

COUNTY OF FLUVANNA



DEVELOPMENT ACTIVITY REPORT 2005

Revised March 20, 2006

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INTRODUCTION

The Fluvanna County Department of Planning and Community Development is proud to present the 2005 Development Activity Report (DAR). Development activity in this report has been approved (some pending approval) 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 database 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 new residential dwelling calculations in this report. A direct comparison of the past six (6) years worth of land use planning data is also provided throughout the report.

2005 was a significant year in terms of development activities. It was the first full year in which the effect of the subdivision and zoning ordinance amendments (amended in mid 2004) could be analyzed and compared with the development trends of previous years. 2005 saw a surge of major subdivision submittals as more applicants became familiar with the requirements of the cluster subdivision. A significant amount of open space has been permanently protected from more intense development through the cluster provisions. New to the 2005 DAR is data detailing cluster subdivisions and the amount of permanently protected open space.

Another significant event was the ratification of the County's agricultural and forestal districts. This was to clear any possible question as to the legitimacy of the districts. A side effect of the ratification of the districts was the ability for land owners to withdraw their property from the district prior to the individual district being ratified by the governing body. This nullified three (3) districts and reduced the acreage of many existing districts. It should be noted that removal of property from a district does not necessarily indicate a desire to develop the property into a more intensive land use, as property owners are still able to receive land use taxation without being in a district. Many land owners indicated their reasons for withdrawal were to allow for greater flexibility in the use of their property.

The DAR measures development activity in terms of 'area' and allows a visualization of land use changes. The number of acres that has changed from one designation to another (e.g., agricultural usage to residential usage) provides an opportunity to analyze possible land use trends and prepare upcoming Comprehensive Plan strategies. 2005 was also the year that the County began the process of updating the 2000 Comprehensive Plan. The revision process has involved creating working

groups in the County's Community Planning Areas and gathering citizen input from these groups to incorporate in the updated Plan. Work on the 2005 revisions continues into 2006 with completion scheduled for 2007.

Finally, this report allows land use comparisons and trends to be seen over time, which provides important clues for future needs, such as: voting machines, new school bus routes, and/or traffic systems. This report reflects the outcome of development by Election District and Land Use Planning Area, and invariably 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 skewed by accumulated request outside established growth-boundary boundaries. This report provides a quantitative summary of 2005 development, and indicates where it is taking place. The effectiveness of current 'rural character' strategies may be analyzed by comparing the 2005 development data with the goals of the County as we revise the 2000 Comprehensive Plan.

March 1, 2006

Prepared by:

Fluvanna County Department of Planning & Community Development

Steven Biel, Director

Andrew V. Sorrell, Senior Planner

P.O. Box 540, Palmyra VA 22963

Phone: (434) 591-1910 FAX: (434) 591-1911

Website: <http://www.co.fluvanna.va.us>

EXECUTIVE SUMMARY

Land Use Planning Areas

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

2005 New Home Building Permits Issued

- 263 Building Permits for new homes were issued in 2005, a significant decrease from the 2004 number of 336;
- 58% of New Building Permits were issued in "growth areas;" down from 65% in "growth areas" in 2004; and
- 42% of New Building Permits were issued in "rural areas;" up from 35% in "growth areas" in 2004.

2005 Subdivisions¹

- 946 approved and pending subdivision lots (including major, minor, and family divisions);
- 35% (330) of new lots were created in "growth areas" (Community and Primary Residential Planning Areas) compared to the 130 lots created in growth areas in 2004;
- 65% (616) of new lots were created in "rural areas" (Rural Residential and Rural Preservation Planning Areas) compared to the 290 lots created in rural areas in 2004;
- 81% (501/616) of "rural area" lots were created within Rural Preservation Planning Areas;
- 13 cluster subdivisions composed of 1,843 acres preserving approximately 1,380 acres of open space

2005 Site Development Plans

- 10 Site Plans Approved by the Planning Commission for total of 410,101 square feet;
- 97% of the square footage was located in "growth areas" (75% in Community and 22% in Primary Residential);
- 3% of the square footage was located in the "rural areas" (3% in Rural Residential and 1% in Rural Preservation); and

¹ Includes pending and approved subdivision requests initiated in 2005.

- The largest square footage was for an industrial use (approximately 112,000 square feet) for a warehouse complex (Better Living facility).

2005 Special Use Permits

- 6 Approved Special Use Permits in 2005;
- 50% (3) Special Use Permits were for Mobile Homes;
- 17% (1) Special Use Permit located in “growth area;” and
- 83% (5) Special Use Permits located in “rural areas.”

2005 Land Use Taxation/ Agricultural & Forestal Districts

- No New Agricultural and Forestal Districts were approved in 2005;
- 5,670 acres were removed from Districts in 2005, however 2 districts were expanded;
- 3 Districts were voided (Temperance, Hells Bend, and Wilmington) after landowners removed acreage;
- Approximately 68% of the County (123,538 acres) was enrolled in the Land Use Taxation Program in 2005; and
- The Forestry category of Land Use Taxation is approximately half (50%) of the total County Area, or 92,520 acres.

2005 Zoning

- 6 rezoning applications were approved, totaling 72.4 acres;
 - 59.4 acres (82%) rezoned in “growth areas”
 - 12.95 acres (18%) rezoned in “rural areas”
- 4 Zoning Text Amendments were approved; and
- 15 variances approved from established zoning regulations.

COMPREHENSIVE PLAN – Land Use Planning Areas²

| Planning Area | Approx. Acreage | Percentage of Total County Acreage |
|---------------------|-----------------|------------------------------------|
| Community | 20,000 | 11% |
| Primary Residential | 18,000 | 10% |
| Rural Residential | 45,000 | 25% |
| Rural Preservation | 98,000 | 54% |
| TOTAL | 181,000 | 100% |

Table 1: Approx. Acreage in Land Use Planning Areas³

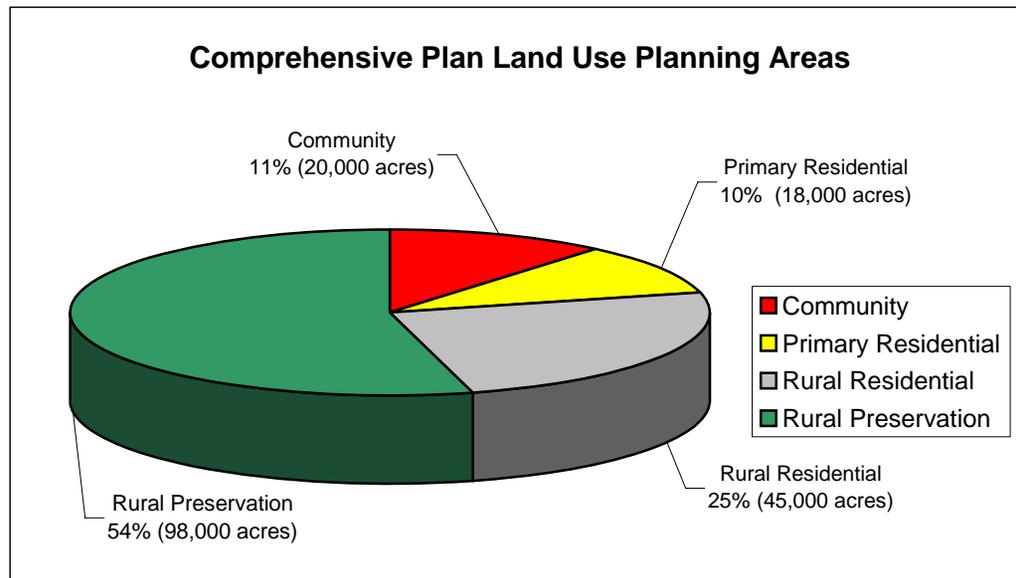


Figure 1: Land Use Planning Areas

² Source: Dept. of Planning & Community Development

³ Note: County acreage is approximate. See Appendix A for Land Use Planning Area Map.

