



FLUVANNA COUNTY, VIRGINIA

2014 DEVELOPMENT ACTIVITY REPORT



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Pictures on Front Cover (from left to right):
 Residential development outside of Lake Monticello; Construction Equipment at a work site near Lake Monticello; .

INTRODUCTION

The Fluvanna County Department of Planning and Community Development is proud to present the 2014 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 the Department of Planning and Community Development. This report has been prepared to make clear 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 Department of Planning and Community Development

The DID is used to track site development plans, subdivisions, code compliance cases, special use permits, variances, zoning map amendments, zoning text amendments, and conservation easements, among other activities. A similar database used by the Building Inspections Department tracks building permits and is used in the residential activity calculations in this report. A direct comparison of the past fourteen (14) years worth of land use planning data is 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 Fluvanna County's 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 areas may not achieve the intended results if development requests are granted in areas outside established Community Planning Areas (CPAs). This report provides a quantitative summary of development through 2014, and indicates where this growth is taking place.

Although residential growth has dropped considerably since its peak several years ago, new homes are popping up throughout the County. While a majority of the new homes built in the County were located within the Rivanna Community Planning Area, only a handful were constructed within the gates of Lake Monticello; as the subdivision approaches build-out, new construction is taking place elsewhere. Sycamore Square, Two Rivers, and Boxwood were the subdivisions which experienced the most new construction in 2014.

While overall development activity continued to decline in the County, several long-range planning projects were initiated in 2014. The County's Comprehensive Plan five-year review process began.

In addition 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 2009, several of these strategies have been completed, others are on-going actions, and some are in the process of being implemented. Many of these goals will change in 2015, as the Comprehensive Plan is being updated.



Image 1: Lafayette School (ZMP 14-002).

EXECUTIVE SUMMARY

Land Use Planning Areas

- Fluvanna County's Comprehensive Plan, adopted in 2009, continues to influence growth and development decisions.
- The Comprehensive Plan's designated growth areas cover 11% (20,000 acres) of the County. The growth areas, known as Community Development Areas, are located near existing population centers and are intended to receive the majority of new development.
- Roughly 89% (165,000 acres) of the County is designated as rural by the Comprehensive Plan. There are two designations for rural areas: Rural Residential and Rural Preservation.

Building Permits

- 70 building permits for new homes were issued in 2014, a 20.5% decrease from the 88 permits issued in 2013.
- 27 building permits for new homes (38.6%) were issued within designated growth areas.
- 43 building permits for new homes (61.4%) were issued within rural areas.

Subdivisions

- 47 new lots were approved in 2014, a 261.5% increase from the 13 new lots approved in 2013.
- 31, or 65.9%, of the new lots approved were within designated growth areas.
- 16, or 34%, of the new lots approved were within rural areas.
- Most of the new lots approved within rural areas (77.7%) were associated with family subdivisions.

Site Development Plans

- 14 site development plans were reviewed in 2014, a 7% increase from the 13 plans reviewed in 2013.
- Just over 42% of the site development plans reviewed were located within designated growth areas.

Special Use Permits

- 8 special use permits were reviewed in 2014, the same amount as reviewed in 2012 and in 2013.
- 4 of the special use permits reviewed were located outside of designated growth areas (50%).

Zoning

- 5 rezoning applications were considered in 2014. 3 rezoning applications were approved.
- No (0) zoning text amendments were approved in 2014.
- 1 variance was granted by the Board of Zoning Appeals (BZA) in 2014. The BZA had not considered a variance since March 2, 2010.

Code Compliance

- 8 zoning enforcement cases were initiated after a preliminary investigation in 2014, a 43% decrease (12 cases) from 2013.
- 5 of the cases initiated in 2014 were resolved, and 3 are pending resolution.

Land Conservation

- There are 19 Agricultural and Forestal Districts (AFDs) in Fluvanna County, which include 18,299.3 acres (9.97% of Fluvanna County). AFD enrollment decreased by approximately 396 acres in 2014. 338 parcels are included in AFDs.
- As of January 2015, 13,266.3 acres (7.2% of Fluvanna County) are protected by conservation easements held by various organizations.
- As of January 2015, 111,140 acres (59.9% of Fluvanna County) were enrolled within the Land Use Taxation Program.

Image 2: Newer attached homes in Sycamore Square, a development located within one of the designated growth areas (Rivanna Community Planning Area).



DEVELOPMENT & COUNTY GOVERNMENT: PLANNING & COMMUNITY DEVELOPMENT

To ensure that growth and development occur in an orderly way that does not compromise the health, safety, and welfare of current residents and newcomers, Fluvanna County has its own Department of Planning and Community Development. The department's duties and activities are described below:

Current Planning (Development Administration)

This primary activity involves the daily administration and enforcement of the zoning and subdivision ordinances. Tasks associated with the administration of these ordinances include the processing of subdivision proposals, boundary adjustments, easement plats, site plans, special use permits, rezonings, and variances. County staff also respond to general inquiries and other requests.

The department serves as the primary staff contact for the Planning Commission, Board of Zoning Appeals, Agricultural and Forestal District Advisory Committee, and other ad hoc committees and task forces. Department staff also supports the Board of Supervisors as needed or requested.

Long Range Planning (Project/Policy Development and Management)

Planning recommendations are routinely provided to the Planning Commission and the Board of Supervisors on a wide array of issues. Strategic and long-term planning begins with the preparation and implementation of the Comprehensive Plan, associated comprehensive plan or zoning text amendments, the annual review of the Capital Improvements Plan (CIP) by the Planning Commission, and other local projects. These planning documents provide the foundation for many of the land use and budgetary decisions that are implemented by the County.

The department also manages the Agricultural and Forestal District and the Conservation Easement programs. Staff advises County agencies about regional and local transportation issues and assists in the development of recreational facilities as needed. Geographic Information Systems (GIS) information critical to planning and land use decisions is developed, collected, and maintained by planning staff. Routine contact with other regional planning departments including Cumberland, Goochland, Louisa, and the Thomas Jefferson Planning District Commission (and all of its member localities) is critical to maintaining up-to-date information and invaluable regional connections.

Code Enforcement and Inspections

Code compliance ensures that Fluvanna County’s regulations are enforced consistently and equitably. A wide variety of code issues are reported to the County, including subdivision and zoning ordinance violations, inoperative vehicle and junkyard complaints, and other nuisance and miscellaneous complaints.

Current Staff

The Department of Planning and Community Development consists of five full-time employees:

Jason Stewart:	Planning Director/Zoning Administrator
Steve Tugwell:	Senior Planner (Current Development)
Jay Lindsey:	Planner (Long-Range Planning)
Deidre Creasy:	Senior Program Support Assistant
Scott Miller:	Code Compliance Officer

Image 3: Beulah Baptist Church; Major Site Development Plan (SDP 15-004).



DEVELOPMENT & COUNTY GOVERNMENT: BUILDING INSPECTIONS

To ensure that structures are built and modified in a safe manner, Fluvanna County has its own Department of Building Inspections. The department's duties and activities are described below:

Building Inspections

The department enforces the Uniform Statewide Building Code for all new structures, additions, and alterations, as required by state law. As part of its enforcement activities, the department reviews plans associated with all new regulated construction; performs the required building, electrical, plumbing, and mechanical inspections; and issues the necessary permits and certificates of occupancy. Inspectors ensure that new construction meets the regulations set forth within the zoning ordinance, including building setbacks. The department is also responsible for assigning addresses to new structures and initiating the street naming process.

Erosion & Sediment Control

The department is responsible for issuing all new land disturbance permits and ensuring that developing sites are in conformance with Chapter 6 (Erosion & Sedimentation Control) of the County Code. As part of their duties, the Erosion and Sediment Control Site Inspectors perform site inspections on a two-week rotation and after all significant rainstorm events. In 2014, the Erosion and Sediment Site Inspector, the Building Official, and Planning Staff worked together to create a stormwater management plan (SMP) in accordance with new state stormwater legislation.

Current Staff

The Department of Building Inspections consists of four full-time employees:

Darius Lester:	Building Official
Andy Wills:	Building Inspector
Roger Black:	Erosion & Sediment Site Inspector
Amy Helfrich:	Permits Clerk

DEVELOPMENT & COUNTY GOVERNMENT: PLANNING COMMISSION

The Planning Commission is an appointed body charged with promoting the orderly development of the community. Every locality in Virginia is required to have its own Planning Commission (Virginia Code §15.2-2210). Per Virginia law, the Planning Commission is responsible for:

- Preparing the local comprehensive plan;
- Preparing and reviewing amendments to the zoning and subdivision ordinances;
- Reviewing proposed changes to the zoning map;
- Reviewing major site plans and major subdivisions; and
- Preparing the local capital improvement plan (CIP).

The Planning Commission is not a legislative body, but an advisory committee. It makes recommendations to the Board of Supervisors on legislative matters, such as the adoption and amendment of the comprehensive plan, zoning ordinance, and subdivision ordinance.

The Planning Commission consists of five (5) voting members (one from each voting district) and one (1) non-voting representative of the Board of Supervisors. Planning Commission members are appointed to four-year terms by the supervisors representing their election district.

Staff from the Department of Planning and Community Development provide the Planning Commission with technical support.

Planning Commission Members (as of January, 2014)

Columbia District:	Ed Zimmer
Cunningham District:	Barry Bibb
Fork Union District:	Lewis Johnson
Palmyra District:	Patricia Eager
Rivanna District:	Donald Gaines
Board of Supervisors Rep.:	Tony O'Brien

2009 COMPREHENSIVE PLAN: LAND USE PLANNING AREAS

The Comprehensive Plan is a guide to the future growth and development of Fluvanna County. The current Comprehensive Plan was adopted in 2009 with subsequent amendments. Since its adoption, the document has influenced land use decisions and County policy. Officials continue to implement strategies that help the County realize the goals described within the plan.

The Comprehensive Plan's Future Land Use Map shows where the County wants to direct new development. Fluvanna County has six (6) Community Planning Areas, which are intended to support higher density, mixed-use development around existing population centers. The Rural Residential areas accommodate low-density, clustered residential development, while the Rural Preservation areas are intended to remain largely undeveloped.

