

COUNTY OF FLUVANNA



DEVELOPMENT ACTIVITY REPORT 2008

Revised February 23, 2009

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INTRODUCTION

The Fluvanna County Department of Planning and Community Development is proud to present the 2008 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 Planning and Community Development staff. This report has been prepared to help visualize 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 Planning Department.

The DID is used to track site development plans, subdivisions, special use permits, variances, zoning map amendments, zoning text amendments, and preservation easements. A similar database used by the Building Inspections Department tracks building permits and was used in the residential activity calculations in this report. A direct comparison of the past nine (9) years worth of land use planning data is also provided throughout this report.

A few changes have been made to the 2008 DAR with regard to how some development data was collected and reported. In the past, if a major subdivision or major site development plan received sketch plan approval from the Planning Commission, it was included in that year's DAR, even if it had yet to receive final approval. For example, if a subdivision received sketch plan approval from the Planning Commission in 2006, but the final subdivision plat was not approved until 2007, that subdivision was included in the 2006 DAR. This has changed for the 2008 DAR. Subdivision and site plans are now only included in the DAR in the year they receive final approval. All the major subdivisions and major site plans included in this report received final approval in 2008, which means some of these may have been included in previous DAR's if they received Planning Commission approval in years past.

The other significant change also involves how site development plans are reported. In previous reports, one of the fields used to analyze and compare site development plans was the square footage of the development. This field has been removed from the 2008 DAR since there are site development plans in which a square footage field could not be applied to, which in the past, has skewed data. For instance, a site development plan for a landscape plan or a lighting plan has no square footage. Therefore, these site plans would not have been included in the square footage analysis and comparisons in years past. Site development plans will now be analyzed and compared with previous years based on the total number of approved site plans.

The recessed economy and housing market has certainly made an impact on Fluvanna County as development in Fluvanna declined significantly in 2008. The DAR has been used to track development and growth patterns in Fluvanna County since 2000. During this nine year span, 2008 produced the fewest number of building permits issued (118), had the least amount of acreage rezoned (23.75), tied for the fewest number of Special Use Permits approved (6) and rezoning applications approved (3), and saw a decrease of nearly 75% in the number of subdivision lots approved since last year.

The DAR measures development activity in terms of 'area' and provides a visualization of land use changes. The number of acres that has changed from one designation to another (e.g., agricultural usage to residential usage) provides an opportunity to analyze possible land use trends and prepare upcoming Comprehensive Plan strategies.

Finally, this report 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 County 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 districts may not achieve the intended results if development requests are granted in areas outside established Community Planning Areas. This report provides a quantitative summary of 2008 development, and indicates where it is taking place. The effectiveness of current 'rural character' strategies may be analyzed by comparing the 2008 development data with the goals of the County as we prepare to implement the 2009 Comprehensive Plan.

February 23, 2009

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EXECUTIVE SUMMARY

Land Use Planning Areas

- Fluvanna County's Comprehensive Plan, adopted in 2000, continues to influence growth/development decisions;
- Roughly 20% or 36,762 acres of the total county area of 183,808 acres is designated in the Comprehensive Plan as "growth area." The "growth areas" are Community Planning Areas and Primary Residential Areas which are intended to receive 70% of the development (See Map Appendix A); and
- Roughly 80% or 147,046 acres of the total county area of 183,808 acres is designated in the Comprehensive Plan as "rural areas" which are intended to receive the balance of county growth (30%).

2008 New Home Building Permits Issued

- 118 Building Permits for new homes were issued in 2008, a 33% decrease from the 2007 number of 177;
- 64% of New Building Permits were issued in "growth areas;" up from 52% in "growth areas" in 2007; and
- 36% of New Building Permits were issued in "rural areas;" down from 48% in "rural areas" in 2007.

2008 Subdivisions

- 150 subdivision lots were approved in 2008 (including major, minor, and family divisions);
- 56% (84) of new lots were created in "growth areas" (Community and Primary Residential Planning Areas) compared to the 96 lots created in growth areas in 2007;
- 44% (66) of new lots were created in "rural areas" (Rural Residential and Rural Preservation Planning Areas) compared to the 493 lots created in rural areas in 2007;
- 50% (33/66) of "rural area" lots were created within Rural Preservation Planning Areas; and
- Two (2) cluster subdivisions composed of 64.25 acres preserving, approximately 44.56 acres of open space were approved.

2008 Site Development Plans

- 17 Site Development Plans were approved in 2008, a decrease from the 20 that were approved in 2007;
- 82% (14/17) of the site plans approved were located in "growth areas."

2008 Special Use Permits

- Six (6) Approved Special Use Permits in 2008;
- 33% (2) Special Use Permits located in “growth areas;” and
- 67% (4) Special Use Permits located in “rural areas.”

2008 Land Use Taxation and Agricultural and Forestal Districts

- No New Agricultural and Forestal Districts or Conservation Easements were approved in 2008;
- 24.4 acres were removed from the Bourne Tract Agricultural and Forestal District;
- Approximately 67% of the County (122,258 acres) was enrolled in the Land Use Taxation Program in 2008; and
- The Forestry category of Land Use Taxation is almost half (49%) of the total County Area, or 90,739 acres.

2008 Zoning

- Three (3) rezoning applications were approved, totaling 23.8 acres;
- Four (4) Zoning Text Amendments were approved; and
- 13 variances from established zoning regulations were approved.

2000 COMPREHENSIVE PLAN – Land Use Planning Areas¹

Planning Area	Approx. 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%

Table 1: Approx. Acreage in Land Use Planning Areas²

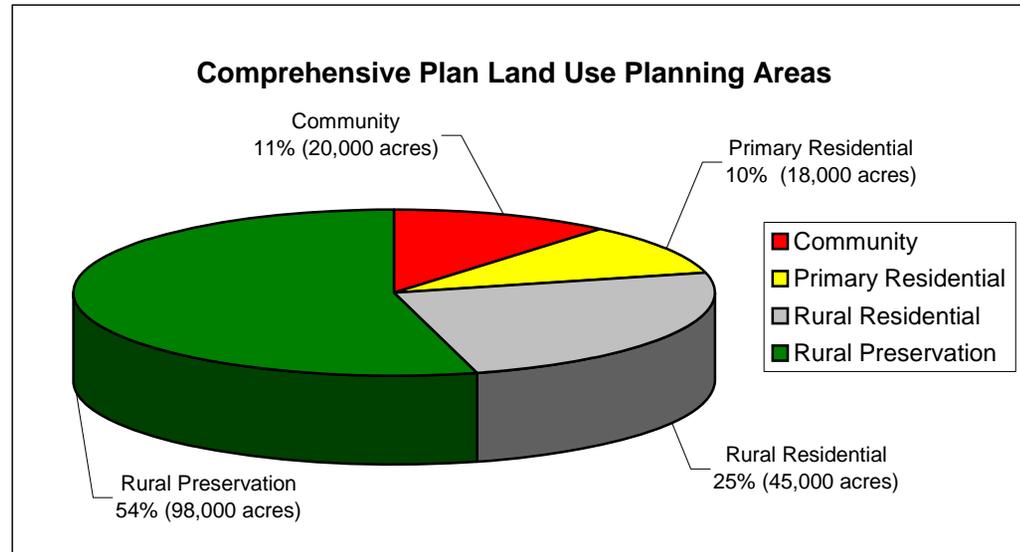


Figure 1: Land Use Planning Areas

¹ Source: Dept. of Planning & Community Development

² Note: County acreage is approximate. See Appendix A for Land Use Planning Area Map.

2008 RESIDENTIAL ACTIVITY – Building Permits by Election District³

Election District	Number of Permits Issued	Percentage of Total
Columbia	14	11.9%
Cunningham	16	13.6%
Fork Union	12	10.2%
Palmyra	46	39.0%
Rivanna	30	25.4%
TOTAL	118	100.0%

Table 2: 2008 New Home Building Permits by Election District

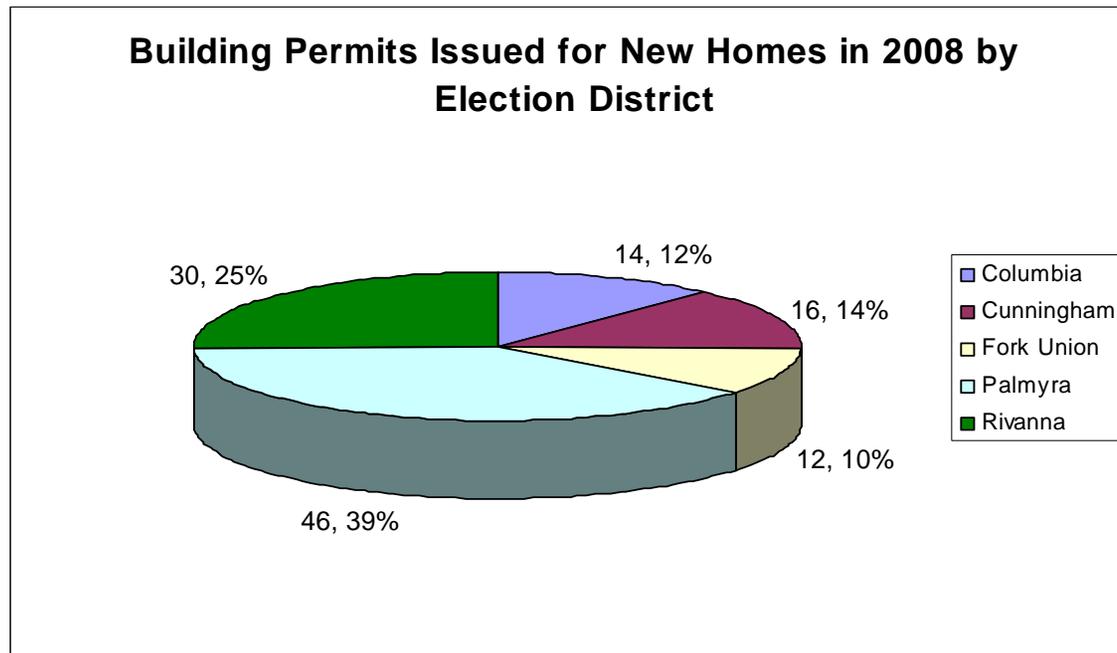


Figure 2: 2008 New Home Building Permits by Election District

³ Source: Dept. of Building Inspections

2008 RESIDENTIAL ACTIVITY - Building Permits by Planning Area⁴

Planning Area	Number of Permits Issued	Percentage of Total
Columbia Community Planning Area	0	0.0%
Fork Union Community Planning Area	3	2.5%
Lake Monticello Community Planning Area	56	47.5%
Palmyra Community Planning Area	2	1.7%
Zion Crossroads Community Planning Area	3	2.5%
Community Planning Area Subtotal	64	54.2%
Primary Residential - Lake Monticello	3	2.5%
Primary Residential - North/South Route 250	5	4.2%
Primary Residential - Route 6/Anitoch	4	3.4%
Primary Residential Subtotal	12	10.2%
Rural Residential Subtotal	26	22.0%
Rural Preservation Subtotal	16	13.6%
TOTAL	118	100.0%