2005 RESIDENTIAL ACTIVITY – Building Permits: by Election District⁴

| Election District | Number of Permits Issued | Percentage of Total |
|-------------------|--------------------------|---------------------|
| Columbia | 45 | 17.1% |
| Cunningham | 80 | 30.4% |
| Fork Union | 17 | 6.5% |
| Palmyra | 41 | 15.6% |
| Rivanna | 80 | 30.4% |
| TOTAL | 263 | 100.0% |

Table 2: 2005 New Home Building Permits: by Election District

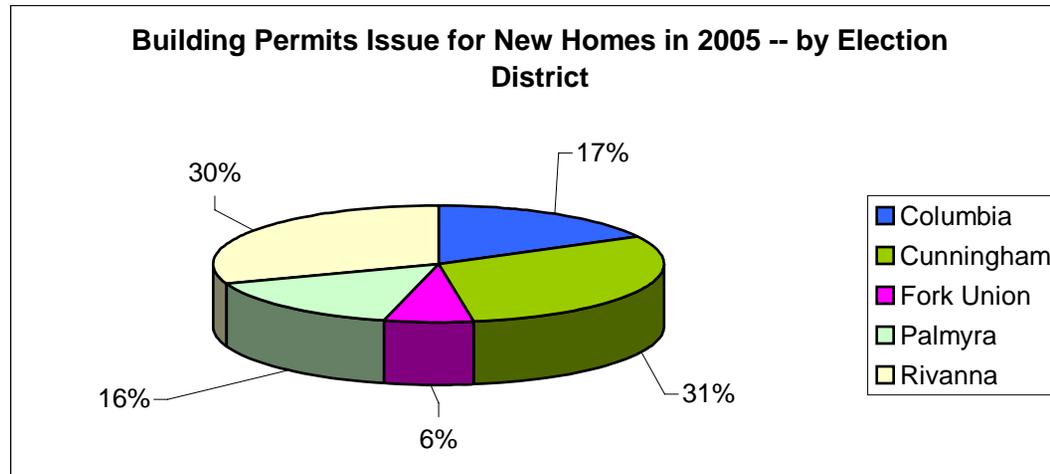


Figure 2: 2005 New Home Building Permits: by Election District

⁴ Source: Dept. of Building Inspections

2005 RESIDENTIAL ACTIVITY - Building Permits: by Planning Area⁵

| Planning Area | Name | Number of Permits Issued | Percentage of Total |
|------------------------|-----------------|--------------------------|---------------------|
| Community | Columbia | 0 | 0% |
| Community | Fork Union | 2 | 1% |
| Community | Lake Monticello | 87 | 33% |
| Community | Palmyra | 2 | 1% |
| Community | Zion Crossroads | 11 | 4% |
| <i>subtotal</i> | | 102 | 39% |
| Primary Residential | Lake Monticello | 36 | 14% |
| Primary Residential | North/South 250 | 11 | 4% |
| Primary Residential | Rt. 6 / Antioch | 3 | 1% |
| <i>subtotal</i> | | 50 | 19% |
| Rural Residential | n/a | 55 | 21% |
| <i>subtotal</i> | | 55 | 21% |
| Rural Preservation | n/a | 56 | 21% |
| <i>subtotal</i> | | 56 | 21% |
| TOTAL | | 263 | 100% |

Table 3: 2005 New Home Building Permits: by Planning Area

⁵ Source: Dept. of Building Inspections

2005 RESIDENTIAL ACTIVITY - Building Permits: by Planning Area⁶

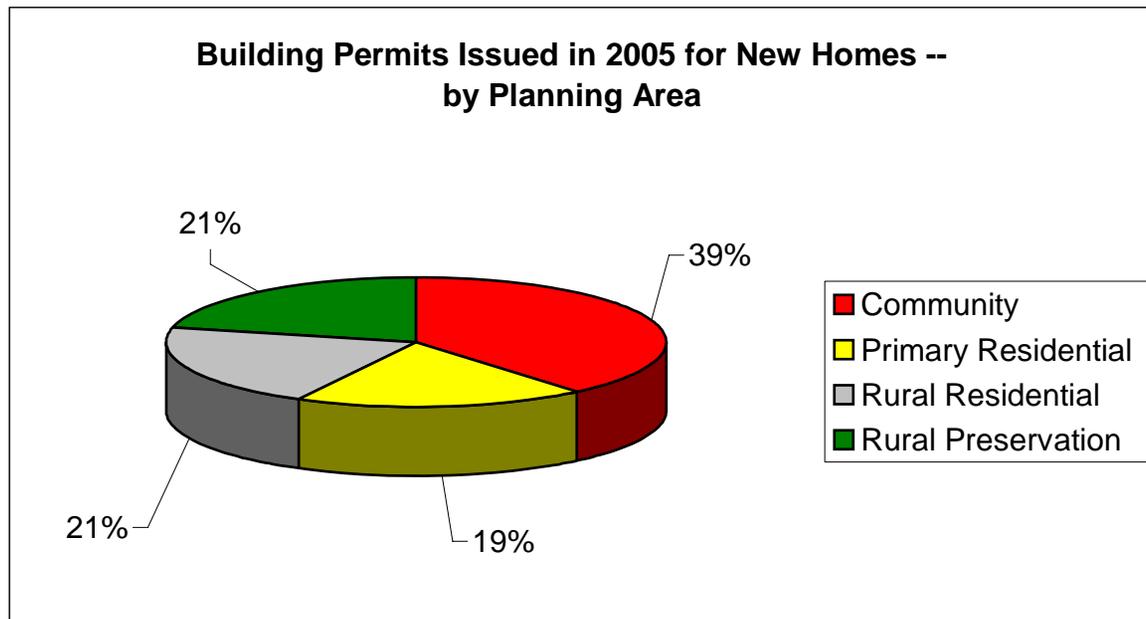


Figure 3: 2005 New Home Building Permits: by Planning Area

⁶ Source: Dept. of Building Inspections

2005 RESIDENTIAL ACTIVITY - Building Permits: Inside vs. Outside Lake Monticello^{7,8}

| | Inside Lake Monticello | Outside Lake Monticello | County Total |
|--------------------------------|------------------------|-------------------------|---------------------|
| Number of Permits Issued | 79 | 184 | 263 |
| Percentage of Total | 30.0% | 70.0% | 100.0% |
| Average Cost of New Homes | \$202,752 | \$188,695 | \$192,917 |
| Total Cost of New Homes | \$16,017,399 | \$34,719,846 | \$50,737,245 |

Table 4: 2005 New Home Building Permits: Inside vs. Outside Lake Monticello

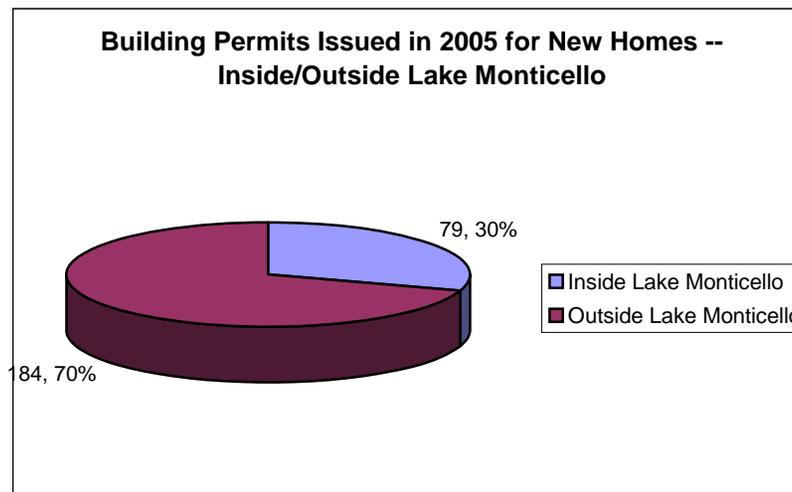


Figure 4: 2005 New Home Building Permits: Inside vs. Outside Lake Monticello

⁷ Source: Dept. of Building Inspections

⁸ Estimated cost of new homes are submitted to Building Dept. at time permit is requested. May not reflect true market value.