Fig 1. Planning Area Acreage

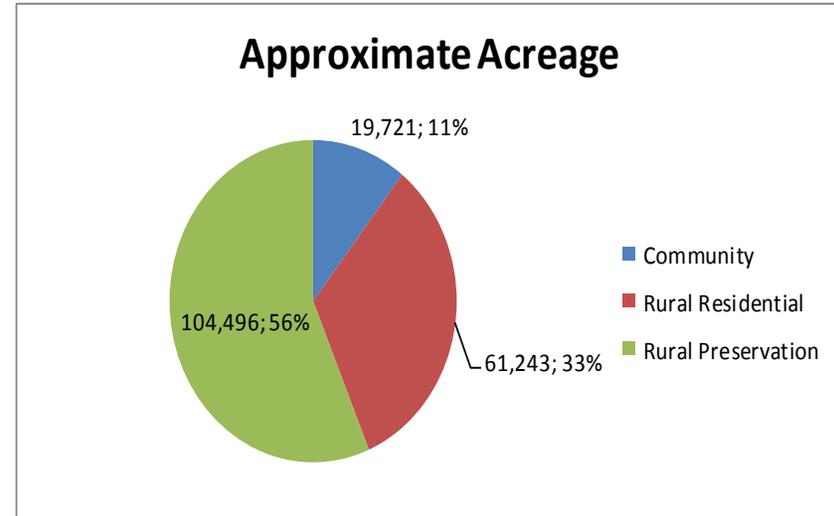


Table 1: Approximate Acreage in Land Use Planning Areas

Planning Area	Number of Parcels	Approximate Acreage	Percentage of Total County Acreage (Approximate)
Community	7,529	19,721	10.6%
Rural Residential	4,571	61,243	33.0%
Rural Preservation	5,096	104,496	56.3%
TOTAL	17,196	185,460	100.0%

Source: Dept. of Planning & Community Development

2009 COMPREHENSIVE PLAN: AMENDMENTS

With the approval of the Board of Supervisors, the Comprehensive Plan may be amended. These amendments should be based upon established goals and sound planning principles. According to Virginia Code, the plan must be reviewed at least once every five (5) years. Occasional revision is essential if the plan is to remain flexible and to continue to serve as a reliable guide for community growth; however, constant amendment of the plan undermines and limits its effectiveness.

Since its adoption in 2009, there have been few amendments to the current Comprehensive Plan. To date, the Board of Supervisors has approved four (4) amendments to the 2009 Comprehensive Plan.

Table 2: Comprehensive Plan Text Amendment Applications (2014)

Applicant Name	Affected Chapters of the Comprehensive	Description of Request
None	N/A	N/A

Source: Dept. of Planning & Community Development

RESIDENTIAL ACTIVITY: BUILDING PERMITS

Generally, any project that involves building a new structure, altering an existing structure, or demolishing a structure will require a building permit. Fluvanna County issues building permits for all construction within its boundaries. The number of building permits issued for new home construction helps officials understand the rate at which residential growth is occurring and where it is concentrated. In Fluvanna County, most new dwellings constructed are single-family units.

Table 3: Building Permits Issued for New Homes by Type (2014)

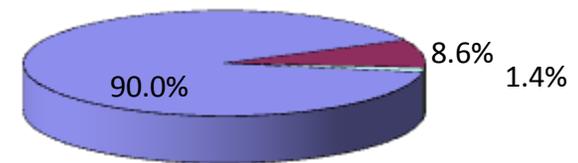
Housing Type	Number of Permits Issued	Percentage of Total
Single-Family Detached	63	90%
Single-Family Attached	6	8.6%
Singlewide Mobile Home	0	0.0%
Doublewide Mobile Home	1	1.4%
TOTAL	70	100.0%

Source: Dept. of Building Inspections



Image 4: A new single-family home under construction in the Boxwood subdivision.

Figure 2: Building Permits by Type (2014)



■ Single-Family Detached
■ Single-Family Attached
■ Singlewide Mobile Home

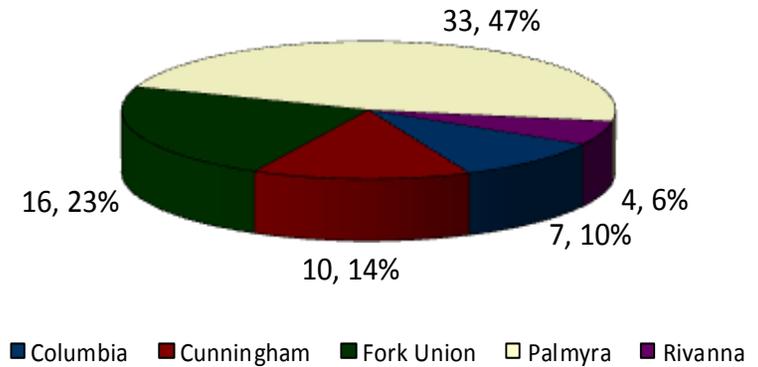
RESIDENTIAL ACTIVITY: BUILDING PERMITS

Table 4: Building Permits Issued for New Homes by Election District (2014)

Election District	Number of Permits Issued	Percentage of Total
Columbia	7	10.0%
Cunningham	10	14.3%
Fork Union	16	22.9%
Palmyra	33	47.1%
Rivanna	4	5.7%
TOTAL	70	100.0%

Source: Dept. of Building Inspections

Figure 3: Building Permits Issued for New Homes by Election District (2014)



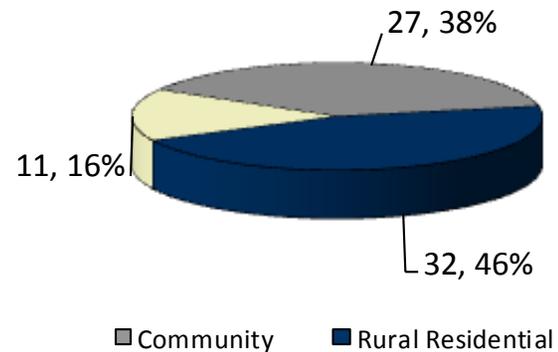
RESIDENTIAL ACTIVITY: BUILDING PERMITS

Table 5: Building Permits Issued for New Homes by Planning Area (2014)

Planning Area	Number of Permits Issued	Percentage of Total
Columbia Community Planning Area	0	0.0%
Fork Union Community Planning Area	0	0.0%
Palmyra Community Planning Area	5	7.1%
Rivanna Community Planning Area	19	27.1%
Scottsville Community Planning Area	0	0.0%
Zion Crossroads Community Planning Area	3	4.3%
Community Planning Area Subtotal	27	38.6%
Rural Residential Subtotal	32	45.7%
Rural Preservation Subtotal	11	15.7%
TOTAL	70	100.0%

Source: Dept. of Building Inspections

Figure 4: Building Permits Issued for New Homes by Planning Area (2014)



RESIDENTIAL ACTIVITY: BUILDING PERMITS

Lake Monticello is Fluvanna County’s largest population center. According to the 2010 census, Lake Monticello housed 9,920 residents, which represents 38.6% of Fluvanna County’s total population (2010 Census: 25,691). Since its establishment in the early 1970s, Lake Monticello has supported most of the County’s residential growth. As the community approaches build-out, new construction has slowed; new homes in Lake Monticello represent only a small portion of all new construction countywide. According to County estimates, 412 of the community’s 4,625 lots are vacant.

Figure 5: New homes built inside and outside Lake Monticello

Figure 5: Number of Permits Issued Inside versus Outside Lake Monticello (2014)

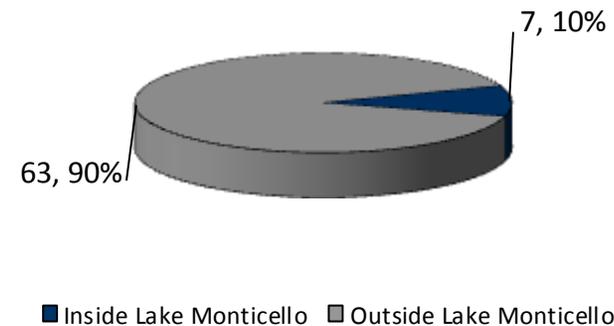


Table 6: Number of Permits Issued for New Detached Homes Inside versus Outside Lake Monticello

	Inside Lake Monticello	Outside Lake Monticello	County Overall
Number of Permits Issued	7	63	70
Percentage of Total	10.0%	90.0%	100.0%
Average Cost of New	\$127,286	\$195,406	\$188,594
Total Cost of New Homes	\$891,000	\$12,310,549	\$13,474,393

Source: Dept. of Building Inspections

RESIDENTIAL ACTIVITY: BUILDING PERMITS

Table 7: Building Permits Issued for New Homes Inside versus Outside Lake Monticello (2014)

Year	Inside Lake Monticello	Outside Lake Monticello	Total Countywide	Percentage Change from Previous Year
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	-17.1%
2007	27	150	177	-18.8%
2008	23	95	118	-33.3%
2009	9	103	112	-5.1%
2010	9	100	109	-2.7%
2011	6	61	67	-38.5%
2012	5	72	77	14.9%
2013	6	82	88	13.0%
2014	7	63	70	-20.5%

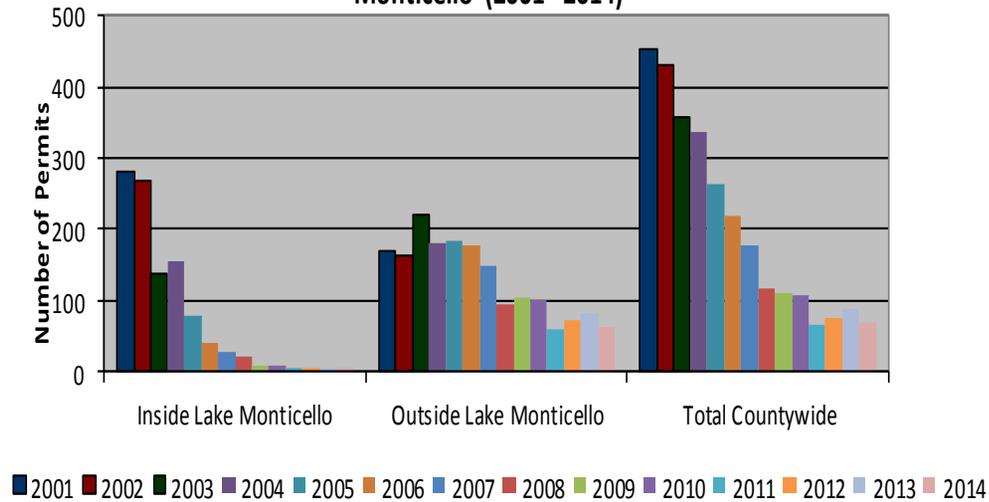
Source: Dept. of Building Inspections

RESIDENTIAL ACTIVITY: BUILDING PERMITS

Since the early 1970s, thousands of homes have been constructed in Lake Monticello, Fluvanna County’s largest subdivision. In the early 2000s, more homes were built in Lake Monticello than in the rest of the County. In 2001, approximately 62.3% of new homes (282 units) constructed in Fluvanna County were located within Lake Monticello. As the community has approached buildout, the number of new homes constructed within Lake Monticello has dropped considerably. From 2009 through 2014, only 41 new homes were built in the community.

Table 8

Building Permits Issued for New Homes Inside versus Outside Lake Monticello (2001 - 2014)



RESIDENTIAL ACTIVITY: BUILDING PERMITS

When applying for a building permit, builders must provide an estimate of the home's construction cost. In 2014, the average construction cost of a new home in Fluvanna County was \$188,594. Inside Lake Monticello, the average construction cost for a new home was \$127,826. Outside of Lake Monticello, the average construction cost for a new home was \$195,406. Note that the average construction cost does not include land costs.

