

# COUNTY OF FLUVANNA



# DEVELOPMENT ACTIVITY REPORT 2009

Revised February 17, 2010

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# INTRODUCTION

The Fluvanna County Department of Planning and Community Development is proud to present the 2009 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 ten (10) years worth of land use planning data is also 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 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 2009 development, and indicates where it is taking place.

The recessed economy and housing market continued to have an impact on Fluvanna County as the number of building permits issued, subdivision lots created, and site development plans approved continued to decline compared to past years. However, the number of special use permits and amount of acreage rezoned did increase in 2009, compared to the 2008 numbers.

While development activity continued to decline in the county, many long range planning projects were started and completed in Fluvanna County in 2009, beginning with the drafting and adopting of the 2009 Comprehensive Plan. Part of this plan included the amendment of the future land use map which resulted in the elimination of the Primary Residential Planning Area and increases in the size of the Rural Residential and Rural Preservation Planning Areas. The boundaries of the Community Planning Areas were amended, but the total acreage in these areas saw minimal changes.

In addition to the changes to the future land use map, the 2009 Comprehensive Plan contains 350 strategies for implementing the goals outlined in the plan. Since the adoption of the Comprehensive Plan in March of 2009, thirteen (13) of these implementation strategies have been completed and 104 are "in progress." Appendix D provides a breakdown of the implementation strategies that have been completed or are in progress.

Other long range projects completed in 2009 include the adoption of the Planned Unit Development (PUD) zoning district and the completion of Phase I of the amendments to the uses permitted and defined in the Fluvanna County Zoning Ordinance. Appendix E includes a list of long range planning projects scheduled for 2010, some of which are currently in progress. Such projects include the review and possible amendment of the A-1 zoning district and Phase II of the uses permitted and defined amendments.

**February 17, 2010**

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# EXECUTIVE SUMMARY

## ***Land Use Planning Areas***

- Fluvanna County's Comprehensive Plan, adopted in 2009, continues to influence growth/development decisions;
- Roughly 11% or 20,000 acres of the total county area is designated in the Comprehensive Plan as "growth area." The "growth areas" are Community Planning Areas which are intended to receive the majority of the development (See Map Appendix A); and
- Roughly 89% or 165,000 acres of the total county area is designated in the Comprehensive Plan as "rural areas" (Rural Residential and Rural Preservation Planning Areas).

## ***2009 New Home Building Permits Issued***

- 112 Building Permits for new homes were issued in 2009, a 5% decrease from the 2008 number of 118;
- 46% of New Building Permits were issued in "growth areas;" down from 64% in "growth areas" in 2008; and
- 54% of New Building Permits were issued in "rural areas;" up from 36% in "rural areas" in 2008.

## ***2009 Subdivisions***

- 90 subdivision lots were approved in 2009, compared to 150 in 2008 (including major, minor, and family divisions);
- 2 (2%) of the new lots were created in "growth areas" compared to the 84 (56%) lots created in "growth areas" in 2008;
- 88 (98%) of new lots were created in "rural areas" compared to the 66 (44%) lots created in rural areas in 2008;
- 44% (40/88) of "rural area" lots were created within Rural Preservation Planning Areas; and
- One (1) cluster subdivision was approved preserving approximately 51.98 acres of open space.

## ***2009 Site Development Plans***

- 10 Site Development Plans were approved in 2009, a decrease from the 17 that were approved in 2008;
- 80% (8/10) of the site plans approved were located in "growth areas."

## ***2009 Special Use Permits***

- Seven (7) Special Use Permits were approved in 2009;
- 43% (3) of the Special Use Permits approved were located in "growth areas;" and
- 57% (4) of the Special Use Permits approved were located in "rural areas."

### ***2009 Land Use Taxation and Agricultural and Forestal Districts***

- Seven (7) Agricultural and Forestal Districts were reviewed in 2009, resulting in 1,446 acres being removed from these districts;
- Two (2) new Conservation Easements, totaling 765 acres, were approved in 2009; and
- Approximately 60% of the County (111,089 acres) was enrolled in the Land Use Taxation Program in 2009.

### ***2009 Zoning***

- Four (4) rezoning applications were approved, totaling 240.02 acres;
- Three (3) Zoning Text Amendments were approved; and
- Two (2) variances from established zoning regulations were approved.

## 2009 COMPREHENSIVE PLAN – Land Use Planning Areas<sup>1</sup>

Planning Area	Approximate Acreage	Percentage of Total County Acreage (Approximate)
Community	19,655	10.6%
Rural Residential	61,243	33.0%
Rural Preservation	104,496	56.4%
<b>TOTAL</b>	<b>185,394</b>	<b>100.0%</b>

Table 1: Approx. Acreage in Land Use Planning Areas<sup>2</sup>

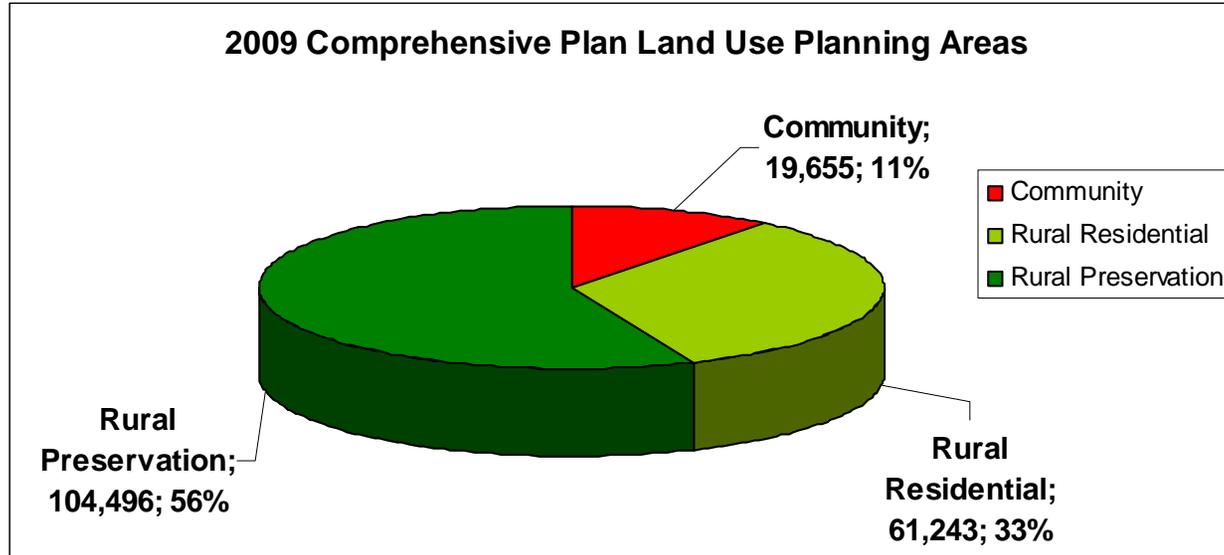


Figure 1: Land Use Planning Area

<sup>1</sup> Source: Dept. of Planning & Community Development

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

## 2009 RESIDENTIAL ACTIVITY – Building Permits by Election District<sup>3</sup>

Election District	Number of Permits Issued	Percentage of Total
Columbia	19	17.0%
Cunningham	16	14.3%
Fork Union	11	9.8%
Palmyra	57	50.9%
Rivanna	9	8.0%
<b>TOTAL</b>	<b>112</b>	<b>100.0%</b>

Table 2: 2009 New Home Building Permits by Election District

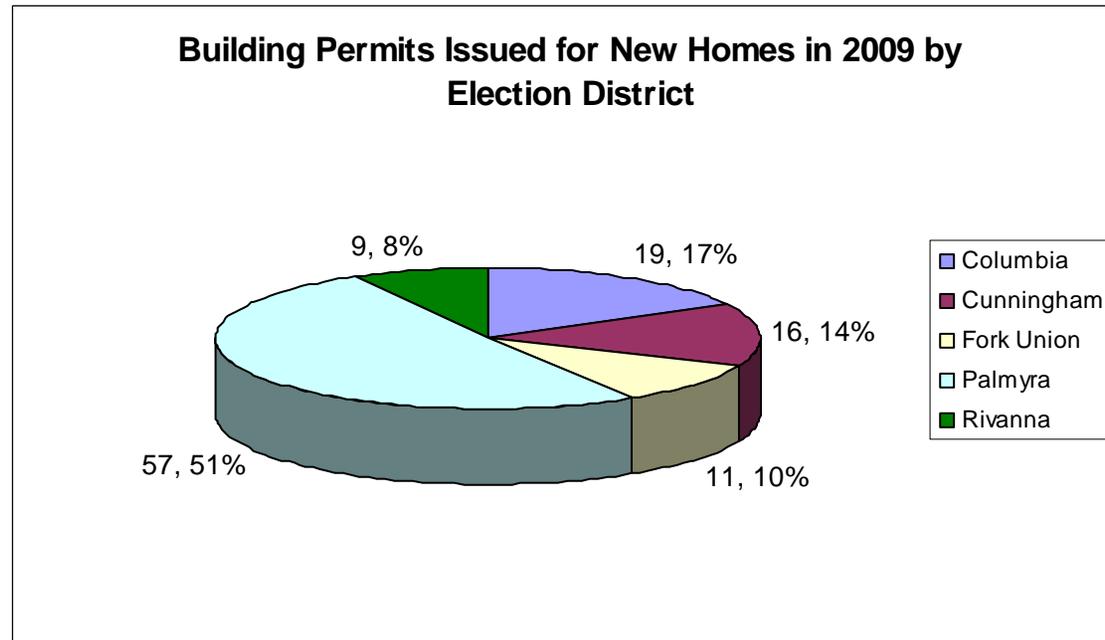


Figure 1: 2009 New Home Building Permits by Election District

<sup>3</sup> Source: Dept. of Building Inspections

## 2009 RESIDENTIAL ACTIVITY - Building Permits by Planning Area<sup>4</sup>

Planning Area	Number of Permits Issued	Percentage of Total
Columbia Community Planning Area	1	0.0%
Fork Union Community Planning Area	1	0.9%
Rivanna Community Planning Area	45	40.2%
Palmyra Community Planning Area	0	0.0%
Zion Crossroads Community Planning Area	4	3.6%
<b>Community Planning Area Subtotal</b>	<b>51</b>	<b>44.6%</b>
<b>Rural Residential Subtotal</b>	<b>34</b>	<b>30.4%</b>
<b>Rural Preservation Subtotal</b>	<b>27</b>	<b>24.1%</b>
<b>TOTAL</b>	<b>112</b>	<b>100.0%</b>

Table 3: 2009 New Home Building Permits by Planning Area

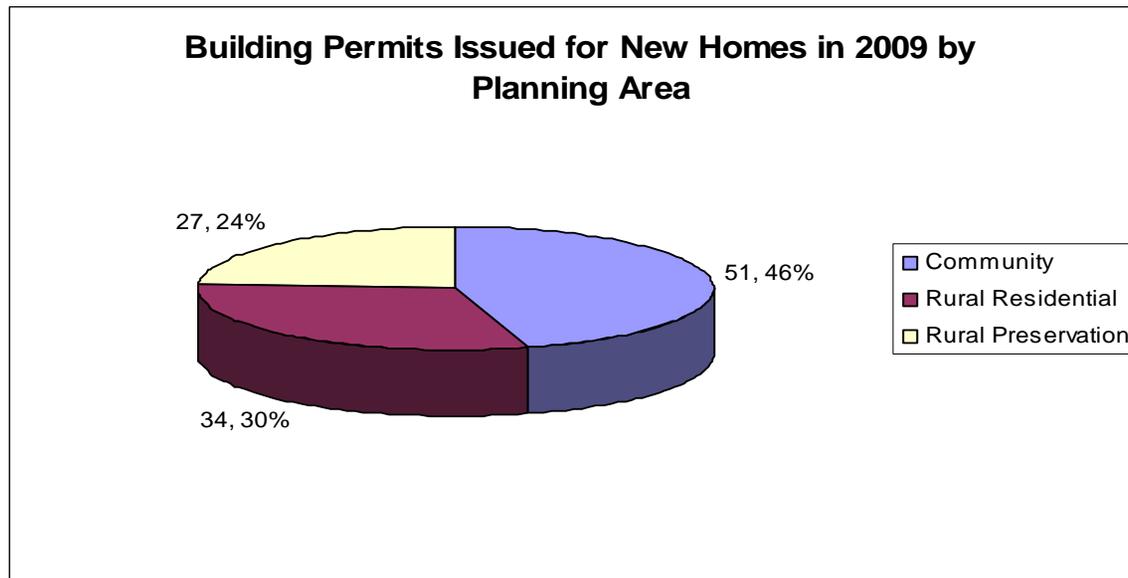


Figure 2: 2009 New Home Building Permits by Planning Area

<sup>4</sup> Source: Dept. of Building Inspections

## 2009 RESIDENTIAL ACTIVITY - Building Permits: Inside vs. Outside Lake Monticello<sup>5,6</sup>

	Inside Lake Monticello	Outside Lake Monticello	County Overall
<b>Number of Permits Issued</b>	9	103	112
<b>Percentage of Total</b>	8.0%	92.0%	100.0%
<b>Average Cost of New Homes</b>	\$209,833	\$154,169	\$160,118
<b>Total Cost of New Homes</b>	<b>\$1,888,500</b>	<b>\$16,033,610</b>	<b>\$17,922,110</b>

Table 4: 2009 New Home Building Permits: Inside vs. Outside Lake Monticello

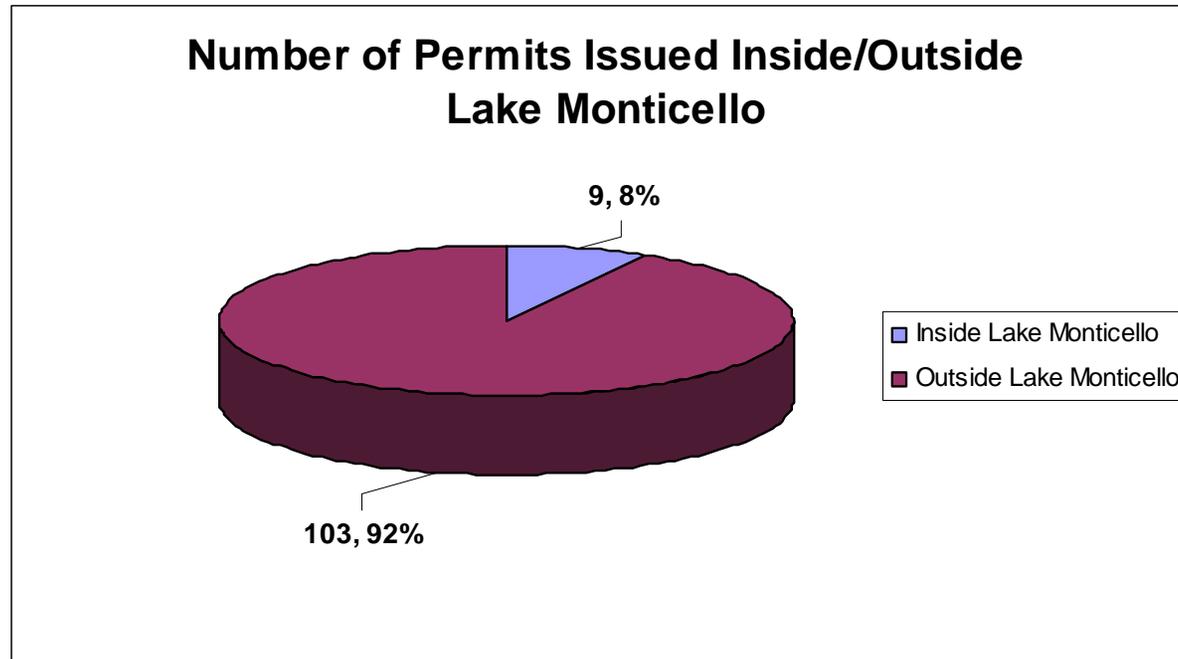


Figure 3: 2009 New Home Building Permits: Inside vs. Outside Lake Monticello

<sup>5</sup> Source: Dept. of Building Inspections

<sup>6</sup> Estimated cost of new homes are submitted to Building Dept. at time permit is requested. May not reflect true market value.