Table 3: 2008 New Home Building Permits by Planning Area

⁴ Source: Dept. of Building Inspections

2008 RESIDENTIAL ACTIVITY - Building Permits by Planning Area⁵

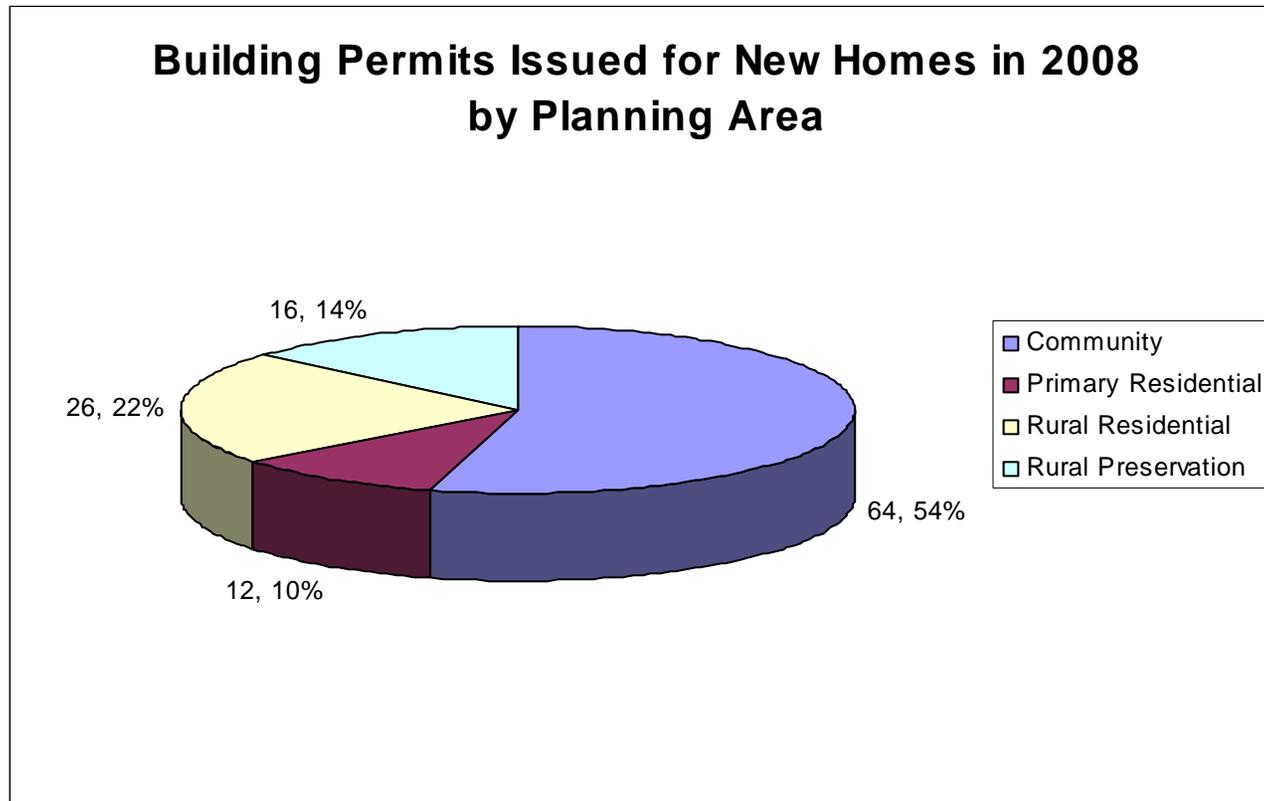


Figure 3: 2008 New Home Building Permits by Planning Area

⁵ Source: Dept. of Building Inspections

2008 RESIDENTIAL ACTIVITY - Building Permits: Inside vs. Outside Lake Monticello^{6,7}

	Inside Lake Monticello	Outside Lake Monticello	County Overall
Number of Permits Issued	23	95	118
Percentage of Total	19.5%	80.5%	100.0%
Average Cost of New Homes	\$190,826	\$189,335	\$189,626
Total Cost of New Homes	\$4,389,000	\$17,986,842	\$22,375,842

Table 4: 2008 New Home Building Permits: Inside vs. Outside Lake Monticello

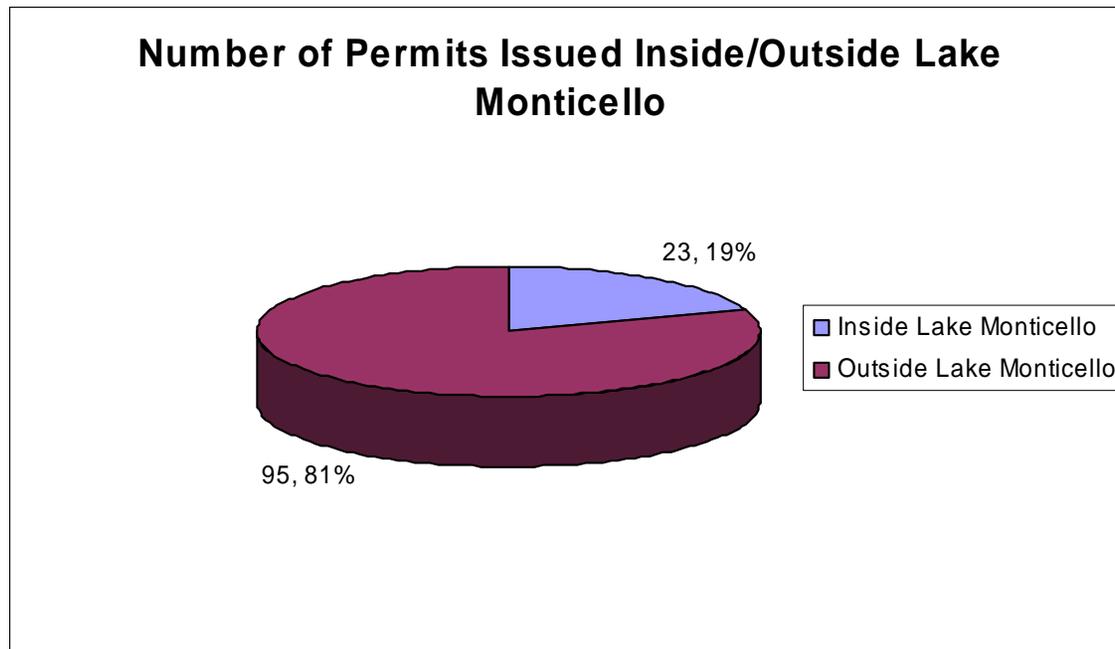


Figure 4: 2008 New Home Building Permits: Inside vs. Outside Lake Monticello

⁶ Source: Dept. of Building Inspections

⁷ Estimated cost of new homes are submitted to Building Dept. at time permit is requested. May not reflect true market value.

2008 RESIDENTIAL ACTIVITY - Building Permits: Inside vs. Outside Lake Monticello⁸

	Inside Lake Monticello	Outside Lake Monticello
Average Cost of New Home	\$190,826	\$189,335

Table 5: 2008 Average New Home Cost: Inside vs. Outside Lake Monticello

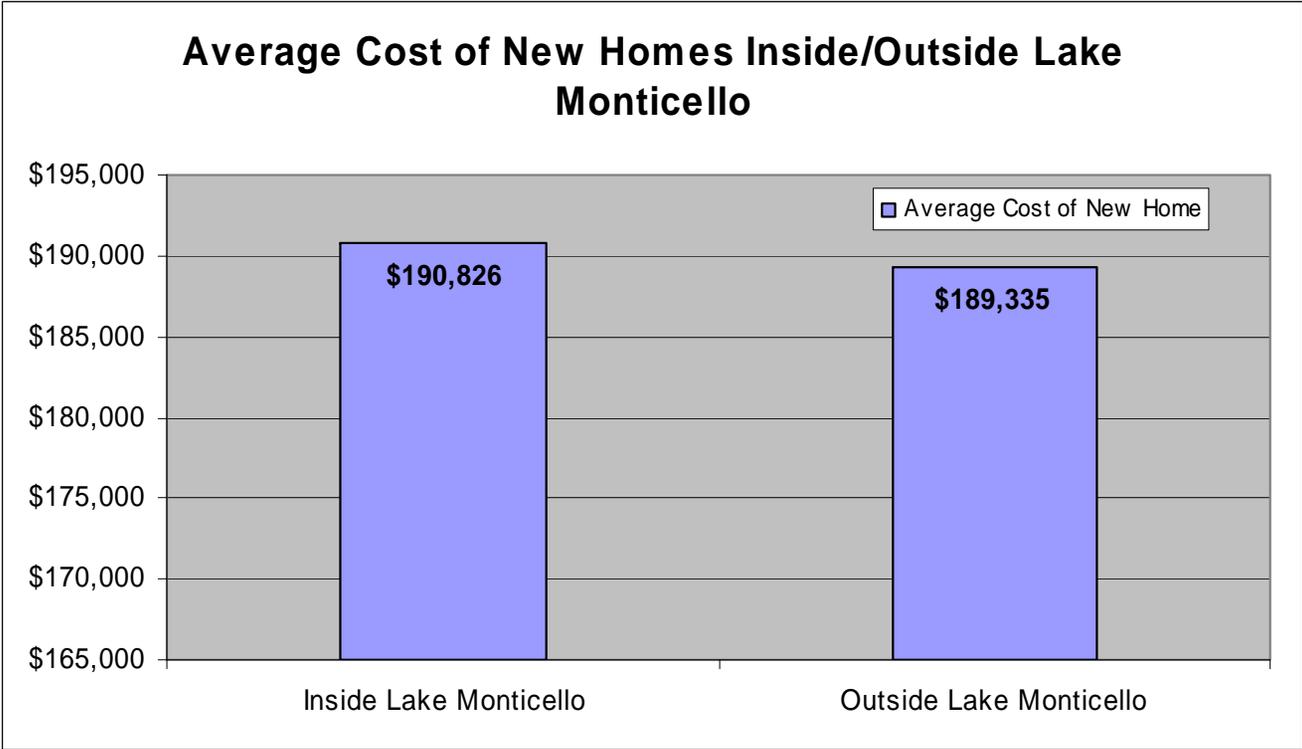


Figure 5: 2008 Average New Home Cost: Inside vs. Outside Lake Monticello

⁸ Source: Dept. of Building Inspections

2000-2008 RESIDENTIAL ACTIVITY - Building Permits: Inside vs. Outside Lake Monticello⁹

Year	Inside Lake Monticello	Outside Lake Monticello	Total	Percentage Change (from previous year)
2000	190	158	348	N/A
2001	282	171	453	30.1%
2002	269	162	431	-4.9%
2003	138	221	359	-16.7%
2004	154	182	336	-6.4%
2005	79	184	263	-21.7%
2006	42	176	218	-17.2%
2007	27	150	177	-18.8%
2008	23	95	118	-33.3%