2005 RESIDENTIAL ACTIVITY - Building Permits: Inside vs. Outside Lake Monticello⁹

| | Inside Lake Monticello | Outside Lake Monticello |
|---------------------------|------------------------|-------------------------|
| Average Cost of New Homes | \$202,752 | \$188,695 |

Table 5: 2005 Average New Home Cost: Inside vs. Outside Lake Monticello

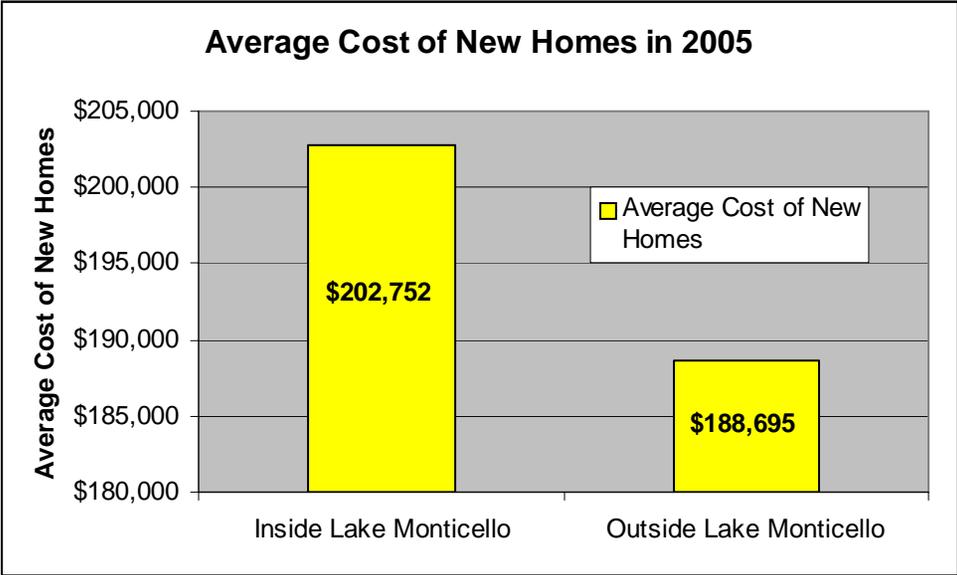


Figure 5: 2005 Average New Home Cost: Inside vs. Outside Lake Monticello

⁹ Source: Dept. of Building Inspections

2000-2005 RESIDENTIAL ACTIVITY - Building Permits: Inside vs. Outside Lake Monticello¹⁰

| Year | Inside Lake Monticello | Outside Lake Monticello | Total | Percent 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% |

Table 6: 2000-2005 New Home Building Permit Comparison

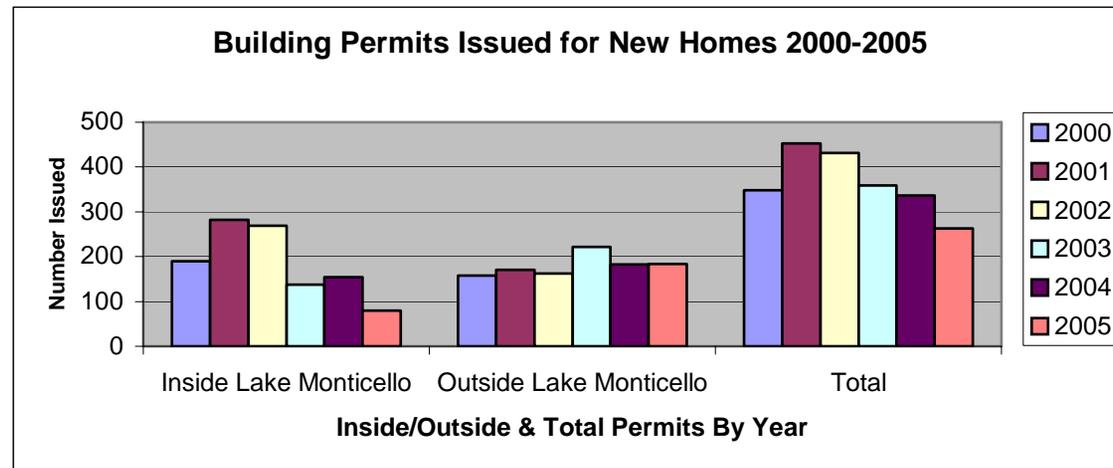


Figure 6: 2000-2005 New Home Building Permit Comparison

¹⁰ Source: Dept. of Building Inspections

2005 RESIDENTIAL ACTIVITY – Subdivisions: by Election District ¹¹

| | Major (lots) | Minor (lots) | Family (lots) | Total (lots) | % of Total |
|---------------------|--------------|--------------|---------------|--------------|-------------|
| Columbia | 367 | 22 | 15 | 404 | 43% |
| Cunningham | 215 | 10 | 21 | 246 | 26% |
| Fork Union | 83 | 16 | 12 | 111 | 12% |
| Palmyra | 160 | 12 | 13 | 185 | 20% |
| Rivanna | 0 | 0 | 0 | 0 | 0% |
| Total (lots) | 825 | 60 | 61 | 946 | 100% |

Table 7: 2005 Subdivisions: by Election District

¹¹ Source: Dept. of Planning & Community Development

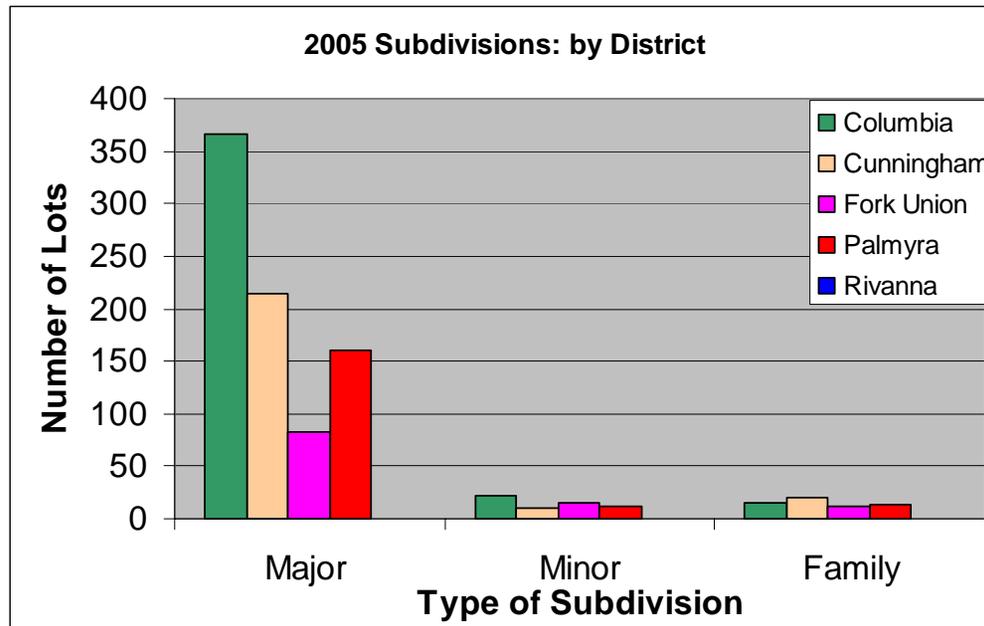


Figure 7: 2005 Subdivisions: by Election District

2005 RESIDENTIAL ACTIVITY – Subdivisions: by Planning Area¹²

| Planning Area | Subdivisions Type and Number of Lots | | | |
|-----------------|--------------------------------------|-----------|----------|------------|
| | Major | Minor | Family | Total |
| Columbia | 0 | 0 | 0 | 0 |
| Fork Union | 0 | 3 | 0 | 3 |
| Lake Monticello | 213 | 2 | 0 | 215 |
| Palmyra | 0 | 10 | 0 | 10 |
| Zion Crossroads | 0 | 0 | 0 | 0 |
| Subtotal | 213 | 15 | 0 | 228 |