## 2009 RESIDENTIAL ACTIVITY - Building Permits: Inside vs. Outside Lake Monticello<sup>7</sup>

	Inside Lake Monticello	Outside Lake Monticello
<b>Average Cost of New Home</b>	\$209,833	\$154,169

Table 5: 2009 Average New Home Cost: Inside vs. Outside Lake Monticello

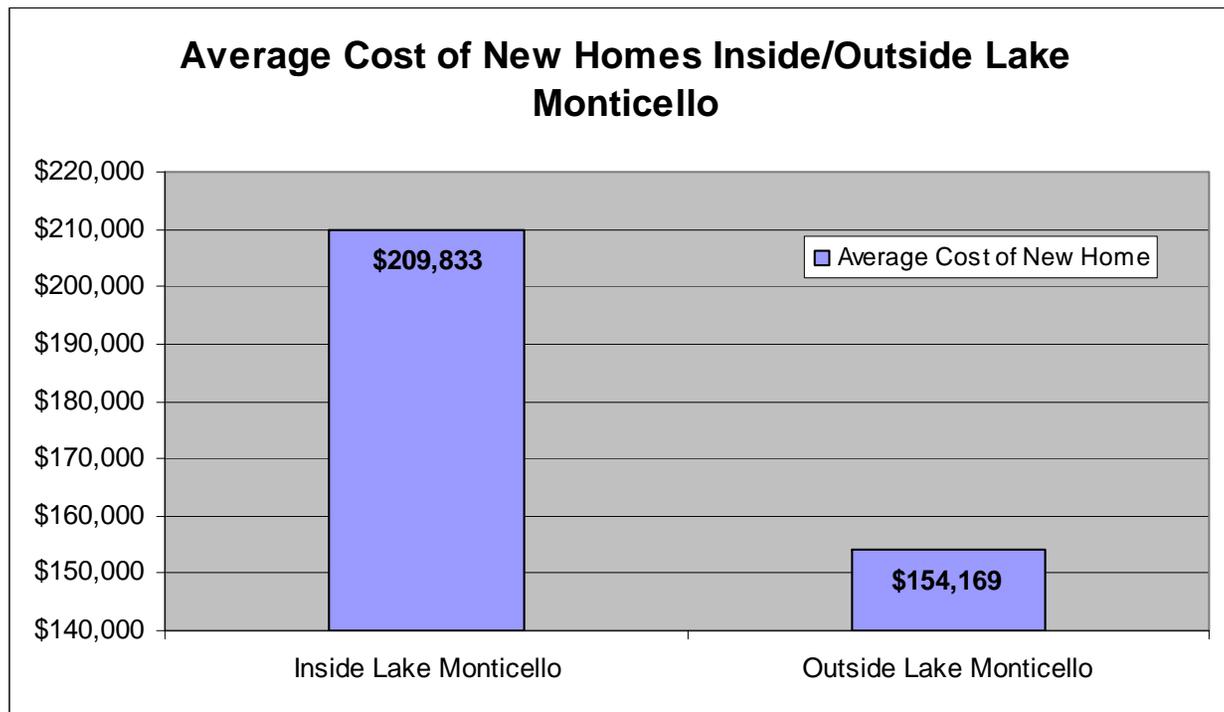


Figure 4: 2009 Average New Home Cost: Inside vs. Outside Lake Monticello

<sup>7</sup> Source: Dept. of Building Inspections

## 2000-2009 RESIDENTIAL ACTIVITY - Building Permits: Inside vs. Outside Lake Monticello<sup>8</sup>

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%
2009	9	103	112	-5.0%

Table 6: 2000-2009 New Home Building Permit Comparison

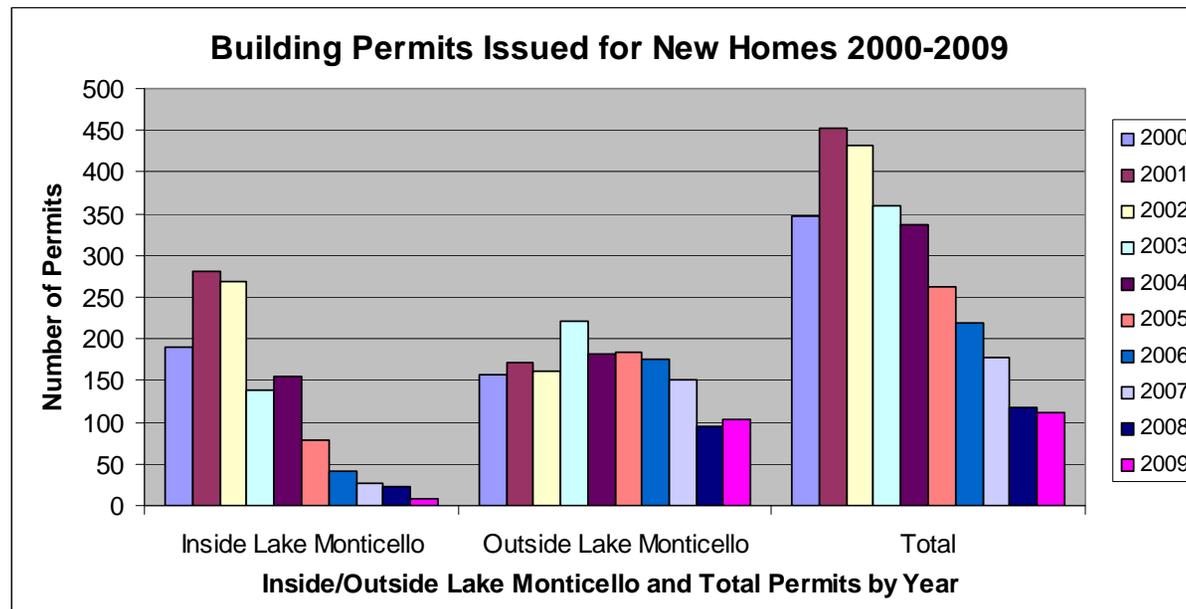


Figure 5: 2000-2009 New Home Building Permit Comparison

<sup>8</sup> Source: Dept. of Building Inspections

## 2009 RESIDENTIAL ACTIVITY – Subdivision Lots by Election District <sup>9</sup>

	Major (lots)	Minor (lots)	Family (lots)	Total (lots)	% of Total	
<b>Columbia</b>	<b>0</b>	<b>14</b>	<b>21</b>	<b>35</b>	<b>39%</b>	<b>Columbia</b>
<b>Cunningham</b>	<b>0</b>	<b>4</b>	<b>12</b>	<b>16</b>	<b>18%</b>	<b>Cunningham</b>
<b>Fork Union</b>	<b>0</b>	<b>6</b>	<b>2</b>	<b>8</b>	<b>9%</b>	<b>Fork Union</b>
<b>Palmyra</b>	<b>29</b>	<b>2</b>	<b>0</b>	<b>31</b>	<b>34%</b>	<b>Palmyra</b>
<b>Rivanna</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>Rivanna</b>
<b>Total (lots)</b>	<b>29</b>	<b>26</b>	<b>35</b>	<b>90</b>	<b>100%</b>	<b>Total</b>

Table 7: 2009 Subdivision Lots by Election District

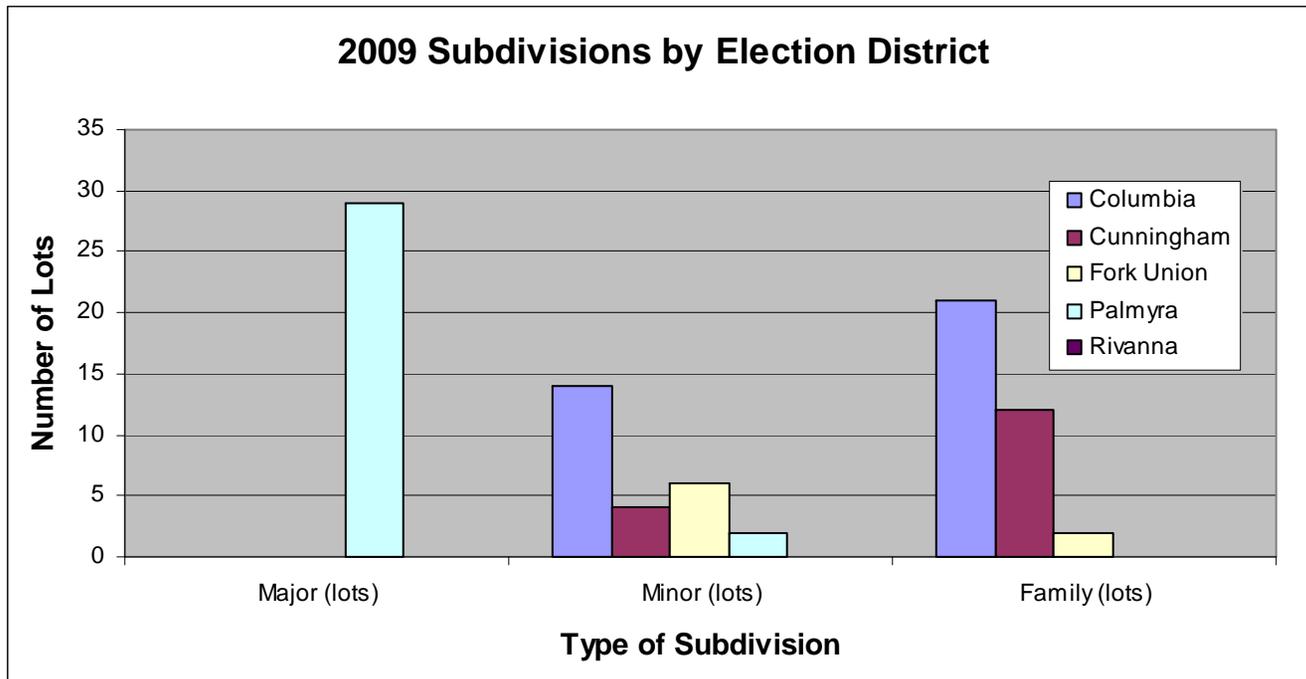


Figure 6: 2009 Subdivisions by Election District

<sup>9</sup> Source: Dept. of Planning & Community Development

## 2009 RESIDENTIAL ACTIVITY – Subdivision Lots by Planning Area<sup>10</sup>

Planning Area	Subdivisions Type and Number of Lots			
	Major	Minor	Family	Total
Columbia	0	0	0	0
Fork Union	0	0	0	0
Lake Monticello	0	0	0	0
Palmyra	0	2	0	2
Zion Crossroads	0	0	0	0
<b>Subtotal</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>2</b>
<b>Rural Residential</b>	<b>29</b>	<b>4</b>	<b>15</b>	<b>48</b>
<b>Rural Preservation</b>	<b>0</b>	<b>20</b>	<b>20</b>	<b>40</b>
<b>TOTAL</b>	<b>29</b>	<b>26</b>	<b>35</b>	<b>90</b>

Table 8: 2009 Subdivision Lots by Planning Area

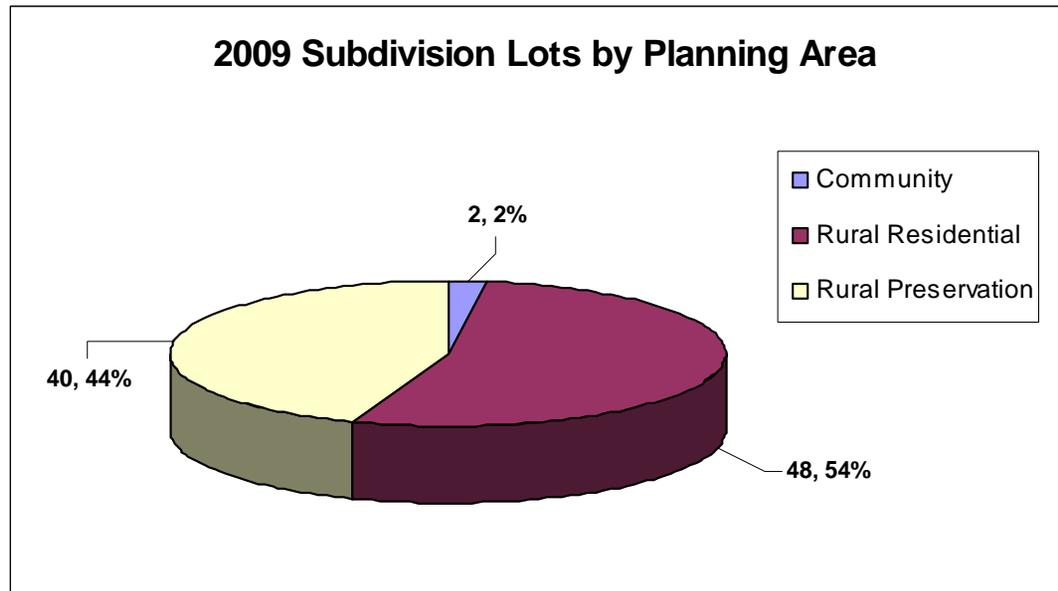


Figure 7: 2009 Subdivision Lots by Planning Area

<sup>10</sup> Source: Dept. of Planning & Community Development

## 2000-2009 RESIDENTIAL ACTIVITY – Subdivision Lots by Planning Area<sup>11</sup>

Year	Community Planning Area	Primary Residential Planning Area	Rural Residential Planning Area	Rural Preservation Planning Area	Total	% Change 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%
2009	2	0*	48	40	90	-40.00%

