

County of Fluvanna



2004 Development Activity Report

Fluvanna County Board of Supervisors
March 2, 2005



Introduction

- *Purpose:* Ability to track land use changes over time for strategic and long-range planning
- *Goal:* Fluvanna development track in check vision of the Comprehensive Plan?
- *Key Milestones:* Subdivision & Zoning Ordinances Amendments Ratified May '04
 - Examples: Redefined Major/Minor Subdivisions and the A-1 Rural Cluster

Presentation Overview

- *Land Use Planning Areas*
- *Residential Activity:*
 - *New Home Building Permits, Subdivisions, and Housing Foundation*
- *Site Development Plans*
- *Zoning:*
 - *Zoning Map Amendments, Zoning Text Amendments, and Variances*
- *Special Use Permits*
- *Preservation Programs:*
 - *Ag. For. Districts, Easements, and Land Use Taxation*

Land Use Planning Areas



Hardware, 1954

Land Use Planning Areas

- Current Planning Areas adopted in 2000 Comprehensive Plan
- Roughly **20%** of County area is designated as “**growth areas**” for a target growth of 70%
- Roughly **80%** is designated in the as “**rural areas**” for the 30% remaining balance of county growth

Land Use Planning Areas Map

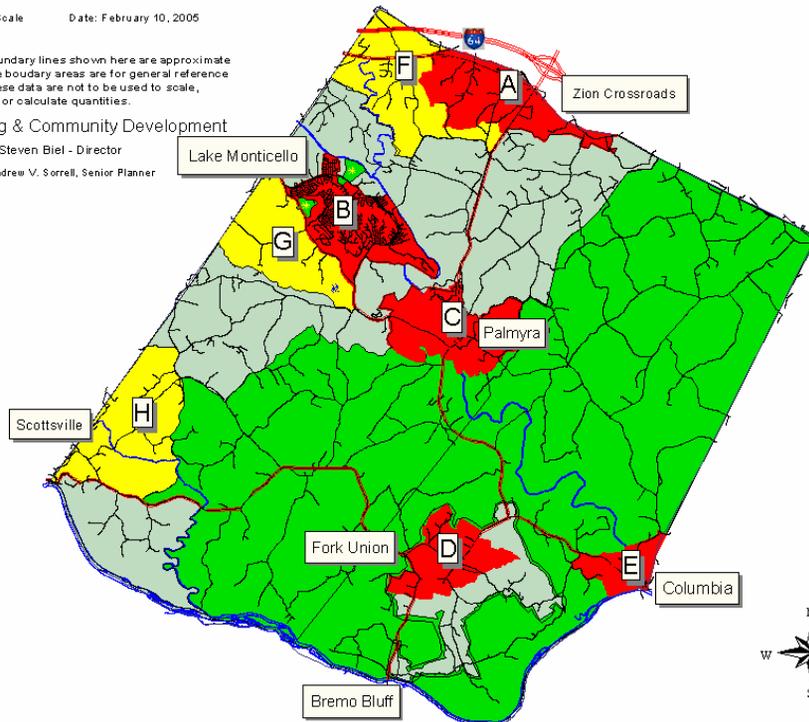
Fluvanna County: Approximate Boundaries of Planning Areas

Scale: No Scale Date: February 10, 2005

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

Planning & Community Development

Steven Biel - Director
Andrew V. Sorrell, Senior Planner



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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

Appendix A

2004 Residential Activity

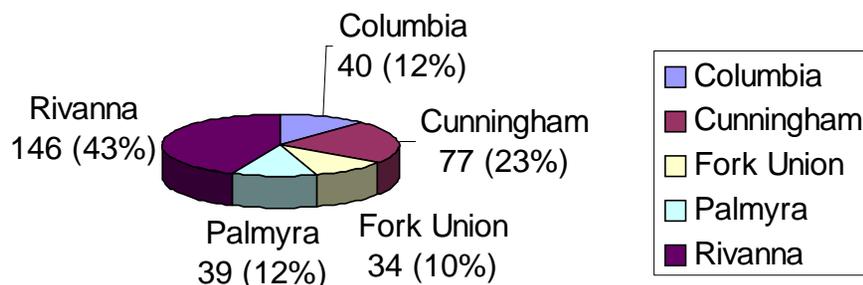


New Home Building Permits

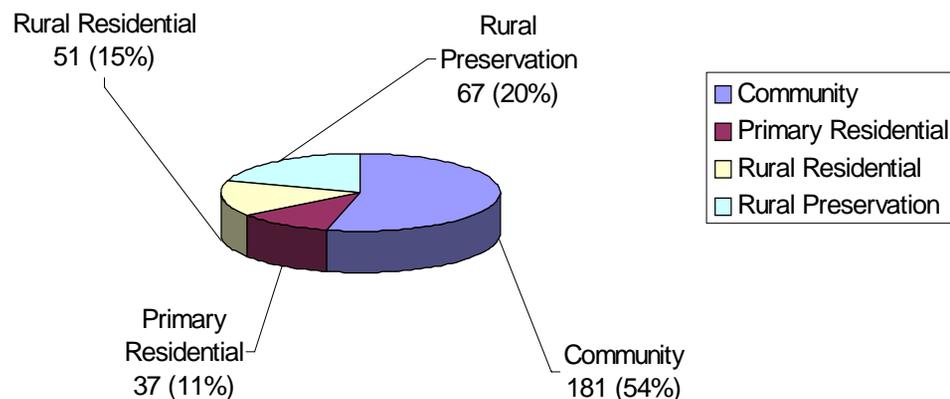
- 336 issued -- slight decrease from 2003's 359;
- 65% issued in “growth areas;” down from 74% in “growth areas” in 2003; and
- 35% issued in “rural areas;” up from 26% in “rural areas” in 2003.