Table 6: 2000-2008 New Home Building Permit Comparison

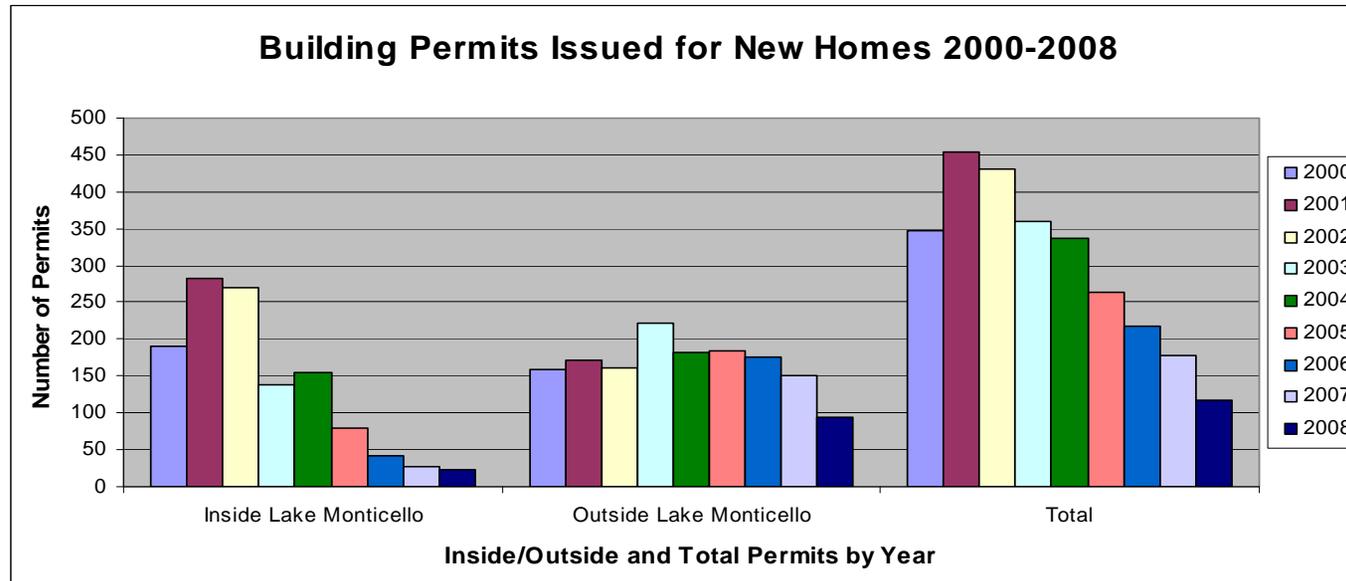


Figure 6: 2000-2008 New Home Building Permit Comparison

⁹ Source: Dept. of Building Inspections

2008 RESIDENTIAL ACTIVITY – Subdivision Lots by Election District ¹⁰

	Major (lots)	Minor (lots)	Family (lots)	Total (lots)	% of Total	
Columbia	18	9	17	44	29%	Columbia
Cunningham	0	2	11	13	9%	Cunningham
Fork Union	0	9	10	19	13%	Fork Union
Palmyra	44	12	0	56	37%	Palmyra
Rivanna	16	2	0	18	12%	Rivanna
Total (lots)	78	34	38	150	100%	Total

Table 7: 2008 Subdivision Lots by Election District

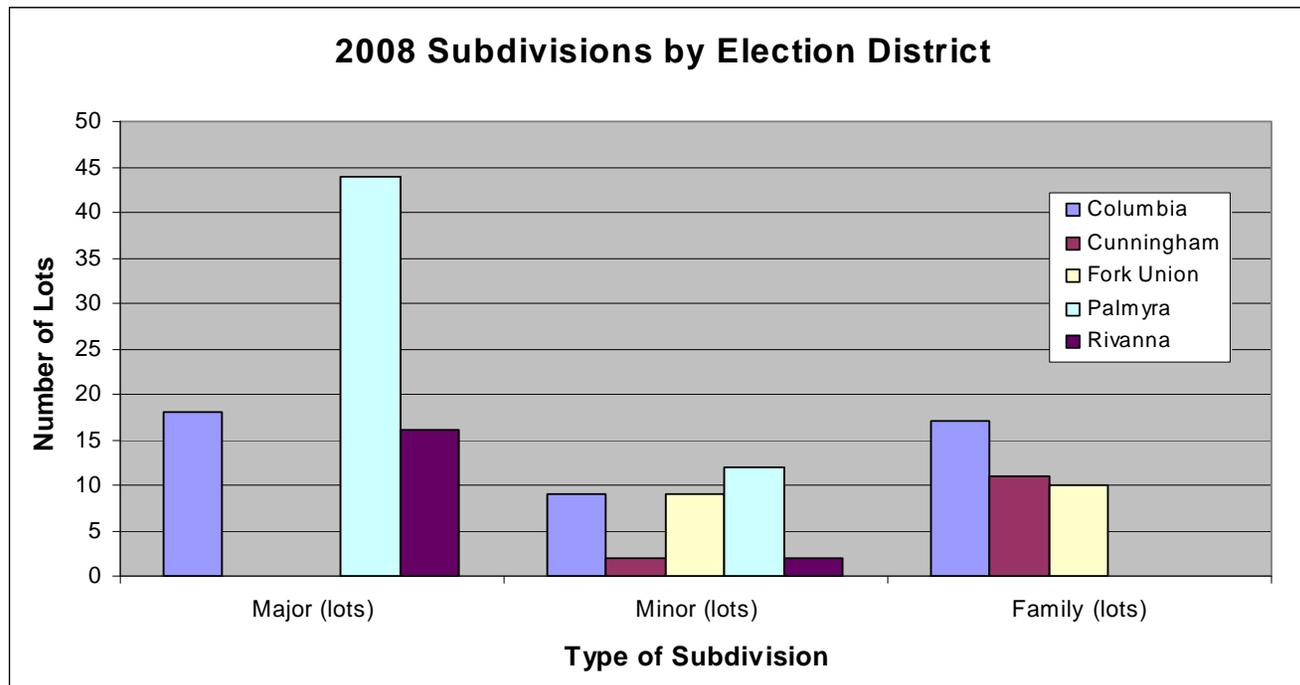


Figure 7: 2008 Subdivisions by Election District

¹⁰ Source: Dept. of Planning & Community Development

2008 RESIDENTIAL ACTIVITY – Subdivision Lots by Planning Area¹¹

Planning Area	Subdivisions Type and Number of Lots			
	Major	Minor	Family	Total
Community				
Columbia	0	0	2	2
Fork Union	0	0	2	2
Lake Monticello	41	4	0	45
Palmyra	18	2	2	22
Zion Crossroads	3	6	0	9
Subtotal	62	12	6	80
Primary Residential	Major	Minor	Family	Total
Lake Monticello	0	0	0	0
North/South Route 250	0	0	0	0
Route 6/Antioch	0	2	2	4
Subtotal	0	2	2	4
Rural Residential	16	6	11	33
Rural Preservation	0	14	19	33
TOTAL	78	34	38	150

Table 8: 2008 Subdivision Lots by Planning Area

¹¹ Source: Dept. of Planning & Community Development

2008 RESIDENTIAL ACTIVITY – Subdivision Lots by Planning Area¹²

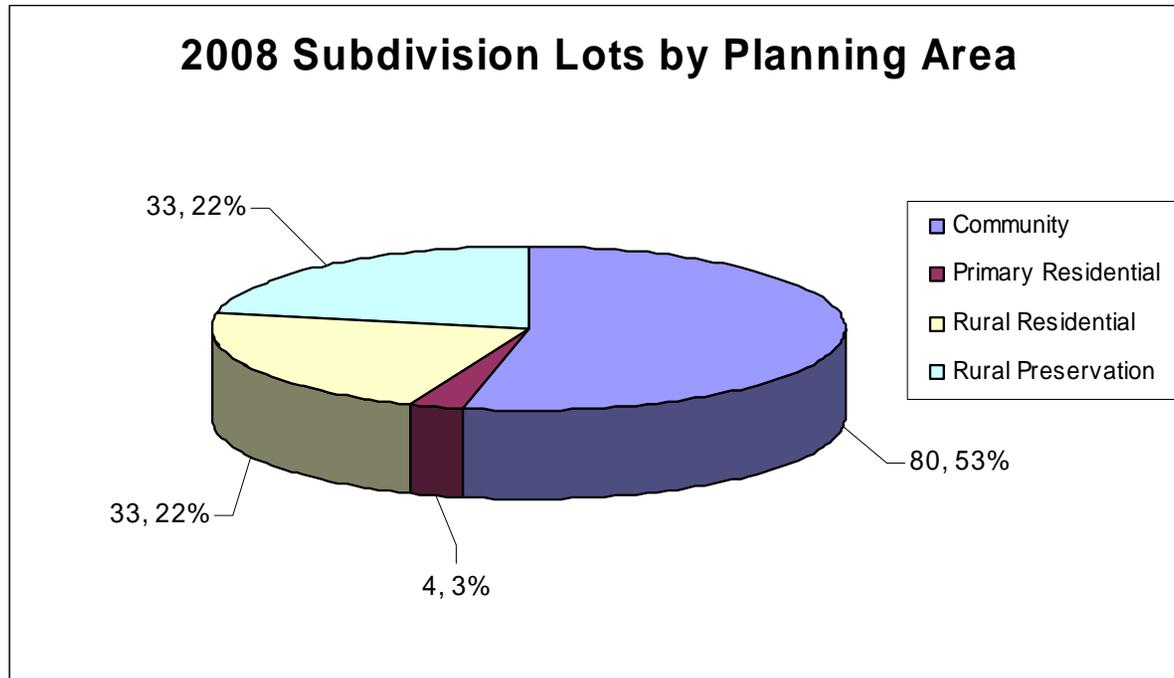


Figure 8: 2008 Subdivision Lots by Planning Area

¹² Source: Dept. of Planning & Community Development

2000-2008 RESIDENTIAL ACTIVITY – Subdivision Lots by Planning Area¹³

Year	Community Planning Area	Primary Residential Planning Area	Rural Residential Planning Area	Rural Preservation Planning Area	Total	% Increase (from previous year)
2000	33	22	12	30	97	n/a
2001	21	70	11	43	145	49.50%
2002	26	69	13	98	206	42.10%
2003	67	40	97	172	376	82.50%
2004	67	63	91	199	420	11.70%
2005	228	102	115	501	946	125.20%
2006	32	44	250	392	718	-24.10%
2007	79	17	75	418	589	-17.97%
2008	80	4	33	33	150	-74.53%

Table 9: 2000-2008 Subdivision Comparison

¹³ Source: Dept. of Planning & Community Development

2000-2008 RESIDENTIAL ACTIVITY – Subdivision Lots by Planning Area¹⁴



Figure 9: 2000-2008 Subdivision Lots by Planning Area

¹⁴ Source: Dept. of Planning & Community Development

2008 RESIDENTIAL ACTIVITY – Fluvanna Housing Foundation: Major Activity by Cost¹⁵

Type of Activity	Cost
Replacement Homes	\$0
Emergency Ramp Installations & Home Repairs	\$25,856
Assistance to First Time Buyers	\$62,350
TOTAL	\$88,206

Table 10: 2008 Fluvanna Housing Foundation: Major Activity by Cost

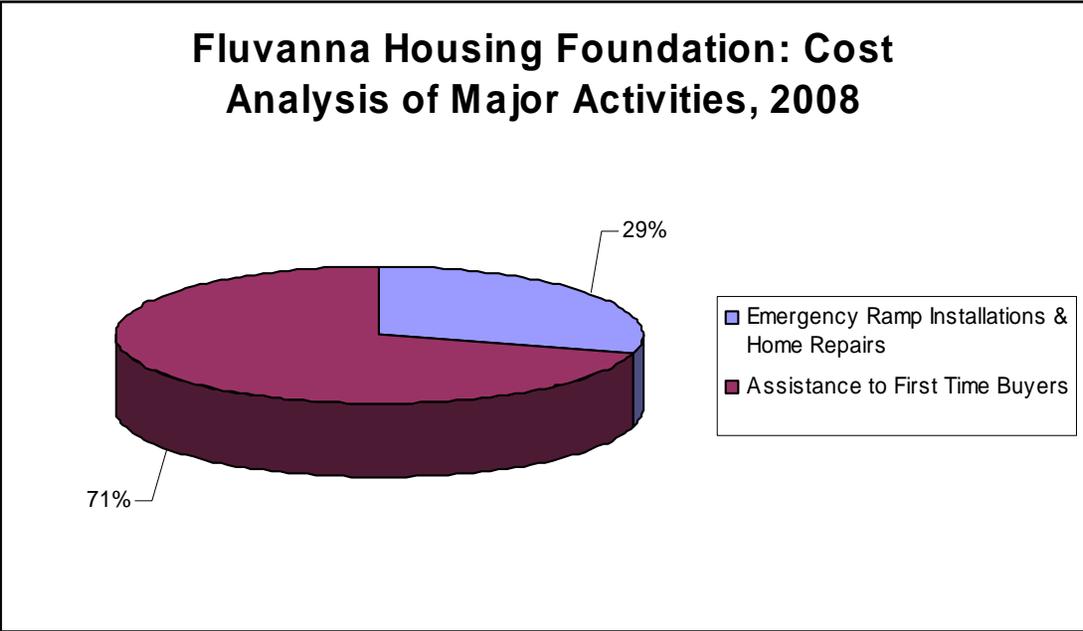


Figure 10: 2008 Fluvanna Housing Foundation: Cost Analysis of Major Activities

¹⁵ Source: Fluvanna Housing Foundation

2008 RESIDENTIAL ACTIVITY – Fluvanna Housing Foundation: Major Activity by Project¹⁶

Project	Number of Incidents
First Time Home Buyer Assistance	3
Emergency Repairs	18
Replacement Homes	0
Ramps Installed	12
Section 8 Vouchers	72
TOTAL	105

