

# County of Fluvanna



## Development Activity Report 2003

Fluvanna County  
Planning Commission  
February 4, 2004

# Summary

## *Residential Activity – Building Permits*

- 359 Building Permits for new homes were issued in 2002 by the Department of Building Inspections
- 74 % were in the “growth areas”
- 26 % were in the “rural areas”

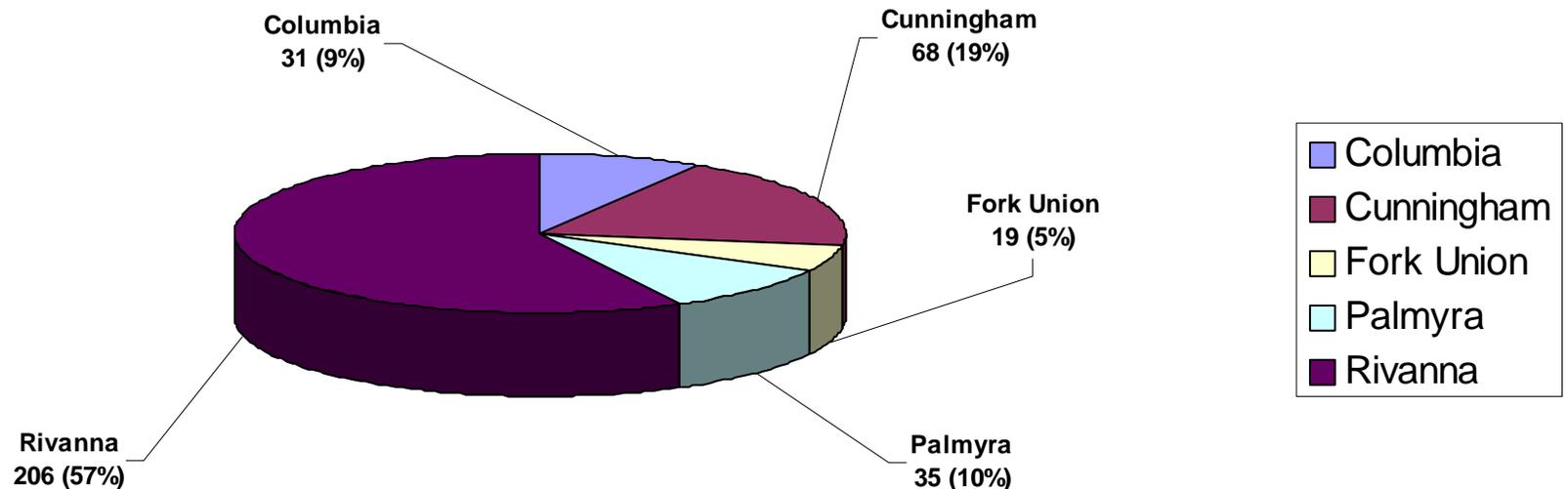
# Summary (Continued)

## *Residential Activity – Subdivisions*

- 60 Subdivision plats (major, minor, and family member division inclusive) were approved in 2003, creating 376 lots
- 107 new lots were created in “growth areas” (32 %)
- 269 new lots were created in “rural areas” (68 %)