New Home Building Permits – District & Planning Area

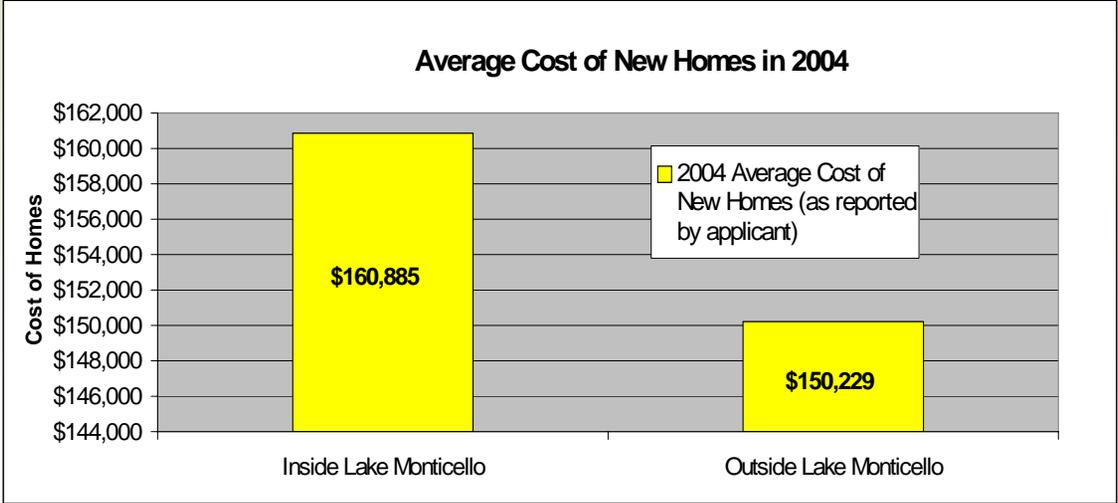
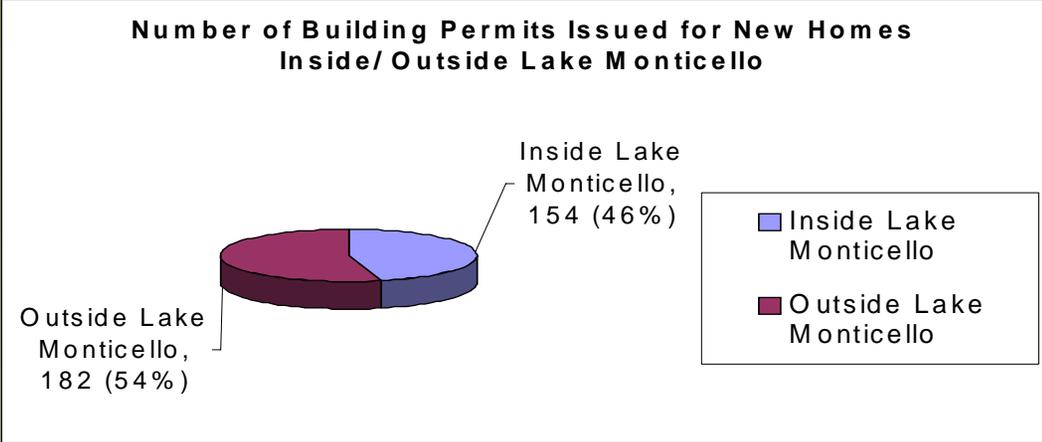
**Building Permits Issued for New Homes in
2004 -- by Election District**



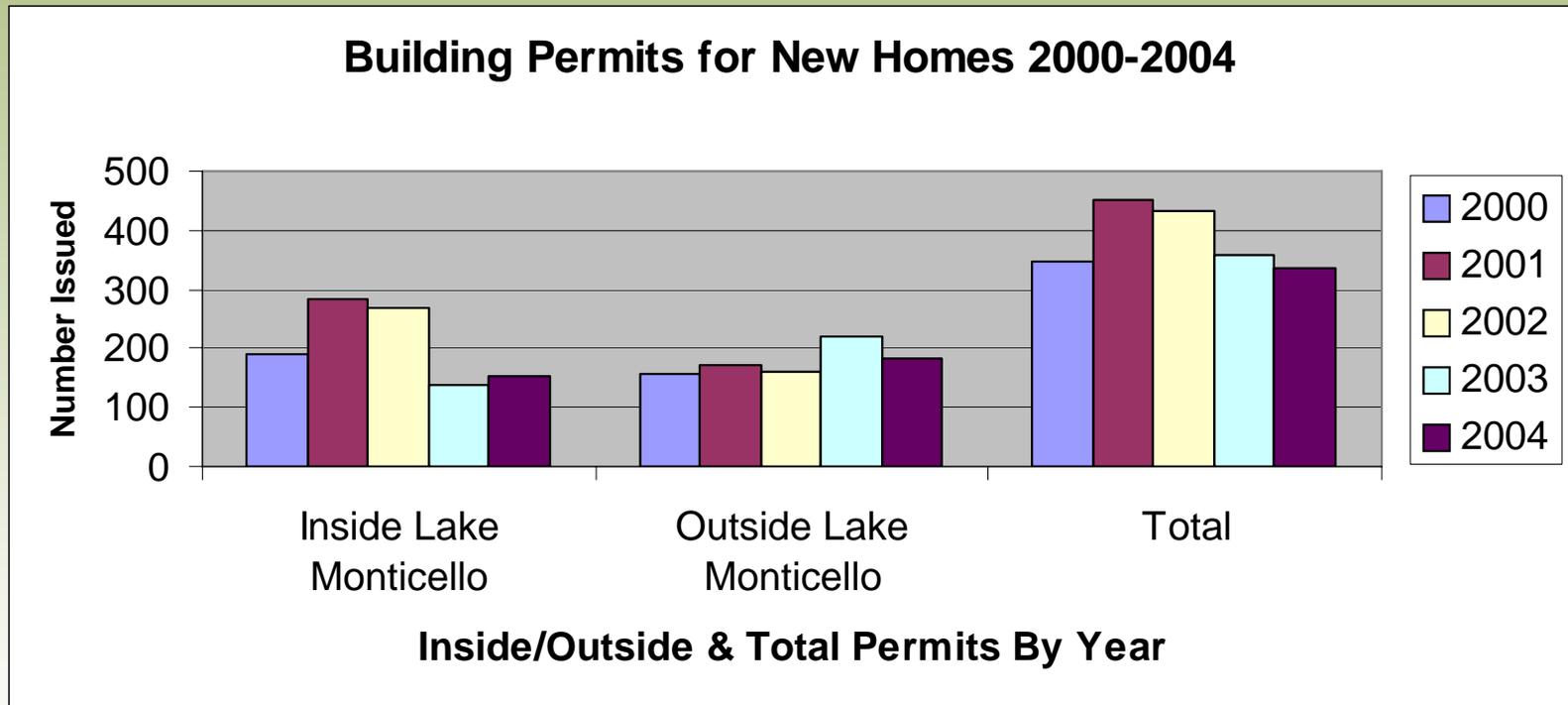
Building Permits Issued in 2004 for New Homes by Planning Area



New Home Building Permits – Lake Mont.



