Department of Planning and Community Development

SPECIAL USE PERMITS - by Project Type

Special Use Permits Approved in 2002 by Project Type

Project Type	Applicant Name	Zoning	Election District	Planning Area
Public Utility				
Communications Tower*	AllTel (360 Comm. Co.)	A-1	Cunningham	<i>Lake Monticello CPA</i>
Replace Transmissions Poles	Central Va Electric Coop.	A-1	Palmyra	<i>Zion Crossroads CPA</i>
Private Utility				
Pump Station Construction	Piedmont Village	B-1	Cunningham	Lake Monticello CPA
Waste Water Treatment Plant	Gambit LLC	I-1	Palmyra	Zion Crossroads CPA
Small Home Industry				
Art Studio / Gift Shop	Melanie & Bradford Perkins	A-1	Cunningham	Lake Monticello Primary Residential
Mfg. Motorcycle Frames	Michael D. Weimer	A-1	Columbia	Lake Monticello CPA
Custom auto repair	Marty E. Dabney	A-1	Columbia	Rural Residential
Institutional				
Church	Scottsville Ind. Baptist Church	A-1	Fork Union	Rural Preservation
Manufactured Homes				
Temporary – for construction	Oakey D. Shifflett	A-1	Cunningham	Rt. 6 / Antioch Primary Residential
Temporary – for construction	Glenn W. Schumaker	Agr. Forest	Cunningham	Rural Residential
Temporary – for construction	James K. Winsett	A-1	Fork Union	Rural Preservation
Medical Hardship	David T. Worley	A-1	Columbia	Rural Preservation
Medical Hardship	Lillian H. Hamshar	A-1	Cunningham	Rural Preservation
Medical Hardship	Ralph E. Fitzgerald	A-1	Palmyra	Zion Crossroads CPA
Public Institutional				

Source: Fluvanna County Department of Planning and Community Development

***Note:** An amendment to SUP 94:07

SPECIAL USE PERMITS - by Planning Area

Special Use Permits Approved in 2002 by Planning Area

Planning Area	Project Type	Project Description	Applicant Name	Zoning	Election District
Community					
Lake Monticello	Public Utility	Communications Tower*	AllTel (360 Comm. Co.)	A-1	Cunningham
Lake Monticello	Small Home Industry	Mfg. Motorcycle Frames	Michael D. Weimer	B-1	Rivanna
Lake Monticello	Private Utility	Pump Station Construction	Piedmont Village	B-1	Palmyra
Zion Crossroads	Public Utility	Transmission Poles Replacement	Central Va Electric Coop	A-1	Palmyra
Zion Crossroads	Private Utility	Waste Water Treatment Plant	Gambit LLC	I-1	Palmyra
Palmyra	Public Institutional	Communications Tower	County of Fluvanna	A-1	Palmyra
Primary Residential					
Route 6 / Antioch	Manufactured Homes	Temporary Construction	Oakey D. Shifflett	A-1	Cunningham
Lake Monticello	Small Home Industry	Art Studio / Gift Shop	Melanie & Bradford Perkins	A-1	Cunningham
Rural Residential					
	Small Home Industry	Custom Auto Repair	Marty E. Dabney	A-1	Columbia
	Manufactured Homes	Temporary Constructions	Agriculture and Forestal	Agri. and Forestal	Cunningham
Rural Preservation					
	Institutional	Church	Scottsville Ind. Baptist Church	A-1	Fork Union
	Manufactured Homes	Temporary Construction	James K. Winsett	A-1	Fork Union
	Manufactured Homes	Medical Hardship	David T. Worley	A-1	Columbia
	Manufactured Homes	Medical Hardship	Lillian H. Hamshar	A-1	Cunningham
	Manufactured Homes	Medical Hardship	Ralph E. Fitzgerald	A-1	Cunningham

Source: Fluvanna County Department of Planning and Community Development

***Note:** An amendment to SUP 94:07

Preservation Programs – Agricultural and Forestal Districts

DISTRICT NAME	PLANNING AREA(S)	ACREAGE
Glenavron (Expansion)	Rural Preservation	476.140
Riverside	Rural Preservation	1,097.355
Union Mills	Rural Preservation	322.641
Total		1,896.136