Figure 7: Average costs of home construction

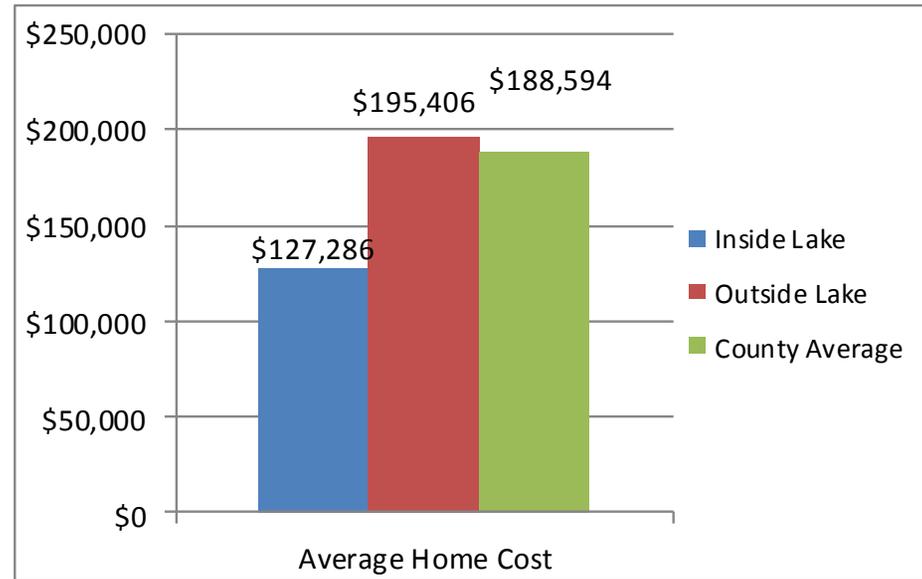


Table 9: Average Construction Cost of New Homes (2014)

	Inside Lake Monticello	Outside Lake Monticello	Countywide
Average Cost of New Detached Homes	\$127,286	\$195,406	\$188,594

New Attached Homes	Average Cost of New Attached Homes
6	\$123,582

RESIDENTIAL ACTIVITY: BUILDING PERMITS

As the number of new homes constructed in Lake Monticello continues to decline, builders are purchasing lots in other newly-developed communities. Sycamore Square, located near Lake Monticello, had more new building permits (16) issued than any other subdivision. The subdivisions with the highest number of building permits issued for new homes are located in the northwestern corner of the County, near Lake Monticello and Zion Crossroads.

Table 10: Subdivisions with the Highest Number of Building Permits Issued for New Homes (2014)

Subdivision	Permits Issued
Sycamore Square	16
Boxwood Estates	5
Cockes Landing	1
Deep Creek Estates	1
Fox Glen	2
Fox Hollow	2
Two Rivers	5
Hardware River Estates	1
Lake Monticello	6
Sycamore Landing	4
Mountain Meadows	2
Cunningham Meadows	1
Needham Village	0
TOTAL	46

Source: Dept. of Building Inspections

RESIDENTIAL ACTIVITY: SUBDIVISIONS

The subdivision ordinance regulates the division of land. Regulations within the subdivision ordinance control the dimensions of lots, the extent and nature of required utilities, plat details, and necessary transportation improvements. Virginia Code requires all localities to adopt a subdivision ordinance. The approval of subdivision plans is an administrative process; local planning staff reviews subdivision plans to determine whether or not they meet the provisions of the subdivision ordinance. In Fluvanna County, most new subdivisions are associated with residential development.



RESIDENTIAL ACTIVITY: SUBDIVISIONS

Table 11: Approved Subdivision Lots by Planning Area (2014)

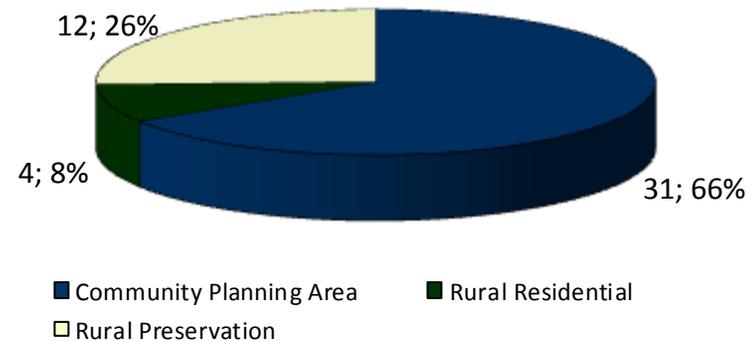
Planning Area	Subdivisions Type and Number of Lots			
Community	Major	Minor	Family	Total
Columbia	0	1	4	5
Fork Union	0	0	10	10
Palmyra	0	0	2	2
Rivanna	27	0	0	27
Scottsville	0	0	0	0
Zion Crossroads	0	2	0	2
Community Planning Area	27	0	4	31
Rural Residential	0	2	2	4
Rural Preservation	0	0	12	12
TOTAL	27	2	18	47

In 2014, forty-seven (47) lots were created and approved through the subdivision process. Two (2) of these lots were created as part of *minor subdivisions* (subdivisions with five or fewer lots). Eighteen (18) lots were associated with *family subdivisions*, which permit the transfer of land to closely-related family members.

Most of the lots created were located within the Community Planning Areas; the second largest number of lots created were located in the Rural Residential Planning Areas, as designated within the 2009 Comprehensive Plan. Community Planning Areas are intended to accommodate higher-density development near existing communities. The Rural Residential Planning Area is intended to accommodate limited low-density residential development (no more than one unit per two acres) and agricultural uses.

Source: Dept. of Planning & Community Development

Figure 8: Approved Subdivision Lots by Planning Area (2014)



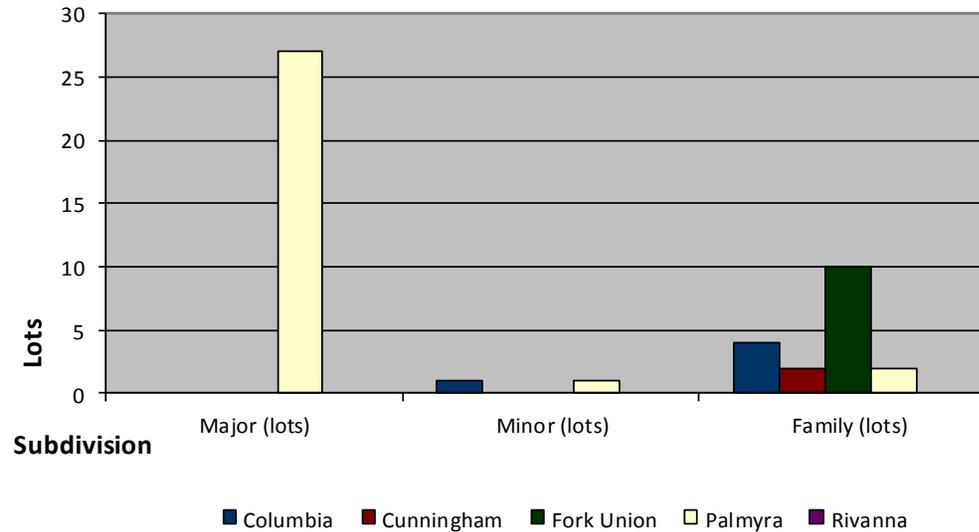
RESIDENTIAL ACTIVITY: SUBDIVISIONS

Table 12: Approved Subdivision Lots by Election District (2014)

Election District	Major (lots)	Minor (lots)	Family (lots)	Total (lots)	% of Total
Columbia	0	1	4	5	11%
Cunningham		0	2	2	4%
Fork Union	0	0	10	10	21%
Palmyra	27	1	2	30	64%
Rivanna	0	0	0	0	0%
Total (lots)	27	2	18	47	100%

Source: Dept. of Planning & Community Development

Figure 9: Approved Subdivision Lots by Election District (2014)



RESIDENTIAL ACTIVITY: SUBDIVISIONS

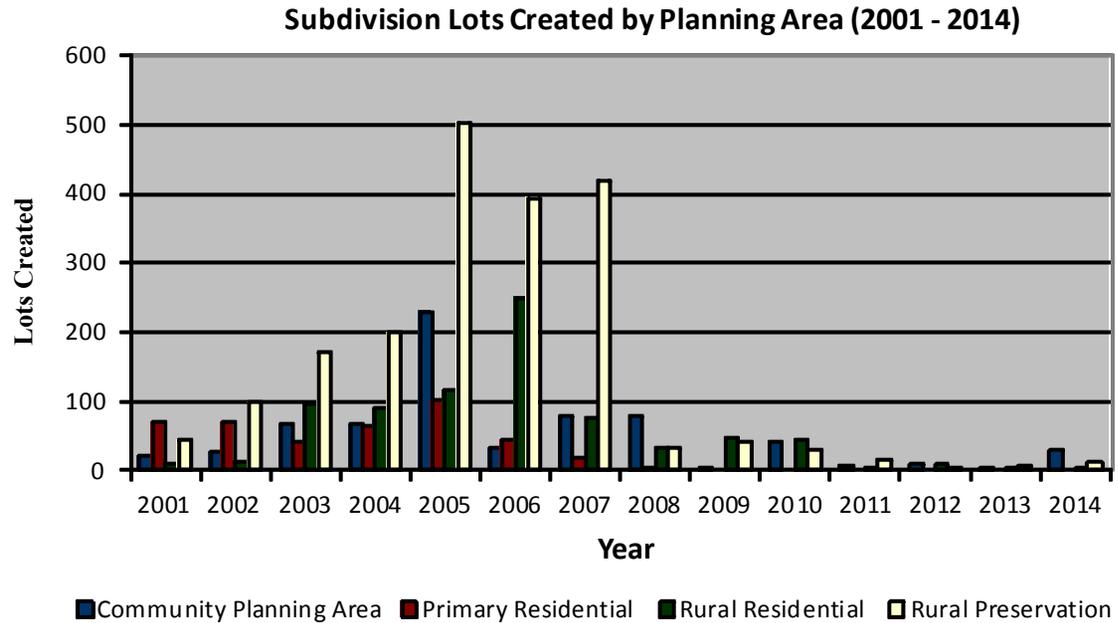
Table 13: Approved Subdivision Lots by Planning Area (2001 - 2014)

Year	Community Planning Area	Primary Residential Planning Area	Rural Residential Planning Area	Rural Preservation Planning Area	Total	% Change from Previous Year
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%
2010	40	0	45	30	115	21.74%
2011	6	0	2	14	22	-82.61%
2012	11	0	11	4	26	18.18%
2013	2	NA	4	7	13	-50.00%
2014	31	NA	4	12	47	261.54%

* Primary Residential Planning Areas were eliminated

RESIDENTIAL ACTIVITY: SUBDIVISIONS

Subdivision activity has slowed significantly since 2007. In the mid-2000s, thousands of lots were created in Fluvanna County; most of these lots were located in areas designated for rural preservation. After 2007, the number of lots approved annually dropped dramatically. From 2008 to 2014, only 463 new lots were created, fewer than the number of lots created in 2007 alone.