Table 9: 2000-2009 Subdivision Comparison

<sup>11</sup> Source: Dept. of Planning & Community Development

## 2000-2009 RESIDENTIAL ACTIVITY – Subdivision Lots by Planning Area<sup>12</sup>

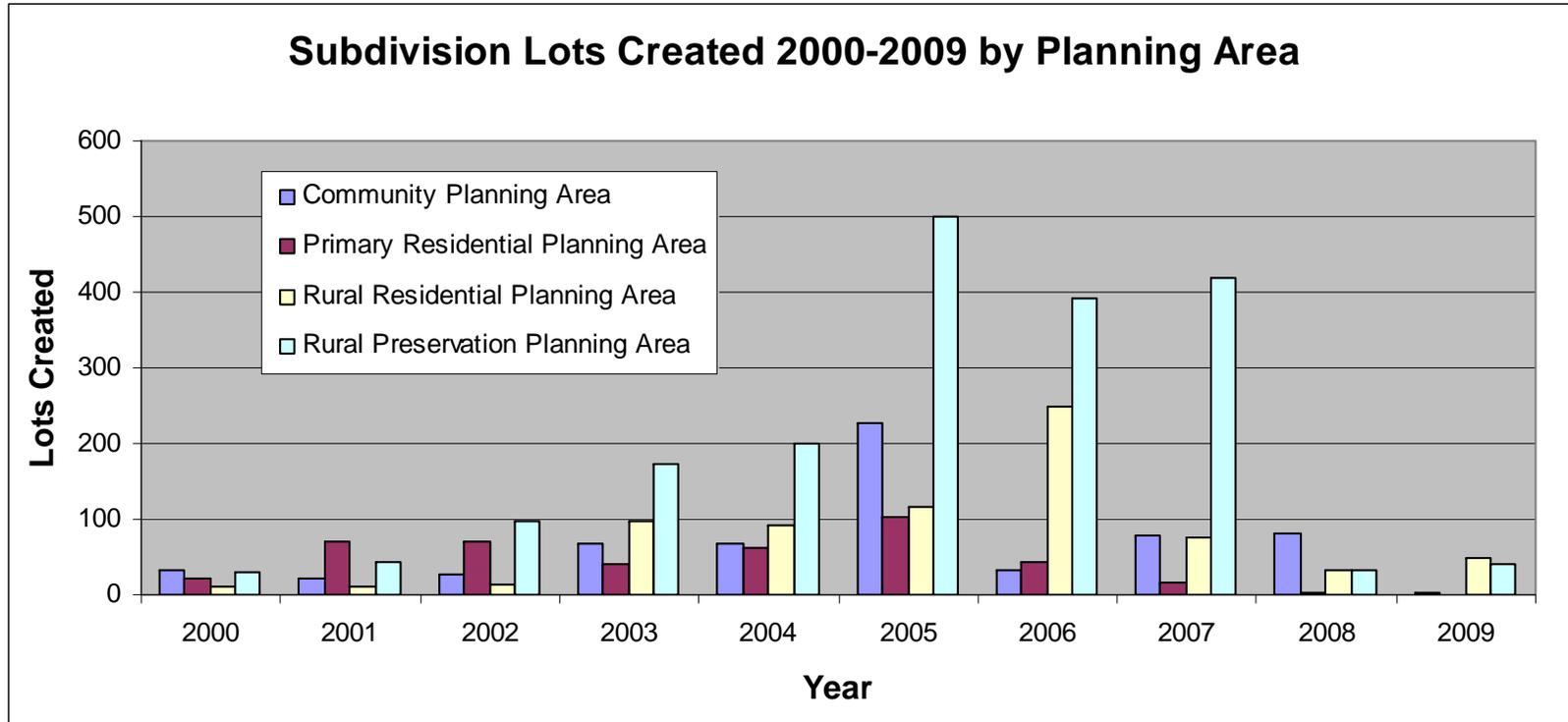


Figure 9: 2000-2009 Subdivision Lots by Planning Area

<sup>12</sup> Source: Dept. of Planning & Community Development

## 2009 RESIDENTIAL ACTIVITY – Fluvanna Housing Foundation: Major Activity by Cost<sup>13</sup>

Type of Activity	Cost
Replacement Homes	\$0
Emergency Ramp Installations & Home Repairs	\$40,652
Assistance to First Time Buyers	\$71,900
<b>TOTAL</b>	<b>\$112,552</b>

Table 10: 2009 Fluvanna Housing Foundation: Major Activity by Cost

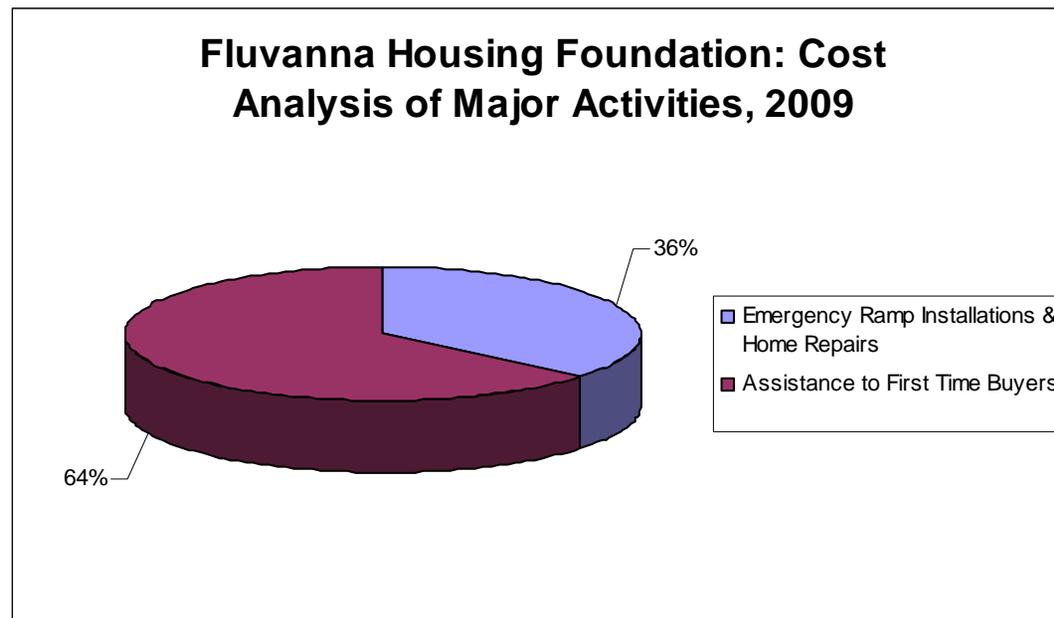


Figure 10: 2009 Fluvanna Housing Foundation: Cost Analysis of Major Activities

<sup>13</sup> Source: Fluvanna Housing Foundation

## 2009 RESIDENTIAL ACTIVITY – Fluvanna Housing Foundation: Major Activity by Project<sup>14</sup>

Project	Number of Incidents
First Time Home Buyer Assistance	4
Emergency Repairs	25
Replacement Homes	0
Ramps Installed	9
Section 8 Vouchers	68
<b>TOTAL</b>	<b>106</b>

Table 11: 2009 Fluvanna Housing Foundation: Major Activity by Project

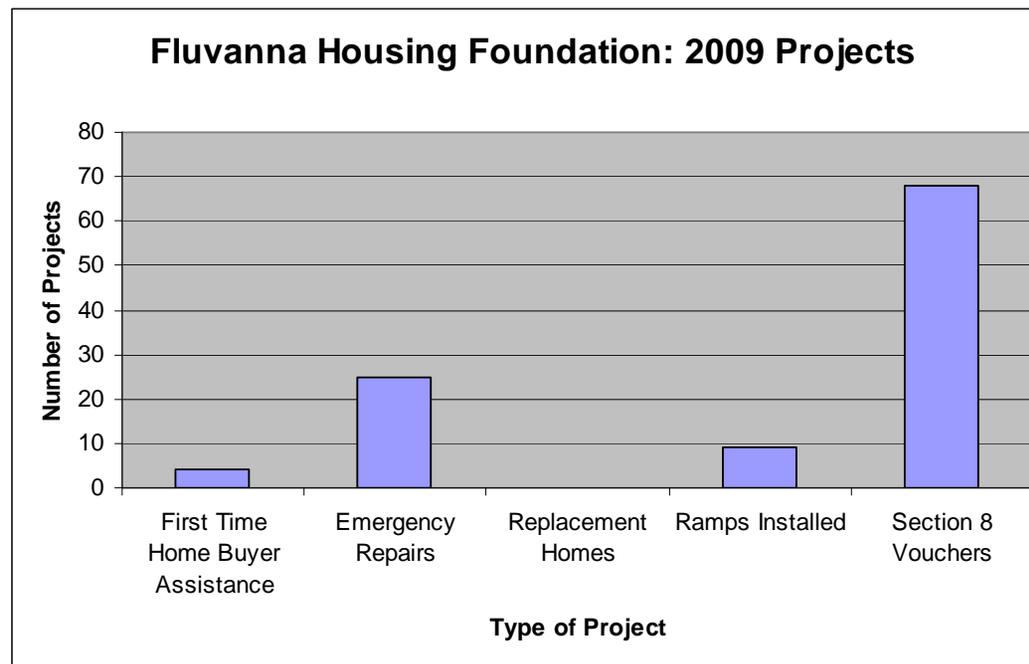


Figure 11: 2009 Fluvanna Housing Foundation: Projects

<sup>14</sup> Source: Fluvanna Housing Foundation

## 2009 SITE DEVELOPMENT PLANS – by Project Type<sup>15</sup>

<b>Commercial/Retail</b>					
<b>Applicant</b>	<b>Use</b>	<b>Zoning</b>	<b>Election District</b>	<b>Planning Area</b>	<b>Site Plan Type</b>
JA-ZAN, LLC	Office Building	I-1	Palmyra	Zion Crossroads CPA	Major
Fluvanna Auto, LLC	Office Building	B-1	Palmyra	Zion Crossroads CPA	Major
Curley, Karen	Dollar General Store	B-1	Fork Union	Fork Union CPA	Major
Rivanna River Resort	Amendment to Resort Site Plan	R-3	Palmyra	Palmyra CPA	Minor
Allen E. Haislip	Mud Bog Site	A-1	Cunningham	Rural Preservation	Minor
<b>Industrial</b>					
<b>Applicant</b>	<b>Use</b>	<b>Zoning</b>	<b>Election District</b>	<b>Planning Area</b>	<b>Site Plan Type</b>
Zion Crossroads Investment, LLC	Maintenance Building/Warehouse	I-1	Palmyra	Zion Crossroads CPA	Major
Fork Union Military Academy	Grading for future Maintenance Facility	A-1	Fork Union	Fork Union CPA	Major
Southern Development	Storage Buildings	I-1	Palmyra	Zion Crossroads CPA	Minor
<b>Institutional</b>					
<b>Applicant</b>	<b>Use</b>	<b>Zoning</b>	<b>Election District</b>	<b>Planning Area</b>	<b>Site Plan Type</b>
Columbia Baptist Church	Addition to Fellowship Hall	R-1	Columbia	Columbia CPA	Minor
Fluvanna County Public Works	Kents Store Fire Station	A-1	Columbia	Rural Preservation	Major

**Table 12: 2009 Site Development Plans by Project Type**

<sup>15</sup> Source: Dept. of Planning & Community Development

## 2009 SITE DEVELOPMENT PLANS – by Planning Area<sup>16</sup>

<b>Community Planning Areas</b>						
<b>Planning Area</b>	<b>Project Type</b>	<b>Applicant</b>	<b>Use</b>	<b>Zoning</b>	<b>Election District</b>	<b>Site Plan Type</b>
Columbia CPA	Institutional	Columbia Baptist Church	Addition to Fellowship Hall	R-1	Columbia	Minor
Fork Union CPA	Industrial	Fork Union Military Academy	Grading for Future Maintenance Facility	A-1	Fork Union	Major
Fork Union CPA	Commercial/Retail	Curley, Karen	Dollar General Store	B-1	Fork Union	Major
Palmyra CPA	Commercial/Retail	Fluvanna Auto, LLC	Office Building	B-1	Palmyra	Major
Palmyra CPA	Commercial/Retail	Rivanna River Resort	Amendment to Resort Site Plan	R-3	Palmyra	Minor
Zion Crossroads CPA	Industrial	Zion Crossroads Investment, LLC	Maintenance Building/Warehouse	I-1	Palmyra	Major
Zion Crossroads CPA	Commercial/Retail	JA-ZAN, LLC	Office Building	I-1	Palmyra	Major
Zion Crossroads CPA	Industrial	Southern Development	Storage Buildings	I-1	Palmyra	Minor
<b>Rural Preservation Planning Area</b>						
<b>Planning Area</b>	<b>Project Type</b>	<b>Applicant</b>	<b>Use</b>	<b>Zoning</b>	<b>Election District</b>	<b>Site Plan Type</b>
Rural Preservation Planning Area	Institutional	Fluvanna County Public Works	Kents Store Fire Station	A-1	Columbia	Major
Rural Preservation Planning Area	Commercial/Retail	Allen E. Haislip	Mud Bog Site	A-1	Cunningham	Minor

**Table 13: 2009 Site Development Plans: Planning Areas**

<sup>16</sup> Source: Dept. of Planning & Community Development

## 2000-2009 SITE DEVELOPMENT PLANS – by Project Type<sup>17</sup>

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
2009	5	3	2	10
<b>TOTAL</b>	<b>65</b>	<b>26</b>	<b>25</b>	<b>116</b>

Table 15: 2000-2009 Site Development Plans by Project Type

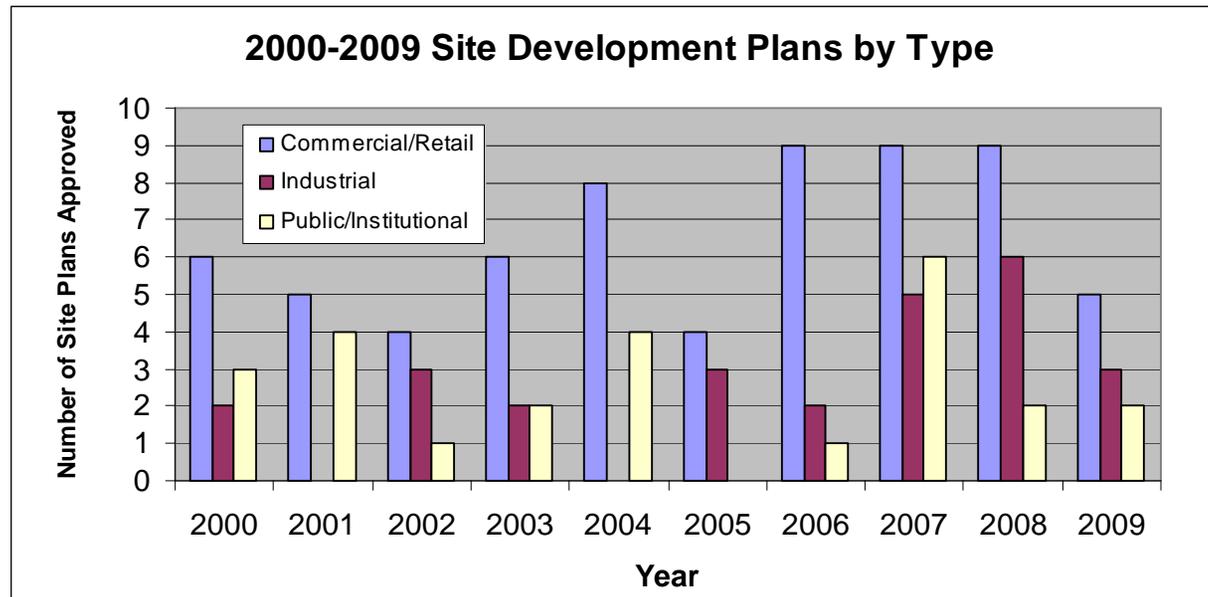


Figure 12: 2000-2009 Site Development Plans by Project Type

<sup>17</sup> Source: Dept. of Planning & Community Development

### 2000-2009 SITE DEVELOPMENT PLANS – by Planning Area<sup>18</sup>

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
2009	8	0*	0	2	10
<b>TOTAL</b>	<b>85</b>	<b>7</b>	<b>14</b>	<b>10</b>	<b>116</b>