Table 11: 2008 Fluvanna Housing Foundation: Major Activity by Project

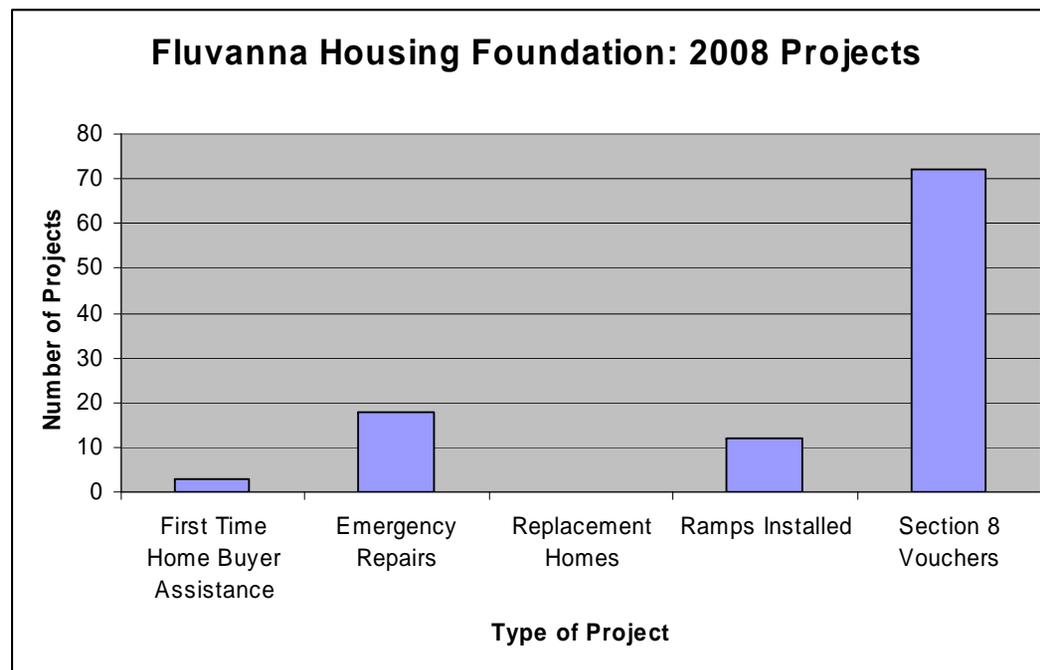


Figure 11: 2008 Fluvanna Housing Foundation: Projects

¹⁶ Source: Fluvanna Housing Foundation

2008 SITE DEVELOPMENT PLANS – by Project Type¹⁷

Commercial/Retail					
Applicant	Use	Zoning	Election District	Planning Area	Site Plan Type
Gate Plaza, LLC	Retail Building	B-1	Cunningham	Lake Monticello CPA	Major
Camp Friendship, LLC	Resort and Conference Center	A-1	Palmyra	Palmyra CPA	Major
Sycamore Square, LLC	Restaurant and Office Building	R-3	Palmyra	Lake Monticello CPA	Major
Monticello Properties, LLC	Restaurant	B-1	Cunningham	Lake Monticello CPA	Major
Food Lion	Additional Parking & Loading Zone	B-1	Cunningham	Lake Monticello CPA	Major
Amos, Christine & Harry	Cellular Communications Tower	A-1	Palmyra	Rural Residential	Major
UVA Community Credit Union	Amendment to Landscape Plan	B-1	Cunningham	Lake Monticello CPA	Minor
Central VA Electric Cooperative	Office and Work Buildings	B-1	Palmyra	Rural Residential	Minor
Landseadel, Jay & Cheryl	Amendment to SDP 07:03	A-1	Cunningham	Rural Residential	Minor
Industrial					
Applicant	Use	Zoning	Election District	Planning Area	Site Plan Type
Ambrosini & Reid, LLC	Flex Space	I-1	Palmyra	Zion Crossroads CPA	Major
Baliff Investments, LLC	Contractor Office & Warehouse Space	I-1	Palmyra	Zion Crossroads CPA	Major
VB Real Estate, LLC	Construction Waste Recycling Center	I-1	Palmyra	Zion Crossroads CPA	Major
JA-ZAN, LLC	5 Unit Industrial Building	I-1	Palmyra	Zion Crossroads CPA	Major
VA Properties, LLC	Mill Shop	I-1	Palmyra	Zion Crossroads CPA	Major
JA-ZAN, LLC	Propane Storage Tanks	I-2	Palmyra	Zion Crossroads CPA	Major
Institutional					
Applicant	Use	Zoning	Election District	Planning Area	Site Plan Type
Lake Christian Church	Outdoor Lighting Plan	A-1	Rivanna	Lake Monticello CPA	Minor
Fox Memorial Church	Fellowship Hall	A-1	Cunningham	Primary Residential Route 6/Antioch	Minor

Table 12: 2008 Site Development Plans by Project Type

¹⁷ Source: Dept. of Planning & Community Development

2008 SITE DEVELOPMENT PLANS – by Community Planning Area¹⁸

Community Planning Areas						
Planning Area	Project Type	Applicant	Use	Zoning	Election District	Site Plan Type
Lake Monticello CPA	Commercial/Retail	Gate Plaza, LLC	Retail Building	B-1	Cunningham	Major
Lake Monticello CPA	Commercial/Retail	Sycamore Square, LLC	Restaurant and Office Building	R-3	Palmyra	Major
Lake Monticello CPA	Commercial/Retail	Monticello Properties, LLC	Restaurant	B-1	Cunningham	Major
Lake Monticello CPA	Commercial/Retail	Food Lion	Additional Parking & Loading Zone	B-1	Cunningham	Major
Lake Monticello CPA	Commercial/Retail	UVA Community Credit Union	Amendment to Landscape Plan	B-1	Cunningham	Minor
Lake Monticello CPA	Institutional	Lake Christian Church	Outdoor Lighting Plan	A-1	Rivanna	Minor
Palmyra CPA	Commercial/Retail	Camp Friendship, LLC	Resort and Conference Center	A-1	Palmyra	Major
Zion Crossroads CPA	Industrial	Ambrosini & Reid, LLC	Flex Space	I-1	Palmyra	Major
Zion Crossroads CPA	Industrial	Baliff Investments, LLC	Contractor Office & Warehouse Space	I-1	Palmyra	Major
Zion Crossroads CPA	Industrial	VB Real Estate, LLC	Construction Waste Recycling Center	I-1	Palmyra	Major
Zion Crossroads CPA	Industrial	JA-ZAN, LLC	5 Unit Industrial Building	I-1	Palmyra	Major
Zion Crossroads CPA	Industrial	VA Properties, LLC	Mill Shop	I-1	Palmyra	Major
Zion Crossroads CPA	Industrial	JA-ZAN, LLC	Propane Storage Tanks	I-2	Palmyra	Major

Table 13: 2008 Site Development Plans: Community Planning Areas

¹⁸ Source: Dept. of Planning & Community Development

2008 SITE DEVELOPMENT PLANS – by Planning Area: Primary Residential & Rural Residential¹⁹

Primary Residential Planning Areas						
Planning Area	Project Type	Applicant	Use	Zoning	Election District	Site Plan Type
Route 6/Antioch	Institutional	Fox Memorial Church	Fellowship Hall	A-1	Cunningham	Minor
Rural Residential Planning Area						
Planning Area	Project Type	Applicant	Use	Zoning	Election District	Site Plan Type
Rural Residential	Commercial/Retail	Amos, Christine & Harry	Cellular Communications Tower	A-1	Palmyra	Major
Rural Residential	Commercial/Retail	Central VA Electric Cooperative	Office and Work Buildings	B-1	Palmyra	Minor
Rural Residential	Commercial/Retail	Landseadel, Jay & Cheryl	Amendment to SDP 07:03	A-1	Cunningham	Minor

Table 14: 2008 Site Development Plans: Primary Residential & Rural Residential Areas

¹⁹ Source: Dept. of Planning & Community Development

2000-2008 SITE DEVELOPMENT PLANS – by Project Type²⁰

Year	Commercial/ Retail	Industrial	Public/ Institutional	TOTAL
2000	6	2	3	11
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
TOTAL	60	23	23	106

Table 15: 2000-2008 Site Development Plans by Project Type

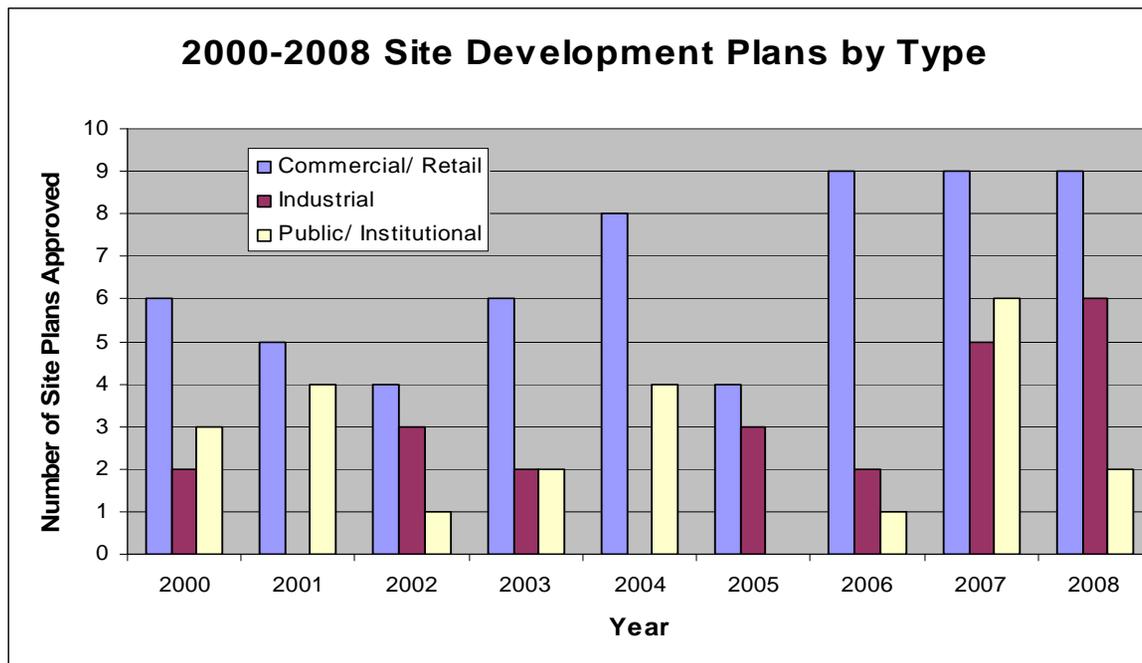


Figure 12: 2000-2008 Site Development Plans by Project Type

²⁰ Source: Dept. of Planning & Community Development

2000-2008 SITE DEVELOPMENT PLANS – by Planning Area²¹

Year	Community	Primary Residential	Rural Residential	Rural Preservation	TOTAL
2000	7	2	0	2	11
2001	8	0	0	1	9
2002	5	0	2	1	8
2003	7	1	1	1	10
2004	8	0	4	0	12
2005	7	0	0	0	7
2006	9	1	1	1	12
2007	13	2	3	2	20
2008	13	1	3	0	17
TOTAL	77	7	14	8	106