RESIDENTIAL ACTIVITY: FLUVANNA/LOUISA HOUSING FOUNDATION

As part of the County’s commitment to addressing housing needs, the Fluvanna/Louisa Housing Foundation, a non-profit organization, was established by Fluvanna County residents in 1990 to improve substandard housing countywide. Since its founding, the organization has installed plumbing in over 100 homes, assisted many first-time homebuyers, and performed hundreds of emergency repairs. The organization also manages the Housing Choice voucher program.

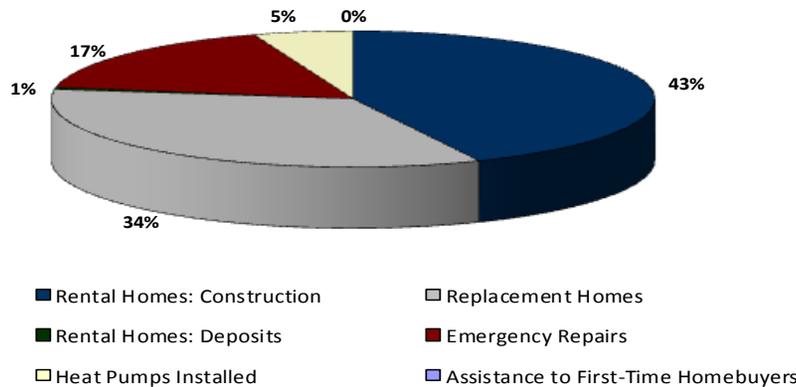
As of July 1, 2012, Fluvanna County no longer provides funding to the Fluvanna/Louisa Housing Foundation.

Table 14: Fluvanna/Louisa Housing Foundation Expenditures on Major Activities (2014)

Type of Activity	Cost
Rental Homes: Construction	\$96,900
Replacement Homes	\$76,450
Rental Homes: Deposits	\$1,200
Emergency Repairs	\$38,000
Heat Pumps Installed	\$12,000
Assistance to First-Time Homebuyers	\$0
TOTAL	\$224,550

Source: Fluvanna/Louisa Housing Foundation

Figure 11: Fluvanna/Louisa Housing Foundation Expenditures on Major Activities (2014)

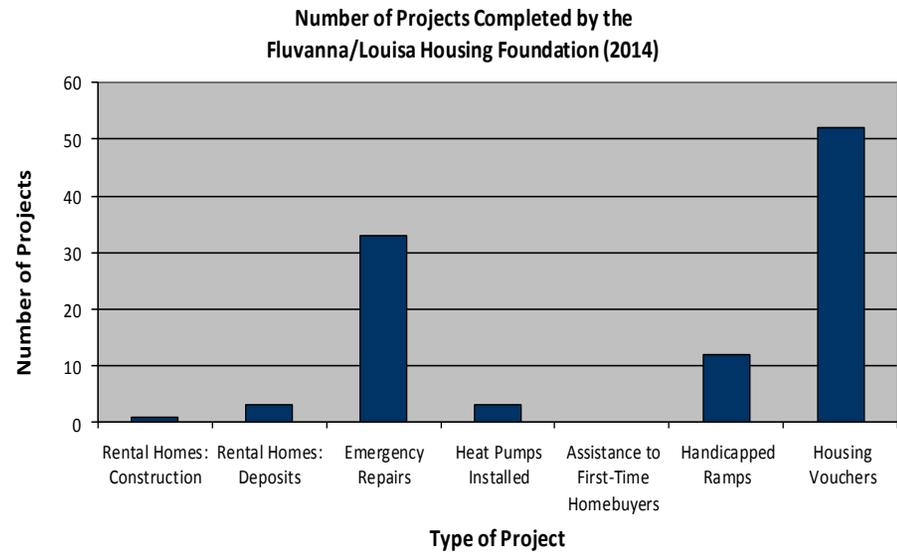


RESIDENTIAL ACTIVITY: FLUVANNA/LOUISA HOUSING FOUNDATION

Table 15: Number of Projects Completed by the Fluvanna/Louisa Housing Foundation (2014)

Project	Number
Rental Homes: Construction	1
Rental Homes: Deposits	3
Emergency Repairs	33
Heat Pumps Installed	3
Assistance to First-Time Homebuyers	0
Handicapped Ramps	12
Housing Vouchers	52
TOTAL	104

Source: Fluvanna/Louisa Housing Foundation



DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Per Fluvanna County’s zoning ordinance (Article 23), site development plans must be submitted whenever there is construction that causes a visible change; “visible change” includes grading, clearing for development, mining, or building improvements that change the traffic circulation on the site. Agricultural and forestry activities, as well as the construction of single-family homes on individual lots, are exempt from site plan requirements. Most site plans are reviewed administratively; sketch plans that preclude major site plans must be reviewed by the Planning Commission.



Image 6: Construction in a residential subdivision.

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 16: Site Development Plans within Community Planning Areas (2014)

Community Planning Areas							
Planning Area	Project Description	Applicant	Use	Zoning	Election District	Site Plan Type	Status
Zion Crossroads CPA	steel frame	Northland Forest	Industrial	I-1	Columbia	major	APPROVED
Zion Crossroads CPA	building	James Watson	Industrial	B-1	Columbia	amendment	APPROVED
Zion Crossroads CPA	additional parking	Van der Linde	Industrial	I-1	Columbia	minor	APPROVED
Fork Union CPA	lighting plan review	JCM III LLC	Commercial	B-1	Fork Union	sketch plan	APPROVED
Palmyra CPA	new storage	Fluvanna Self Storage	Commercial	B-1	Palmyra	amendment	APPROVED
Rivanna CPA	phased construction	Grace and Glory Church	Institutional	A-1	Columbia	major	APPROVED

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 17: Site Development Plans outside Community Planning Areas (2014)

Rural Residential							
Planning Area	Project Description	Applicant	Use	Zoning	Election District	Site Plan Type	Status
Rural Residential	site plan amendment	Campbell Equipment	Industrial	B-1	Columbia	amendment	APPROVED
Rural Residential	2nd site plan amendment	Tenaska VA Partners	institutional	A-1	Cunningham	major	APPROVED
Rural Residential	major site development plan	Tim Reese	commercial	A-1	Palmyra	minor	APPROVED
Rural Preservation Areas							
Planning Area	Project Description	Applicant	Use	Zoning	Election District	Site Plan Type	Status
Rural Preservation	phased construction	Beulah Baptist	institutional	A-1	Columbia	major	APPROVED
Rural Preservation	mobile classroom	Freedom Church	institutional	A-1	Fork Union	sketch plan	APPROVED
Rural Preservation	tower	Barry Morris	commercial	A-1	Fork Union	tower	awaiting action
Rural Preservation	tower	52-eighty partners LLC	commercial	A-1	Fork Union	tower	awaiting action
Rural Preservation	tower	Paul Bayer	commercial	A-1	Columbia	tower	awaiting action

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 18: Site Development Plans by Use (2014)

Commercial							
Use	Project Description	Applicant	Planning Area	Zoning	Election District	Site Plan Type	Status
Commercial	Major Site Redevelopment	Tiger Fuels	Rivanna CPA	B-1	Cunningham	Major	APPROVED
Commercial	Lighting Plan Review	Mark McWilliams	Fork Union CPA	B-1	Fork Union	Amendment	APPROVED
Commercial	Telecom Site Plan	AT&T	Rivanna CPA	A-1	Cunningham	Minor	APPROVED
Commercial	New Entrance	Design Develop LLC	Palmyra CPA	B-1	Palmyra	Amendment	APPROVED
Industrial							
Use	Project Description	Applicant	Planning Area	Zoning	Election District	Site Plan Type	Status
Industrial	Building Addition	Northland Forest	Zion Crossroads CPA	I-1	Columbia	MINOR	APPROVED
Industrial	Building Addition	Northland Forest	Zion Crossroads CPA	I-1	Columbia	AMENDMENT	APPROVED
Industrial	Major Site Plan	I&J Homes	Zion Crossroads CPA	I-1	Columbia	Major	APPROVED
Industrial	WAREHOUSES AND SIDE-WALK	KEITH LANCASTER	Zion Crossroads CPA	I-1	Columbia	MAJOR	APPROVED
Institutional							
Use	Project Description	Applicant	Planning Area	Zoning	Election District	Site Plan Type	Status
Institutional	Lighting Plan Review	Effort Baptist Church	Rivanna CPA	A-1	Cunningham	Amendment	APPROVED
Institutional	Site Plan Amendment	Association of Electric Cooperatives	Rural Residential	B-1	Palmyra	Amendment	APPROVED
Institutional	2nd Site Plan Amendment	Association of Electric Cooperatives	Rural Residential	B-1	Palmyra	Amendment (2nd)	APPROVED
Institutional	Major Site Development Plan	VEPCO	Rural Residential	I-1	Fork Union	Major	APPROVED
Institutional	Site Plan Amendment	Calvary Chapel	Rural Preservation	A-1	Fork Union	Sketch Plan	APPROVED

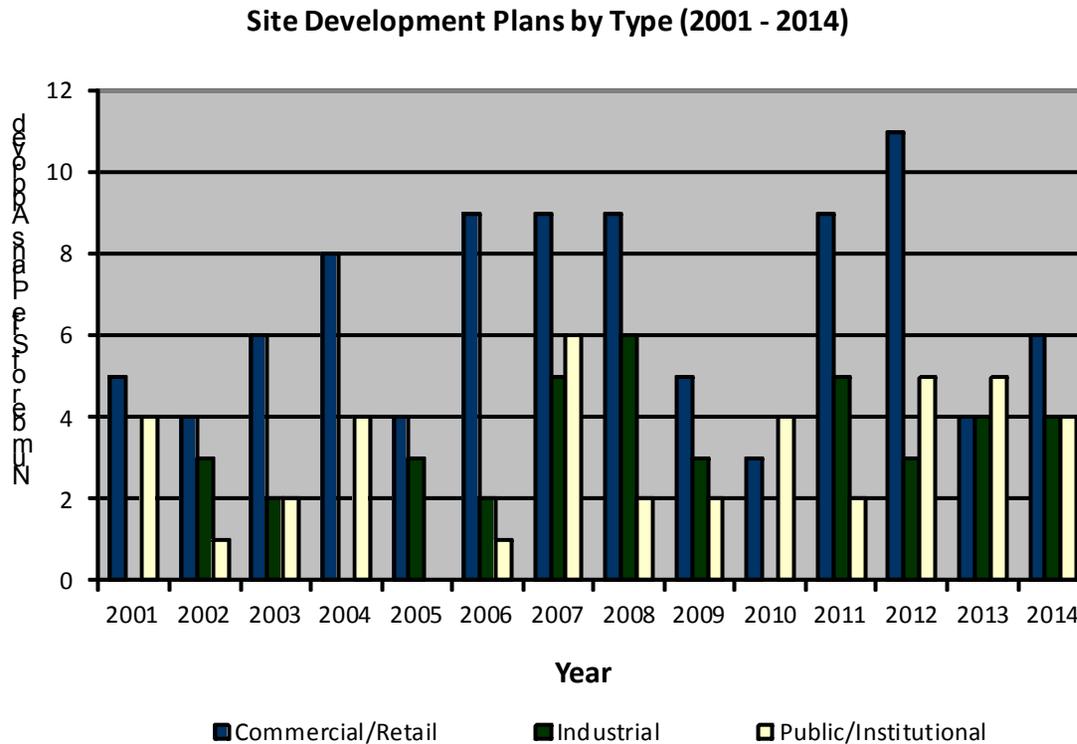
DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 19: Site Development Plans by Project Type (2001 - 2014)