Table 16: 2000-2009 Site Development Plans by Planning Area

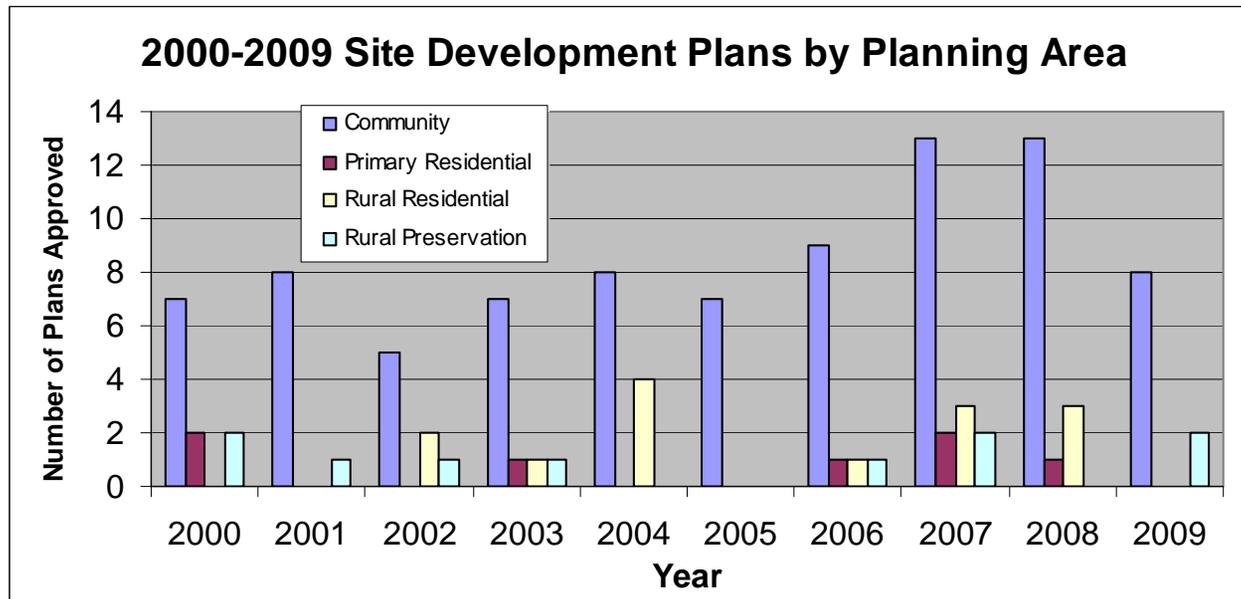


Figure 13: 2000-2009 Site Development Plans by Planning Area

<sup>18</sup> Source: Dept. of Planning & Community Development

## 2009 ZONING MAP AMENDMENTS by Planning Area<sup>19</sup>

Planning Area	Applicant	Prior Zoning	New Zoning	Acreage	Conditional
Lake Monticello CPA	Frank T. Ballif	R-3	R-3 (Amended Proffers)	2.89	Yes
Palmyra CPA	James H. Watson	A-1	B-1	1.27	Yes
Palmyra CPA	Rivanna Woods Golf, LP	A-1	R-3	230.56	Yes
Rural Residential	Edmonds & Barnette	A-1	R-1	5.3	No
<b>TOTAL</b>				<b>240.02</b>	

Table 17: 2009 Zoning Map Amendments by Planning Area

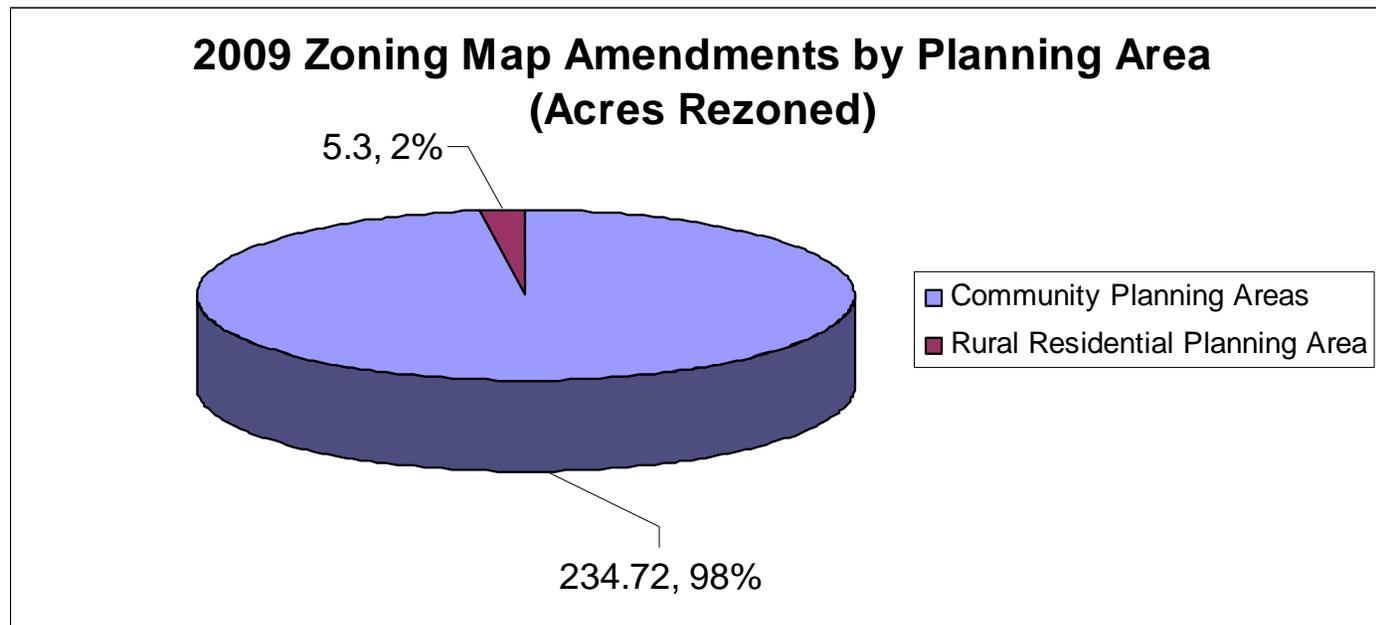


Figure 14: 2009 Zoning Map Amendments by Planning Area

<sup>19</sup> Source: Dept. of Planning & Community Development.

## 2009 ZONING MAP AMENDMENTS – by Election District<sup>20</sup>

Election District	Applicant	Prior Zoning	New Zoning	Acreage	Conditional
Fork Union	Edmonds & Barnette	A-1	R-1	5.3	No
Palmyra	Rivanna Woods Golf, LP	A-1	R-3	230.56	Yes
Palmyra	Frank T. Ballif	R-3	R-3 (Amended Proffers)	2.89	Yes
Palmyra	James H. Watson	A-1	B-1	1.27	Yes
<b>TOTAL</b>				<b>240.02</b>	

Table 18: 2009 Zoning Map Amendments by Election District

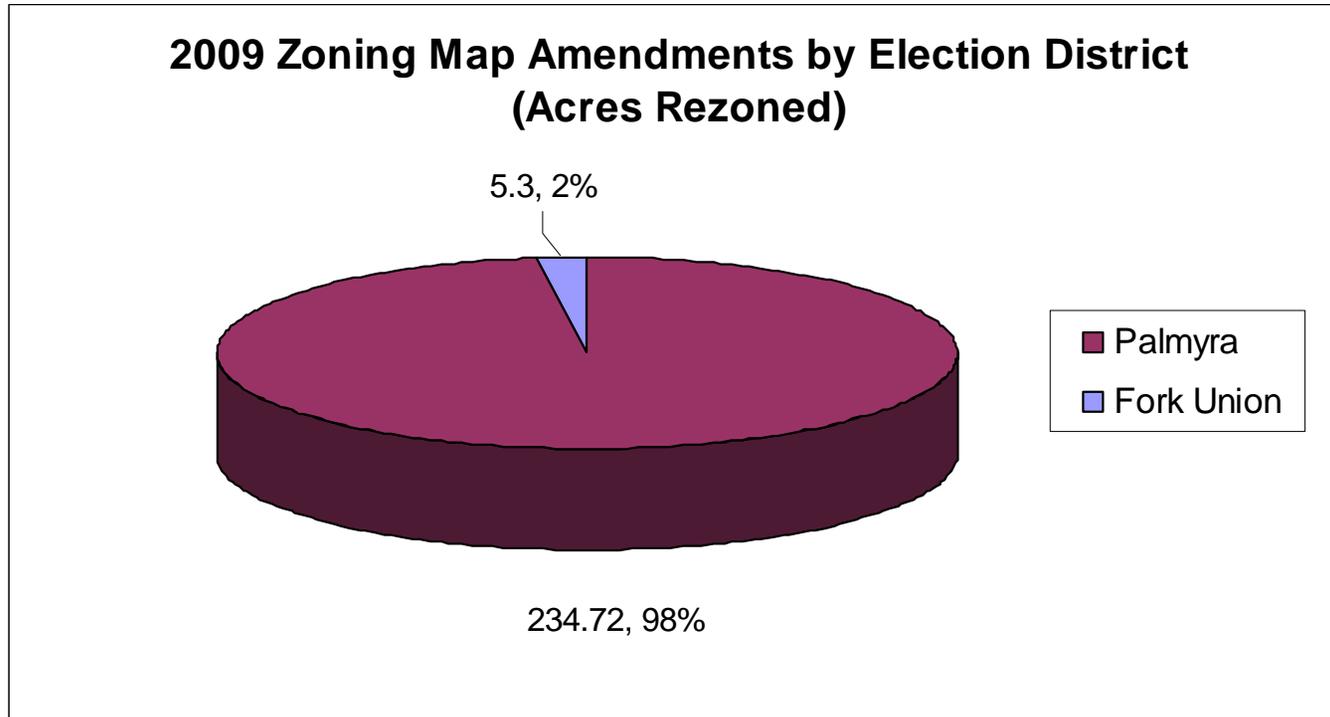


Figure 15: 2009 Zoning Map Amendments by Election District

<sup>20</sup> Source: Dept. of Planning & Community Development.

## 2000-2009 ZONING MAP AMENDMENTS – by Planning Area<sup>21</sup>

Planning Area	Acres Rezoned									
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Lake Monticello CPA	9.1	18.5	116	16.5	42.7	0	11.36	43.742	0	2.89
Fork Union CPA	0	11	0	0	0	0.34	9.52	7.087	0	0
Palmyra CPA	0	0	0	0	52.1	4.8	52.14	5	0	231.83
Zion Crossroads CPA	15.9	2	15.1	27.3	25.2	54.26	67.66	30.868	21.75	0
<b>Community Subtotal</b>	<b>25</b>	<b>31.5</b>	<b>131.1</b>	<b>43.8</b>	<b>120</b>	<b>59.4</b>	<b>140.68</b>	<b>86.697</b>	<b>21.75</b>	<b>234.72</b>
Primary Residential*	0	0	0	0	0	0	1.45	0	0	0
Rural Residential	0	0	0	0	43.8	0	0	0	2	5.3
Rural Preservation	0	0	0	0	0	12.95	0	0	0	0
<b>Total</b>	<b>25</b>	<b>31.5</b>	<b>131.1</b>	<b>43.8</b>	<b>163.9</b>	<b>72.4</b>	<b>142.13</b>	<b>86.697</b>	<b>23.75</b>	<b>240.02</b>

Table 19: 2000-2009 Zoning Map Amendments by Planning Area

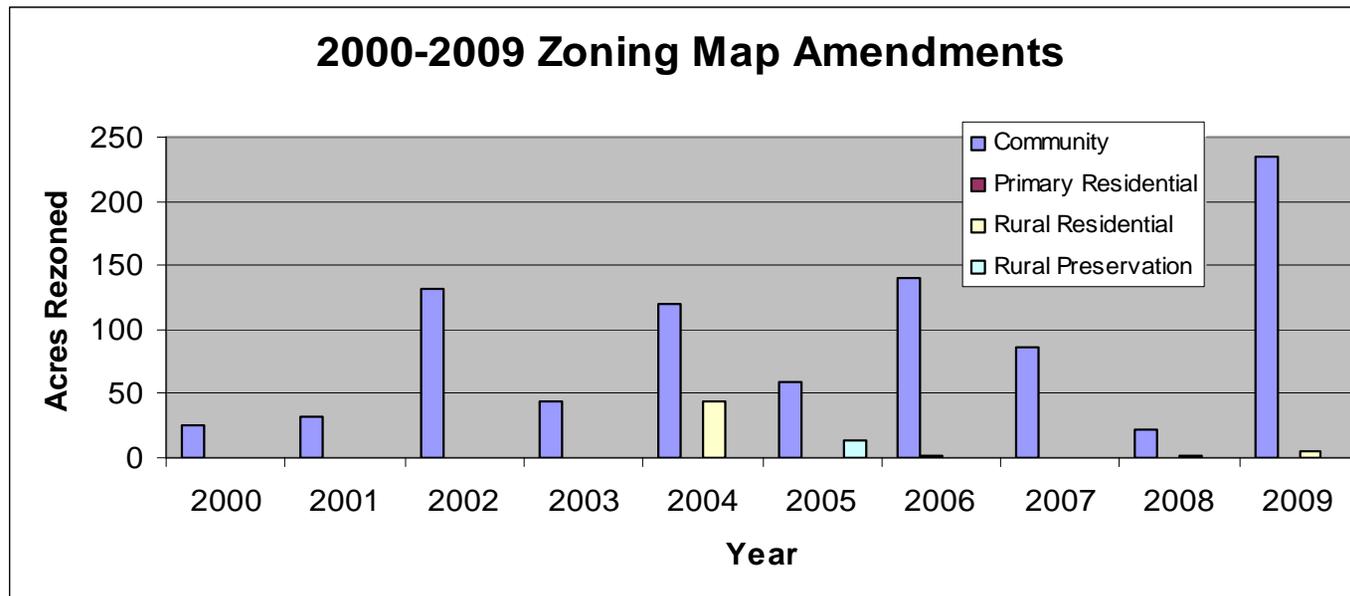


Figure 16: 2000-2009 Zoning Map Amendments by Planning Area

<sup>21</sup> Source: Dept. of Planning & Community Development.