FLUVANNA COUNTY AGRICULTURAL AND FORESTAL DISTRICT					
<i>DISTRICT NAME</i>	PLANNING AREA(S)	APPROVAL DATE	REVIEW PERIOD	REVIEW DATE	ACREAGE
Glenarvon Farm (expansion to existing)	Rural Preservation	08 / 07 / 2002	10 year	August 2012	476.140
Riverside	Rural Preservation	08 / 07 / 2002	10 year	August 2012	1,097.355
Union Mills	Rural Preservation	04 / 17 / 2002	10 year	April 2012	332.641
Adams Creek	Rural Residential	05 / 16 / 2001	10 years	May 2011	555
Temperance	Rural Preservation	04 / 18 / 2001	10 years	April 2011	416
Bremo Recess	Rural Preservation	01 / 17 / 2001	10 years	January 2011	359
Lower Bremo	Rural Preservation	01 / 17 / 2001	10 years	January 2011	800
Shores-Hardware	Rural Preservation	01 / 17 / 2001	10 years	January 2011	1,212
Dobby Creek	Rural Residential	01 / 17 / 2001	10 years	January 2011	393
Shepherds	Rural Preservation	11 / 15 / 2000	10 years	November 2010	704
Upper Bremo	Rural Preservation	09 / 20 / 2000	10 years	September 2010	1,852
Stage Junction	Rural Preservation	06 / 07 / 2000	10 years	June 2010	823
Poorhouse	Rural Residential	01 / 19 / 2000	10 years	January 2010	776
Kidds Store	Rural Preservation and Rte. 6 / Antioch Primary Residential	12 / 15 / 1999	10 years	December 2009	2,446
North 640	Rural Preservation	11 / 17 / 1999	10 years	November 2009	3,189
Cunningham Acres	Rural Residential and Lake Monticello Primary Residential	11 / 17 / 1999	10 years	November 2009	629
Glenarvon Farm	Rural Preservation	11 / 17 / 1999	10 years	November 2009	1,043
Wilmington	Rural Preservation	10 / 20 / 1999	10 years	October 2009	408
Hells Bend	Rural Preservation	09 / 15 / 1999	10 years	September 2009	449
Bourne Tract	Rural Preservation	08 / 07 / 1999	10 years	August 2009	419
Granite Hills	Rural Preservation	06 / 04 / 1999	10 years	August 2009	911
Byrd Creek	Rural Preservation	07 / 21 / 1999	10 years	July 2009	2,645
Carysbrook	Rural Preservation	07 / 21 / 1999	10 years	July 2009	3,245
Bowlesville	Rural Preservation	03 / 17 / 1999	10 years	March 2009	1,490
TOTAL ACREAGE					26,670.136
% of Total County Acreage in Agricultural and Forestal Districts*					14.51%

*Note: Total County Acreage based upon Virginia Department of Transportation calculations (183,808 acres)

Source: Fluvanna County Department of Planning and Community Development

Preservation Programs – Agricultural and Forestal Districts

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Bremo Recess	Rural Preservation	01 / 17 / 2001	10 years	January 2011	359
Lower Bremo	Rural Preservation	01 / 17 / 2001	10 years	January 2011	800
Shores-Hardware	Rural Preservation	01 / 17 / 2001	10 years	January 2011	1,212
Dobby Creek	Rural Residential	01 / 17 / 2001	10 years	January 2011	393
Shepherds	Rural Preservation	11 / 15 / 2000	10 years	November 2010	704
Upper Bremo	Rural Preservation	09 / 20 / 2000	10 years	September 2010	1,852
Stage Junction	Rural Preservation	06 / 07 / 2000	10 years	June 2010	823
Poorhouse	Rural Residential	01 / 19 / 2000	10 years	January 2010	776
Kidds Store	Rural Preservation and Rte. 6 / Antioch Primary Residential	12 / 15 / 1999	10 years	December 2009	2,446
North 640	Rural Preservation	11 / 17 / 1999	10 years	November 2009	3,189
Cunningham Acres	Rural Residential and Lake Monticello Primary Residential	11 / 17 / 1999	10 years	November 2009	629
Glenarvon Farm	Rural Preservation	11 / 17 / 1999	10 years	November 2009	1,043
Wilmington	Rural Preservation	10 / 20 / 1999	10 years	October 2009	408
Hells Bend	Rural Preservation	09 / 15 / 1999	10 years	September 2009	449
Bourne Tract	Rural Preservation	08 / 07 / 1999	10 years	August 2009	419
Granite Hills	Rural Preservation	06 / 04 / 1999	10 years	August 2009	911
Byrd Creek	Rural Preservation	07 / 21 / 1999	10 years	July 2009	2,645
Carysbrook	Rural Preservation	07 / 21 / 1999	10 years	July 2009	3,245
Bowlesville	Rural Preservation	03 / 17 / 1999	10 years	March 2009	1,490
TOTAL ACREAGE					26,670.136
% of Total County Acreage in Agricultural and Forestal Districts*					14.51%