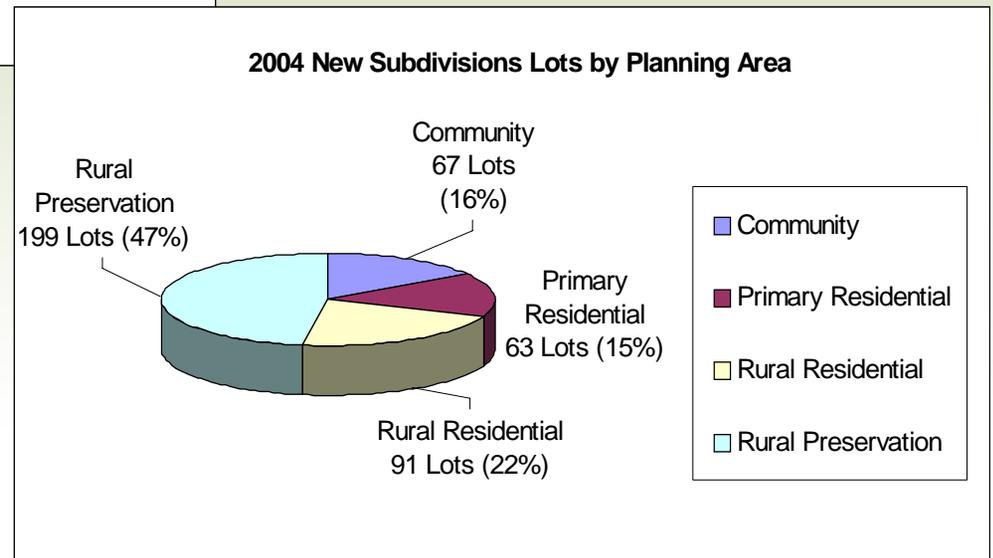
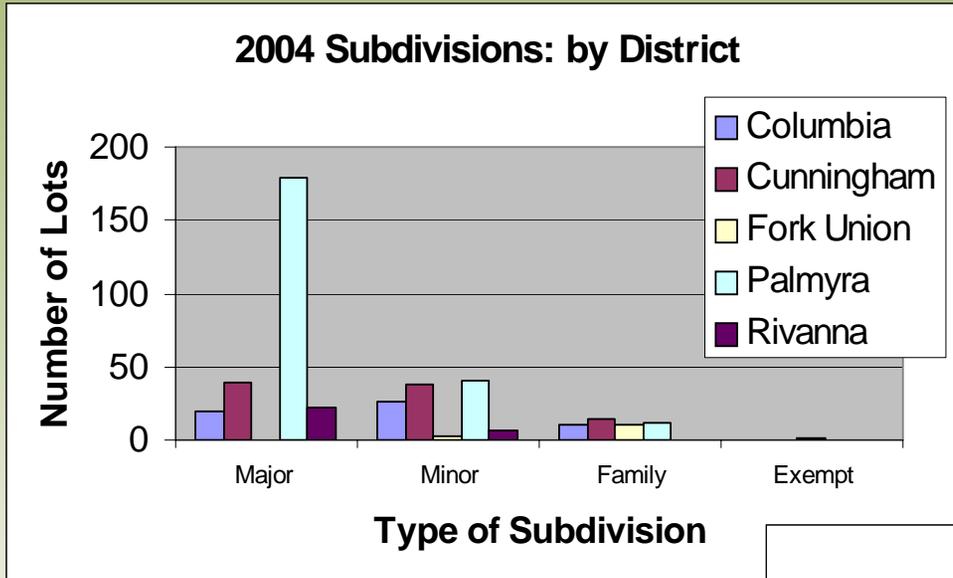
New Home Building Permits – Trend



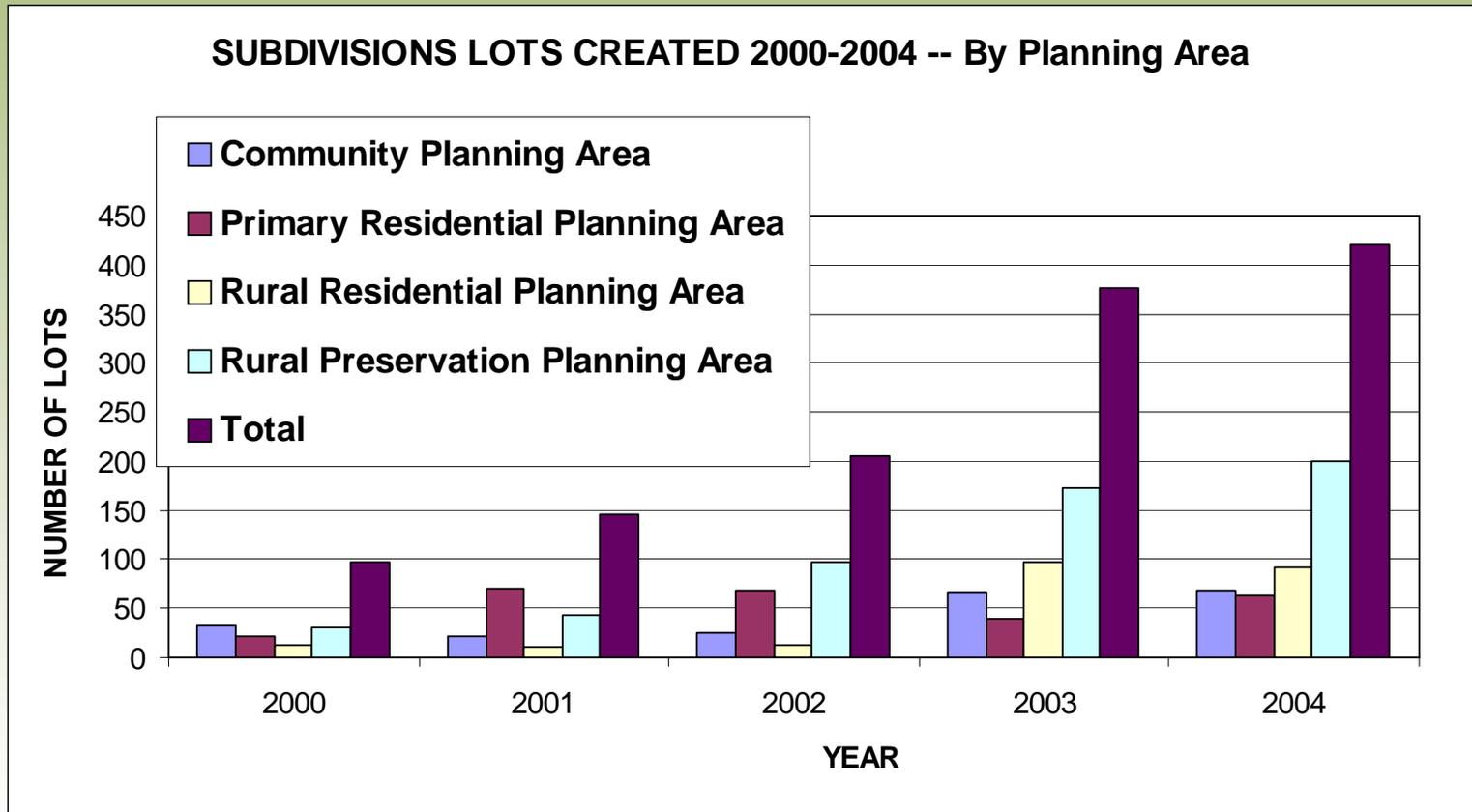
Subdivisions

- 77 subdivision plats creating **420 lots**
- **31%** of new lots created in “**growth areas**”
21% change, 3% increase from 107 lots in ‘03
- **69%** of new lots were created in “**rural areas**”
8% change, 3% decrease from 269 lots in ‘03
- **69%** of “rural area” lots created within **Rural Preservation Planning Areas**