## 2009 ZONING TEXT AMENDMENTS<sup>22</sup>

Applicant Name	Applicable Section of County Ordinance	Description of Request
Fluvanna County	19-9-6 & 22-17-7	Amend Subdivision and Zoning Fees
Fluvanna County	22-14-1 through 15	Adopt Planned Unit Development (PUD) District
Fluvanna County	Multiple	Amend Uses Permitted and Uses Defined
	<b>TOTAL</b>	<b>3</b>

Table 20: 2009 Zoning Text Amendments

## 2000-2009 ZONING TEXT AMENDMENTS

Year	Number
2000	3
2001	1
2002	2
2003	0
2004	2
2005	4
2006	6
2007	3
2008	4
2009	3
<b>TOTAL</b>	<b>28</b>

Table 21: 2000-2009 Zoning Text Amendments Comparison

<sup>22</sup> Source: Dept. of Planning & Community Development

## 2000-2009 ZONING TEXT AMENDMENTS<sup>23</sup>

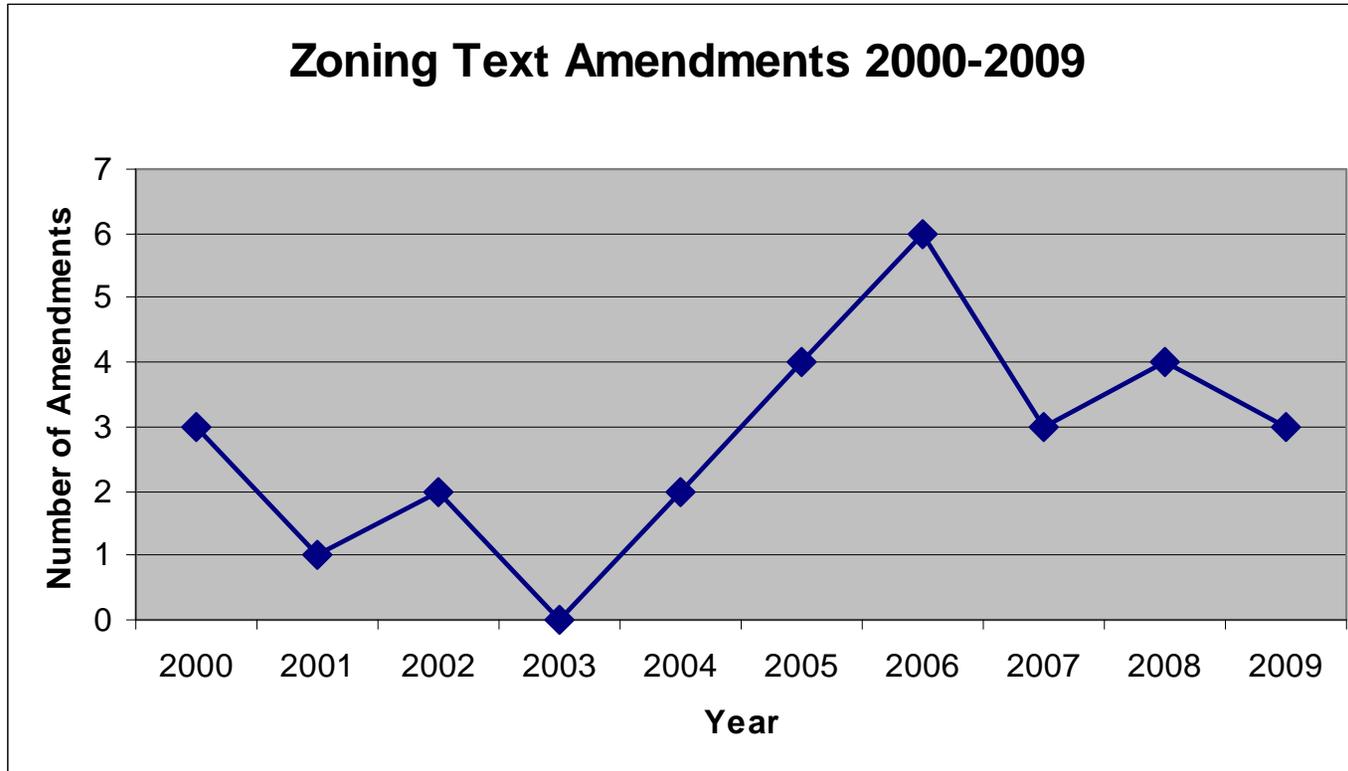


Figure 17: Zoning Text Amendments 2000-2009

<sup>23</sup> Source: Dept. of Planning & Community Development

## 2009 ZONING VARIANCES by Election District<sup>24</sup>

Election District	Type of Variance				
	Reduce Setback	Reduce Parking Required	Reduce Public Road Frontage	Other	TOTAL
Columbia	0	0	0	0	<b>0</b>
Cunningham	1	0	0	0	<b>1</b>
Fork Union	0	0	0	0	<b>0</b>
Palmyra	0	0	0	0	<b>0</b>
Rivanna	1	0	0	0	<b>1</b>
<b>TOTAL</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>

Table 22: 2009 Variances by Election District

<sup>24</sup> Source: Dept. of Planning & Community Development

## 2000-2009 VARIANCES<sup>25</sup>

Type of Variance	Variances Approved									
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Reduce Setback	5	12	3	11	10	13	16	6	10	2
Other	3	2	0	0	9	2	0	0	3	0
<b>TOTAL</b>	<b>8</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>

Table 23: 2000-2009 Variances Comparison

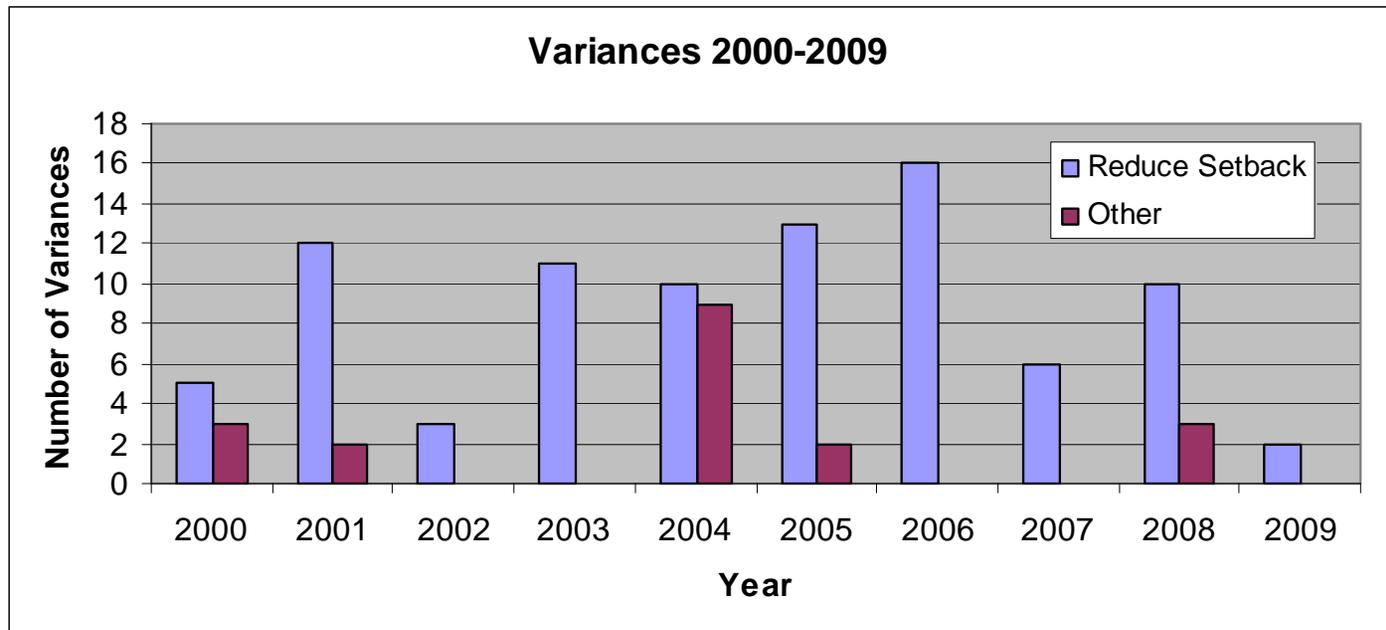


Figure 18: 2000-2009 Variances by Type

<sup>25</sup> Source: Dept. of Planning & Community Development

## 2009 SPECIAL USE PERMITS by Project Type<sup>26</sup>

Project Type	Project Description	Applicant	Zoning	Election District	Planning Area
Commercial	Operate Landscaping Company	Eric D. Taylor	A-1	Palmyra	Rural Residential
Commercial	Amend Condition #3 of SUP 06:08 (amended hours in which materials could be received)	VB Real Estate, LLC	I-1	Palmyra	Zion Crossroads CPA
Commercial	Operate Wholesale/Retail Greenhouse	Shawn W. Metcalf, Sr.	A-1	Palmyra	Rural Residential
Commercial	Mud Bog Events	Shannon Haislip	A-1	Cunningham	Rural Preservation
Commercial	Amend Condition #9 of SUP 06:08 (allowed for municipal solid waste)	VB Real Estate, LLC	I-1	Palmyra	Zion Crossroads CPA
Mobile Home	Medical Hardship	David and Amanda Morris	A-1	Fork Union	Fork Union CPA
Mobile Home	Temporary Construction	Clayton Mark and Amber Roberts	A-1	Cunningham	Rural Preservation

**Table 24: 2009 Special Use Permits by Project Type**

<sup>26</sup> Source: Dept. of Planning & Community Development

## 2009 SPECIAL USE PERMITS by Planning Area<sup>27</sup>

Community					
Planning Area	Project Type	Project Description	Applicant	Zoning	Election District
Fork Union CPA	Mobile Home	Medical Hardship	David and Amanda Morris	A-1	Fork Union
Zion Crossroads CPA	Commercial	Amendment to Condition #3 of SUP 06:08	VB Real Estate, LLC	I-1	Palmyra
Zion Crossroads CPA	Commercial	Amendment to Condition #9 of SUP 06:08	VB Real Estate, LLC	I-1	Palmyra
Rural Residential					
Planning Area	Project Type	Project Description	Applicant	Zoning	Election District
Rural Residential	Commercial	Operate a Landscaping Company	Eric D. Taylor	A-1	Palmyra
Rural Residential	Commercial	Operate a Wholesale/Retail Greenhouse	Shawn W. Metcalf, Sr.	A-1	Palmyra
Rural Preservation					
Planning Area	Project Type	Project Description	Applicant	Zoning	Election District
Rural Preservation	Commercial	Mud Bog Events	Shannon Haislip	A-1	Cunningham
Rural Preservation	Mobile Home	Temporary Construction	Clayton Mark and Amber Roberts	A-1	Cunningham

**Table 25: 2009 Special Use Permits by Planning Area**

<sup>27</sup> Source: Dept. of Planning & Community Development

## 2000-2009 SPECIAL USE PERMITS by Election District<sup>28</sup>

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
2009	0	2	1	4	0	7
<b>TOTAL</b>	<b>11</b>	<b>33</b>	<b>20</b>	<b>34</b>	<b>8</b>	<b>106</b>

Table 26: 2000-2009 Special Use Permits by Election District

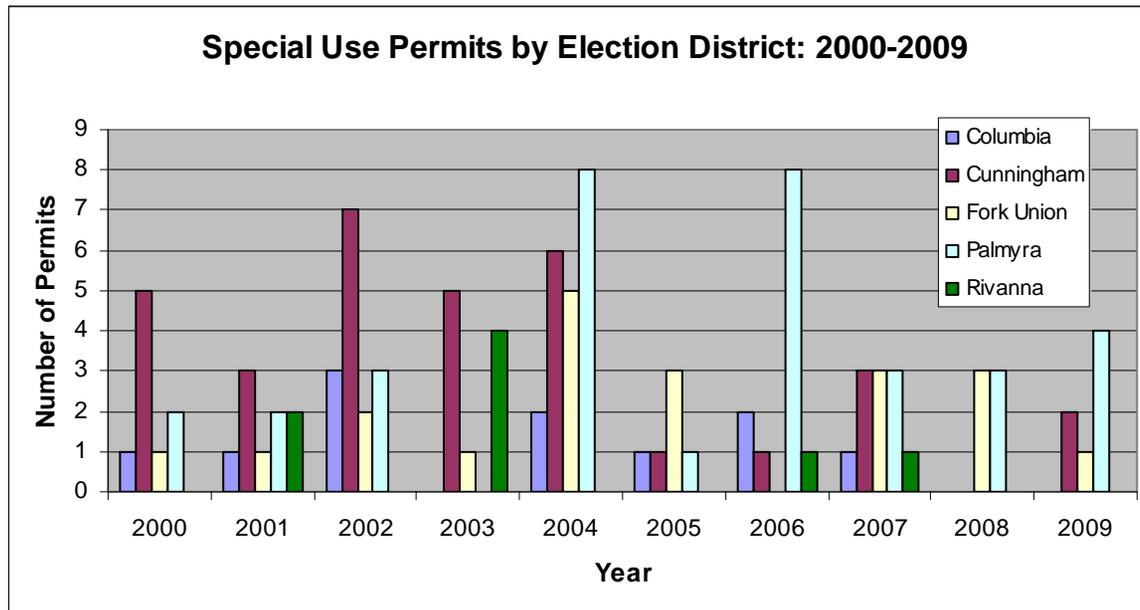


Figure 19: 2000-2009 Special Use Permits by Election District

<sup>28</sup> Source: Dept. of Planning & Community Development

## PRESERVATION PROGRAMS: Agricultural and Forestal Districts<sup>29</sup>

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	500.48
Kidds Store	Rural Preservation & Route 6/Antioch Primary Residential	12/15/1999	10 Years	December 2009	1,854.65
North 640	Rural Preservation	11/17/1999	10 Years	November 2009	2,376.83
Cunningham Acres	Rural Residential & Lake Monticello Primary Residential	11/17/1999	10 Years	November 2009	461.968
Glenarvon Farm	Rural Preservation	11/17/1999	10 Years	November 2009	1,524.78
Bourne Tract	Rural Preservation	8/4/1999	8 Years	March 2015	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	1,206.57
Carysbrook	Rural Preservation	7/21/1999	10 Years	July 2009	1,634.74
Bowlesville	Rural Preservation	3/17/1999	8 Years	March 2015	1,069.01
<b>Total Acreage</b>					<b>19,360.21</b>
<b>% of Total County Acreage in Ag/For Districts</b>					<b>10.5%</b>

**Table 27: Agricultural and Forestal Districts**

<sup>29</sup> Source: Dept. of Planning & Community Development. See Appendix B for District Map.