*Note: Total County Acreage based upon Virginia Department of Transportation calculations (183.808 acres)

Source: Fluvanna County Department of Planning and Community Development

Preservation Programs – Conservation and Historic Easements

Fluvanna County: Conservation and Historic Easement Summary – by Year

Property Name	Easement Holder	Year Placed	Planning Area	Acreage
Bremo Recess (Road Frontage)	Department of Historic Resources	1990	Rural Preservation	45.0
Lower Bremo	Department of Historic Resources	1990	Rural Preservation	653.0
Red Bank Farm	Virginia Outdoors Foundation	1993	Rural Preservation	424.3
Scheier Natural Area	Virginia Outdoors Foundation	1997	Rural Preservation	100.5
Oak Hill Farm	Virginia Outdoors Foundation	1998	Rural Preservation	677.0
Chatham Plantation	Virginia Outdoors Foundation	2000	Rural Preservation	887.5
Cumber Farm	Virginia Outdoors Foundation	2000	Rural Residential	698.2
Glen Bernie	Department of Historic Resources	2000	Palmyra Community	152.0
Maranatha Farm	Virginia Outdoors Foundation	2000	Rural Preservation	441.1
Lakeview	Virginia Outdoors Foundation	2001	Primary Residential	1,236.5
<i>Lowfields Farm</i>	Virginia Outdoors Foundation	2001	Rural Preservation	249.8
<i>Glen Bernie</i>	Department of Historic Resources	2002	Palmyra Community	33.585
<i>Joseph Dawson Farm</i>	Virginia Outdoors Foundation	2002	Rural Preservation	100.0
TOTAL				5,698.5

Percent of Total County Acreage in Conservation Easements is 3%*

*** Total Acreage of Fluvanna County is 183,808**

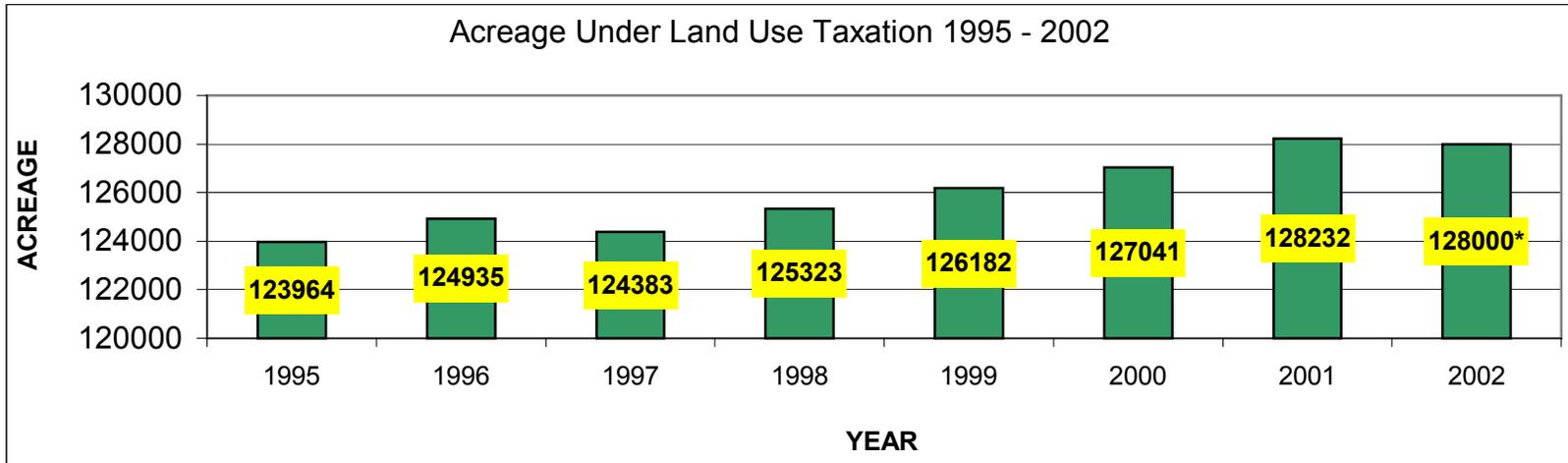
Preservation Programs – Conservation and Historic Easements