¹² Source: Dept. of Planning & Community Development

| Primary Residential | Major | Minor | Family | Total |
|----------------------------|--------------|--------------|---------------|--------------|
| Lake Monticello | 30 | 0 | 0 | 30 |
| North/South Rt. 250 | 29 | 2 | 0 | 31 |
| Rt. 6 / Antioch | 39 | 0 | 2 | 41 |
| Subtotal | 98 | 2 | 2 | 102 |
| Rural Residential | 86 | 6 | 23 | 115 |
| Rural Preservation | 428 | 37 | 36 | 501 |
| TOTAL | 825 | 60 | 61 | 946 |

Table 8: 2005 Subdivisions: by Planning Area

2005 RESIDENTIAL ACTIVITY – Subdivisions: by Planning Area¹³

¹³ Source: Dept. of Planning & Community Development

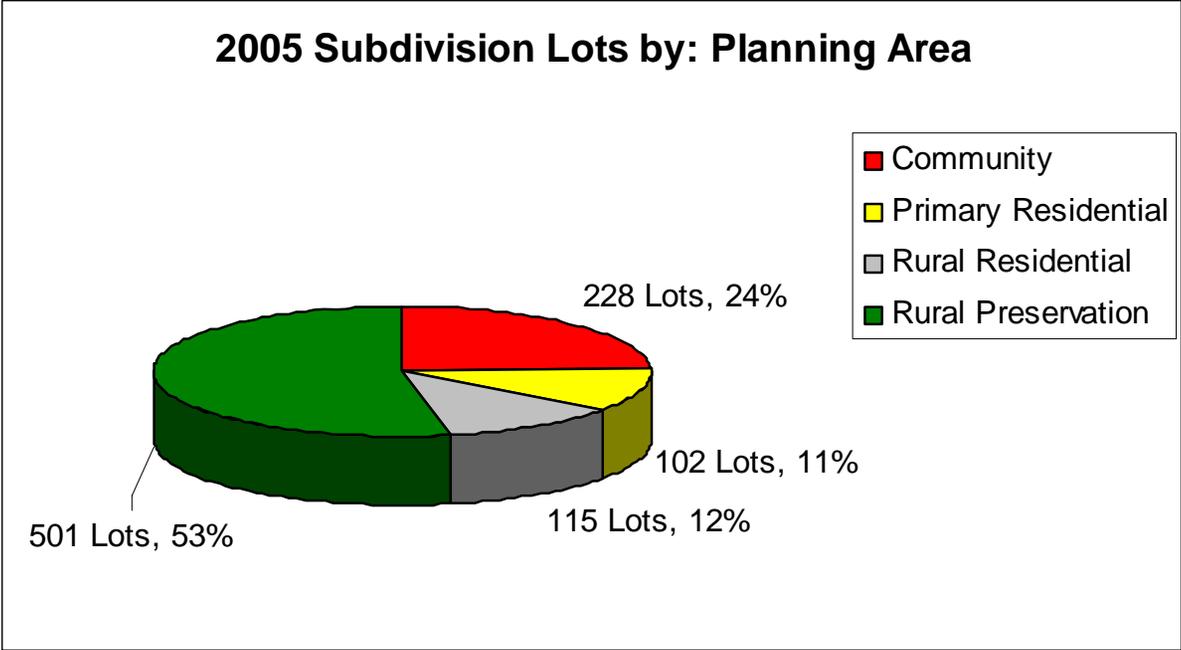


Figure 8: 2005 Subdivisions: by Planning Area

RESIDENTIAL ACTIVITY – 2005 Cluster Subdivisions¹⁴



¹⁴ Source: Dept. of Planning & Community Development

| Title (SUB) | Subdivision Name | Tax Map | Parcel(s) | Election District | Land Use Plan. Area | Total Acreage | # of Lots | Ave. Acreage/ New Lots | ACREAGE PRESERVED | DESIGNATED USE | CONTROL |
|---------------|--------------------|---------|--------------------|-------------------|---------------------------------------|---------------|------------|------------------------|-------------------|--|--------------------------------------|
| 05-107 | Hardware Landing | 48 | (15)5,6,7 | Cunningham | Rural Preservation | 160.0 | 44 | 3.6 | 120.2 | Individually Owned with Easements | Individual Owner/ Homeowner's Assoc. |
| 05-86 | Antioch Acres | 37 | (3)3 & (A)58 | Cunningham | Primary Residential - Route 6/Antioch | 97.1 | 39 | 2.5 | 73 | Individually Owned with Easements | Individual Owner/ Homeowner's Assoc. |
| 05-85 | Rosewood Village | 39 | (A)31 | Fork Union | Rural Preservation | 220.0 | 55 | 4.0 | 149 | Individually Owned with Easements | Individual Owner/ Homeowner's Assoc. |
| 05-83 | Meadowbrook | 12 | (A)4,5 | Columbia | Rural Residential | 125.9 | 46 | 2.7 | 95.5 | Homeowner's Assoc. | Homeowner's Assoc. |
| 05-70 | Ironhound | 10 | (A)54,54B | Palmyra | Rural Residential | 67.9 | 29 | 2.3 | 52.4 | Individually Owned with Easements | Individual Owner/ Homeowner's Assoc. |
| 05-69 | Cunningham Meadows | 17 | (A)64 | Cunningham | Primary Residential - Lake Monticello | 76.9 | 30 | 2.6 | 57.5 | Individually Owned with Easements | Individual Owner/ Homeowner's Assoc. |
| 05-58 | Southern Pines | 21 | (A)19,21,23,24,25 | Columbia | Rural Preservation | 603.1 | 239 | 2.5 | 459.7 | Individually Owned with Easements for Homeowners | Individual Owner/ Homeowner's Assoc. |
| 05-41 | Wildwood Farms | 19 | (13)17-23(4)1A | Columbia | Rural Residential | 69.4 | 20 | 3.5 | 57.2 | Homeowner's Assoc. | Homeowner's Assoc. |
| 05-33 | Kingsbridge | 40 | (A)34C,34D,34E | Fork Union | Rural Preservation | 69.5 | 28 | 2.5 | 52.2 | Homeowner's Assoc. | Homeowner's Assoc. |
| 05-18 | Little Byrd Creek | 33 | (A)36,35A,38(3)1 A | Columbia | Rural Preservation | 300.7 | 62 | 4.9 | 223 | Homeowner's Assoc. | Homeowner's Assoc. |
| 05-43 | Carter | 10 | (A)51 | Palmyra | Rural Residential | 52.5 | 20 | 2.6 | 39.8 | Homeowner's Assoc. | Homeowner's Assoc. |
| Totals | | | | | | 1843.0 | 612 | 3.1 | 1,380 | | |