# RESIDENTIAL ACTIVITY - Permits - By Planning Area

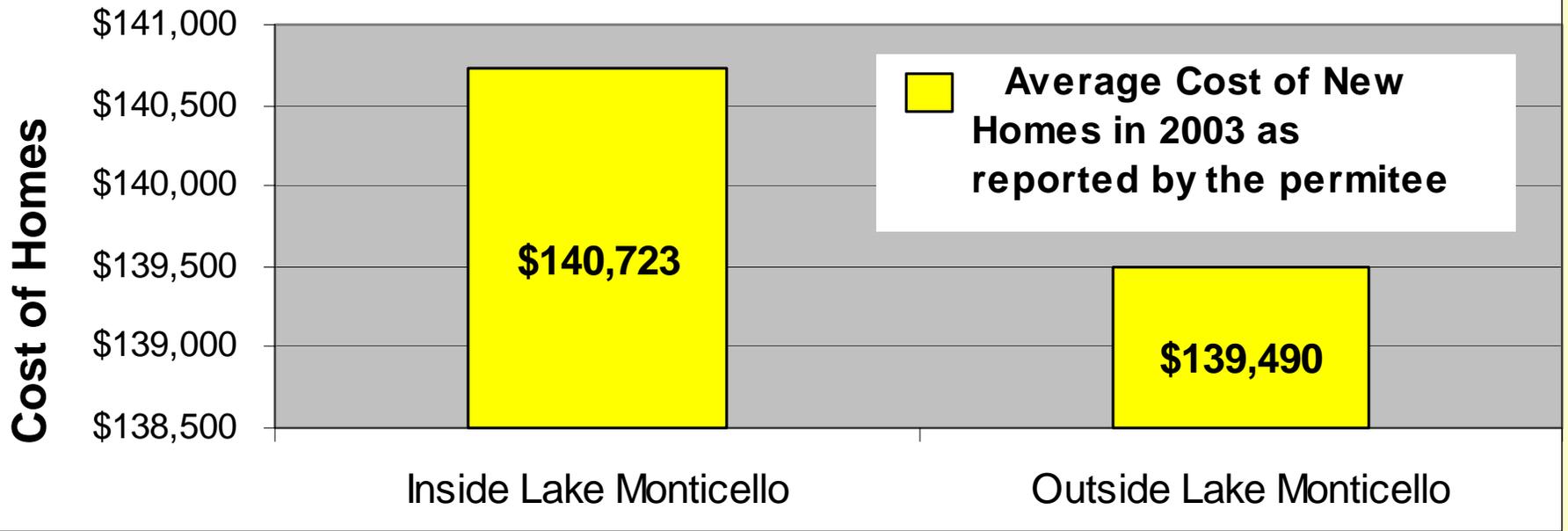
Building Permits Issued for New Homes in 2003 -- by Election District



# RESIDENTIAL ACTIVITY - Building Permits

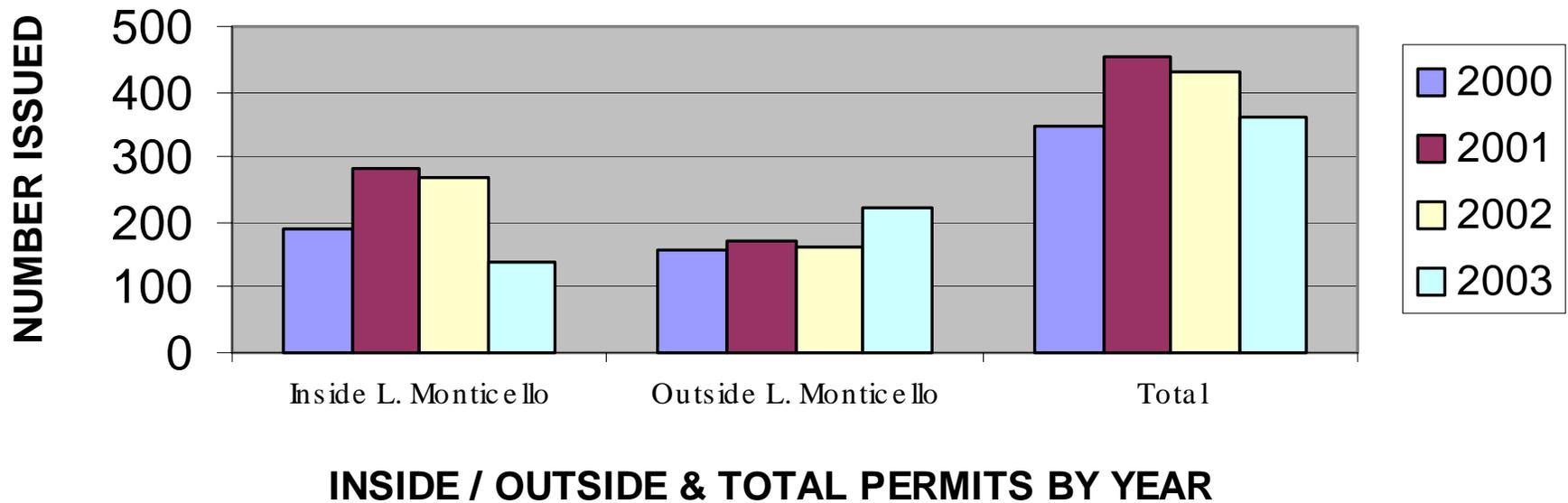
**\$50,341,012** total residential building fees collected