Year	Commercial/Retail	Industrial	Public/Institutional	TOTAL
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
2010	3	0	4	7
2011	9	5	2	16
2012	11	3	5	19
2013	4	4	5	13
2014	6	4	4	14
TOTAL	92	40	42	174

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

In 2014, site development plans were submitted for fourteen (14) new projects throughout the County. Eight (8) of these projects were located within one of the community planning areas. The site development plans submitted included six (6) commercial and four (4) each of industrial and institutional.



ZONING ACTIVITY: ZONING TEXT AMENDMENTS

The zoning ordinance establishes regulations governing the use of land. Fluvanna County's zoning ordinance includes eleven (11) different districts and describes the allowable uses permitted in each district. It also establishes design standards for new development.

Fluvanna County's zoning ordinance was first adopted in January 1974. Since that time, its text has been amended to reflect the changing needs of the community. Many, but not all, of the zoning text amendments have been initiated by the Planning Commission or Board of Supervisors.

No zoning text amendments were reviewed by the Planning Commission and Board of Supervisors in 2014.

Source: Dept. of Planning & Community Development

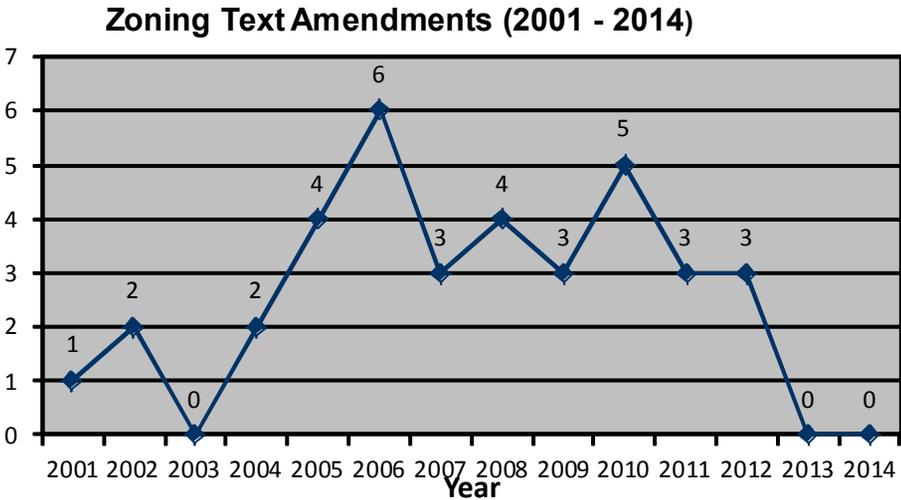
Note: For tracking purposes, amendments to the zoning and subdivision ordinances are both classified as zoning text amendments (ZTAs).

ZONING ACTIVITY: ZONING TEXT AMENDMENTS

Most zoning text amendments have been initiated by the Planning Commission or the Board of Supervisors. Many of these amendments were intended to address changing development patterns, as well as economic, environmental, and public safety concerns. Since the County’s needs change regularly there is often at least one (1) zoning text amendment annually, although 2013 and 2014 are exceptions to this tendency.

**Table 20: Zoning Text Amendments
(2001 - 2014)**

Year	Number
2001	1
2002	2
2003	0
2004	2
2005	4
2006	6
2007	3
2008	4
2009	3
2010	5
2011	3
2012	3
2013	0
2014	0
TOTAL	36



ZONING ACTIVITY: ZONING MAP AMENDMENTS

Zoning map amendments are requests to change the zoning of a particular property (rezoning). Requested zoning map amendments must be reviewed by the Planning Commission and approved by the Board of Supervisors. While these requests generally involve changing the property’s zoning classification from one district to another, they may also involve modifications to conditions imposed upon a property as part of a previous rezoning.

There are currently eleven different zoning districts: A-1 (Agricultural), R-1 (Residential, Limited), R-2 (Residential, General), R-3 (Residential, Planned Community), R-4 (Residential, Limited), B-1 (Business, General), B-C (Business, Convenience), I-1 (Industrial, Limited), I-2 (Industrial, General), Mobile Home Park (MHP), and Planned Unit Development (PUD).

Table 21: Zoning Map Amendment Applications by Election District (2014)

Election District	Planning Area	Applicant	Prior Zoning	New Zoning	Acreage	Status	Conditional
Palmyra	Palmyra CPA	Hotel Street Capital, LLC	R-3	R-3	230.56	Approved	yes
Columbia	Zion Cross-roads CPA	Lafayette School	I-1	B-1	1.148	Approved	no
Palmyra	Rivanna CPA	I&J Home Builders	A-1	R-3	30.47	Deferred	yes
Columbia	Zion Cross-roads CPA	Green Springs Timber LLC	A-1	I-2	15.986	Approved	no
Cunningham	Rivanna CPA	Lake Monticello Volunteer Fire Dept	A-1	R-4	6.134`	Deferred	yes
						TOTAL	284.3

Source: Dept. of Planning & Community Development

ZONING ACTIVITY: ZONING MAP AMENDMENTS

Table 22: Zoning Map Amendments Approved by Planning Area (2001—2014)

Planning Area	Acres Rezoned													
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Columbia	**	**	**	**	**	**	**	**	0	0	0	0	0	0
Fork Union	11	0	0	0	0.3	9.5	7.1	0	0	0	0	0	5	0
Palmyra	0	0	0	52.1	4.8	52.1	5	0	231.8	0	0	0	2.6	230.6
Rivanna	18.5	116	16.5	42.7	0	11.4	43.7	0	2.9	44.2	0.0	1.4	0	36.6
Scottsville	**	**	**	**	**	**	**	**	0	0	0	0	0	0
Zion Crossroads	2	15.1	27.3	25.2	54.3	67.7	30.9	21.8	0	0	23.9	0	0	17.1
Community Subtotal	20.5	131.1	43.8	67.9	54.3	140.7	86.7	21.8	234.7	44.2	23.9	1.4	7.6	284.3
Primary Residential	<u>0</u>	0	0	0	0	1.5	0	0	*	*	*	*	*	*
Rural Residential	<u>0</u>	0	0	43.8	0	0	0	2	5.3	0	0	0	0	0
Rural Preservation	<u>0</u>	0	0	0	13.0	0	0	0	0	0	0	0	0	0
Total	31.5	131.1	43.8	163.9	72.4	142.1	86.7	23.8	240.0	44.2	23.9	1.4	7.6	284.3

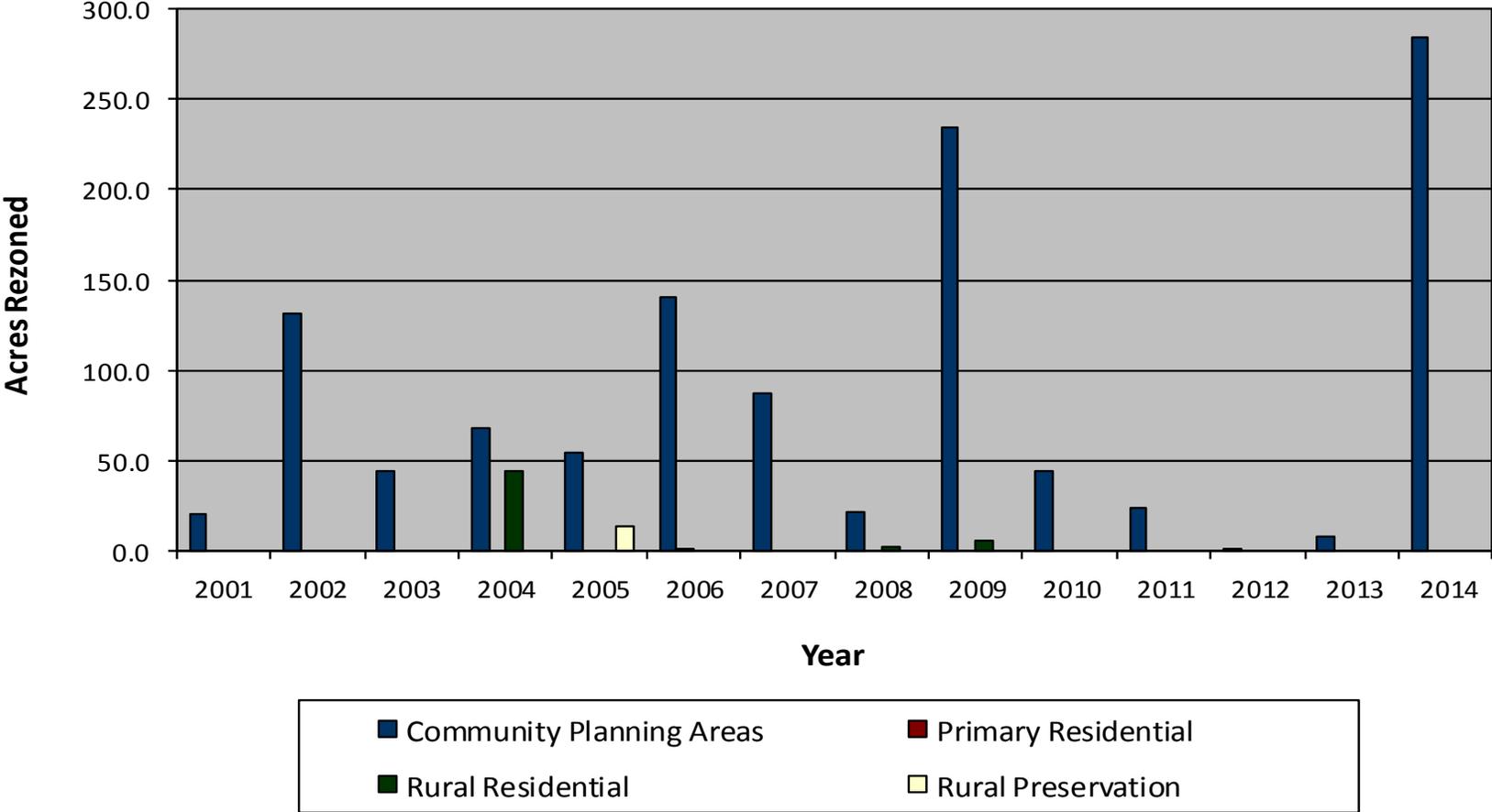
* Primary Residential Planning Area was eliminated.