Table 9: 2005 Cluster Subdivisions

RESIDENTIAL ACTIVITY – 2005 Cluster Subdivisions¹⁵

¹⁵ Source: Dept. of Planning & Community Development

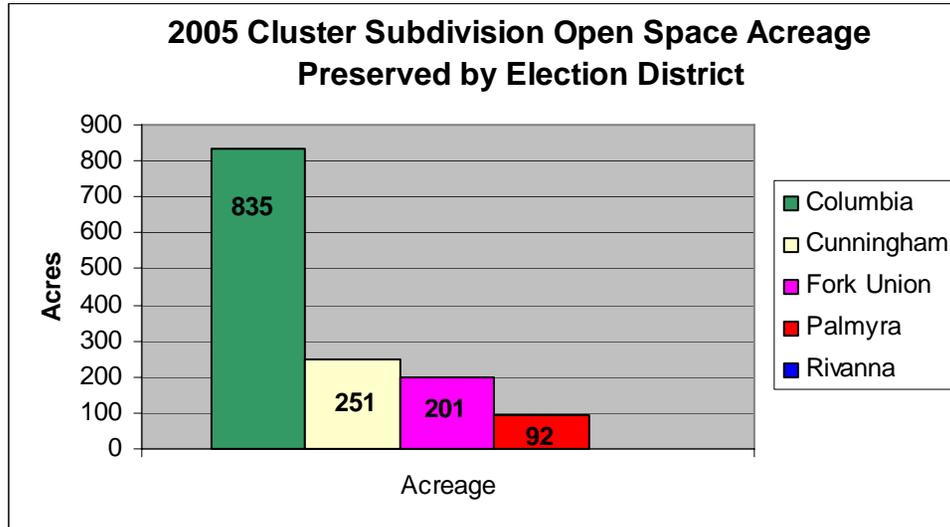


Table 10: 2005 Cluster Subdivision Open Space Preserved: by Election District

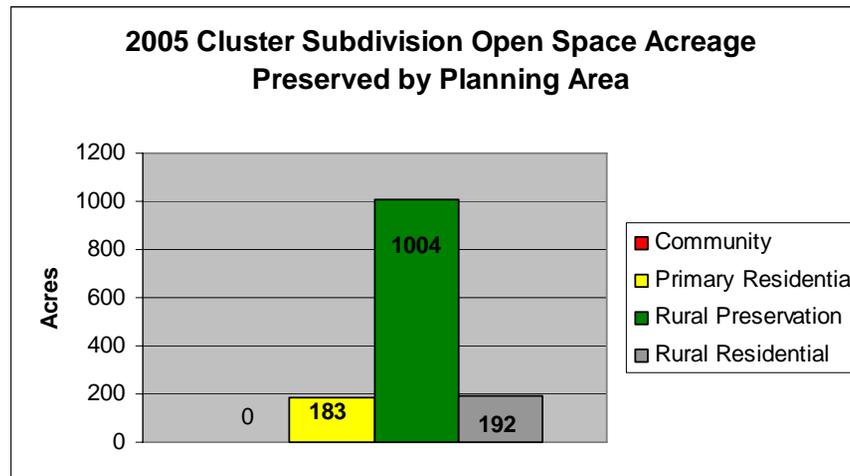


Table 11: Cluster Subdivision Open Space Preserved: by Planning Area

2000-2005 RESIDENTIAL ACTIVITY – Subdivisions: Planning Area¹⁶

¹⁶ Source: Dept. of Planning & Community Development

| Year | Community Planning Area | Primary Residential Planning Area | Rural Residential Planning Area | Rural Preservation Planning Area | Total | % Increase (from previous year) |
|-------------|--------------------------------|--|--|---|--------------|--|
| 2000 | 33 | 22 | 12 | 30 | 97 | n/a |
| 2001 | 21 | 70 | 11 | 43 | 145 | 49.5% |
| 2002 | 26 | 69 | 13 | 98 | 206 | 42.1% |
| 2003 | 67 | 40 | 97 | 172 | 376 | 82.5% |
| 2004 | 67 | 63 | 91 | 199 | 420 | 11.7% |
| 2005 | 228 | 102 | 115 | 501 | 946 | 125.2% |

Table 12: 2000-2005 Subdivision Comparison by: Planning Area

2000-2005 RESIDENTIAL ACTIVITY – Subdivisions: by Planning Area¹⁷

¹⁷ Source: Dept. of Planning & Community Development

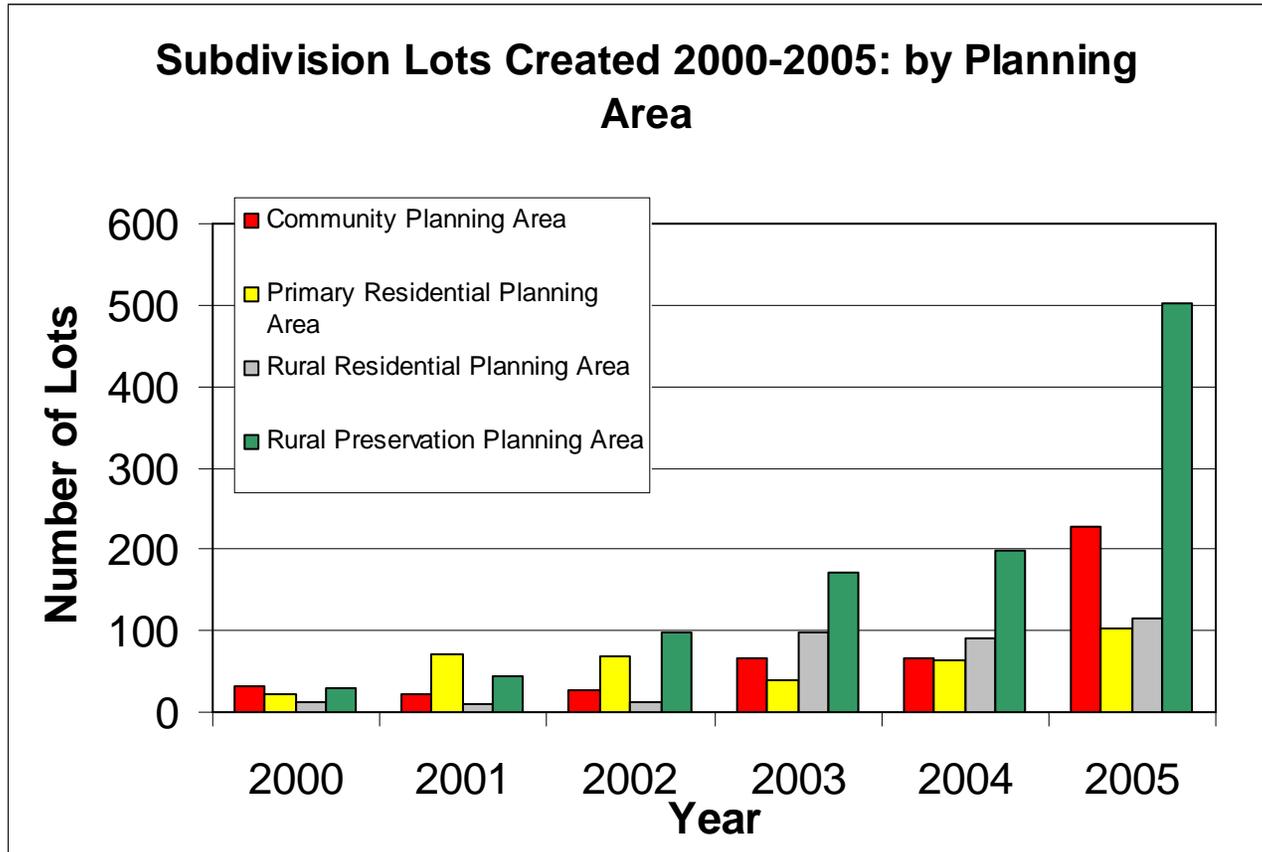


Figure 9: 2000-2005 Subdivisions: by Planning Area

2005 RESIDENTIAL ACTIVITY – Fluvanna Housing Foundation: Major Activity

| Type of Activity | Cost |
|------------------|------|
|------------------|------|

| | |
|--|------------------|
| Rental Unit | \$132,000 |
| Emergency Ramp Installations and Home Repairs* | \$51,596 |
| Assistance to First Time Home Buyers | \$47,035 |
| TOTAL | \$230,631 |