Subdivisions – District & Planning Area

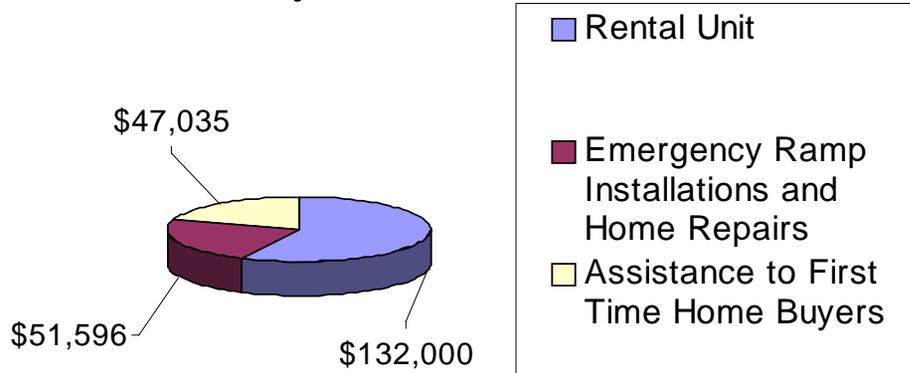


Subdivisions – Trend

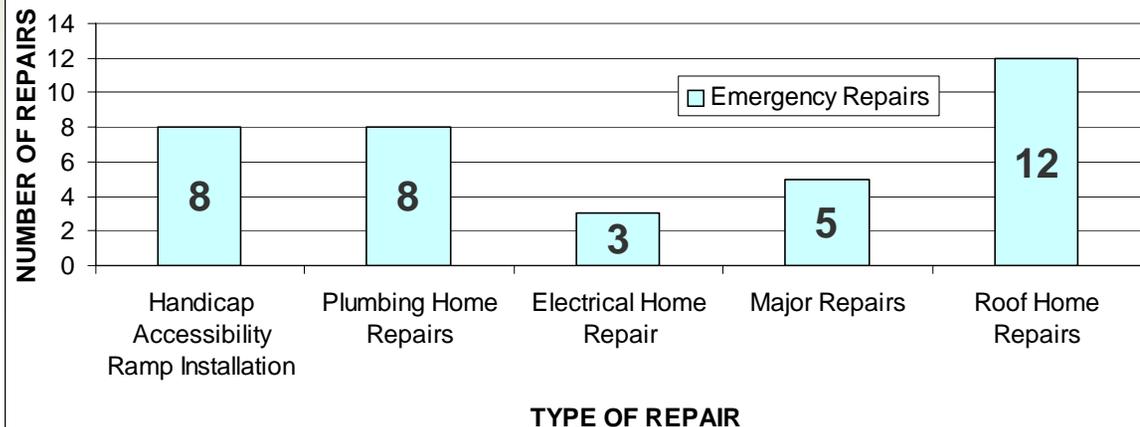


Fluvanna Housing Foundation

Fluvanna Housing Foundation: Cost Analysis of Major Activities, 2004



Fluvanna Housing Foundation: 2004 Emergency Repairs



2004 Site Development Plans

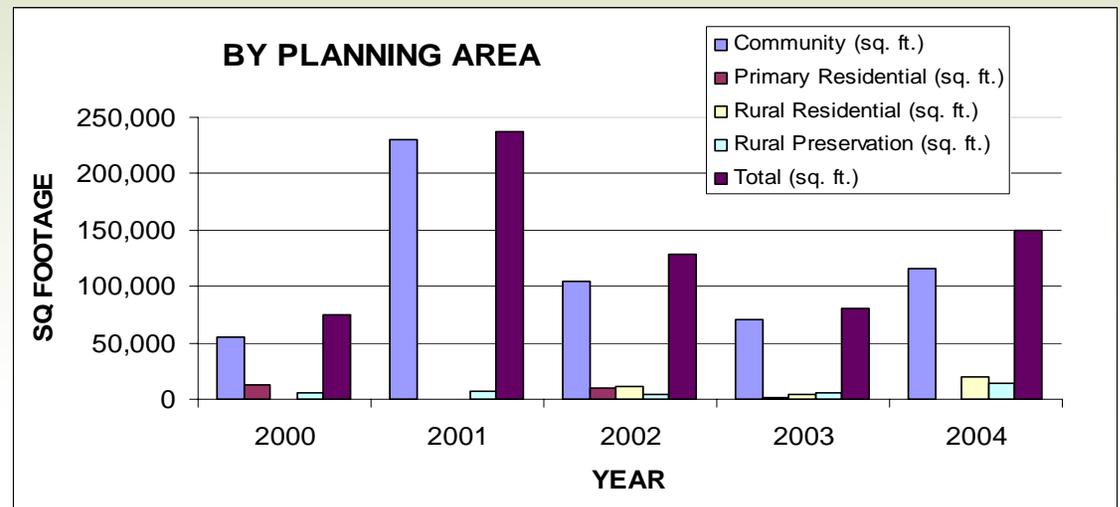
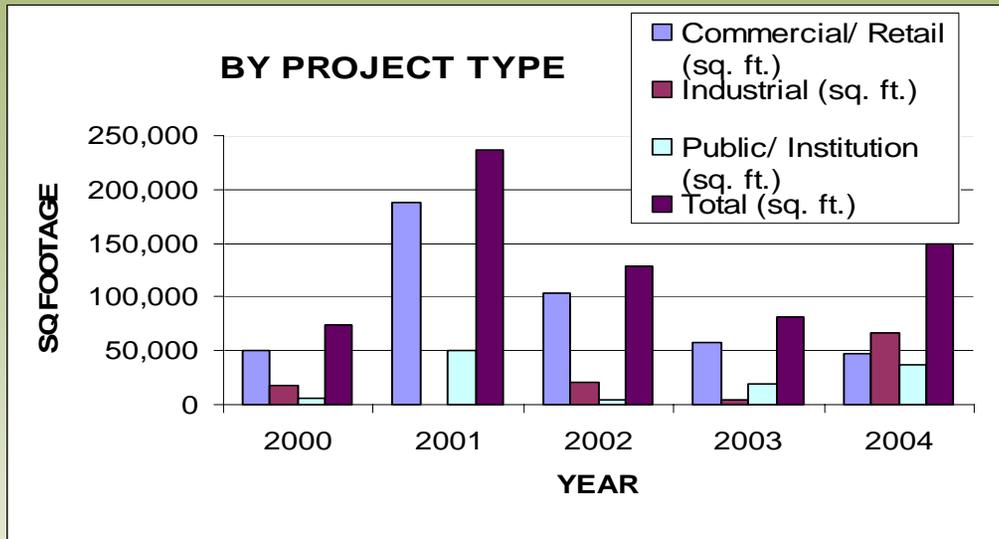


Columbia Depot, 1954

Site Development Plans

- 18 Site Plans totaling of 150,105 square feet
- 77% located in “growth areas”
- 23% located in the “rural areas” and
- Largest square footage: commercial/ industrial use 30,200 sq. ft. warehouse.