### Average Cost of New Homes in 2003



# Residential Building Permits (Continued)

## Building Permits for New Homes



# Three-year Trend

## Building Permits Issued for New Homes

<b>Location</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>
Inside Lake Monticello	190	282	269	214
Outside Lake Monticello	158	171	162	145
<b>Total</b>	<b>348</b>	<b>453</b>	<b>431</b>	<b>359</b>

# RESIDENTIAL ACTIVITY – Subdivisions – 2000/2001/2002/2003 Comparison

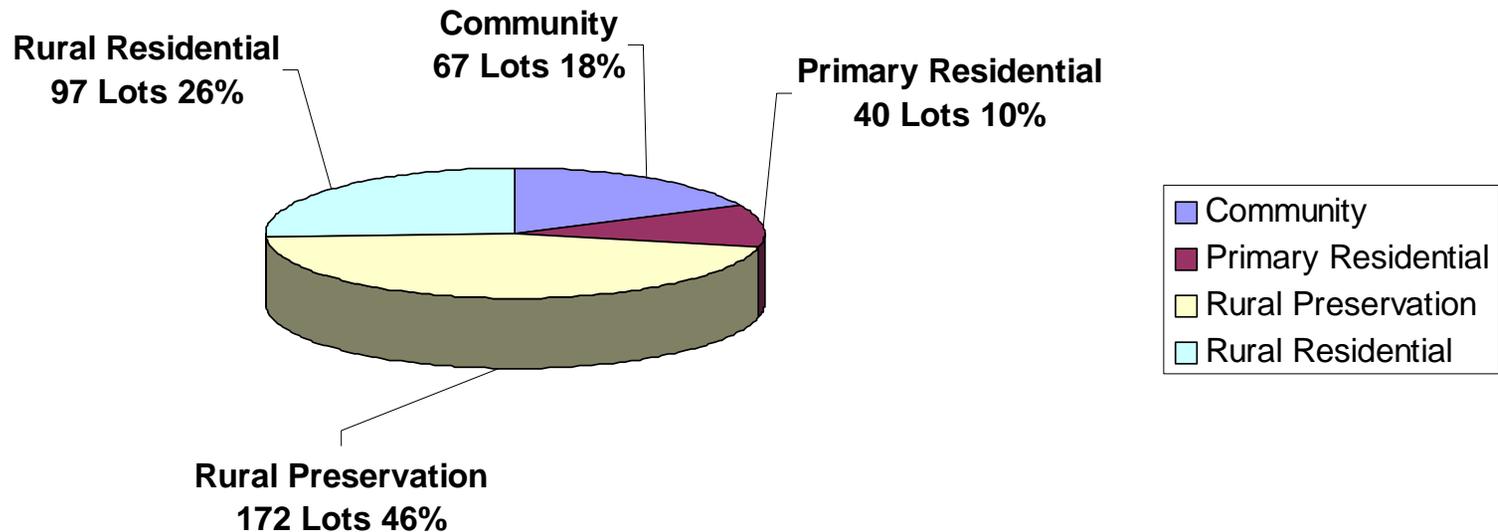
## Number of New Lots Approved

Planning Area	2000	2001	2002	2003
Community	33	21	26	67
Primary Residential	22	70	69	40
Rural Residential	12	11	13	97
Rural Preservation	30	43	98	172
<b>Total</b>	<b>97</b>	<b>145</b>	<b>206</b>	<b>376</b>

community planning area	67	49	13%	23895
primary residential	40	30	8%	14705
rural residential	97	49	13%	23895
rural preservation	172	248	66%	121313
	376	376		<b>183808</b>