Table 13: 2005 Fluvanna Housing Foundation: Major Activity

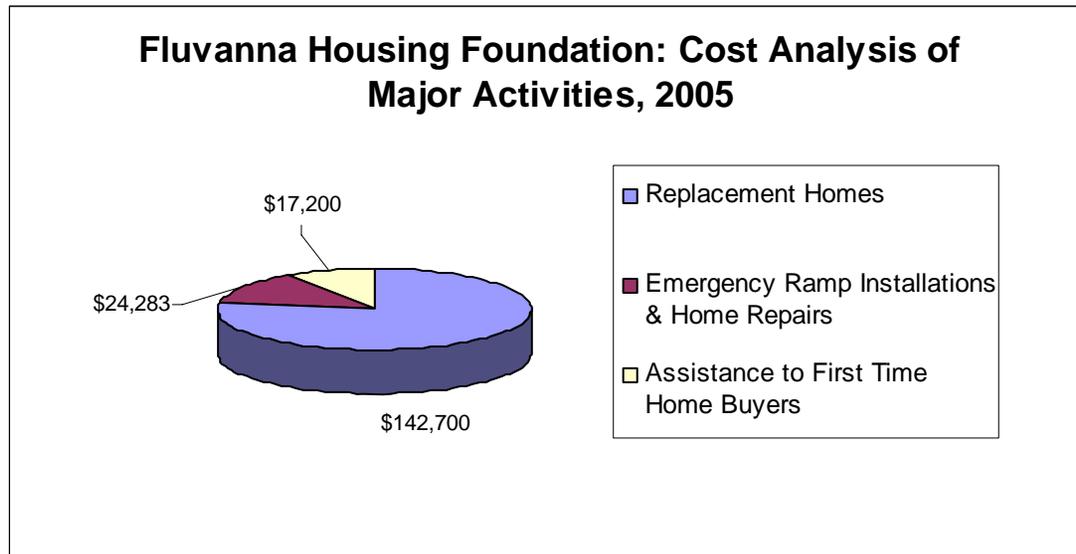


Figure 10: 2005 Fluvanna Housing Foundation: Major Activities

2005 RESIDENTIAL ACTIVITY – Fluvanna Housing Foundation: Emergency Repairs

| Emergency Repairs | Number of Incidents |
|--|---------------------|
| Handicap Accessibility Ramp Installation | 8 |
| Plumbing Home Repairs | 8 |
| Electrical Home Repair | 3 |
| Major Repairs | 5 |
| Roof Home Repairs | 12 |
| TOTAL | 36 |

Table 14: 2005 Fluvanna Housing Foundation: Emergency Repairs

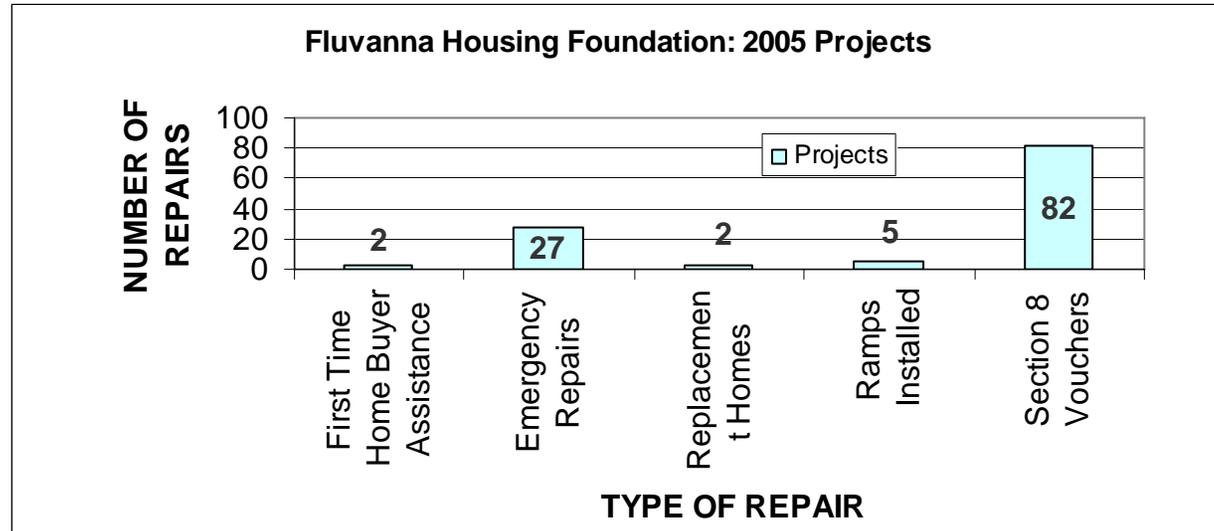


Table 15: 2005 Fluvanna Housing Foundation: Emergency Repairs

2005 SITE DEVELOPMENT PLANS – by Project Type: Commercial/Retail & Industrial¹⁸

| Applicant | Use | Zoning | Election District | Planning Area | Area (Sq Ft) | % of Total Square Footage |
|-----------------------------------|---------------------------------|---------------|--------------------------|----------------------|---------------------|----------------------------------|
| <i>Commercial / Retail</i> | | | | | | |
| Robert Chambers | Self-Storage Units | B-1 | Palmyra | Rural Residential | 10,300 | 56% |
| BWW, LCC | Retail Stores & Restaurant | B-1 | Cunningham | Lake Monticello CPA | 8,085 | 44% |
| SUBTOTAL | | | | | 18,385 | 100% |
| Applicant | Use | Zoning | Election District | Planning Area | Area (Sq Ft) | % of Total Square Footage |
| <i>Industrial</i> | | | | | | |
| Mike Puopolo | Sports Product Warehouse | I-1 | Palmyra | Zion Crossroads CPA | 15,384 | 7% |
| Southern Development | Warehouse space | I-1 | Palmyra | Zion Crossroads CPA | 43,900 | 19% |
| Southern Development | Warehouse space | I-1 | Palmyra | Zion Crossroads CPA | 20,000 | 9% |
| Trinity Development | Warehouse space | I-1 | Palmyra | Zion Crossroads CPA | 36,000 | 16% |
| Better Living Building Supply | Warehouse space & storage yards | I-1 | Palmyra | Zion Crossroads CPA | 112,000 | 49% |
| SUBTOTAL | | | | | 227,284 | 100% |

Table 13: 2005 Site Development Plans: Commercial/Retail & Industrial

¹⁸ Source: Dept. of Planning & Community Development

2005 SITE DEVELOPMENT PLANS – by Project Type: Institutional / Public & Grand Total¹⁹

| Applicant | Use | Zoning | Election District | Planning Area | Area (Sq Ft) | % of Total Square Footage |
|--------------------------------------|--------------------------|--------|-------------------|---------------------------------------|----------------|---------------------------|
| <i>Public / Institutional</i> | | | | | | |
| Sts. Peter & Paul Catholic Church | Additional Parking | A-1 | Cunningham | Primary Residential - Lake Monticello | 90,000 | 69% |
| Lakeside Manor | Assisted Living Facility | R-3 | Rivanna | CPA - Lake Monticello | 38,000 | 29% |
| New Fork Baptist Church | Church Addition | A-1 | Fork Union | Rural Preservation | 2,532 | 2% |
| SUBTOTAL | | | | | 130,532 | 100% |
| GRAND TOTAL | | | | | 376,201 | |