Site Development Plans – Project Type & Planning Area



2004 Zoning Activity



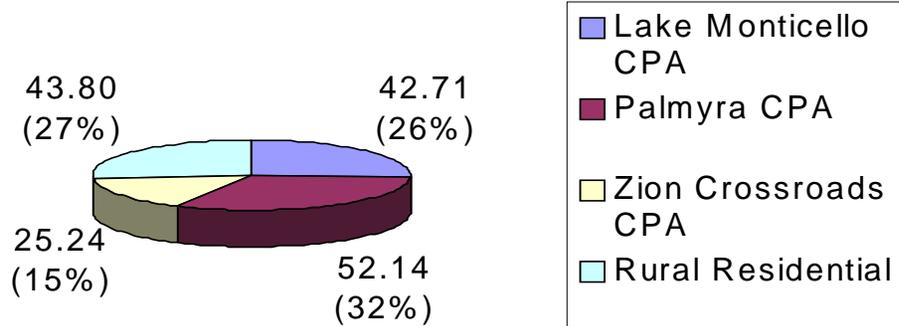
Courthouse, 1954

Zoning Activity

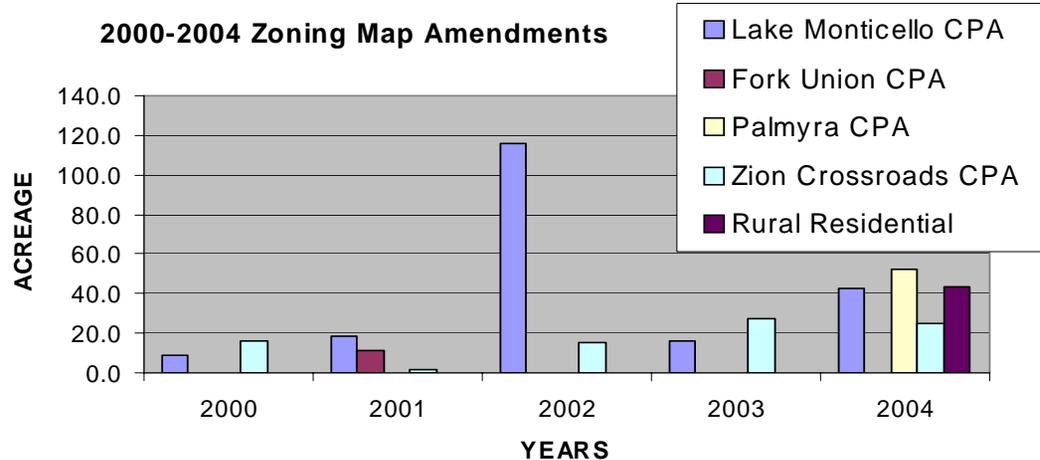
- 4 rezoning applications totaling 163.9 acres
- 73% rezoned in “growth areas”
- 27% rezoned in “rural areas”
- 2 Zoning Text Amendments in 2004 (carryover from 2003) and
- 19 variances from the zoning regulations