Table 16: 2000-2008 Site Development Plans by Planning Area

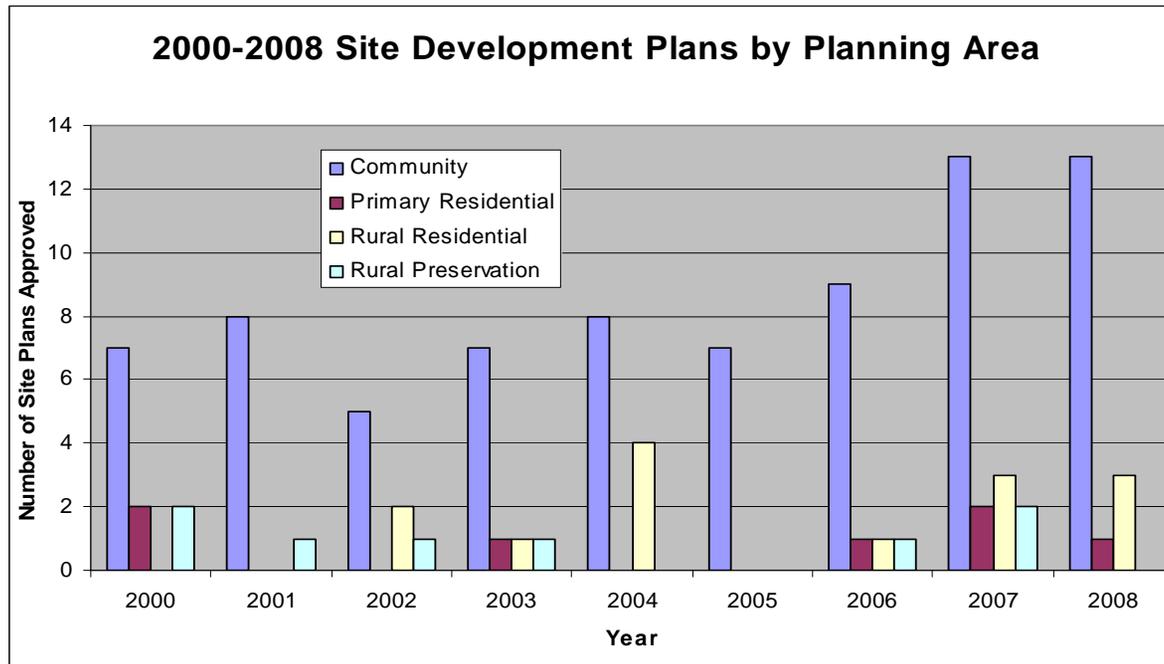


Figure 13: 2000-2008 Site Development Plans by Planning Area

²¹ Source: Dept. of Planning & Community Development

2008 ZONING MAP AMENDMENTS by Planning Area²²

Planning Area	Applicant	Prior Zoning	New Zoning	Acreage	Conditional
Zion Crossroads CPA	Fluvanna Auto, LLC	A-1	B-1	6.98	Yes
Zion Crossroads CPA	Serenity Partners	A-1	I-1	14.77	Yes
Rural Residential	Baier, Richard & Laurine	A-1/R-1	BC	2	Yes
TOTAL				23.75	

Table 17: 2008 Zoning Map Amendments by Planning Area

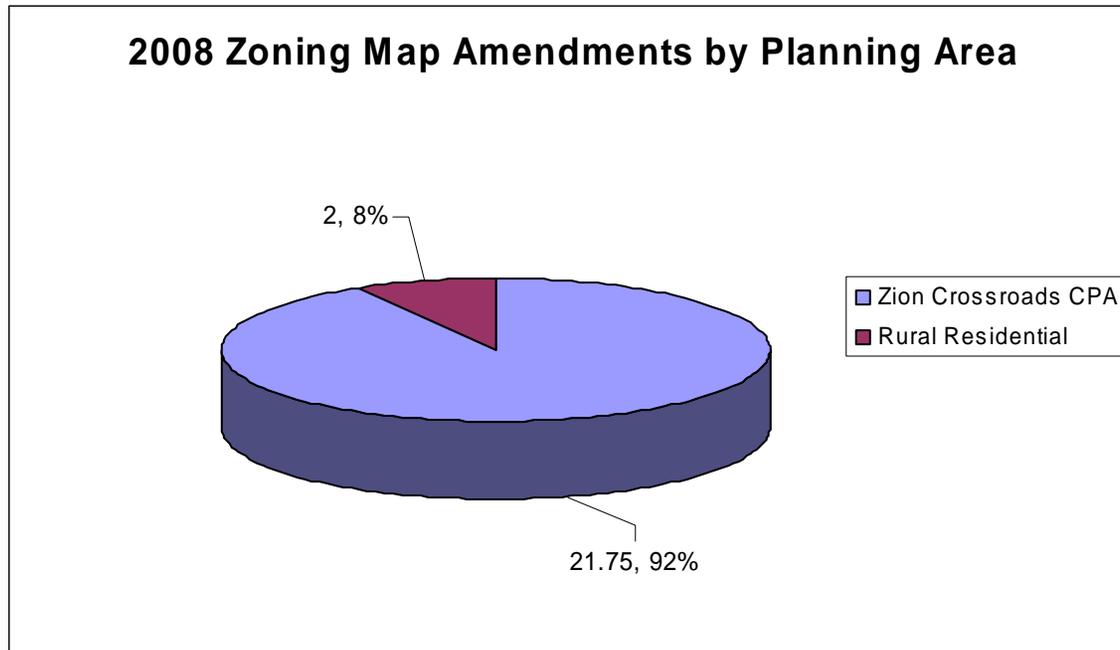


Figure 14: 2008 Zoning Map Amendments by Planning Area

²² Source: Dept. of Planning & Community Development.

2008 ZONING MAP AMENDMENTS – by Election District²³

Election District	Applicant	Prior Zoning	New Zoning	Acreage	Conditional
Palmyra	Fluvanna Auto, LLC	A-1	B-1	6.98	Yes
Palmyra	Serenity Partners	A-1	I-1	14.77	Yes
Cunningham	Baier, Richard & Laurine	A-1/R-1	BC	2	Yes
TOTAL				23.75	

Table 18: 2008 Zoning Map Amendments by Election District

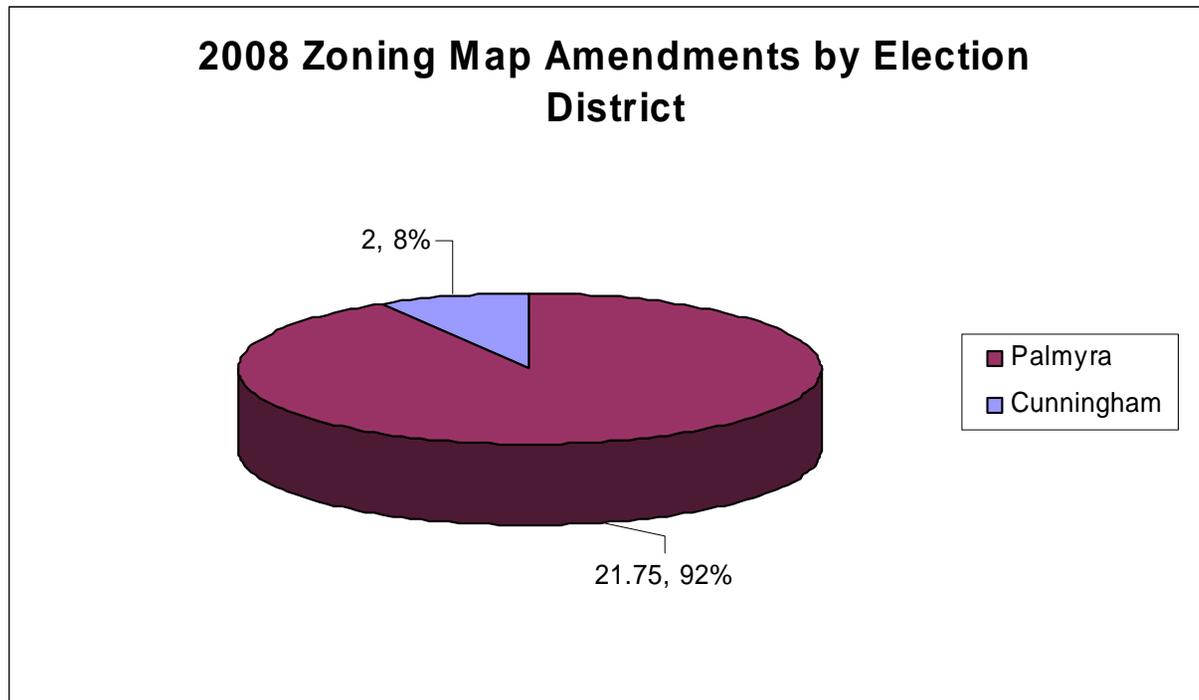


Figure 15: 2008 Zoning Map Amendments by Election District

²³ Source: Dept. of Planning & Community Development.