** Columbia CPA and Scottsville CPA were adopted as part of the 2009 Comprehensive Plan.

Source: Dept. of Planning & Community Development

ZONING ACTIVITY: ZONING MAP AMENDMENTS

Figure 15: Approved Zoning Map Amendment by Planning Area (2001 - 2014)



ZONING ACTIVITY: SPECIAL USE PERMITS

Within the Fluvanna County Zoning Ordinance, certain uses may be permitted in select districts with a special use permit. Uses that require a special use permit may be appropriate in certain locations, but not throughout the entire zoning district. The Planning Commission and the Board of Supervisors review special use permit applications to ensure that the proposed use:

- Does not change the character and established pattern of development in the surrounding location;
- Is compatible with the uses permitted by-right in the zoning district; and
- Does not adversely affect the use or value of neighboring property.

The Board of Supervisors may require that the applicants adhere to certain conditions. If the conditions are not met, the special use permit may be revoked.



Image 7: The Light Academy school (SUP 14-004).

ZONING ACTIVITY: SPECIAL USE PERMITS

Table 24: Special Use Permit (SUP) Applications by Use (2014)

CPA						
Project Type	Description	Applicant	Zoning	Election District	Planning Area	Status
Mixed Use	Major Utilities	Hotel Street Capital, LLC	R-3	Palmyra	Palmyra CPA	Approved
Commercial	Commercial Kennel	Jeff and Gayle Stone-man	A-1	Fork Union	Palmyra CPA	Approved
Commercial	Day School	Joyce Parr	B-1	Palmyra	Rivanna CPA	Approved
Commercial	Day School	Lafayette School	B-1	Columbia	Zion Crossroads CPA	Approved
Rural Residential						
Project Type	Description	Applicant	Zoning	Election District	Planning Area	Status
Commercial	Landscape materials supply	Timothy Reese	A-1	Palmyra	Rural Residential	Approved
Rural Preservation						
Project Type	Description	Applicant	Zoning	Election District	Planning Area	Status
Commercial	Communications tower	52-Eighty Partners, LLC	A-1	Fork Union	Rural Preservation	Approved
Commercial	Communications tower	52-Eighty Partners, LLC	A-1	Fork Union	Rural Preservation	Approved
Commercial	Communications tower	52-Eighty Partners, LLC	A-1	Columbia	Rural Preservation	Approved

Source: Dept. of Planning & Community Development

ZONING ACTIVITY: SPECIAL USE PERMITS

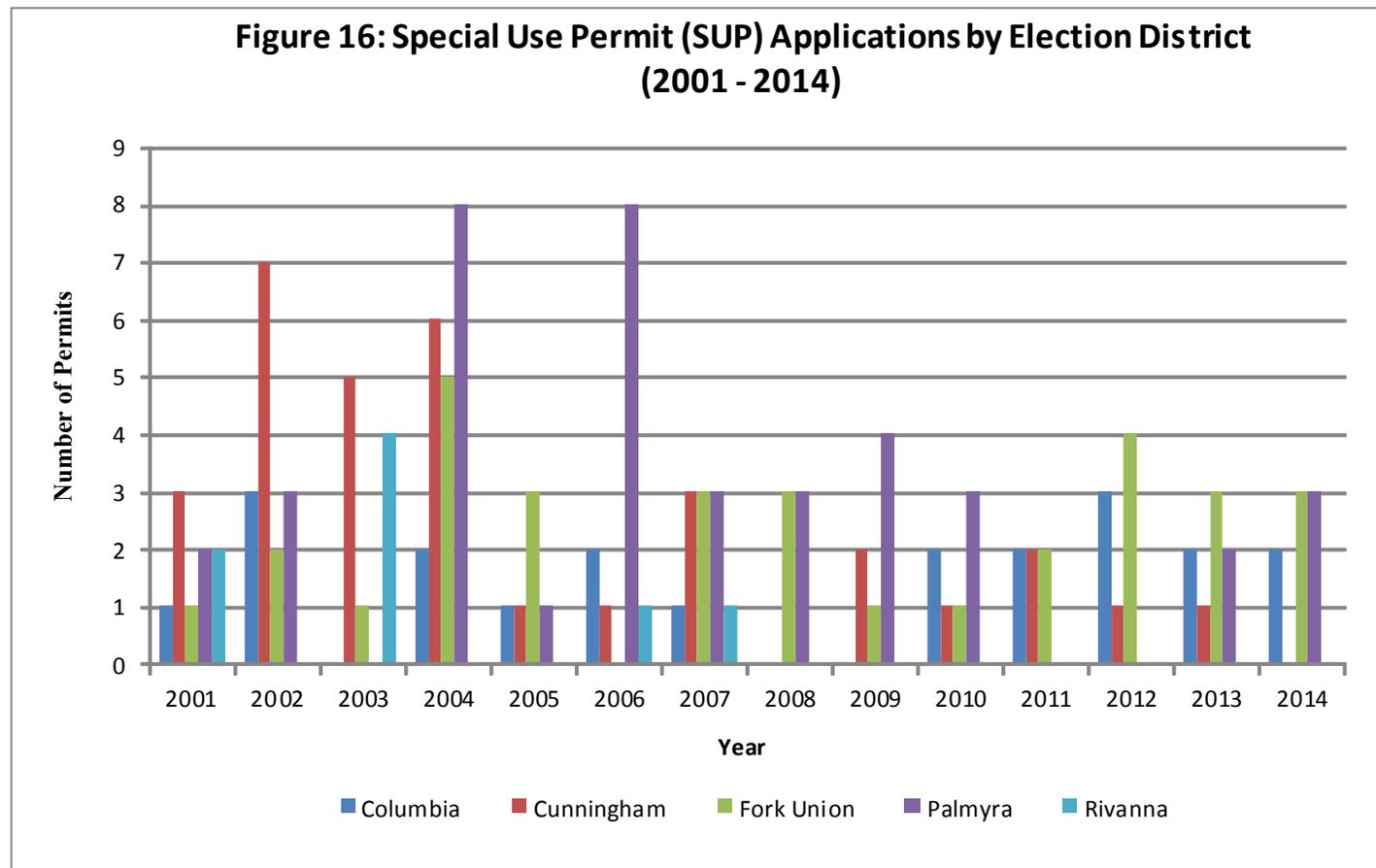
Table 25: Special Use Permit (SUP) Applications by Election District (2001 - 2014)

Year	Election District					
	Columbia	Cunningham	Fork Union	Palmyra	Rivanna	Total
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
2010	2	1	1	3	0	7
2011	2	2	2	0	0	6
2012	3	1	4	0	0	8
2013	2	1	3	2	0	8
2014	2	0	3	3	0	8
Total	21	33	32	40	8	134

Source: Dept. of Planning & Community Development

ZONING ACTIVITY: SPECIAL USE PERMITS

Several applications for special use permits (SUPs) were submitted Countywide. All of the proposals were located in rural parts of the County, outside of community planning areas. Most of these applications were for telecommunications facilities. Seventy-five percent (75%) of the applications for SUPs were approved.



ZONING ACTIVITY: CODE COMPLIANCE

The Fluvanna County Zoning Ordinance describes what uses are permitted in each of the zoning districts and how these uses may be conducted. These regulations help promote the health, safety, and general welfare of Fluvanna County residents by designating the types of buildings, businesses, and activities that are acceptable in specific zoning districts. The Code Compliance Officer ensures that the regulations set forth in the zoning ordinance are enforced consistently and equitably. A wide variety of code issues routinely come to the County including subdivision and zoning ordinance violations, inoperative vehicle and junkyard complaints, and other nuisance and miscellaneous complaints. All complaints are investigated quickly, fairly, and thoroughly. Complainant information is kept confidential, but all complaints that are received, anonymous or otherwise, are processed.

In addition to investigating citizen complaints, the Code Compliance Officer completed several other projects:

- Removed illegal signage within road rights-of-way throughout the County;
- Monitored sound levels within industrial areas;
- Inspected properties with existing Special Use Permits, Zoning Use Permits, and Site Development Plans;
- Accompanied Health Department and Building Department officials on site inspections as requested; and
- Inspected and surveyed properties with problematic erosion and sediment control issues;
- Completed photographic assessments of commercial, residential, and institutional properties; and
- Assisted Department of Building Inspections, Department of Public Works, and Planning Department with miscellaneous tasks;
- Replaced damaged public hearing signs.

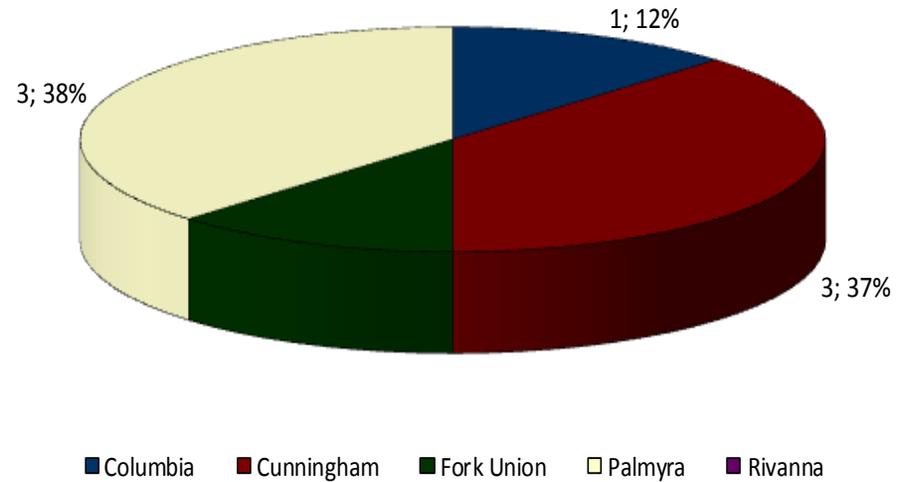
ZONING ACTIVITY: CODE COMPLIANCE

Table 26: Code Compliance Cases by Election District (2014)

Election District	Closed Cases	Pending Cases	Total	% of Total
Columbia	1	0	1	13%
Cunningham	2	1	3	38%
Fork Union	1	0	1	13%
Palmyra	2	1	3	38%
Rivanna	0	0	0	0%
Total	6	2	8	100%

Source: Dept. of Planning & Community Development

Figure 17: Code Compliance Cases by Election District (2014)



ZONING ACTIVITY: CODE COMPLIANCE

Table 27: Code Compliance Cases by Planning Area (2014)

Planning Area	Case Status		
Community	Closed	Pending	Total
Columbia	0	0	0
Fork Union	0	1	1
Palmyra	1	0	1
Rivanna	0	0	0
Scottsville	0	0	0
Zion Crossroads	0	0	0
Community Planning Area	1	1	2
Rural Residential	2	1	3
Rural Preservation	2	1	3
TOTAL	5	3	8

ZONING ACTIVITY: BOARD OF ZONING APPEALS

The Board of Zoning Appeals (BZA) is responsible for hearing appeals from orders, requirements, decisions, or determinations made by the zoning administrator or other local government staff. The BZA is also responsible for granting variances from zoning regulations. Virginia law requires that every locality with a zoning ordinance have a BZA.