Table 14: 2005 Site Development Plans: Institutional/ Public & Grand Total

¹⁹ Source: Dept. of Planning & Community Development

2005 SITE DEVELOPMENT PLANS – by Planning Area: Community²⁰

| Community Planning Areas | | | | | | | |
|---------------------------|-------------------|-------------------------------|---------------------------------|--------|-------------------|----------------|------------------------|
| Planning Area | Project Type | Applicant | Use | Zoning | Election District | Area (Sq Ft) | % Total Square Footage |
| Lake Monticello CPA | Commercial/Retail | BWW, LCC | Retail Stores & Restaurant | B-1 | Cunningham | 8,085 | 2% |
| Lake Monticello CPA | Institutional | Lakeside Manor | Assisted Living Facility | R-3 | Rivanna | 38,000 | 10% |
| Zion Crossroads CPA | Industrial | Mike Puopolo | Sports Product Warehouse | I-1 | Palmyra | 15,384 | 4% |
| Zion Crossroads CPA | Industrial | Southern Development | Warehouse space | I-1 | Palmyra | 43,900 | 12% |
| Zion Crossroads CPA | Industrial | Southern Development | Warehouse space | I-1 | Palmyra | 20,000 | 5% |
| Zion Crossroads CPA | Industrial | Trinity Development | Warehouse space | I-1 | Palmyra | 36,000 | 10% |
| Zion Crossroads CPA | Industrial | Better Living Building Supply | Warehouse space & storage yards | I-1 | Palmyra | 112,000 | 30% |
| Community Subtotal | | | | | | 273,369 | 73% |

Table 15: 2005 Site Development Plans: Community Planning Areas

²⁰ Source: Dept. of Planning & Community Development

2005 SITE DEVELOPMENT PLANS – by Planning Area: Primary Residential & Rural Residential²¹

| Primary Residential | | | | | | | |
|---------------------------------------|-------------------|-----------------------------------|--------------------|--------|-------------------|---------------|------------------------|
| Planning Area | Project Type | Applicant | Use | Zoning | Election District | Area (Sq Ft) | % Total Square Footage |
| Primary Residential - Lake Monticello | Institutional | Sts. Peter & Paul Catholic Church | Additional Parking | A-1 | Cunningham | 90,000 | 24% |
| Primary Residential Subtotal | | | | | | 90,000 | 24% |
| Rural Residential | | | | | | | |
| Planning Area | Project Type | Applicant | Use | Zoning | Election District | Area (Sq Ft) | % Total Square Footage |
| Rural Residential | Commercial/Retail | Robert Chambers | Self-Storage Units | B-1 | Palmyra | 10,300 | 3% |
| Rural Residential Subtotal | | | | | | 10,300 | 3% |

Table 16: 2005 Site Development Plans: Primary Residential & Rural Residential

²¹ Source: Dept. of Planning & Community Development

2005 SITE DEVELOPMENT PLANS – by Planning Area: Rural Preservation & Grand Total²²

| Rural Preservation | | | | | | | |
|------------------------------------|---------------|-------------------------|-----------------|--------|-------------------|----------------|------------------------|
| Planning Area | Project Type | Applicant | Use | Zoning | Election District | Area (Sq Ft) | % Total Square Footage |
| Rural Preservation | Institutional | New Fork Baptist Church | Church Addition | A-1 | Fork Union | 2,532 | 1% |
| Rural Preservation Subtotal | | | | | | 2,532 | 1% |
| GRAND TOTAL | | | | | | 376,201 | 100% |

Table 17: 2005 Site Development Plans: Rural Preservation Areas & Grand Total

²² Source: Dept. of Planning & Community Development

2000-2005 SITE DEVELOPMENT PLANS – by Project Type²³

| Year | Commercial/ Retail (sq. ft.) | Industrial (sq. ft.) | Public/ Institution (sq. ft.) | Total (sq. ft.) | % Change (from previous year) |
|------|---------------------------------|-------------------------|-------------------------------------|--------------------|-------------------------------------|
| 2000 | 50,434 | 18,084 | 5,746 | 74,264 | n/a |
| 2001 | 187,724 | 0 | 49,602 | 237,326 | 219.6% |
| 2002 | 103,968 | 20,556 | 4,373 | 128,897 | -45.7% |
| 2003 | 57,727 | 3,900 | 19,370 | 80,997 | -37.2% |
| 2004 | 47,150 | 66,710 | 36,245 | 150,105 | 85.3% |
| 2005 | 18,385 | 227,284 | 130,532 | 376,201 | 150.6% |

Table 18: 2000-2005 Site Development Plans: by Project Type

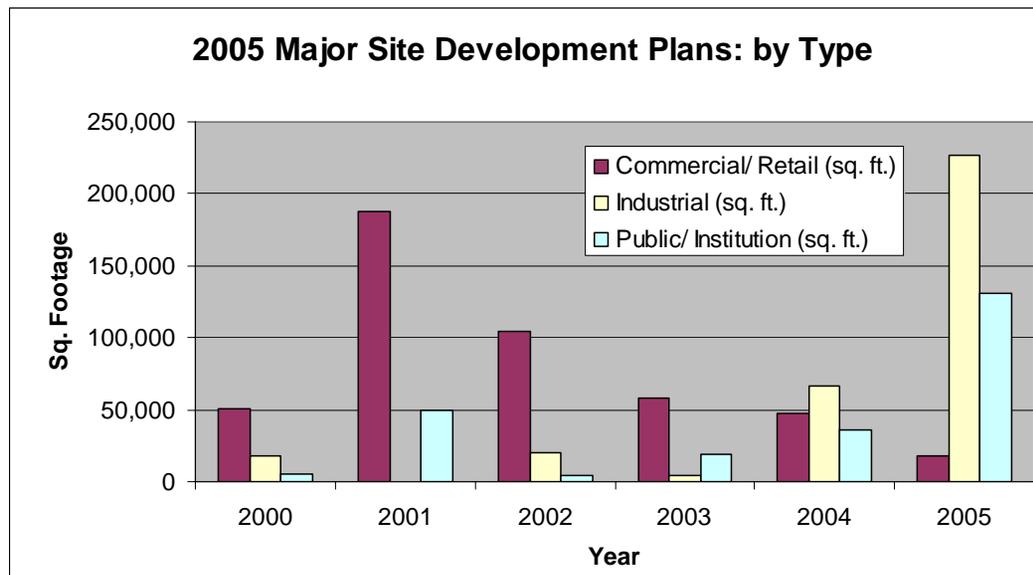


Figure 11: 2000-2005 Site Development Plans: by Project Type

²³ Source: Dept. of Planning & Community Development

2000-2005 SITE DEVELOPMENT PLANS – by Planning Area²⁴

| Year | Community (sq. ft.) | Primary Residential (sq. ft.) | Rural Residential (sq. ft.) | Rural Preservation (sq. ft.) | Total (sq. ft.) |
|------|---------------------|-------------------------------|-----------------------------|------------------------------|-----------------|
| 2000 | 55,434 | 13,084 | 0 | 5,746 | 74,264 |
| 2001 | 230,926 | 0 | 0 | 6,400 | 237,326 |
| 2002 | 103,968 | 9,756 | 10,800 | 4,373 | 128,897 |
| 2003 | 70,281 | 816 | 3,900 | 6,000 | 80,997 |
| 2004 | 115,670 | 0 | 19,835 | 14,600 | 150,105 |
| 2005 | 273,369 | 90,000 | 10,300 | 2,532 | 376,201 |