Zoning Map Amendments

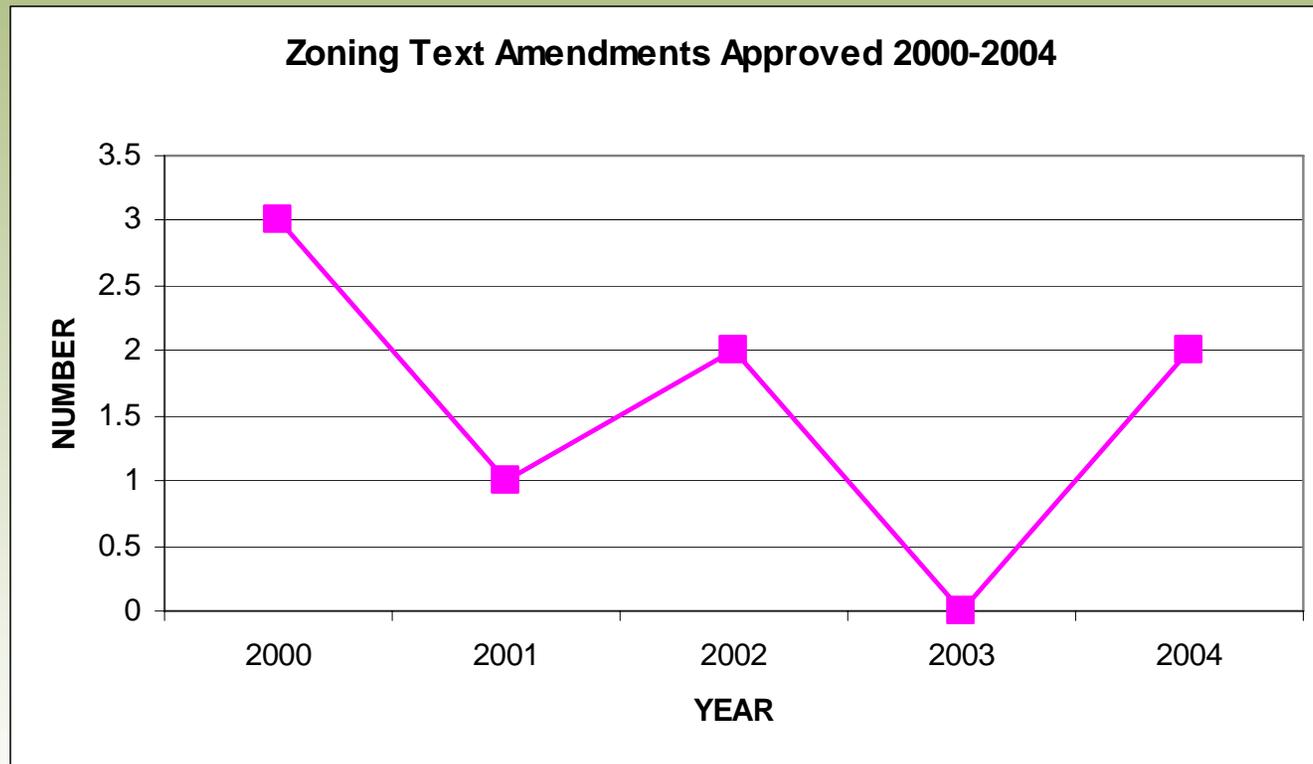
2004 Zoning Map Amendments in Acres



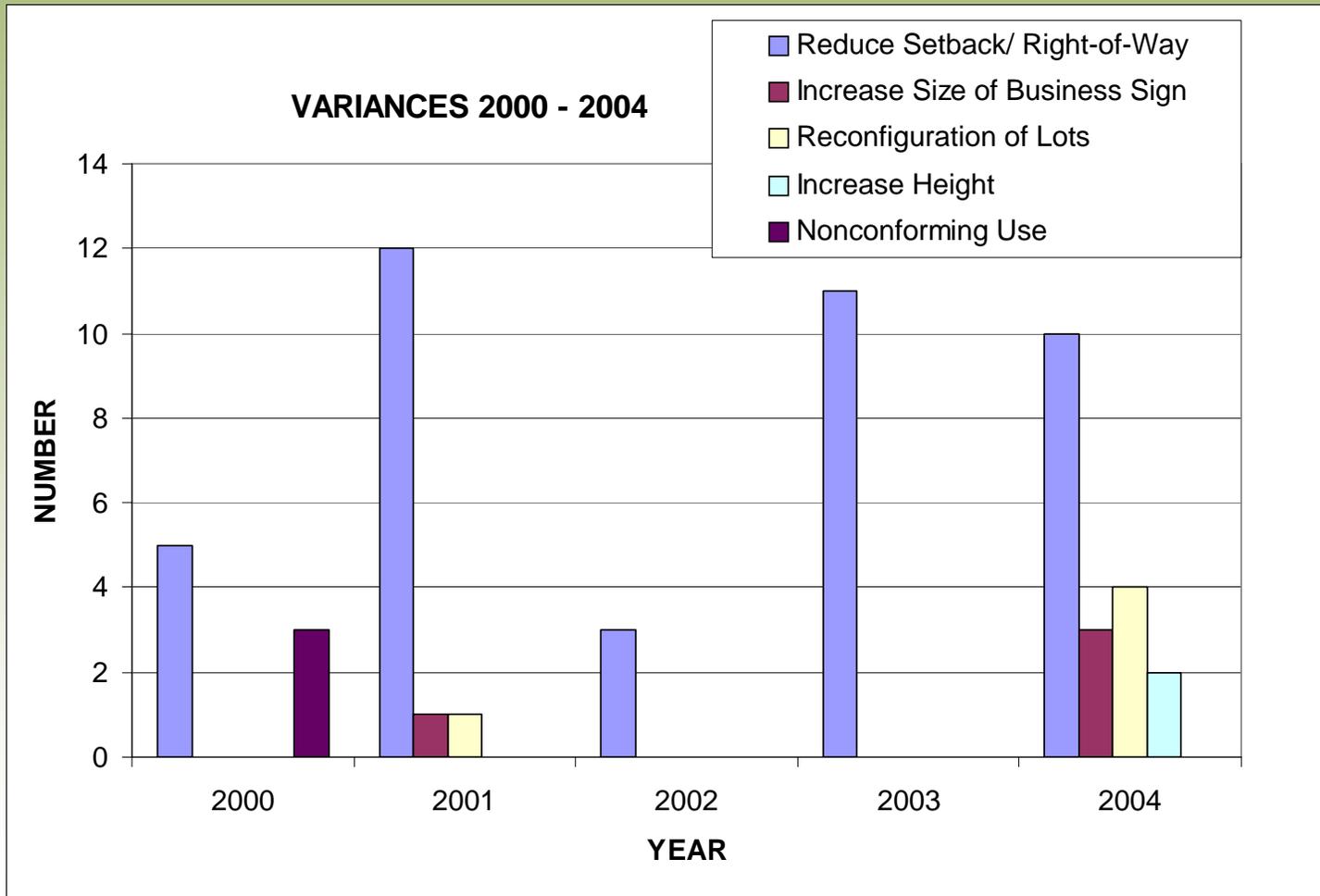
2000-2004 Zoning Map Amendments



Zoning Text Amendments



Variations - Trend



2004 Special Use Permits

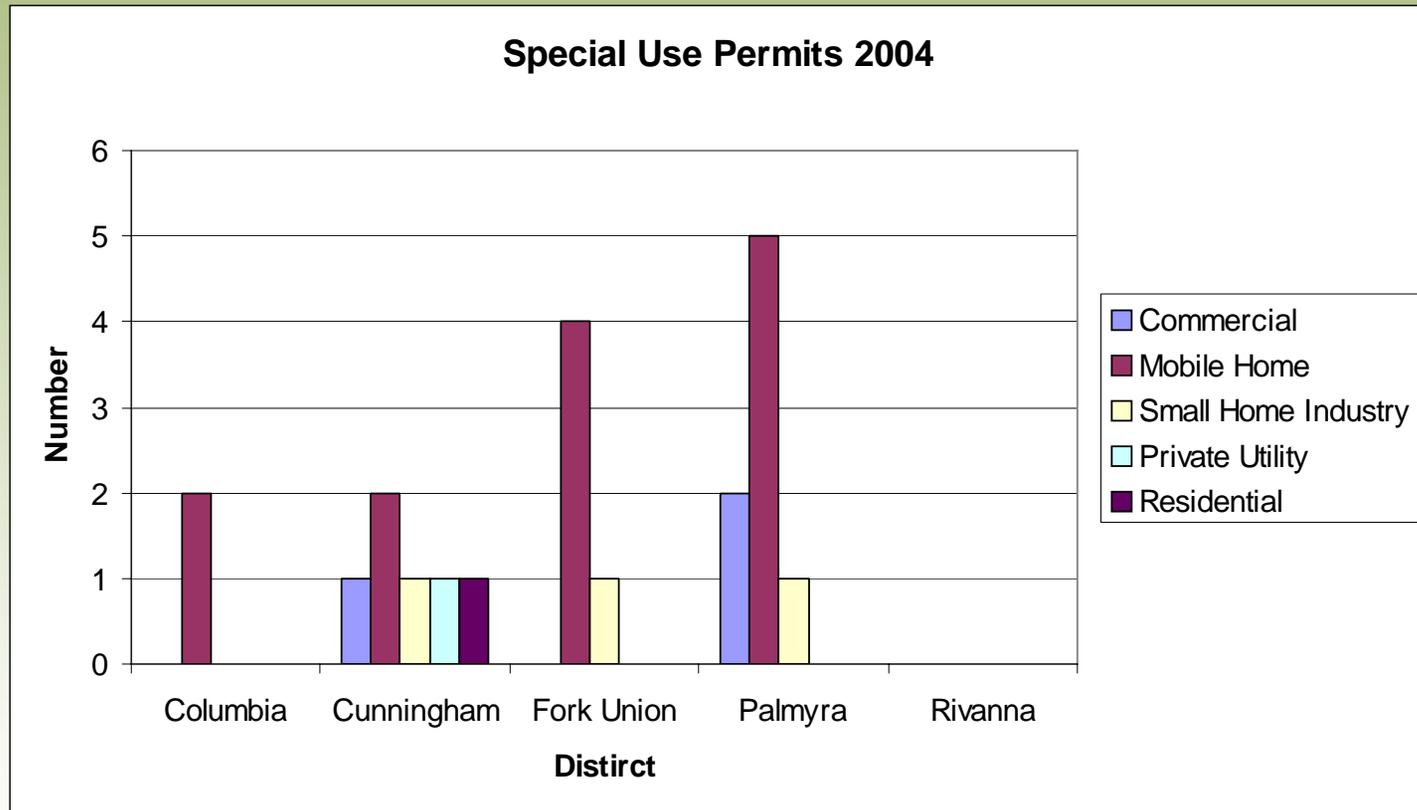


Shores, 1954

Special Use Permits

- 21 Special Use Permits in 2004
- 62% for Mobile Homes
- 43% located in “growth areas” and
- 57% located in “rural areas”

Special Use Permits – District



2004 Preservation Programs

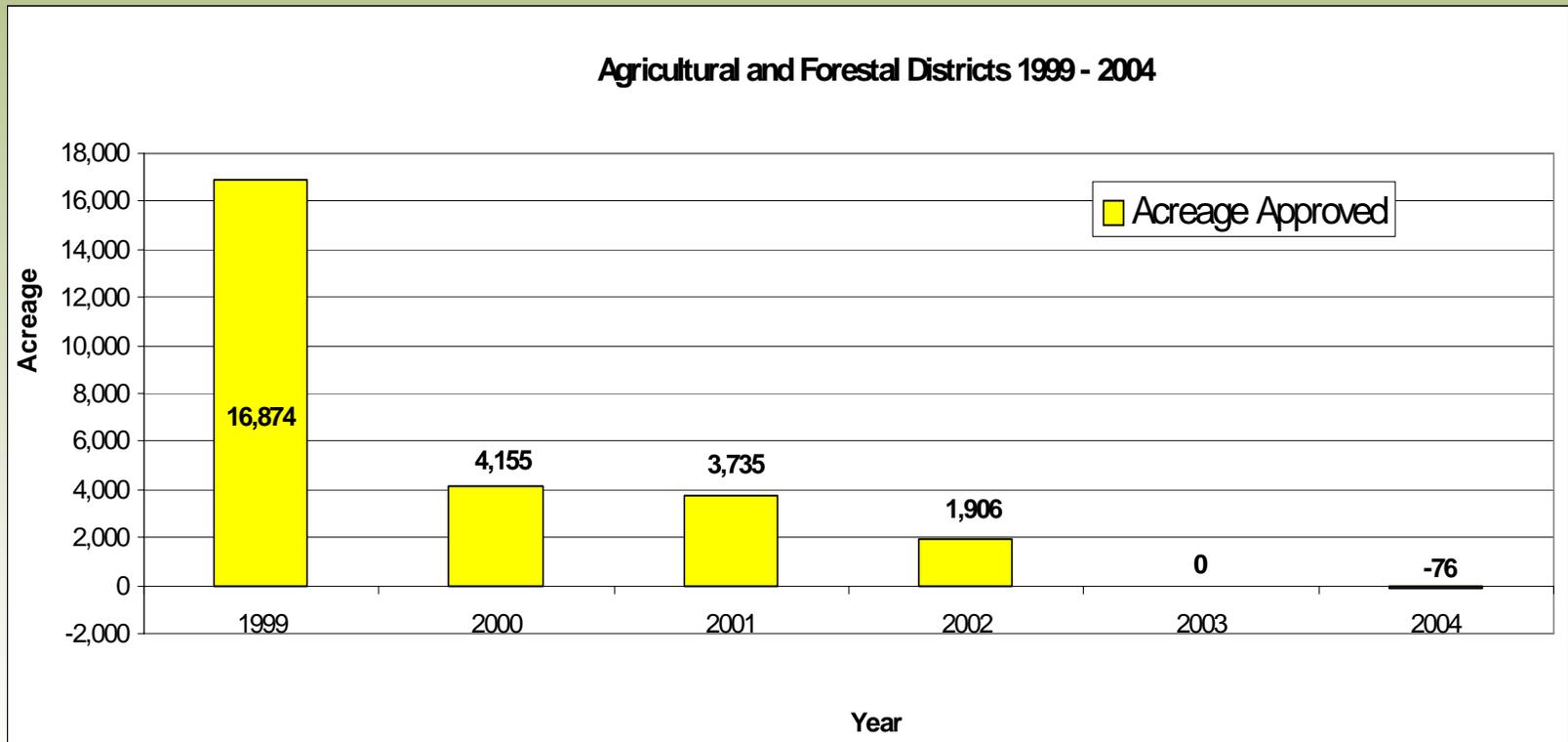