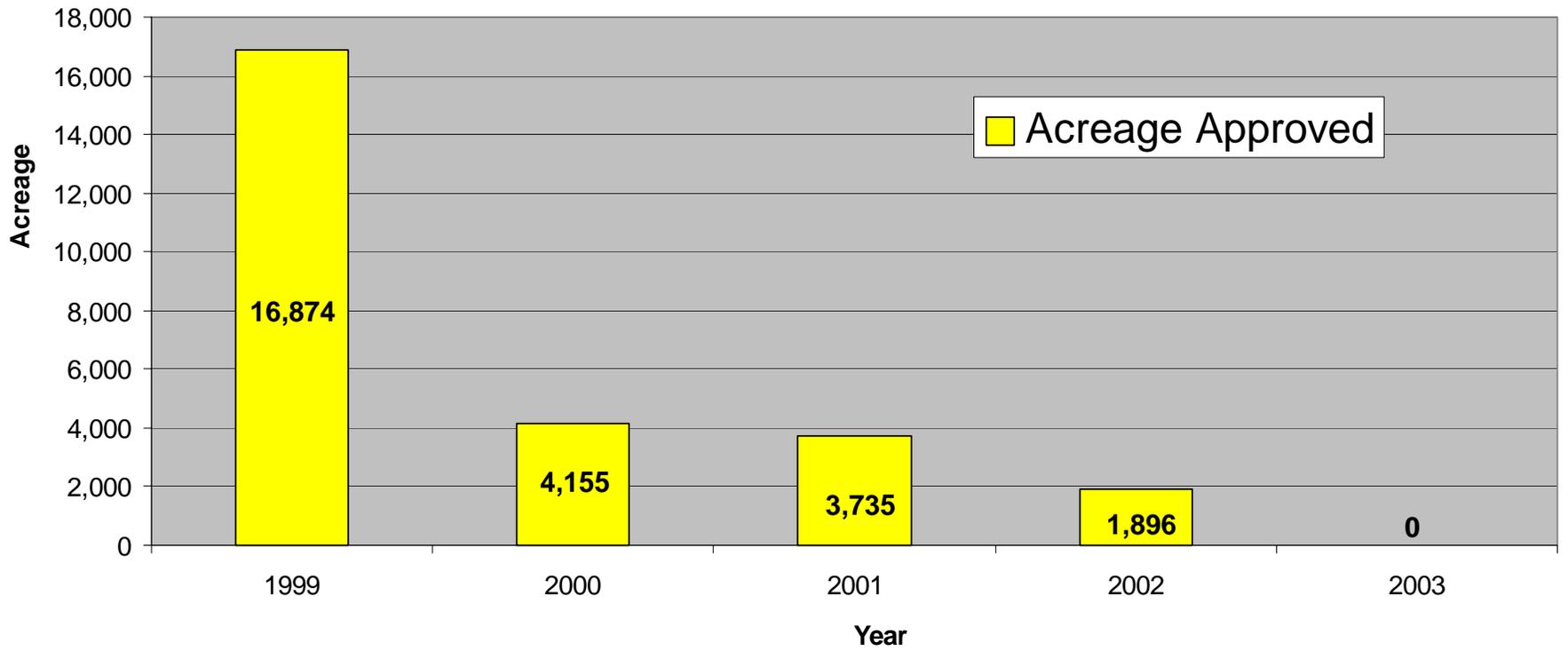
# Subdivision Lots – Planning Area

## New Lots Approved in Subdivisions in 2003 by Planning Area

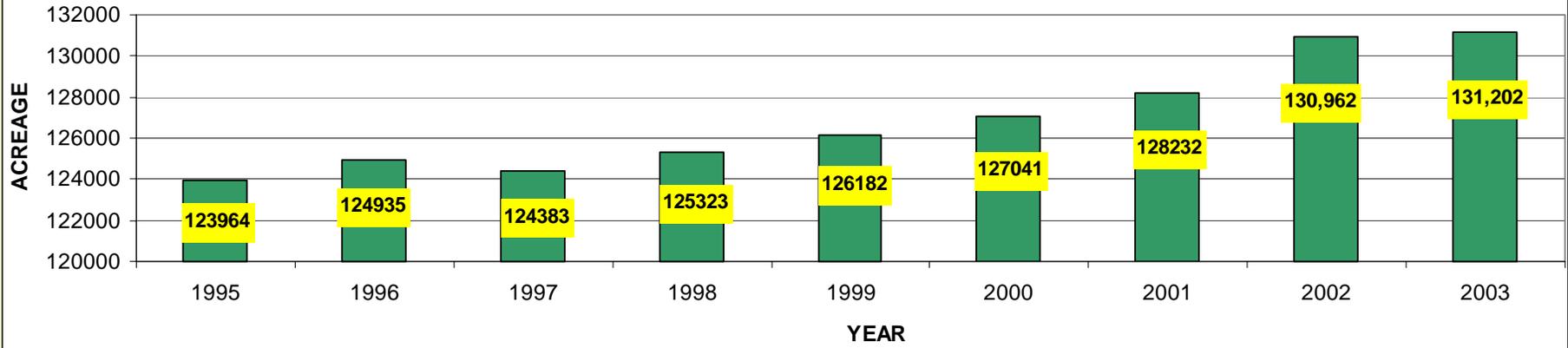


# Agricultural and Forestal Districts

Fluvanna County: Acreage Approved in Agricultural and Forestal Districts 1999 - 2003



## Acreage Under Land Use Taxation 1995 - 2003



## Land Use Type

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	31,827	98,604	531	130,962	71%
2003	32,283	98,342	577	131,202	71%