Preservation Programs – Land Use Taxation

Fluvanna County Acreage Under Land Use Taxation Summary – by Year

Year	Land Use Type			Total	Percentage of Total County Acreage
	Agriculture	Forestry	Open Space		
1995	29,477	94,077	410	123,964	68%
1996	30,213	94,302	420	124,935	68%
1997	30,279	93,684	420	124,383	68%
1998	30,535	94,113	675	125,323	69%
1999	31,082	94,385	715	126,182	69%
2000	31,630	94,656	755	127,041	70%
2001	32,187	95,282	763	128,232	70%
2002	*	*	*	128,000 ±*	70%± *

Note: These data do not include Home Site Acreage or Non-Qualifying Acreage --- Total County acreage based on 183,808 acres



* Note: Final report figures not available at this printing – approximate ± data supplied by The Commissioner of the Revenue

Source: Fluvanna County Commissioner of the Revenue

Reference:

Comprehensive – Fluvanna County, Virginia, Comprehensive Plan. (2000). Fluvanna County Board of Supervisors, Adopted November 9, 2000. 1-98.

DAR – Development Activity Report. (2001). Department of Planning and Community Development. Report to Fluvanna County Board of Supervisors and Fluvanna County Planning Commission. 1-23.

Fluvanna County:

Approximate Boundaries of Planning Areas



County of *Fluvanna*

"Responsive & Responsible Government"

Planning Areas

- **Community**
 - A. Zion Crossroads
 - B. Lake Monticello
 - C. Palmyra
 - D. Fork Union
 - E. Columbia
- **Primary Residential**
 - F. North / South Route 250
 - G. Lake Monticello
 - H. Route 6 / Antioch
- **Rural Residential**
- **Rural Preservation**
- ✦ Bourne Tract
Agricultural / Forestal District

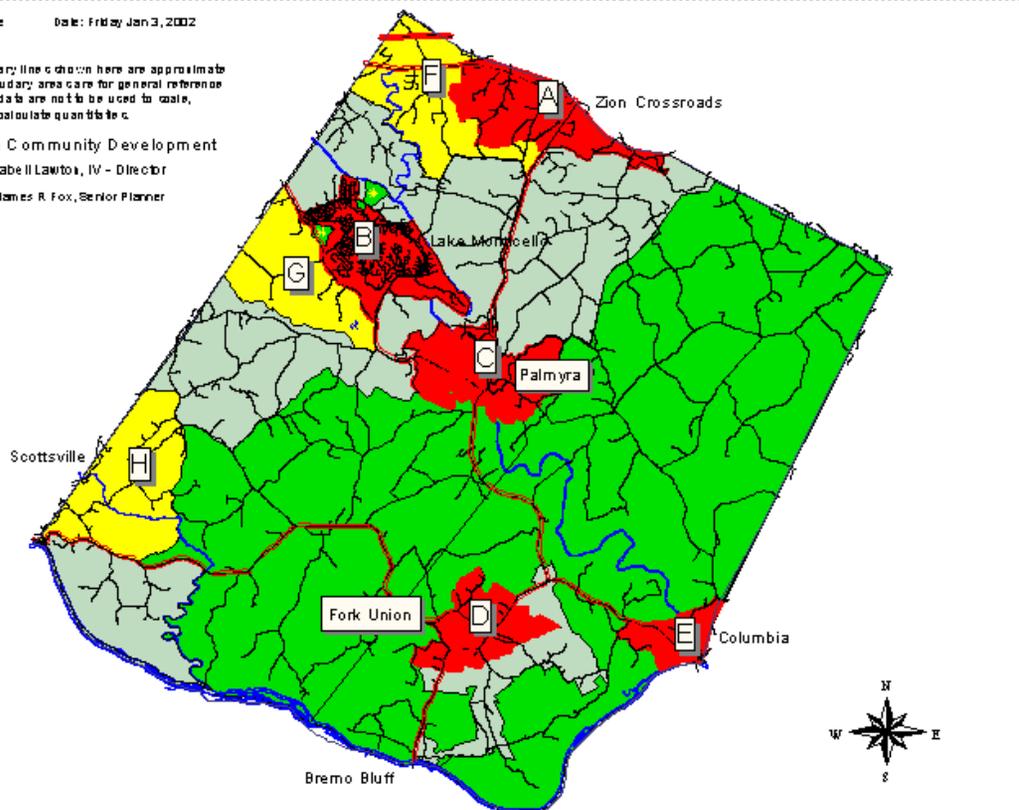
Scale: No Scale Date: Friday Jan 3, 2002

Note: Boundary lines shown here are approximate only. The boundary areas are for general reference only. The data are not to be used to create, measure, or calculate quantities.