2000-2008 ZONING MAP AMENDMENTS – by Planning Area²⁴

Planning Area	Acres Rezoned								
	2000	2001	2002	2003	2004	2005	2006	2007	2008
Lake Monticello CPA	9.1	18.5	116	16.5	42.7	0	11.36	43.742	0
Fork Union CPA	0	11	0	0	0	0.34	9.52	7.087	0
Palmyra CPA	0	0	0	0	52.1	4.8	52.14	5	0
Zion Crossroads CPA	15.9	2	15.1	27.3	25.2	54.26	67.66	30.868	21.75
Community Subtotal	25	31.5	131.1	43.8	120	59.4	140.68	86.697	21.75
Primary Residential	0	0	0	0	0	0	1.45	0	0
Rural Residential	0	0	0	0	43.8	0	0	0	2
Rural Preservation	0	0	0	0	0	12.95	0	0	0
Total	25	31.5	131.1	43.8	163.9	72.4	142.13	86.697	23.75

Table 19: 2000-2008 Zoning Map Amendments by Planning Area

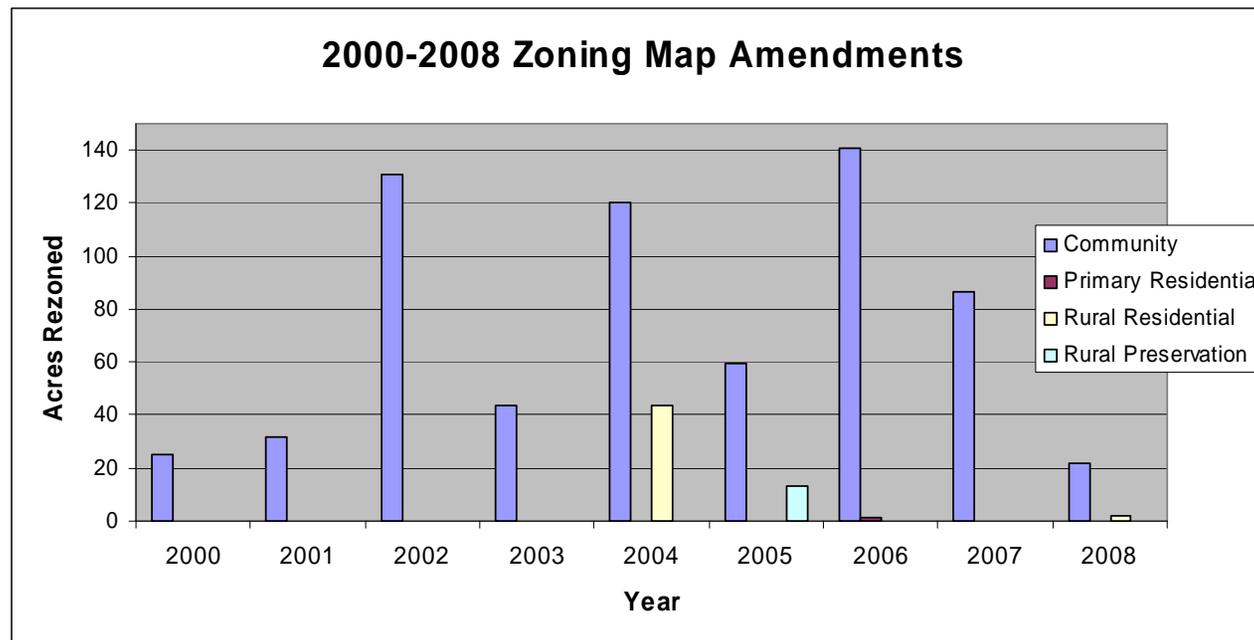


Figure 16: 2000-2008 Zoning Map Amendments by Planning Area

²⁴ Source: Dept. of Planning & Community Development.

2008 ZONING TEXT AMENDMENTS²⁵

Applicant Name	Applicable Section of County Ordinance	Description of Request
Fluvanna County	22-17-8A	Conform Ordinance to Federal Flood Insurance Regulations
Fluvanna County	19-1-1 & 19-8-3	Amendment to Central Sewerage and Water Systems
Fluvanna County	22-4-2.2(24)	Add General Retail Commercial Greenhouses to A-1
JABA (Jefferson Area Board for Aging)	22-22-1 Definitions	Amend definition of Assisted Living Facility
TOTAL		4

Table 20: 2008 Zoning Text Amendments

²⁵ Source: Dept. of Planning & Community Development

Zoning Text Amendments Approved 2000-2008²⁶

Year	Number
2000	3
2001	1
2002	2
2003	0
2004	2
2005	4
2006	6
2007	3
2008	4
TOTAL	25

Table 21: 2000-2008 Zoning Text Amendments Comparison

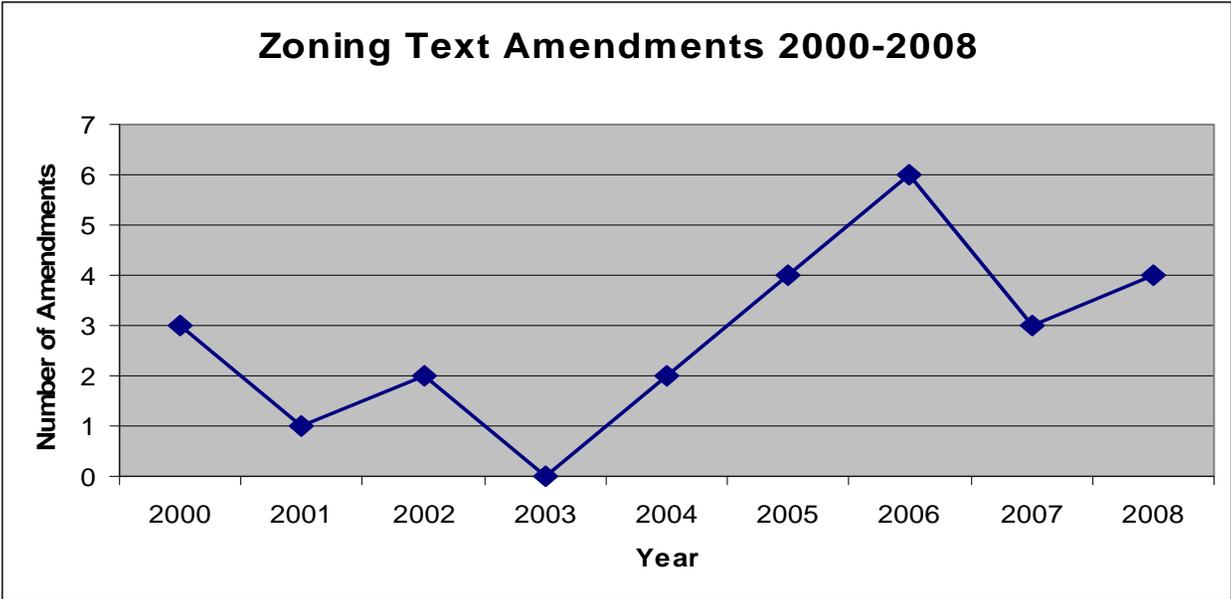


Figure 17: 2000-2008 Zoning Text Amendments

²⁶ Source: Dept. of Planning & Community Development

2008 ZONING VARIANCES by Election District²⁷

Election District	Type of Variance				TOTAL
	Reduce Setback	Reduce Parking Required	Reduce Public Road Frontage	Allow Individual Septic Systems in R-1	
Columbia	2	0	0	0	2
Cunningham	5	1	1	1	8
Fork Union	2	0	0	0	2
Palmyra	1	0	0	0	1
Rivanna	0	0	0	0	0
TOTAL	10	1	1	1	13

Table 22: 2008 Variances by Election District

²⁷ Source: Dept. of Planning & Community Development

2000-2008 VARIANCES²⁸

Type of Variance	Variances Approved								
	2000	2001	2002	2003	2004	2005	2006	2007	2008
Reduce Setback	5	12	3	11	10	13	16	6	10
Other	3	2	0	0	9	2	0	0	3
TOTAL	8	14	3	11	19	15	16	6	13

Table 23: 2000-2008 Variances Comparison

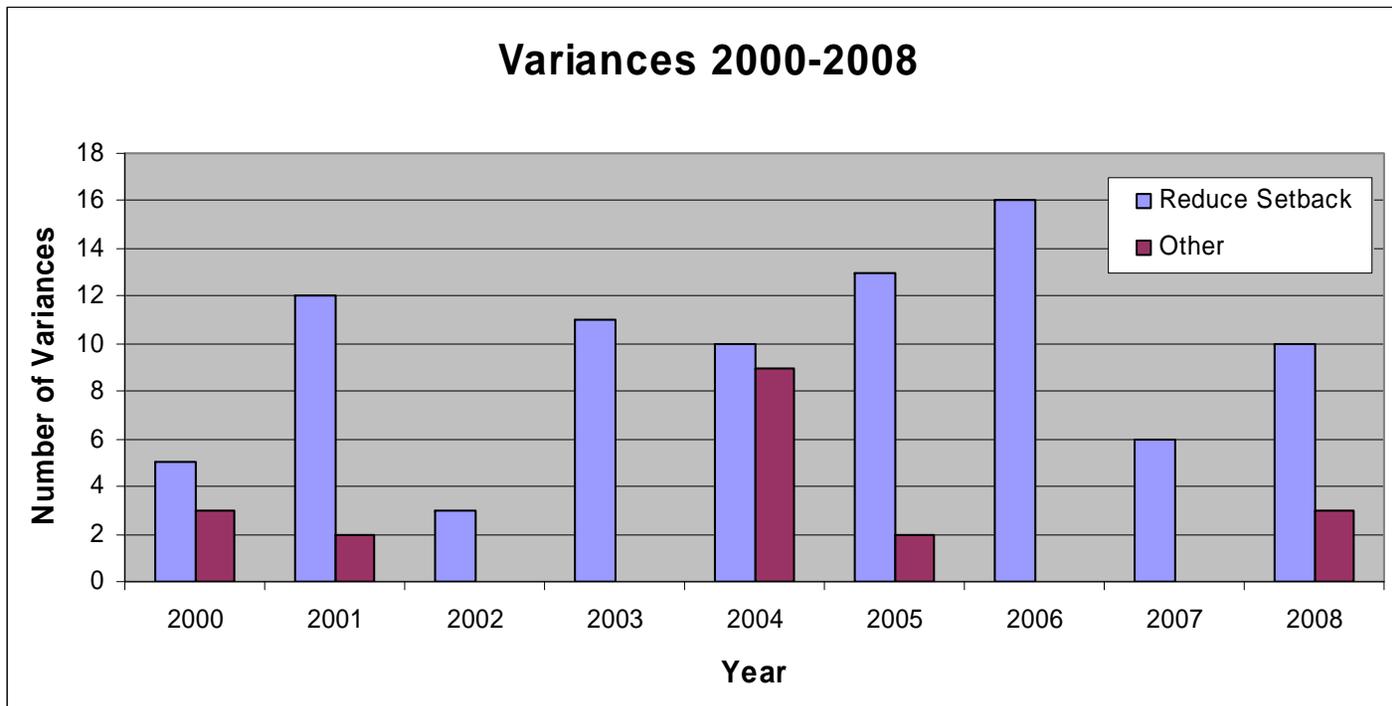


Figure 18: 2000-2008 Variances by Type

²⁸ Source: Dept. of Planning & Community Development

2008 SPECIAL USE PERMITS by Project Type²⁹

Project Type	Project Description	Applicant	Zoning	Election District	Planning Area
Commercial	Cellular Communication Tower	Trumball, Mary Fleming	A-1	Fork Union	Rural Preservation
Commercial	Cellular Communication Tower	Cagle, Hubert Jr. & Nan	A-1	Fork Union	Rural Residential
Commercial	Amend Conditions to SUP 93-19 for BFI Facility	Allied Waste	I-1	Palmyra	Zion Crossroads CPA
Commercial	Cellular Communication Tower	Amos, Harry & Christine	A-1	Palmyra	Rural Residential
Commercial	Cellular Communication Tower	Fluvanna County	I-1	Fork Union	Rural Preservation
Mobile Home	Medical Hardship	Clements, Peggy	A-1	Palmyra	Primary Residential N/S Route 250

Table 24: 2008 Special Use Permits by Project Type

²⁹ Source: Dept. of Planning & Community Development

2008 SPECIAL USE PERMITS by Planning Area³⁰

Community					
Planning Area	Project Type	Project Description	Applicant	Zoning	Election District
Zion Crossroads CPA	Commercial	Amend Conditions to SUP 93-19 for BFI Facility	Allied Waste	I-1	Palmyra
Primary Residential					
Planning Area	Project Type	Project Description	Applicant	Zoning	Election District
Primary Residential N/S Route 250	Mobile Home	Medical Hardship	Clements, Peggy	A-1	Palmyra
Rural Residential					
Planning Area	Project Type	Project Description	Applicant	Zoning	Election District
Rural Residential	Commercial	Cellular Communication Tower	Cagle, Hubert Jr. & Nan	A-1	Fork Union
Rural Residential	Commercial	Cellular Communication Tower	Amos, Harry & Christine	A-1	Palmyra
Rural Preservation					
Planning Area	Project Type	Project Description	Applicant	Zoning	Election District
Rural Preservation	Commercial	Cellular Communication Tower	Trumball, Mary Fleming	A-1	Fork Union
Rural Preservation	Commercial	Cellular Communication Tower	Fluvanna County	I-1	Fork Union