## PRESERVATION PROGRAMS: Agricultural and Forestal Districts<sup>30</sup>

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
2009	0	-1,446
<b>TOTAL</b>	<b>20</b>	<b>19,360</b>

Table 28: 1999-2009 Ag. For. Districts Acreage

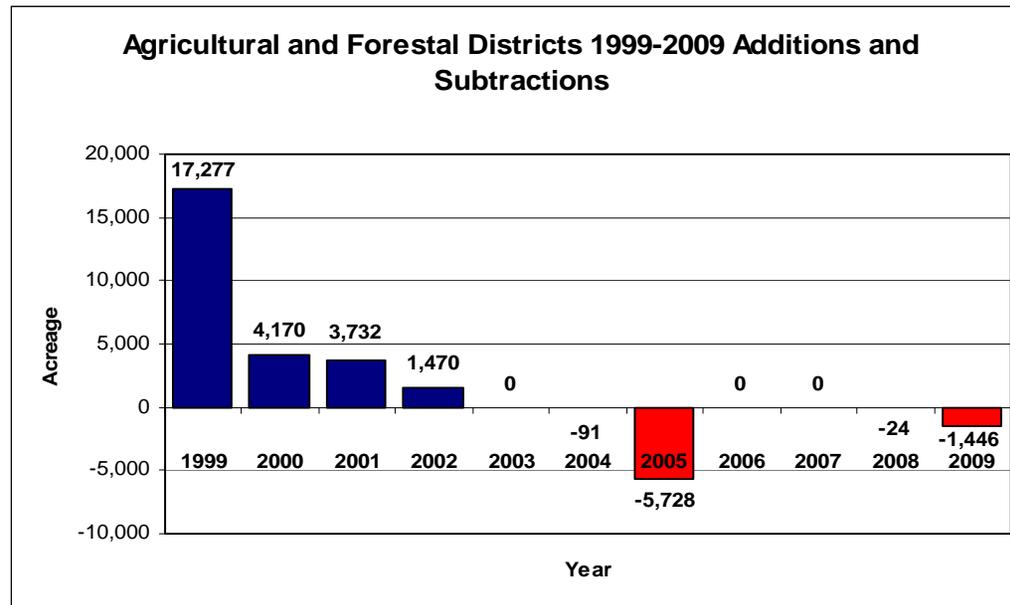


Figure 20: 1999-2009 Ag. For. District Comparison

<sup>30</sup> Source: Dept. of Planning & Community Development

## PRESERVATION PROGRAMS: Conservation and Historic Easements<sup>31</sup>

Property Name	Easement Holder	Year Placed	Planning Area	Acreage
250 West	Virginia Outdoors Foundation	2009	Rural Preservation	454.6
Byrd Creek	Virginia Outdoors Foundation	2009	Rural Preservation	310.5
Barber, William T. and Lynn M.	Fluvanna County	2007	Rural Preservation	100.6
Zehler, John C. and Kathyne K.	Fluvanna County	2007	Rural Residential	107.6
Glenarvon	Department of Conservation & Recreation	2006	Rural Preservation	1371.9
Granite Hills	Virginia Outdoors Foundation	2006	Rural Preservation	358.2
Upper Yewers Farm	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 Burnie	Department of Historic Resources	2002	Rural Residential	186.3
Melrose	Virginia Outdoors Foundation	2002	Rural Preservation	100.0
Lakeview	Virginia Outdoors Foundation	2001	Rural Residential	1236.5
Lowfields Farm	Virginia Outdoors Foundation	2001	Rural Preservation	249.8
Palmyra Mill & Lock Site	Department of Historic Resources	2001	Palmyra CPA	5.0
Chatham Plantation	Virginia Outdoors Foundation	2000	Rural Preservation	887.5
Cumber Farm	Virginia Outdoors Foundation	2000	Rural Residential	698.2
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
Seven Islands Historic District	Department of Historic Resources	c. 1991	Rural Preservation	23.0
Bremo Recess (Road Frontage)	Department of Historic Resources	1990	Rural Preservation	44.8
Lower Bremo	Department of Historic Resources	1990	Rural Preservation	653.0
			<b>TOTAL</b>	<b>10,503.9</b>
			<b>Total Acreage in County</b>	<b>183,808</b>
			<b>% County in Easement</b>	<b>5.7%</b>

**Table 29: Conservation and Historic Easements**

<sup>31</sup> Source: Dept. of Planning & Community Development. See Appendix C for Easement Map.

**PRESERVATION PROGRAMS: 1995-2009 Land Use Taxation<sup>32</sup>**

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%
2009	28,380	82,620	89	111,089	60%
				<b>Total Acreage in County</b>	<b>183,808</b>