There are currently five (5) members appointed to the BZA. The board is scheduled to meet monthly, but only convenes when an item is requested for their consideration. The BZA met in 2014 for the first time since 2010.

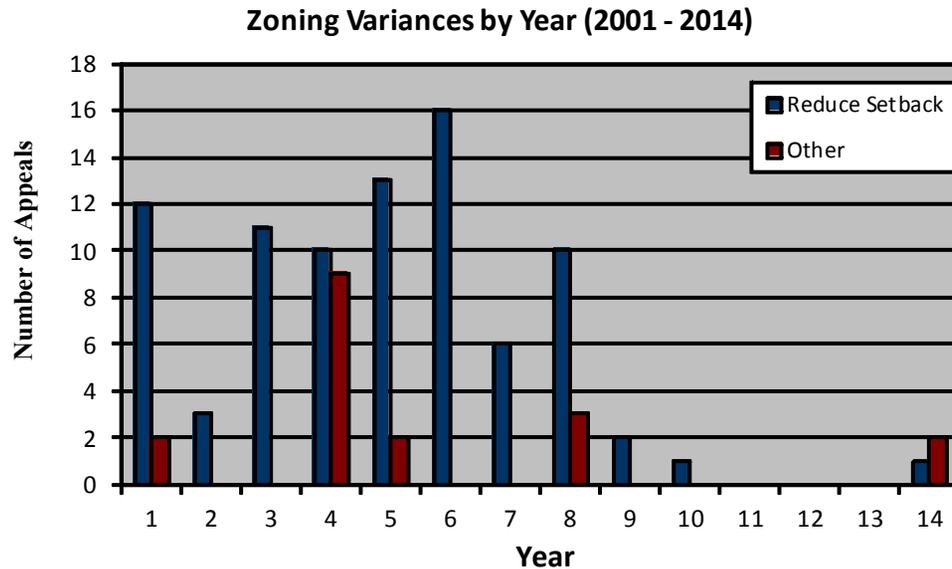


Figure 28: Zoning Variances by Year (2001 - 2014)

Type of Variance	Zoning Variances by Year (2001 - 2014)														
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total
Reduce Set-	12	3	11	10	13	16	6	10	2	1	0	0	0	1	85
Other	2	0	0	9	2	0	0	3	0	0	0	0	0	0	16
TOTAL	14	3	11	19	15	16	6	13	2	1	0	0	0	1	101

Source: Dept. of Planning & Community Development

ZONING ACTIVITY: BOARD OF ZONING APPEALS

Figure 29: Zoning Variances by Election District (2014)

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

Source: Dept. of Planning & Community Development

PRESERVATION PROGRAMS: OVERVIEW

Despite experiencing rapid population growth over the past decade, Fluvanna County retains its rural character. To promote the preservation of its rural lands, Fluvanna County has adopted several conservation initiatives.

The Agricultural and Forestal District (AFD) program provides an economic incentive for landowners to retain their property as open space. Landowners who use their property for farming or forestry are eligible, with approval from the Board of Supervisors. Properties enrolled in the program qualify for an agricultural or forestal use-value assessment. While a property is enrolled in the AFD program, it may not be developed to a more intensive use. The program also provides protection from some state actions.

The Land Use Valuation Program allows for the reduction of real estate taxes on parcels used for qualified agricultural, horticultural, forestry, and open space uses. Interested landowners must apply to the Commissioner of the Revenue to enroll in the program.

Several agencies and organizations hold conservation easements throughout the County. In 2006, the Board of Supervisors adopted its own Conservation Easements Program; the first two conservation easements to be held by Fluvanna County were approved in 2007. As of January 2015, 13,530 acres were under conservation easements held by public and private entities. The County itself currently holds four (4) conservation easements totaling approximately 916 acres.



Image 8: View of the Rivanna River from the Barber property, which Fluvanna County holds a conservation easement upon.

PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS

Figure 30: Agricultural & Forestal Districts (2014)

District Name	Planning Area	Approval Date	Review Period	Review Date	Total Acreage
Adams Creek	Rural Residential	5/16/2001	10 Years	May 2011	547.330
Bourne Tract	Rural Preservation	8/4/1999	8 Years	March 2015	276.130
Bowlesville	Rural Preservation	3/17/1999	8 Years	March 2015	976.120
Bremo Recess	Rural Preservation	1/17/2001	10 Years	January 2011	0.760
Byrd Creek	Rural Preservation	7/21/1999	10 Years	July 2009	996.600
Carysbrook	Rural Preservation	7/21/1999	10 Years	July 2009	1625.520
Cunningham Acres	Rural Preservation &	11/17/1999	10 Years	November 2009	468.500
Dobby Creek	Rural Residential	1/17/2001	10 Years	January 2011	396.547
Glenarvon Farm	Rural Preservation	11/17/1999	10 Years	November 2009	1735.160
Granite Hills	Rural Preservation	8/4/1999	10 Years	August 2009	826.920
Kidds Store	Rural Preservation	12/15/1999	10 Years	December 2009	1872.083
Lower Bremo	Rural Preservation	1/17/2001	10 Years	January 2011	868.550
North 640	Rural Preservation	11/17/1999	10 Years	November 2009	2169.600
Poorhouse	Rural Residential	1/19/2000	10 Years	January 2010	522.690
Sheperds	Rural Preservation	11/15/2000	10 Years	November 2010	687.606
Shores-Hardware	Rural Preservation	1/17/2001	10 Years	January 2011	1269.320
Stage Junction	Rural Preservation	6/7/2000	10 Years	June 2010	830.870
Union Mills	Rural Preservation	5/15/2002	10 Years	May 2012	372.430
Upper Bremo	Rural Preservation	9/20/2000	10 Years	September 2010	1856.560
Total Acreage					18,299.30
% of Total County Acreage within Agricultural & Forestal Districts					9.97%

Source: Dept. of Planning & Community Development

PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS

Figure 31: Acreage Enrolled in Agricultural & Forestal Districts

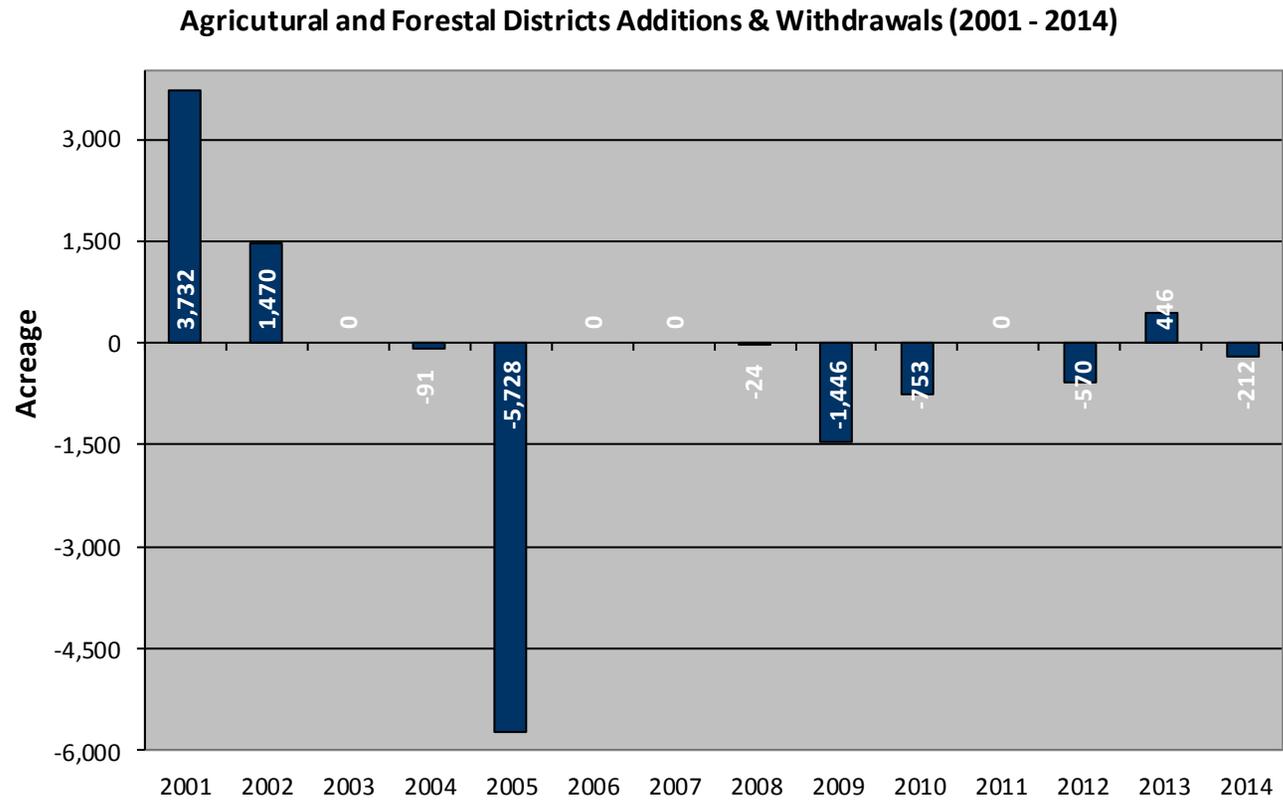
YEAR	DISTRICTS APPROVED/ NULLIFIED	ACREAGE ADDED/ WITHDRAWN
2001	6	3,732
2002	2	1,470
2003	0	0
2004	0	-91
2005	-3	-5,728
2006	0	0
2007	0	0
2008	0	-24
2009	0	-1,446
2010	0	-753
2011	0	0
2012	-1	-570
2013	0	446
2014	0	-212

Agricultural & Forestal Districts (2014)

Total Number of Districts:	19
Total Acreage within Districts:	18,299.3
Total Number of Parcels:	338

Source: Dept. of Planning & Community Development

PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS



PRESERVATION PROGRAMS: LAND USE TAXATION

Figure 32: Acreage Under Land Use Taxation (2001 - 2014)