Table 25: 2008 Special Use Permits by Planning Area

³⁰ Source: Dept. of Planning & Community Development

2000-2008 SPECIAL USE PERMITS by Election District³¹

Year	Election District					TOTAL
	Columbia	Cunningham	Fork Union	Palmyra	Rivanna	
2000	1	5	1	2	0	9
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
TOTAL	11	31	19	30	8	99

Table 26: 2000-2008 Special Use Permits by Election District

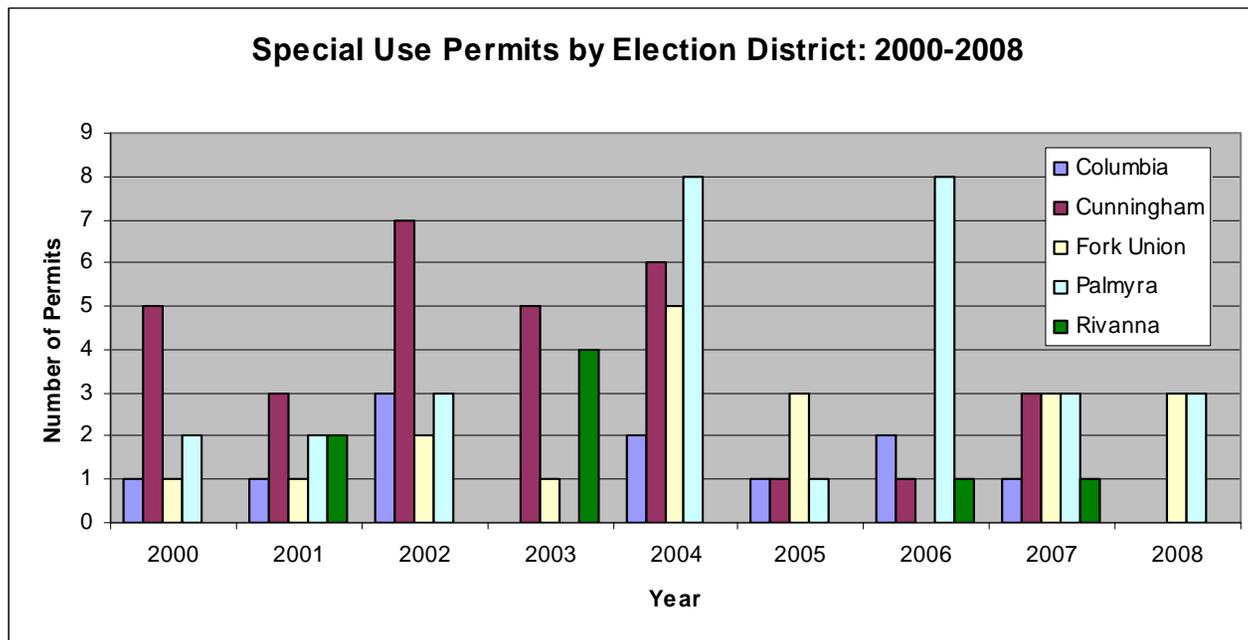


Figure 19: 2000-2008 Special Use Permits by Election District

³¹ Source: Dept. of Planning & Community Development

PRESERVATION PROGRAMS: Agricultural and Forestal Districts³²

District Name	Planning Areas	Approval Date	Review Period	Review Date	Total Acreage
Riverside	Rural Preservation	8/7/2002	10 Years	August 2012	569.526
Union Mills	Rural Preservation	5/15/2002	10 Years	May 2012	324.752
Adams Creek	Rural Residential	5/16/2001	10 Years	May 2011	557.674
Bremo Recess	Rural Preservation	1/17/2001	10 Years	January 2011	359.67
Lower Bremo	Rural Preservation	1/17/2001	10 Years	January 2011	800.377
Shores-Hardware	Rural Preservation	1/17/2001	10 Years	January 2011	1,168.11
Dobby Creek	Rural Residential	1/17/2001	10 Years	January 2011	393.16
Shepherds	Rural Preservation	11/15/2000	10 Years	November 2010	703.99
Upper Bremo	Rural Preservation	9/20/2000	10 Years	September 2010	1,851.78
Stage Junction	Rural Preservation	6/7/2000	10 Years	June 2010	819.454
Poorhouse	Rural Residential	1/19/2000	10 Years	January 2010	615.315
Kidds Store	Rural Preservation & Route 6/Antioch Primary Residential	12/15/1999	10 Years	December 2009	2,116.75
North 640	Rural Preservation	11/17/1999	10 Years	November 2009	2,575.13
Cunningham Acres	Rural Residential & Lake Monticello Primary Residential	11/17/1999	10 Years	November 2009	517.068
Glenarvon Farm	Rural Preservation	11/17/1999	10 Years	November 2009	1,524.78
Bourne Tract*	Rural Preservation	8/4/1999	8 Years	August 2007	271.657
Granite Hills	Rural Preservation	8/4/1999	10 Years	August 2009	911.035
Byrd Creek	Rural Preservation	7/21/1999	10 Years	July 2009	1,920.10
Carysbrook	Rural Preservation	7/21/1999	10 Years	July 2009	1,736.95
Bowlesville**	Rural Preservation	3/17/1999	8 Years	March 2015	1,069.01
Total Acreage					20,806.29
% of Total County Acreage in Ag/For Districts					11.3%

Table 27: Agricultural and Forestal Districts

³² Source: Dept. of Planning & Community Development. See Appendix B for District Map.

PRESERVATION PROGRAMS: Agricultural and Forestal Districts³³

YEAR	DISTRICTS APPROVED/NULLIFIED	ACREAGE ADDED/WITHDRAWN
1999	11	17,277
2000	4	4,170
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
TOTAL	20	20,806

Table 28: 1999-2008 Ag. For. Districts Acreage

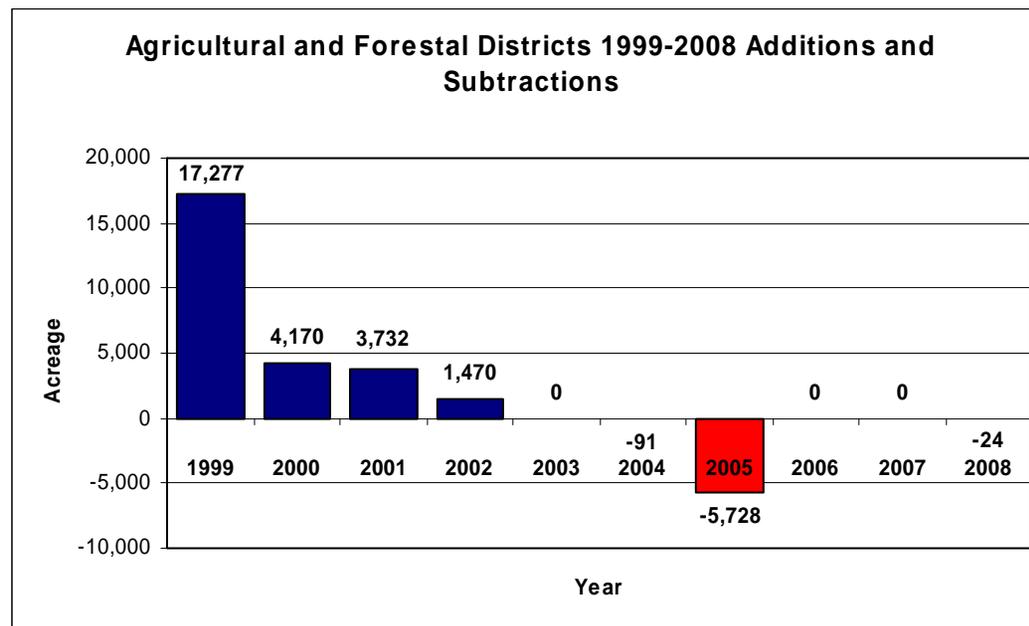


Figure 20: 1999-2008 Ag. For. District Comparison

³³ Source: Dept. of Planning & Community Development

PRESERVATION PROGRAMS: Conservation and Historic Easements³⁴

Property Name	Easement Holder	Year Placed	Planning Area	Acreage
Barber, William T. and Lynn M.	Fluvanna County	2007	Rural Preservation	100.6
Zehler, John C. and Kathryne K.	Fluvanna County	2007	Palmyra CPA	107.6
Glenarvon	Department of Conservation & Recreation	2006	Rural Preservation	1371.9
Granite Hills	Virginia Outdoors Foundation	2006	Rural Preservation	358.2
Lower Ewers	Virginia Outdoors Foundation	2006	Rural Preservation	239.2
Little Byrd Creek	Virginia Outdoors Foundation	2006	Rural Preservation	301.1
Upper Bremo	Department of Historic Resources	2006	Rural Preservation	1534.1
Glen Bernie	Department of Historic Resources	2002	Palmyra CPA	33.6
Melrose	Virginia Outdoors Foundation	2002	Rural Preservation	100.0
Lakeview	Virginia Outdoors Foundation	2001	Primary Residential	1236.5
Lowfields Farm	Virginia Outdoors Foundation	2001	Rural Preservation	249.8
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 CPA	152.0
Maranatha Farm	Virginia Outdoors Foundation	2000	Rural Preservation	441.1
Oak Hill Farm	Virginia Outdoors Foundation	1998	Rural Preservation	676.1
Scheier Natural Area	Virginia Outdoors Foundation	1997	Rural Preservation	100.5
Red Bank Farm	Virginia Outdoors Foundation	1993	Rural Preservation	424.3
Bremo Recess (Road Frontage)	Department of Historic Resources	1990	Rural Preservation	45.0
Lower Bremo	Department of Historic Resources	1990	Rural Preservation	653.0
			TOTAL	9,710.2
			Total Acreage in County	183,808
			% County in Easement	5.3%

Table 29: Conservation and Historic Easements

³⁴ Source: Dept. of Planning & Community Development. See Appendix C for Easement Map.