**Table 30: 1995-2009 Land Use Taxation**

<sup>32</sup> Source: Commissioner of Revenue

## PRESERVATION PROGRAMS: 1995-2009 Land Use Taxation<sup>33</sup>

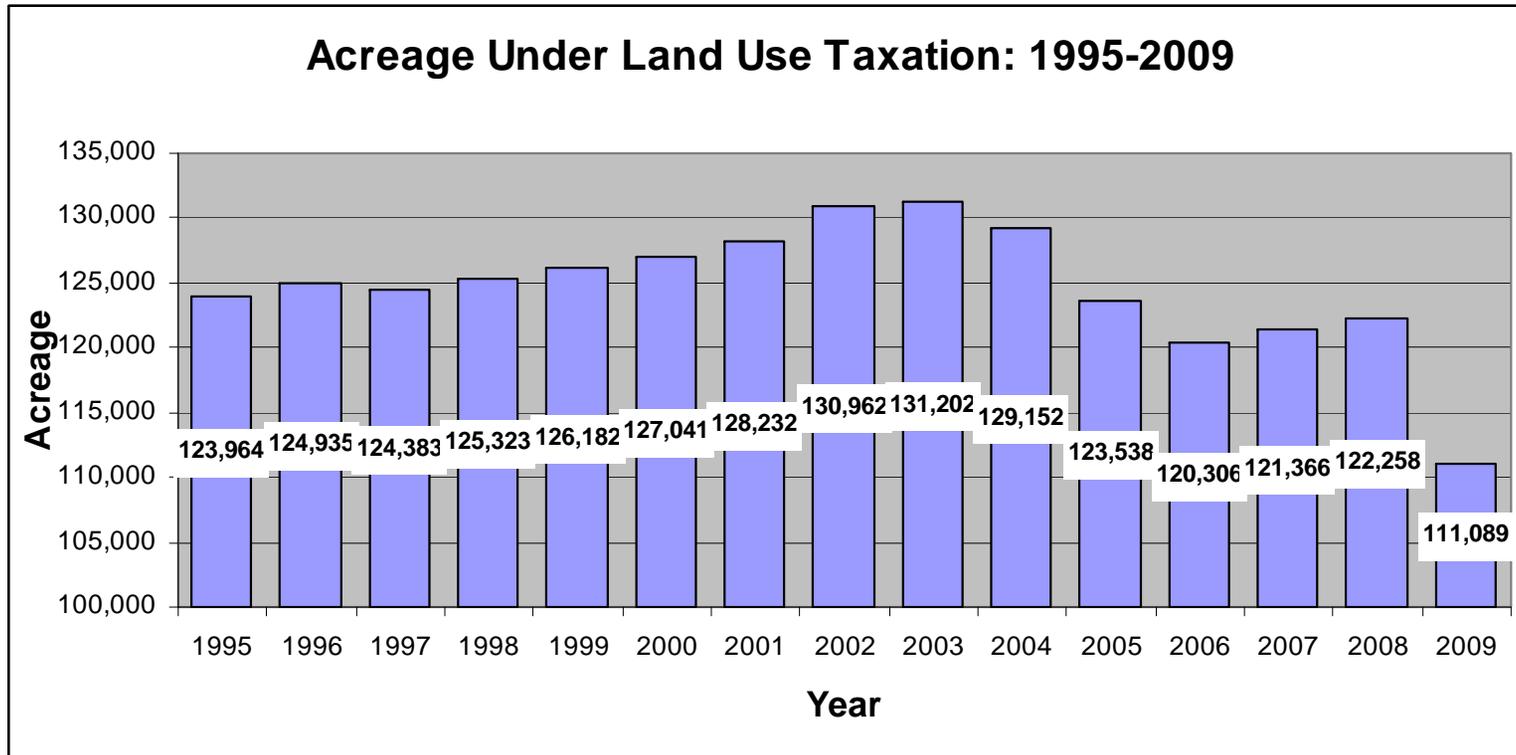


Figure 21: 1995-2009 Land Use Taxation Comparison

<sup>33</sup> Source: Commissioner of Revenue

# APPENDIX A: 2009 COMPREHENSIVE PLAN LAND USE PLANNING AREA

## Fluvanna County



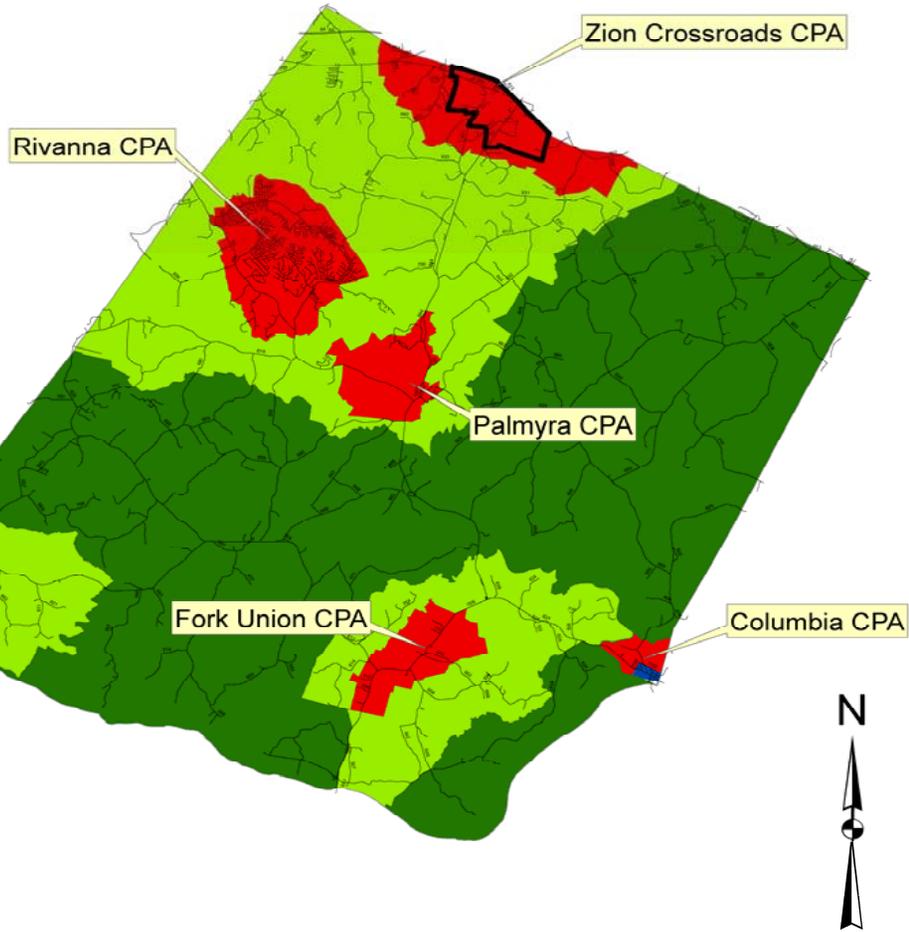
### 2009 Future Land Use Map

Not to Scale

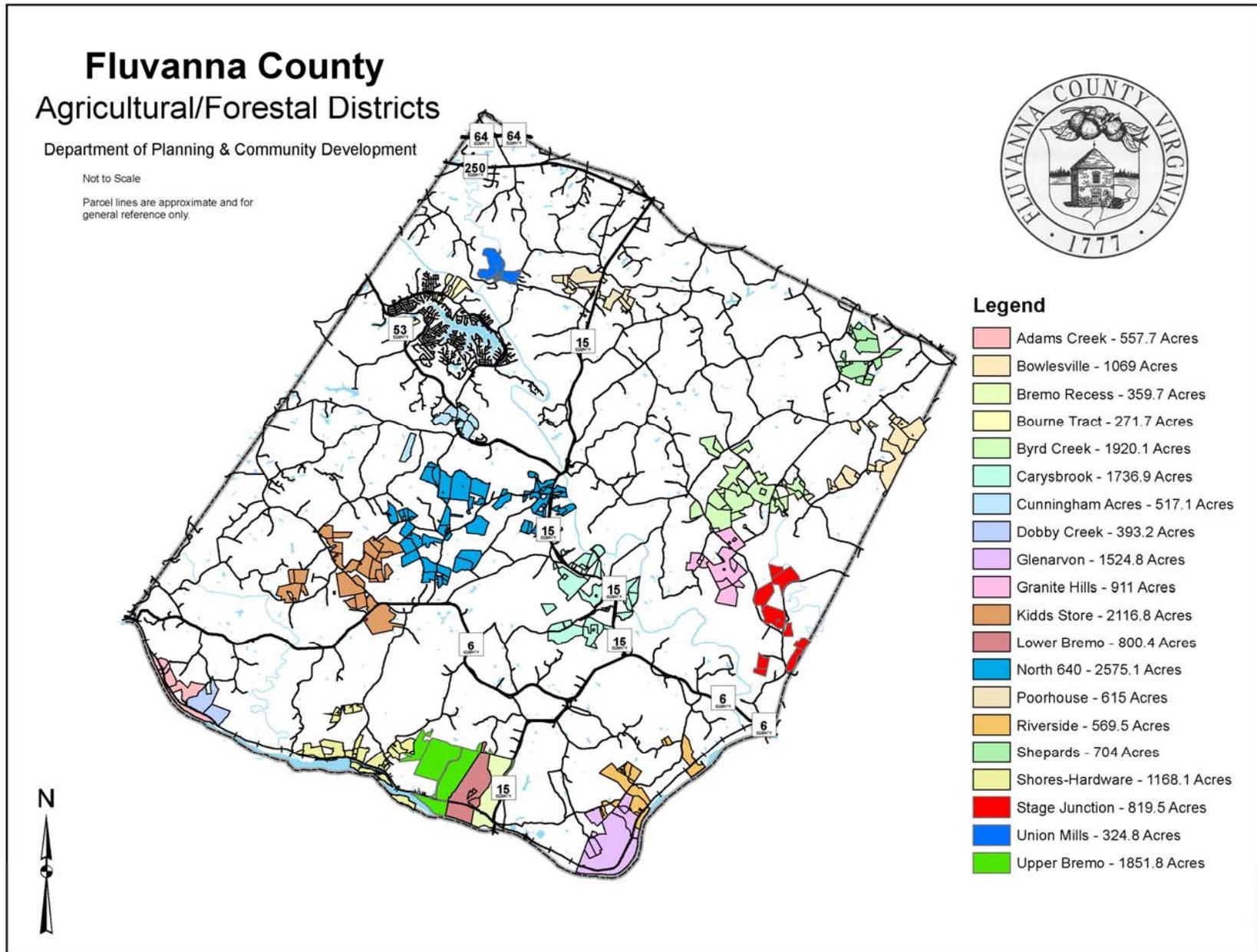
#### Legend

##### 2009 Planning Areas

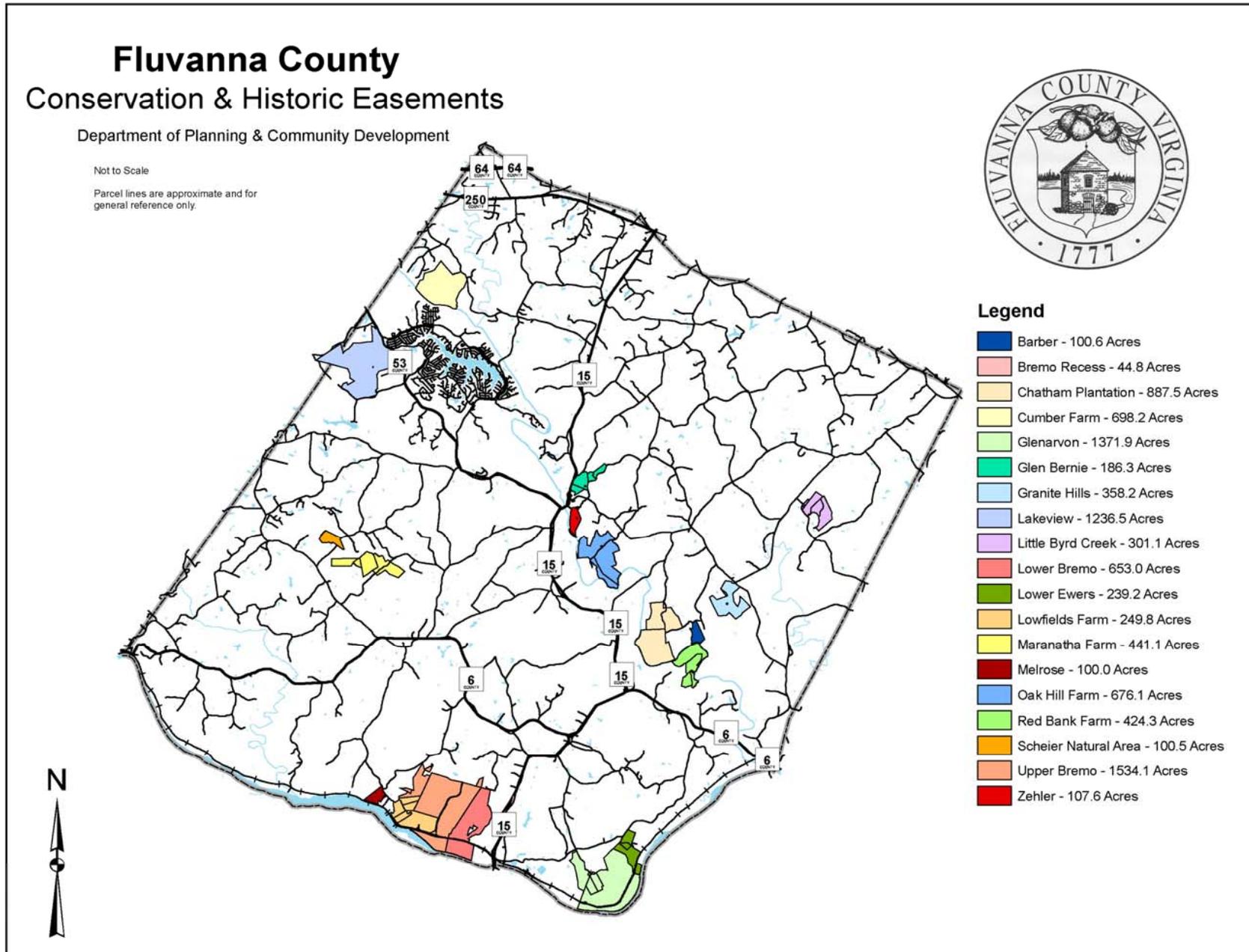
-  Community Planning Areas
-  Rural Residential
-  Rural Preservation
-  Town Boundaries
-  Zion Crossroads UDA



# APPENDIX B: AGRICULTURAL AND FORESTAL DISTRICT MAP



# APPENDIX C: CONSERVATION AND HISTORIC EASEMENT MAP



## Appendix D: Comp Plan Strategies - Completed or In Progress

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Community Design	1: To preserve and enhance Fluvanna's unique identity and rural character.	02: Examine the differences and impacts of large-lot developments versus rural cluster developments, and amend the zoning and subdivision ordinances as appropriate.	In Progress	High
Community Design	1: To preserve and enhance Fluvanna's unique identity and rural character.	10: Maintain and enhance primary gateways to ensure a positive identity.	In Progress	Medium
Community Design	1: To preserve and enhance Fluvanna's unique identity and rural character.	13: Work with electric power companies to facilitate the replacement of current overhead facilities with underground lines, and require all new lines to be placed underground.	In Progress	Medium
Community Design	2: To develop higher-density, walkable, mixed-use communities in the identified growth areas of the county.	1: Amend and adopt zoning and subdivision regulations that allow for higher-density, compact developments for the community planning areas.	Completed	High
Community Design	2: To develop higher-density, walkable, mixed-use communities in the identified growth areas of the county.	3: Ensure appropriate infrastructure is available to support mixed-use development (i.e., water, sewer, roads, trails, telecommunications, stormwater, and so on).	In Progress	High
Community Design	2: To develop higher-density, walkable, mixed-use communities in the identified growth areas of the county.	4: Integrate a variety of transportation options, including pedestrian, bicycle, and vehicular.	In Progress	High

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**Wednesday, February 17, 2010**

<b>Chapters</b>	<b>Goals</b>	<b>Implementation Strategy</b>	<b>Status</b>	<b>Strategy Priority</b>
Community Design	3: To promote village-scaled development in the Palmyra and Fork Union communities.	1: Concentrate development around the existing village "downtown" to preserve the rural character of the surrounding areas.	In Progress	High
Community Design	3: To promote village-scaled development in the Palmyra and Fork Union communities.	2: Improve the streetscape of the village communities by installing traffic-calming measures, improving existing sidewalks, and installing new sidewalks, street lighting, and so on.	In Progress	Medium
Community Design	3: To promote village-scaled development in the Palmyra and Fork Union communities.	3: Encourage the establishment of new local businesses and support existing local business in village cores.	In Progress	High
Community Design	4: To preserve and enhance historic areas and properties of the county.	2: Continue to encourage the creation and establishment of historic easements on historic properties.	In Progress	Medium
Economic Development	1: To strengthen and clarify the county's commitment to economic development.	2: Work with the EDC, EDA, and other entities as applicable, to implement the goals and strategies identified in the Comprehensive Plan, or otherwise adopted by the Board of Supervisors.	In Progress	High
Economic Development	1: To strengthen and clarify the county's commitment to economic development.	4: Work with the EDC to develop an economic development business plan to more specifically guide the implementation of the vision, goals, and strategies discussed in the Comprehensive Plan.	In Progress	High
Economic Development	1: To strengthen and clarify the county's commitment to economic development.	5: Revamp the county's Web site, and utilize other media, to professionally and effectively promote Fluvanna County.	In Progress	High

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**Wednesday, February 17, 2010**

<b>Chapters</b>	<b>Goals</b>	<b>Implementation Strategy</b>	<b>Status</b>	<b>Strategy Priority</b>
Economic Development	2: To implement the county's community planning areas, as shown on the Future Land Use Map.	1: Adopt at least a portion of the Zion Crossroads community planning area as the county's urban development area, as recommended in chapter 2, "Land Use."	Completed	High
Economic Development	2: To implement the county's community planning areas, as shown on the Future Land Use Map.	2: Create a PUD zoning district to allow for increased flexibility for commercial, industrial, and residential uses, as well as increased residential density within well-planned, mixed-use communities within the community planning areas.	Completed	High
Economic Development	2: To implement the county's community planning areas, as shown on the Future Land Use Map.	3: Construct a water line to the UDA along with necessary waste treatment facilities, broadband and cellular services, and road improvements to provide infrastructure necessary for healthy, successful community planning areas.	In Progress	High
Economic Development	4: To diversify and strengthen the county's tax base.	1: Retain existing businesses by creating an economic development team and then implementing a program such as Business First that will keep in contact with businesses.	In Progress	High
Economic Development	4: To diversify and strengthen the county's tax base.	2: Retain existing businesses by working with organizations such as the Chamber of Commerce and identify sources of help for those businesses, supporting the expansion of local businesses, and assisting with any other needs that arise.	In Progress	High
Economic Development	4: To diversify and strengthen the county's tax base.	3: Recruit new businesses through the Economic Development Business Plan by identifying Fluvanna's competitive advantages, skilled workforce, necessary infrastructure, and effective marketing strategies.	In Progress	High
Economic Development	4: To diversify and strengthen the county's tax base.	5: Clearly articulate the county's development standards and requirements to the development community.	In Progress	High

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**Wednesday, February 17, 2010**

<b>Chapters</b>	<b>Goals</b>	<b>Implementation Strategy</b>	<b>Status</b>	<b>Strategy Priority</b>
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	01: Maintain a student-teacher ration of 18 to 1 in grades K-1, and 22 to 1 in grades 2-12.	In Progress	High
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	02: Evaluate SOL implementation annually, and revise as needed.	In Progress	High
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	03: Develop plans to meet or exceed the minimum pass rates needed for accreditation and to make adequate yearly progress (AYP).	In Progress	High
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	04: Continue effective components of reading instruction in K-3 that include phonemic awareness, phonics, fluency, vocabulary development, and text comprehension.	In Progress	High
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	05: Continue instruction in grades K-12 that emphasizes reading, writing, speaking, math concepts and computations, computer and related technology proficiency, and scientific concepts and processes; essential skills and concepts of citizenship, etc.	In Progress	High
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	06: Review program of studies for grades K-12 and adjust as needed.	In Progress	Medium
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	07: Continue oversight by administrators to ensure instructional delivery and focus, curriculum alignment, and monitoring of individual student progress.	In Progress	High

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**Wednesday, February 17, 2010**

<b>Chapters</b>	<b>Goals</b>	<b>Implementation Strategy</b>	<b>Status</b>	<b>Strategy Priority</b>
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	08: Continue use of remedial plans and strategies for students not performing at or above grade level.	In Progress	High
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	09: Continue implementation of an extended day program, including transportation, for a period of time prior to SOL testing.	In Progress	High
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	10: Maintain full accreditation for all Fluvanna County schools.	In Progress	High
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	11: Continue implementation of a four-year-old program.	In Progress	High
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	12: Continue programs based on prevention, intervention, or remediation to increase the number of students who earn a high school diploma or general education development (GED) certificate, and to prevent students from dropping out of school.	In Progress	High
Education	2: To continue career and technical education programs that emphasize the advantages of completing school with marketable skills, and that promote knowledge of careers along with all types of employment opportunities.	2: Continue specific career exploration opportunities in the middle school grades.	In Progress	Medium
Education	2: To continue career and technical education programs that emphasize the advantages of completing school with marketable skills, and that promote knowledge of careers along with all types of employment opportunities.	3: Continue implementation of competency-based career and technical education programs according to the career and technical education plan.	In Progress	High

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**Wednesday, February 17, 2010**

<b>Chapters</b>	<b>Goals</b>	<b>Implementation Strategy</b>	<b>Status</b>	<b>Strategy Priority</b>
Education	2: To continue career and technical education programs that emphasize the advantages of completing school with marketable skills, and that promote knowledge of careers along with all types of employment opportunities.	4: Continue relationship between Fluvanna County Public Schools and Piedmont Futures for career mentoring and job placement.	In Progress	Medium
Education	2: To continue career and technical education programs that emphasize the advantages of completing school with marketable skills, and that promote knowledge of careers along with all types of employment opportunities.	5: Continue to offer career and technical opportunities at Fluvanna County High School, Charlottesville-Albemarle Technical Center (CATEC), J. Sargeant Reynolds Community College, and Piedmont Virginia Community College.	In Progress	High
Education	2: To continue career and technical education programs that emphasize the advantages of completing school with marketable skills, and that promote knowledge of careers along with all types of employment opportunities.	6: Continue to promote higher education as a viable path to professions such as physicians, scientists, engineers, journalists, and other careers that require an advanced degree or degree(s).	In Progress	High
Education	3: To provide adult education and family literacy programs.	1: Continue providing day and evening Adult Basic Education, General Adult Education, and Families Learning Together programs.	In Progress	High
Education	3: To provide adult education and family literacy programs.	2: Continue coordination of adult education services, including counseling of adults, across local government agencies.	In Progress	High
Education	4: To plan for capital improvements and additions in cooperation with the Board of Supervisors and appropriate County staff through the annual CIP process.	1: Plan for at least two replacement buses and two new buses (as needed) annually and project in the CIP accordingly.	In Progress	Medium
Education	4: To plan for capital improvements and additions in cooperation with the Board of Supervisors and appropriate County staff through the annual CIP process.	3: Plan for the conversion of the existing high school to the middle school.	In Progress	High

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<b>Chapters</b>	<b>Goals</b>	<b>Implementation Strategy</b>	<b>Status</b>	<b>Strategy Priority</b>
Education	4: To plan for capital improvements and additions in cooperation with the Board of Supervisors and appropriate County staff through the annual CIP process.	4: Plan for the renovation of the existing middle school to an upper elementary school.	In Progress	High
Historic Preservation	1: To protect and conserve the county's historic and cultural resources.	4. Educate the community regarding the history of the county, the benefits of historical easements or registries, and the potential economic benefits resulting from historic preservation including the use of tax incentive programs.	In Progress	Medium
Historic Preservation	1: To protect and conserve the county's historic and cultural resources.	5: Install appropriate signage that designates a historic district, landmark, or other structure.	In Progress	Medium
Historic Preservation	2: To identify and classify significant historic resources.	1: Identify historic sites throughout the county on the county's geographic information system (GIS) in order to better protect them from new or infill development (e.g., by placing open space around the area to be protected).	Completed	Medium
Historic Preservation	2: To identify and classify significant historic resources.	2: Classify sites in the GIS inventory according to individual properties and districts: on the National Register; qualified for the National Register; of state and local significance; or potentially significant.	Completed	Medium
Historic Preservation	2: To identify and classify significant historic resources.	3: Support Fluvanna County Historical Society efforts to document sites and include information in the society's archives, and adjust classifications accordingly.	In Progress	Medium
Historic Preservation	3: To identify areas with tourism potential based on historic, cultural, recreational and other relevant resources.	1: Work with the Fluvanna County Historical Society, the Economic Development Commission, the Chamber of Commerce, and other interested parties to develop and promote a heritage tourism industry for Fluvanna.	In Progress	Medium

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<b>Chapters</b>	<b>Goals</b>	<b>Implementation Strategy</b>	<b>Status</b>	<b>Strategy Priority</b>
Historic Preservation	3: To identify areas with tourism potential based on historic, cultural, recreational and other relevant resources.	2: Market the historic qualities of Fluvanna and the surrounding area to encourage heritage tourism in the region.	In Progress	Medium
Historic Preservation	3: To identify areas with tourism potential based on historic, cultural, recreational and other relevant resources.	3: Promote the improvement, maintenance, and appropriate use of historic buildings.	In Progress	Medium
Housing	1: To provide for most of the county's future housing needs within the community planning areas.	2: Create zoning that enables increased residential density in the growth areas, and allows for mixed-use and mixed income developments.	Completed	High
Housing	1: To provide for most of the county's future housing needs within the community planning areas.	3: Approve well-planned, holistic developments within growth areas and near supporting infrastructure in order to create balanced communities, maximize land use, and minimize negative environmental impacts.	In Progress	High
Housing	1: To provide for most of the county's future housing needs within the community planning areas.	4: Cluster housing adjacent to commercial development so that the need for transportation to work is lessened.	In Progress	High
Housing	2: To provide a variety of well-planned housing choices.	1: Amend the zoning and subdivision ordinances to allow for varying lot sizes from small clustered lots to large parcels suitable for continued farming and rural living.	In Progress	High
Housing	2: To provide a variety of well-planned housing choices.	2: Allow for a mix of housing types and densities in individual developments (single and multifamily) as appropriate for the area and existing or planned infrastructure.	In Progress	High