# Fluvanna County:

## Approximate Boundaries of Planning Areas



County of *Fluvanna*

*"Responsive & Responsible Government"*

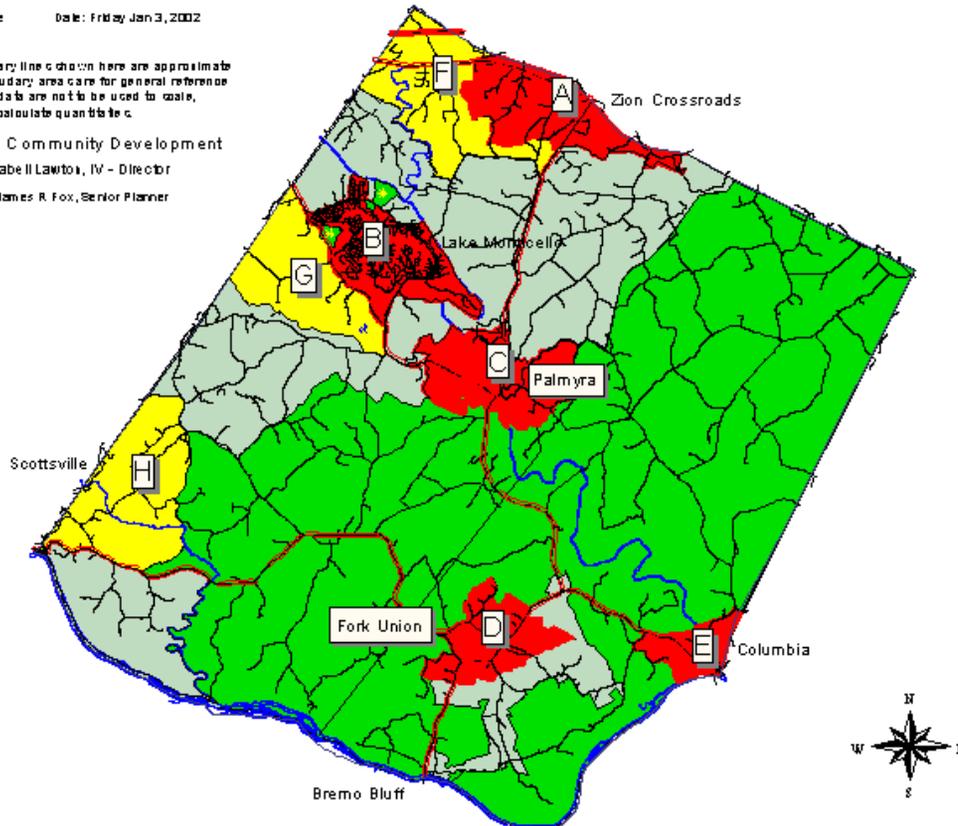
### Planning Areas

- 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

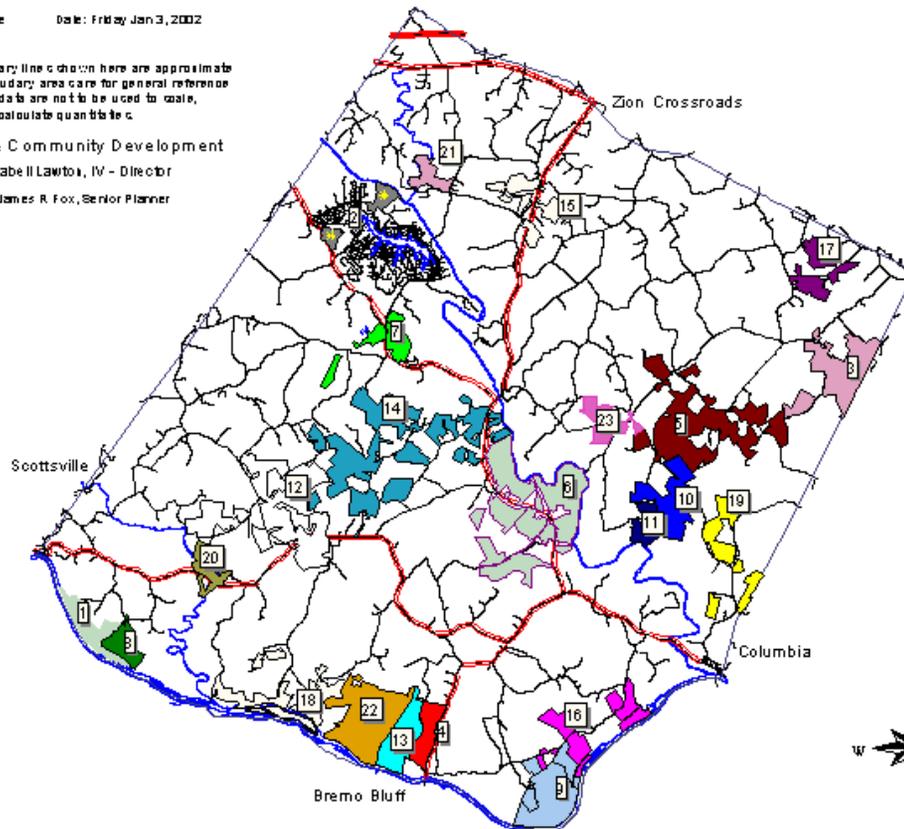
- 1 Adams Creek
- 2 Bourne Tract
- 3 Bowlesville
- 4 Brems Recess
- 5 Byrd Creek
- 6 Carysbrook
- 7 Cunningham Acres
- 8 Dobby Creek
- 9 Glenarvon Farm
- 10 Granite Hills
- 11 Hell's Bend
- 12 Kidds Store
- 13 Lower Brems
- 14 North 640
- 15 Poorhouse
- 16 Riverside
- 17 Shepherds
- 18 Shores Hardware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

Appendix B

Scale: No Scale Date: Friday Jan 3, 2002

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# Fluvanna County:

## Conservation and Historic Easements



County of *Fluvanna*

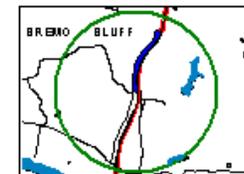
*"Responsive & Responsible Government"*

### 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 BreMO
- Upper BreMO



Appendix C

Scale: No Scale Date: Friday Jan 10, 2002

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

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