James River, 2000

Preservation Programs

- No Agricultural and Forestal Districts were approved in 2004
- No acreage was added to Historic or Conservation Easements 2004
- 70% of the County enrolled in the Land Use Taxation in 2004 and
- Forestry category of Land Use Taxation is 53% of the total County Area

Ag/. Forestal Districts



Ag/. Forestal District Map

Fluvanna County: Agricultural and Forestal Districts

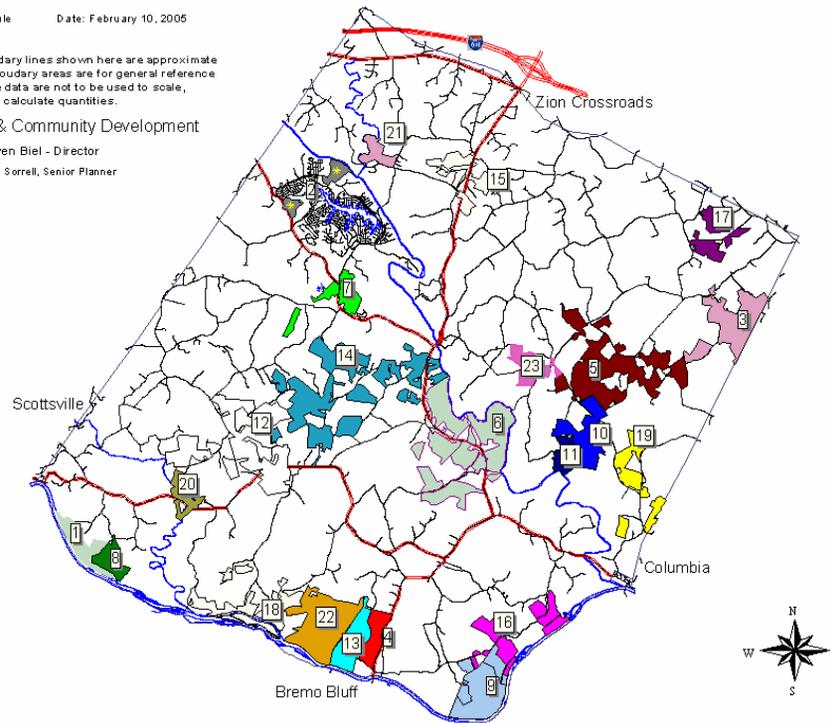
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Agricultural and Forestal Districts