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<b>Chapters</b>	<b>Goals</b>	<b>Implementation Strategy</b>	<b>Status</b>	<b>Strategy Priority</b>
Housing	2: To provide a variety of well-planned housing choices.	3: Create ordinances that allow for market flexibility, yet achieve the objectives set by the county regarding its housing and affordability priorities	In Progress	High
Housing	2: To provide a variety of well-planned housing choices.	4: Create density bonus incentives for residential mixed-income developments.	In Progress	Medium
Housing	2: To provide a variety of well-planned housing choices.	5: Create a planned unit development (PUD) zoning district to allow for higher density in the community planning areas.	In Progress	High
Housing	2: To provide a variety of well-planned housing choices.	6: Allow for housing for senior populations and continuous care facilities, particularly within the community planning areas.	Completed	Medium
Housing	3: To increase the affordability of both new and existing housing stock for low- and moderate-income individuals and families.	1: Continue to support local nonprofit organizations such as the Louisa/Fluvanna Housing Foundation and Habitat for Humanity.	In Progress	High
Housing	4: To improve Fluvanna County's housing database and available information to facilitate the planning process.	2: Utilize the annual Development Activity Report to report housing data to the community.	In Progress	Medium
Human Services	1: To provide a single point of entry for human services information/referral.	1: Renovate the human services offices at Carysbrook to create space for additional staff and programming.	In Progress	Medium

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<b>Chapters</b>	<b>Goals</b>	<b>Implementation Strategy</b>	<b>Status</b>	<b>Strategy Priority</b>
Human Services	1: To provide a single point of entry for human services information/referral.	3: Partner with the United Way, and other identified agencies, to improve volunteer opportunities, and more effectively publicize programs.	In Progress	Medium
Human Services	2: To provide adequate funding and staffing to ensure that human service needs of citizens are met.	3: Continue and expand programs offered by the Virginia Cooperative Extension.	In Progress	High
Human Services	4: To provide adequate services for elderly, disabled, and mentally ill or impaired citizens.	5: Continue to support the Meals-on-Wheels program in Fluvanna.	In Progress	Medium
Human Services	8: To provide for the safety and well-being of our citizens.	5: Continue to develop and sustain a volunteer base for fire and rescue services.	In Progress	Medium
Infrastructure	1: To protect the county's natural and historic resources and critical wildlife habitats by the effective utilization of green infrastructure in all development projects.	1: Work with developers to minimize the impact of development by preserving wildlife corridors, wetlands, and other sensitive areas through the creation of greenways, trails, parks, and other open spaces.	In Progress	Medium
Infrastructure	1: To protect the county's natural and historic resources and critical wildlife habitats by the effective utilization of green infrastructure in all development projects.	3: Require that open space dedications that are to be privately maintained are adequately protected and may not be further developed as part of the associated project, or without further public or legal discussion and formal action.	In Progress	Medium
Infrastructure	2: To develop a comprehensive public water system to serve the county's community planning areas.	1: Design and construct a water line from the James River to the Zion Crossroads UDA in cooperation with Louisa County.	In Progress	High

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<b>Chapters</b>	<b>Goals</b>	<b>Implementation Strategy</b>	<b>Status</b>	<b>Strategy Priority</b>
Infrastructure	2: To develop a comprehensive public water system to serve the county's community planning areas.	2: Establish a water service authority to serve Louisa and Fluvanna counties to provide adequate water supply, primarily for the Zion Crossroads UDA.	Completed	High
Infrastructure	2: To develop a comprehensive public water system to serve the county's community planning areas.	3: Allocate a portion of the James River water line to serve the Rivanna, Palmyra, and Fork Union community planning areas.	Completed	High
Infrastructure	2: To develop a comprehensive public water system to serve the county's community planning areas.	4: Complete the state-mandated water supply plan in order to identify sources for the county's long-term water needs, particularly for each of its community planning areas.	In Progress	High
Infrastructure	3: To provide central sewer to the community planning areas.	2: Extend the collection line of the Palmyra sewer system to connect the infrastructure on Pleasant Grove to the sewer plant. This should include the proposed high school that is planned to be built on the western side of Pleasant Grove.	In Progress	High
Infrastructure	6: To facilitate the deployment of a comprehensive communications network that ensures the reliability of public safety, wireless and broadband services.	2: Increase access to high-speed broadband for residences and businesses throughout the county.	In Progress	High
Infrastructure	6: To facilitate the deployment of a comprehensive communications network that ensures the reliability of public safety, wireless and broadband services.	3: Give priority for towers on publicly owned land, as appropriate, including sites owned by the Fork Union Sanitary District, among others.	Completed	High
Land Use	1: To effectively implement the Comprehensive Plan land-use strategies and the Future Land Use Map.	1: Establish a portion of the Zion Crossroads Community Planning Area as the county's designated urban development area on the Future Land Use Map	Completed	High

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<b>Chapters</b>	<b>Goals</b>	<b>Implementation Strategy</b>	<b>Status</b>	<b>Strategy Priority</b>
Land Use	1: To effectively implement the Comprehensive Plan land-use strategies and the Future Land Use Map.	2: Create a PUD zoning district to allow for the efficient implementation of the seven community planning elements in the context of traditional neighborhood development (TND) within the UDA and each of the community planning areas.	Completed	High
Land Use	1: To effectively implement the Comprehensive Plan land-use strategies and the Future Land Use Map.	4: Revise the county's zoning and subdivision ordinances so those land-use tools are consistent with the Comprehensive Plan's goals and strategies.	In Progress	High
Land Use	1: To effectively implement the Comprehensive Plan land-use strategies and the Future Land Use Map.	5: Develop new zoning and subdivision regulations that will further the desired growth patterns and property uses, as well as help to protect the rural preservation area (e.g., subdivisions with density of less than one unit per five acres, and so on).	In Progress	High
Land Use	2: To enable well-planned, coordinated, and sustainable development to occur throughout the county.	2: Establish a utility service district(s) for water and sewer infrastructure in appropriate community planning areas to encourage development to occur in areas where public services are provided.	In Progress	High
Land Use	2: To enable well-planned, coordinated, and sustainable development to occur throughout the county.	7: Ensure that both centralized and decentralized sewerage systems, and other utility infrastructure as needed, are in compliance with all state and local laws and regulations in order to facilitate sustainable and environmentally responsible development.	In Progress	High
Land Use	2: To enable well-planned, coordinated, and sustainable development to occur throughout the county.	8: Discourage centralized water and sewer utilities in the rural preservation area.	In Progress	High
Land Use	3: To promote infill development in existing communities.	1: Develop village-style regulations in keeping with traditional development patterns to ensure that new development is consistent with existing design and development patterns in the community.	In Progress	Medium

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<b>Chapters</b>	<b>Goals</b>	<b>Implementation Strategy</b>	<b>Status</b>	<b>Strategy Priority</b>
Land Use	5: To actively preserve and promote open space.	1: Promote the county's Conservation Easement Program, along with other open-space preservation alternatives (e.g. Virginia Outdoors Foundation).	In Progress	Medium
Land Use	5: To actively preserve and promote open space.	2: Require open-space preservation in major cluster developments, as well as other major subdivisions including commercial and industrial projects.	In Progress	Medium
Land Use	5: To actively preserve and promote open space.	3: Require new development to include trails, parks, or other open space that will be either publicly or privately owned, and directly serve the farming or wildlife and recreational needs of the project, and with consideration given to surrounding areas.	Completed	Medium
Land Use	5: To actively preserve and promote open space.	5: Evaluate the long-term viability of a development's dedicated open space as a private, individual lot that is restricted from further divisions.	In Progress	Medium
Land Use	5: To actively preserve and promote open space.	6: Require the location of a subdivision's open space to further the rural character of the area, and require open space to be designed for connectivity to other open spaces of adjacent developments, and to act as a buffer to agricultural activities.	In Progress	Medium
Natural Environment	1: To develop land-use policies and regulations that will preserve and enhance the county's natural environment.	01: Designate, and enable the development of, community planning areas to allow appropriate development to be concentrated in these areas with adequate infrastructure.	In Progress	High
Natural Environment	1: To develop land-use policies and regulations that will preserve and enhance the county's natural environment.	02: Utilize planned unit development (PUD) and rural residential zoning districts as an open-space preservation and sustainable development tool.	In Progress	High

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<b>Chapters</b>	<b>Goals</b>	<b>Implementation Strategy</b>	<b>Status</b>	<b>Strategy Priority</b>
Natural Environment	1: To develop land-use policies and regulations that will preserve and enhance the county's natural environment.	08: Continue the land-use valuation taxation and other fiscal programs to alleviate economic burdens on owners of land used for agricultural, horticultural, forest, or open-space purposes.	In Progress	High
Natural Environment	2: To protect environmental resources.	2: Stringently enforce federal, state, and local regulations regarding land use, stormwater, erosion and sediment control, wetlands, litter, and so on.	In Progress	High
Natural Environment	2: To protect environmental resources.	5: Develop a regional water supply plan by 2011 as required by the Virginia Department of Environmental Quality that will include projections of future potable water needs and potential sources.	In Progress	High
Natural Environment	4: To effectively use floodplains to protect human life and property, as well as water quality.	2: Enforce floodplain management regulations for residents to continue to be eligible for flood insurance.	In Progress	Medium
Natural Environment	4: To effectively use floodplains to protect human life and property, as well as water quality.	3: Work with FEMA to develop an accurate description of the hundred-year floodplain and ten-year floodways.	In Progress	Medium
Natural Environment	5: To promote energy efficiency throughout the county to improve air quality and reduce the county's dependence on fossil fuels.	2: Direct infill onto vacant parcels in the developed portions of the county's community planning areas, where suitable, to further reduce transportation energy requirements associated with sprawl development.	In Progress	High
Natural Environment	5: To promote energy efficiency throughout the county to improve air quality and reduce the county's dependence on fossil fuels.	4: Promote greenways, bikeways, and walkways as viable forms of recreation and transportation, and require those amenities as appropriate.	In Progress	High

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<b>Chapters</b>	<b>Goals</b>	<b>Implementation Strategy</b>	<b>Status</b>	<b>Strategy Priority</b>
Natural Environment	5: To promote energy efficiency throughout the county to improve air quality and reduce the county's dependence on fossil fuels.	8: Expand regional transit service to the county by working with JAUNT and Charlottesville Transit to develop viable commuter routes and times.	In Progress	Medium
Parks and Recreation	1: To upgrade or maintain existing facilities to allow for effective program delivery and community use.	4: Continue to utilize Pleasant Grove as a primary location for major new facilities, using the Pleasant Grove Master Plan as a guide for the development of recreational amenities at Pleasant Grove.	In Progress	High
Parks and Recreation	2: To continue the phased development of Pleasant Grove as a regional park that serves the identified recreational needs of Fluvanna citizens.	1: Renovate the historic Manor House at Pleasant Grove for a visitor's center, and a multi-use facility for receptions, reunions, and County office space.	In Progress	High
Parks and Recreation	2: To continue the phased development of Pleasant Grove as a regional park that serves the identified recreational needs of Fluvanna citizens.	8: Construct accessory sports park amenities such as restrooms, concession stands, and pavilions for participants and spectators.	In Progress	High
Parks and Recreation	3: To plan and construct additional recreational facilities that will diversify and strengthen the existing parks and programs.	2: Develop zoning districts that either provide incentives or require recreational facilities as part of the planned development.	In Progress	High
Parks and Recreation	5: To foster public-private partnerships with recreation-based organizations or other interested parties, for facility construction and program implementation.	3: Work with the Department of Game and Inland Fisheries, or other interested parties, to develop comprehensive wildlife management practices to protect and conserve critical open space and habitats.	In Progress	High
Parks and Recreation	5: To foster public-private partnerships with recreation-based organizations or other interested parties, for facility construction and program implementation.	5: Maintain a partnership with the school system for shared use of county- and school-owned facilities.	In Progress	High

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<b>Chapters</b>	<b>Goals</b>	<b>Implementation Strategy</b>	<b>Status</b>	<b>Strategy Priority</b>
Public Safety	1: To improve public safety infrastructure and operability in order to provide excellent service and protection to County residents.	2: Maintain E-911 call center equipment and software.	In Progress	High
Public Safety	1: To improve public safety infrastructure and operability in order to provide excellent service and protection to County residents.	3: Relocate and replace the Fork Union firehouse.	In Progress	High
Public Safety	1: To improve public safety infrastructure and operability in order to provide excellent service and protection to County residents.	4: Renovate and expand, or replace, the Kents Store firehouse.	In Progress	High
Public Safety	1: To improve public safety infrastructure and operability in order to provide excellent service and protection to County residents.	5: Provide police, fire, rescue and water rescue personnel with state-of-the-art equipment.	In Progress	High
Public Safety	1: To improve public safety infrastructure and operability in order to provide excellent service and protection to County residents.	6: Plan for the replacement of vehicles and other capital items through the CIP.	In Progress	High
Public Safety	1: To improve public safety infrastructure and operability in order to provide excellent service and protection to County residents.	7: Utilize the fire fighter auxiliary to supplement county resources, increase community involvement, and to raise money for the fire fighters equipment, protective gear, and improvements needed for the fire houses.	In Progress	High
Public Safety	1: To improve public safety infrastructure and operability in order to provide excellent service and protection to County residents.	8: Provide funding for emergency preparedness training and administration.	In Progress	High

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<b>Chapters</b>	<b>Goals</b>	<b>Implementation Strategy</b>	<b>Status</b>	<b>Strategy Priority</b>
Transportation	1: To make needed improvements to primary roads.	6: Nominate Route 53 as a state Scenic Byway.	In Progress	Medium
Transportation	2: To improve secondary roads with the assistance of VDOT.	3: Continue to cooperate with VDOT to cut foliage back from alongside roadways.	In Progress	Low
Transportation	4: To improve the availability and quality of public transportation in the county.	2: Support the Thomas Jefferson Planning District Commission's RideShare program.	In Progress	Medium
Transportation	4: To improve the availability and quality of public transportation in the county.	6: Continue to work with the Thomas Jefferson Planning District Commission and JAUNT to provide transportation opportunities for people with special needs.	In Progress	Medium
Transportation	6: To support road construction and maintenance.	6: Include major traffic and road improvements in the capital improvement program (CIP) to become eligible for any cash proffer fees collected.	In Progress	High
Transportation	6: To support road construction and maintenance.	7: Work with VDOT to effectively implement the state's Chapter 527 regulations for all qualifying development projects to identify and mitigate the projected traffic impacts.	In Progress	Medium

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## APPENDIX E: 2010 LONG RANGE PROJECTS SCHEDULE

Project	Research/Preparation	Work Sessions/Draft Revisions	Planning Commission Public Hearing
Amend the sign ordinance	January	February/March	April
Uses permitted, Phase II	January/February/March	April/May	May/June
Review A-1 zoning district	January/February/March	April/May/June	July/August
Amend parking and landscaping ordinances	July/August	August/September	October
Sidewalk requirements in business zones and setback waivers	July/August	September/October	November
Review and amend residential zoning districts	September/October	November/December	December/January 2011