Planning & Community Development

G. Cabell Lawton, IV - Director

James R. Fox, Senior Planner



Appendix A

Fluvanna County: Agricultural and Forestal Districts



County of *Fluvanna*

"Responsive & Responsible Government"

Agricultural and Forestal Districts

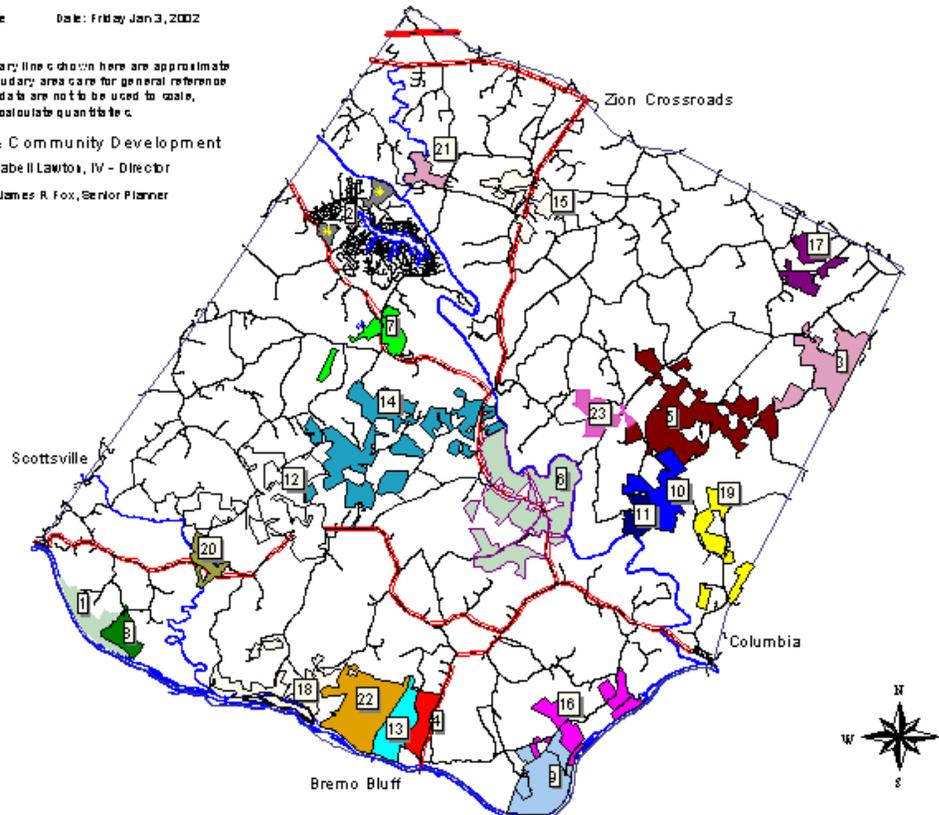
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Note: Boundary lines shown here are approximate only. The boundary area is for general reference only. The colors are not to be used to scale, measure, or calculate quantities.

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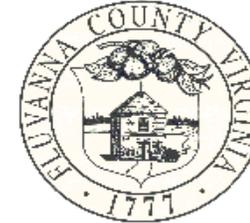


- 1 Adams Creek
- 2 Bourne Tract
- 3 Bowlesville
- 4 Brems Recess
- 5 Byrd Creek
- 6 Carysbrook
- 7 Cunningham Acres
- 8 Dobby Creek
- 9 Glenarvon Farm
- 10 Granite Hills
- 11 Hell's Bend
- 12 Kidds Store
- 13 Lower Brems
- 14 North 640
- 15 Poorhouse
- 16 Riverside
- 17 Shepherds
- 18 Shores Hardware
- 19 Stage Junction
- 20 Temperance
- 21 Union Mills
- 22 Upper Brems
- 23 Wilmington

Appendix B

Fluvanna County:

Conservation and Historic Easements



County of Fluvanna

"Responsive & Responsible Government"

Conservation Easements

- Chatham Plantation
- Cumber Farm
- Joseph Dawson Farm
- Lakeview
- Lowerfields Farms
- Maranatha Farm
- Oak Hill Farm
- Red Bank
- Scheier Natural Area

Historic Easements

- Glen Burnie
- Lower Brems
- Upper Brems



Appendix C

Scale: No Scale Date: Friday Jan 10, 2002

Note: Boundary line shown here are approximate only. The boundary area are for general reference only. The data are not to be used to scale, measure, or calculate quantities.

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