- 1 Adams Creek
- 2 Bourne Tract
- 3 Bowlesville
- 4 Breomo Recess
- 5 Byrd Creek
- 6 Carysbrook
- 7 Cunningham Acres
- 8 Dobby Creek
- 9 Glenarvon Farm
- 10 Granite Hills
- 11 Hell's Bend
- 12 Kidd's Store
- 13 Lower Breomo
- 14 North B40
- 15 Poorhouse
- 16 Riverside
- 17 Shepherds
- 18 Shores Hardware
- 19 Stage Junction
- 20 Temperance
- 21 Union Mills
- 22 Upper Breomo
- 23 Wilmington

Appendix B

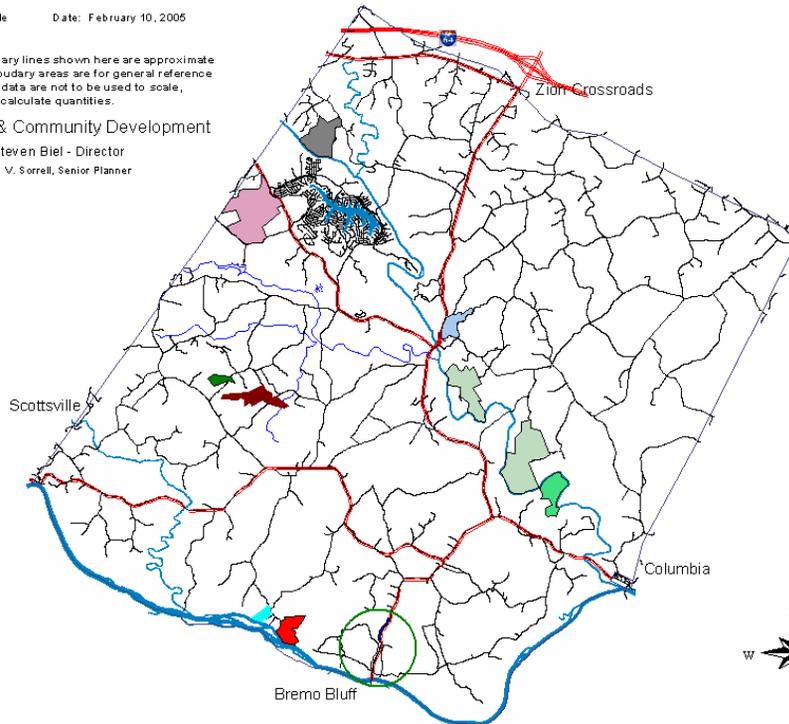
Conservation & Historic Easement Map

Fluvanna County: Conservation and Historic Easements

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Conservation Easements

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

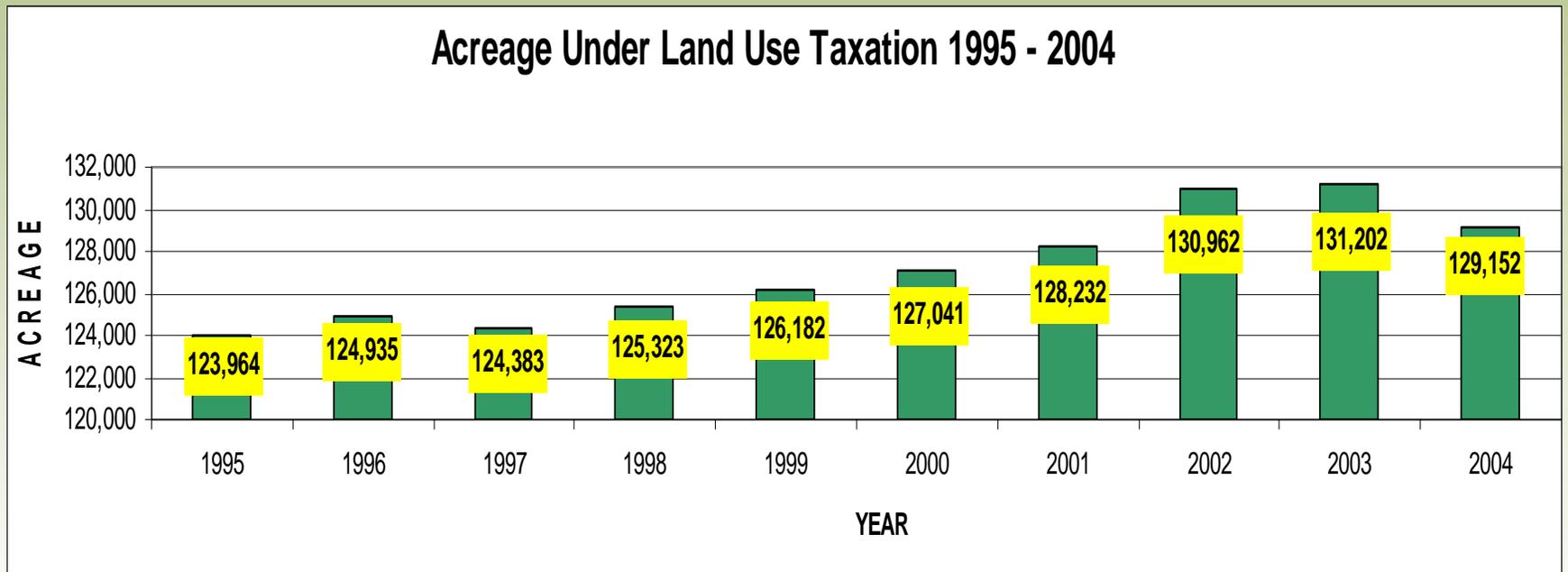
Historic Easements

- Glen Burnie
- Lower Breomo
- Upper Breomo



Appendix C

Land Use Taxation - Trend



Conclusion

- Is Fluvanna accomplishing the growth guidelines as outlined in the Comprehensive Plan?
 - Building permits indicate 65% in “growth areas” and 35% in “rural areas”
 - Subdivisions indicate 30% in “growth areas” and 70% growth in “rural areas”
 - 77% site development plans in “growth areas” 23% in “rural areas”
 - 73% of rezoning acreage in “growth areas” and 27% of acreage in “rural areas”
 - 43% special use permits in “growth areas” and 57% in “rural areas”
- No expansion of any agricultural and forestal districts or significant conservation/historic easements added in 2004
- Comprehensive Plan Update in 2005

Contact Information

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