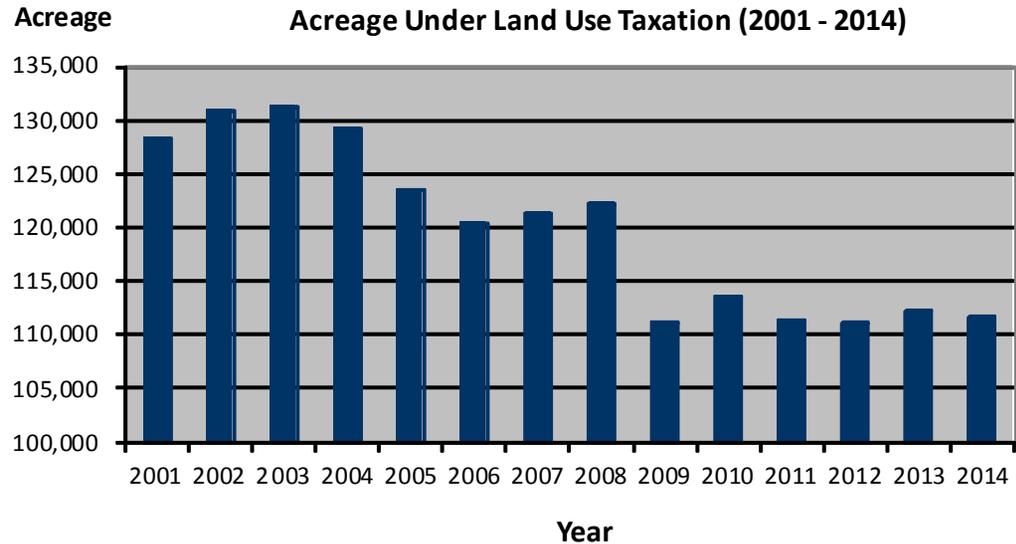
Year	Land Use Type			Total	Percentage of Total County Acreage
	Agriculture	Forestry	Open Space		
2001	32,187	95,282	763	128,232	70%
2002	31,827	98,604	531	130,962	71%
2003	32,283	98,342	577	131,202	71%
2004	31,945	96,608	599	129,152	70%
2005	30,463	92,520	555	123,538	67%
2006	29,846	89,978	482	120,306	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%
2010	28,176	85,134	309	113,619	62%
2011	27,335	83,981	86	111,402	61%
2012	27,186	83,868	86	111,140	60%
2013	27,205	84,904	153	112,262	61%
2014	26,974	84,311	304.38	111,642	61%
				Total Acreage in County	183,808

Source: Commissioner of the Revenue

PRESERVATION PROGRAMS: LAND USE TAXATION

Since 2001, the amount of acreage enrolled in the Land Use Valuation Program has generally decreased. In 2003, approximately 71% of the County (131,202 acres) was enrolled in the program; by 2013, only 60.4% of the County (111,642 acres) was enrolled.

In 2014, 2,336 parcels were enrolled in the Land Use Valuation Program. The average size of these parcels is 47.8 acres.



PRESERVATION PROGRAMS: CONSERVATION & HISTORIC EASEMENTS

As of January 1, 2015, there are 33 conservation and historic easements in Fluvanna County. These easements protect **13,530 acres**, or **approximately 7% of the County**. The Virginia Department of Forestry (VDOF), Virginia Department of Historic Resources, Virginia Outdoors Foundation, and Fluvanna County itself hold easements countywide. The County itself currently holds four (4) conservation easements totaling approximately 917 acres. Most of the land protected by conservation and historic easements is located in the eastern portions of the County, along or near the Rivanna and James Rivers (see Appendix C).

Conservation Easements Approved (not yet recorded) in Fluvanna County in 2014

Property Name	Easement Holder	Year Placed	Planning Area	Acreage
N/A	N/A	N/A	N/A	N/A

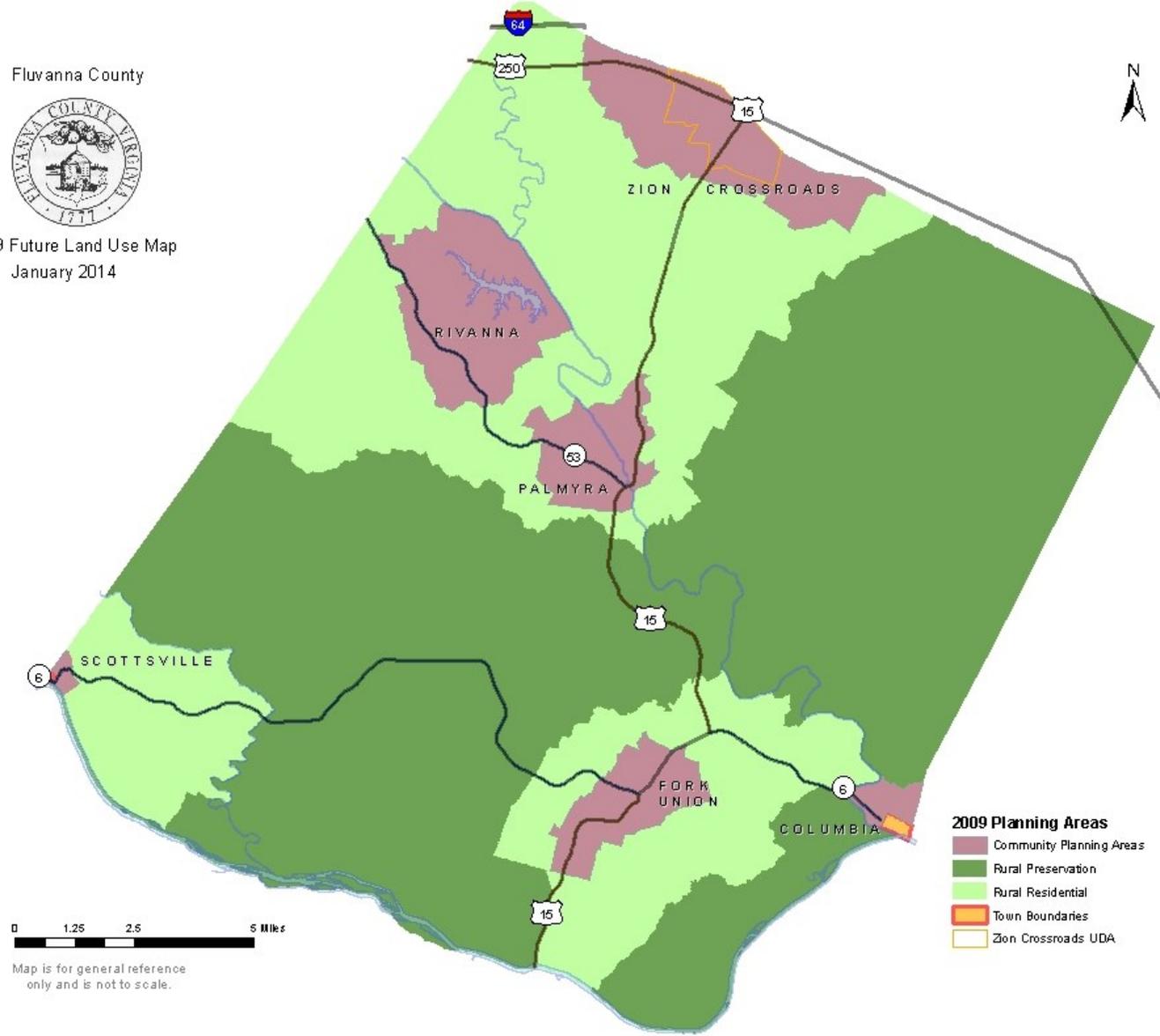


Image 9: View of the Barber Property, one of the first conservation easements accepted by Fluvanna County.

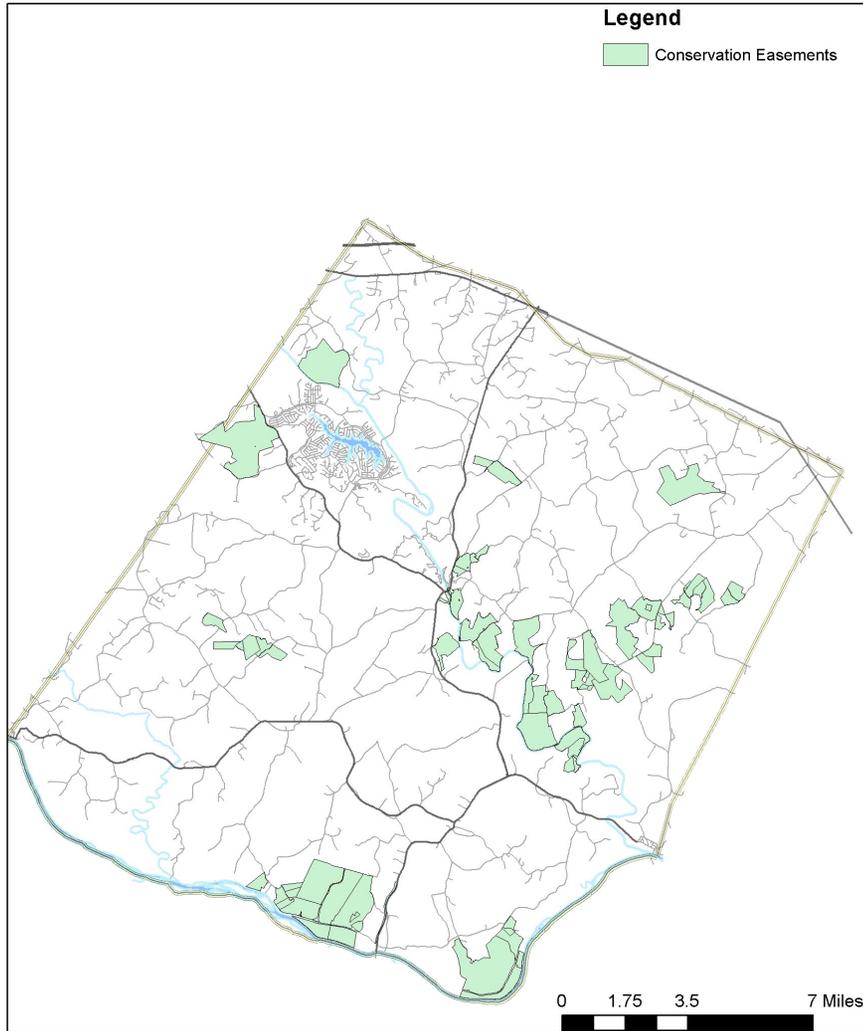
APPENDIX A: 2009 COMPREHENSIVE PLAN FUTURE LAND USE MAP

Fluvanna County

 2009 Future Land Use Map
 January 2014



MAP OF CONSERVATION EASEMENTS



MAP OF AGRICULTURAL & FORESTAL DISTRICTS