PRESERVATION PROGRAMS: 1995-2008 Land Use Taxation³⁵

Year	Land Use Type			Total	Percentage of Total County Acreage
	Agriculture	Forestry	Open Space		
1995	29,477	94,077	410	123,964	67%
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	68%
1999	31,082	94,385	715	126,182	69%
2000	31,630	94,656	755	127,041	69%
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%
2004	31,945	96,608	599	129,152	70%
2005	30,463	92,520	555	123,538	67%
2006	29,846	89,978	482	120,306	65%
2007	31,095	90,098	173	121,366	66%
2008	31,378	90,739	141	122,258	67%
				Total Acreage in County	183,808

Table 30: 1995-2008 Land Use Taxation

³⁵ Source: Commissioner of Revenue

PRESERVATION PROGRAMS: 1995-2008 Land Use Taxation³⁶

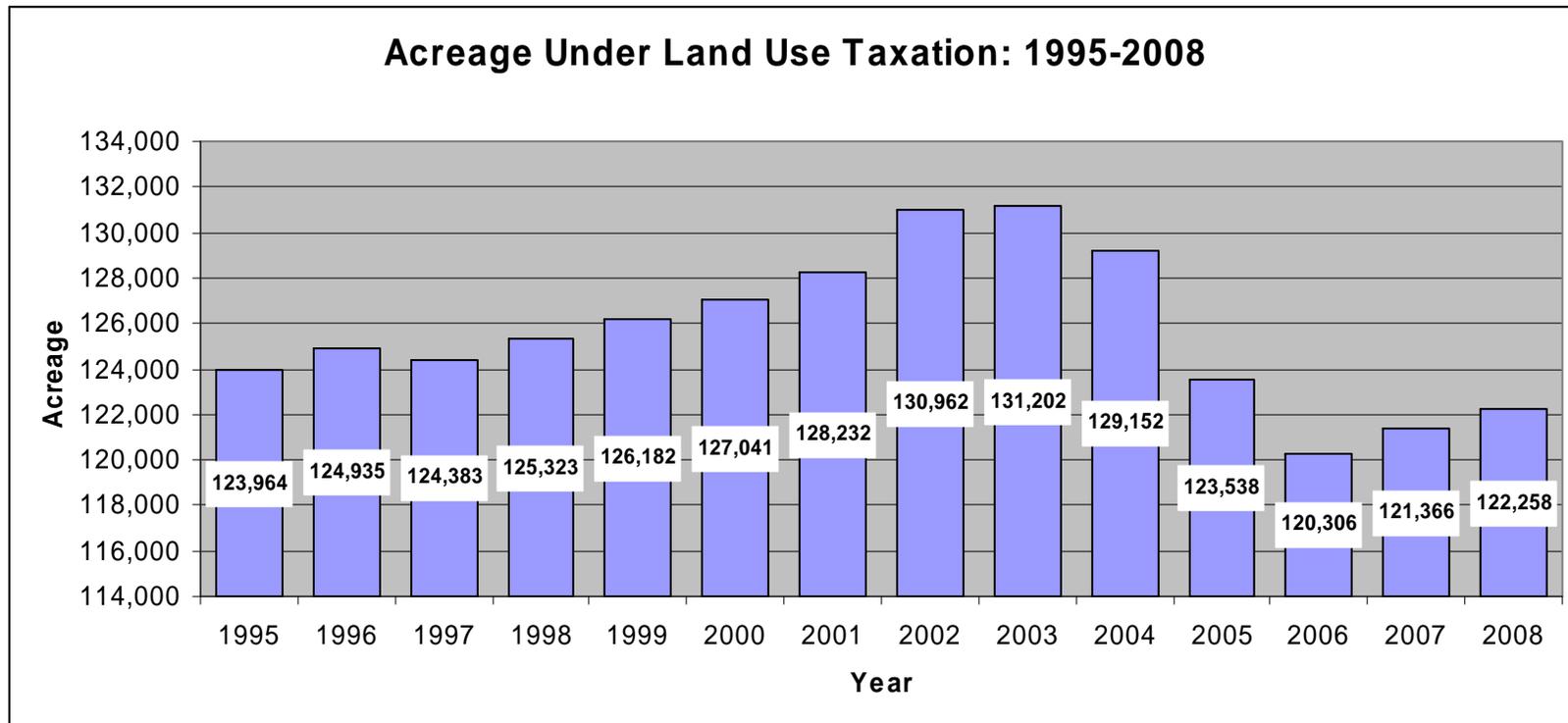


Figure 21: 1995-2008 Land Use Taxation Comparison

³⁶ Source: Commissioner of Revenue

APPENDIX A: 2000 COMPREHENSIVE PLAN LAND USE PLANNING AREA MAP

Fluvanna County: Approximate Boundaries of Planning Areas



County of Fluvanna

"Responsive & Responsible Government"

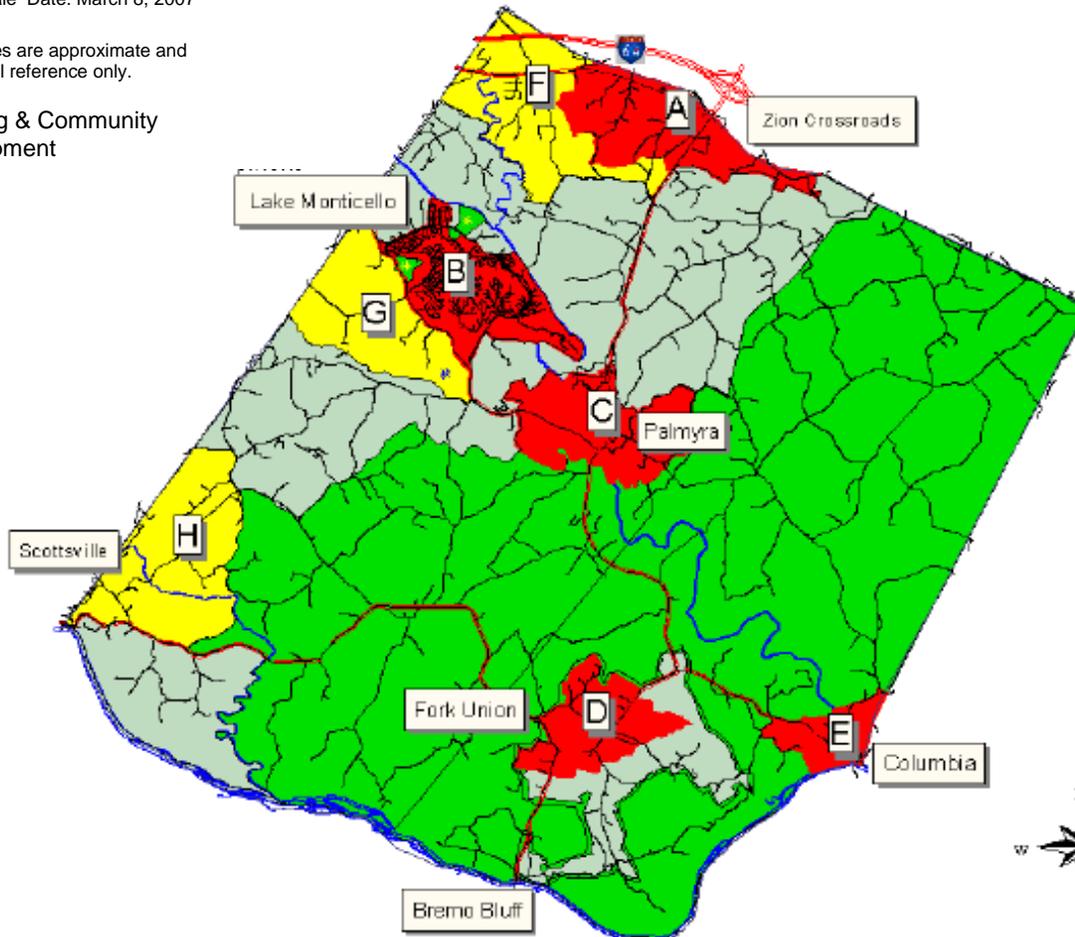
Planning Areas

- 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

Not to Scale Date: March 8, 2007

Parcel lines are approximate and for general reference only.

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Appendix A

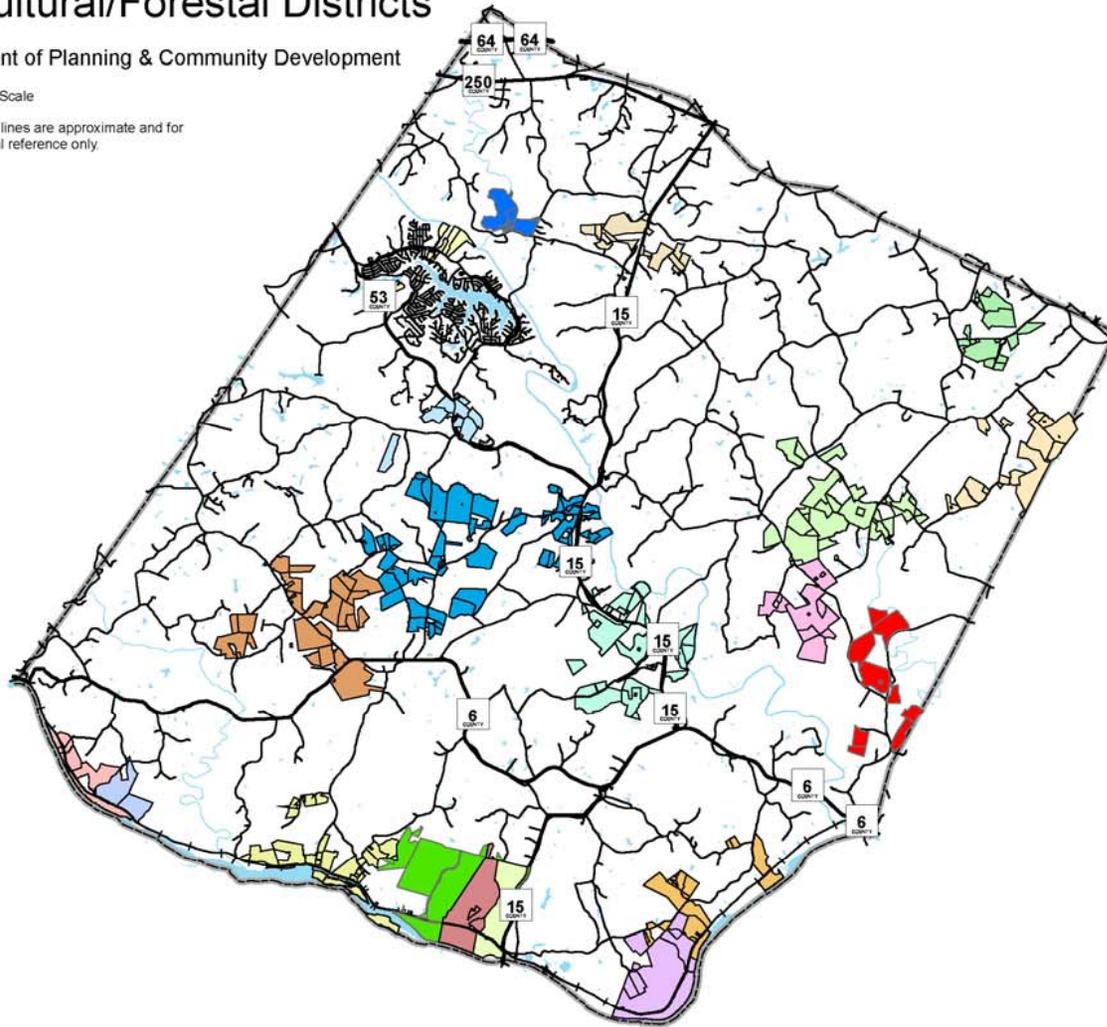
APPENDIX B: AGRICULTURAL AND FORESTAL DISTRICT MAP

Fluvanna County Agricultural/Forestal Districts

Department of Planning & Community Development

Not to Scale

Parcel lines are approximate and for general reference only.



Legend

- Adams Creek - 557.7 Acres
- Bowlesville - 1069 Acres
- Bremo Recess - 359.7 Acres
- Bourne Tract - 271.7 Acres
- Byrd Creek - 1920.1 Acres
- Carysbrook - 1736.9 Acres
- Cunningham Acres - 517.1 Acres
- Dobby Creek - 393.2 Acres
- Glenarvon - 1524.8 Acres
- Granite Hills - 911 Acres
- Kidds Store - 2116.8 Acres
- Lower Bremo - 800.4 Acres
- North 640 - 2575.1 Acres
- Poorhouse - 615 Acres
- Riverside - 569.5 Acres
- Shepards - 704 Acres
- Shores-Hardware - 1168.1 Acres
- Stage Junction - 819.5 Acres
- Union Mills - 324.8 Acres
- Upper Bremo - 1851.8 Acres



APPENDIX C: CONSERVATION AND HISTORIC EASEMENT MAP