Table 19: 2000-2005 Site Development Plans: by Planning Area

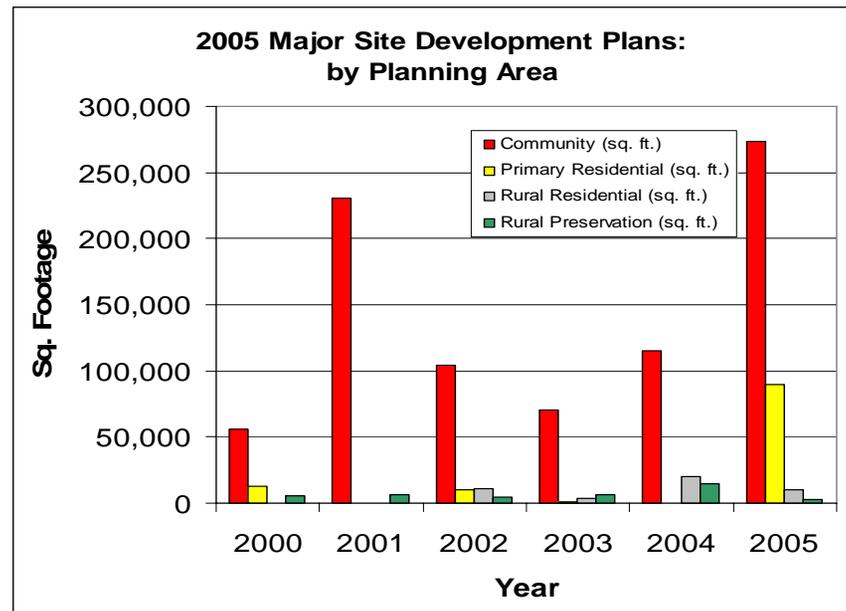


Figure 12: 2000-2005 Site Development Plans: by Planning Area

²⁴ Source: Dept. of Planning & Community Development

2005 ZONING MAP AMENDMENTS: by Planning Area²⁵

| Planning Area | Applicant | Name | Prior Zoning | New Zoning | Acreage |
|---------------------|----------------------------------|--------------------|--------------|--------------|--------------|
| Zion Crossroads CPA | Allan Dillard | n/a | A-1 | I-1 | 15.73 |
| Zion Crossroads CPA | Mike Puopolo | n/a | A-1 | I-1 | 6.00 |
| Fork Union CPA | Nancy Sherrill | Nonnie's Bakery | R-1 | B-1 | 0.34 |
| Palmyra CPA | Palmyra Associates ²⁶ | Palmyra Associates | A-1 | B-1 | 4.8 |
| Zion Crossroads CPA | Hunters Branch ²⁷ | Hunters Branch | A-1 | I-1 | 32.53 |
| Rural Preservation | Steve Snyder | n/a | I-1 | A-1 | 12.95 |
| | | | | TOTAL | 72.36 |

Table 20: 2005 Zoning Map Amendments: by Planning Area

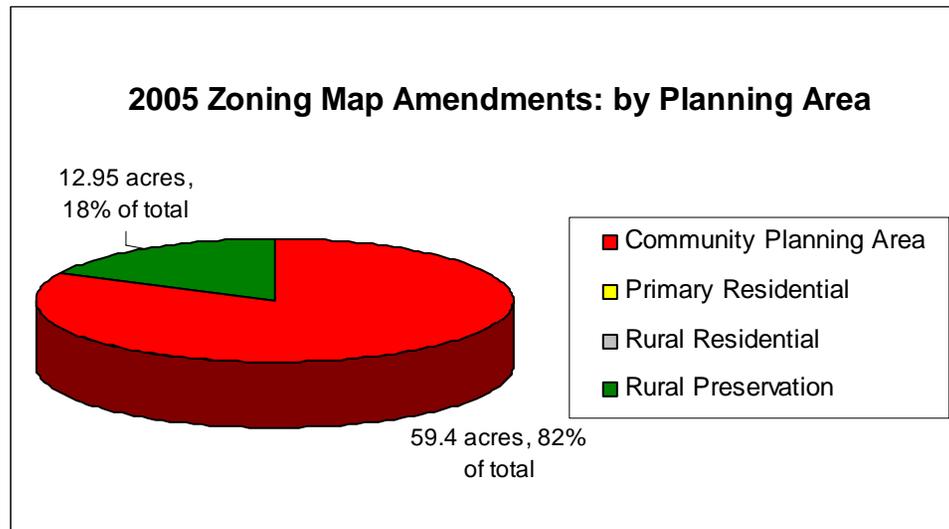


Figure 13: 2005 Zoning Map Amendments: by Planning Area

²⁵ Source: Dept. of Planning & Community Development.

²⁶ Currently pending approval from the Board of Supervisors.

²⁷ Currently pending approval from the Board of Supervisors.

2000-2005 ZONING MAP AMENDMENTS – by Election District²⁸

| Election District | Applicant | Name | Prior Zoning | New Zoning | Acreage |
|-------------------|------------------------------|--------------------|--------------|------------|--------------|
| Fork Union | Steve Snyder | n/a | I-1 | A-1 | 12.95 |
| Fork Union | Nancy Sherrill | Nonnie's Bakery | R-1 | B-1 | 0.34 |
| Fork Union | Palmyra Assoc. ²⁹ | Palmyra Associates | A-1 | B-1 | 4.8 |
| Palmyra | Hunters Branch ³⁰ | Hunters Branch | A-1 | I-1 | 32.53 |
| Palmyra | Allan Dillard | n/a | A-1 | I-1 | 15.73 |
| Palmyra | Mike Puopolo | n/a | A-1 | I-1 | 6.00 |
| TOTAL | | | | | 72.36 |

Table 21: 2005 Zoning Map Amendments: by Election District

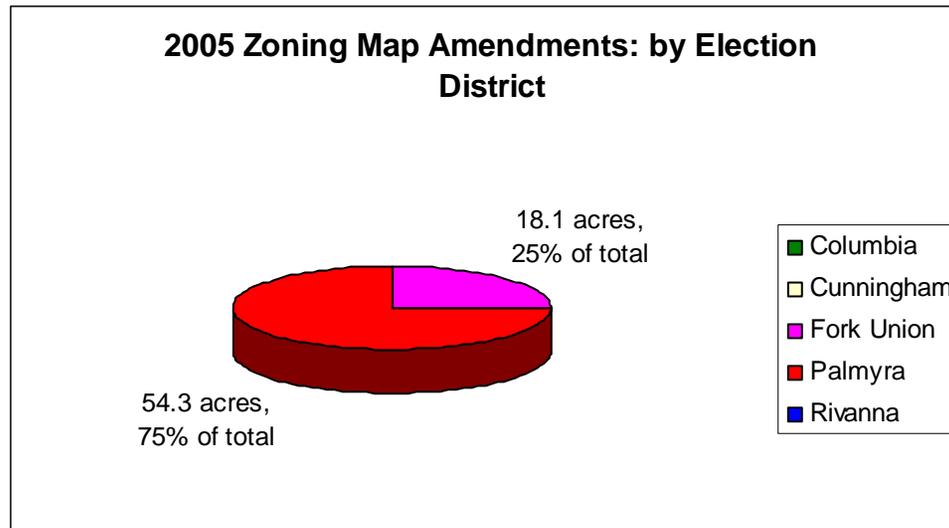


Figure 14: 2005 Zoning Map Amendments: by Election District

²⁸ Source: Dept. of Planning & Community Development.

²⁹ Currently pending approval from the Board of Supervisors.

³⁰ Currently pending approval from the Board of Supervisors.

2000-2005 ZONING MAP AMENDMENTS – by Planning Area³¹

| Planning Area | Acres Rezoned | | | | | |
|---------------------|---------------|-------------|--------------|-------------|--------------|-------------|
| | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 |
| Lake Monticello CPA | 9.1 | 18.5 | 116.0 | 16.5 | 42.7 | 0.00 |
| Fork Union CPA | 0.0 | 11.0 | 0.0 | 0.0 | 0.0 | 0.34 |
| Palmyra CPA | 0.0 | 0.0 | 0.0 | 0.0 | 52.1 | 4.80 |
| Zion Crossroads CPA | 15.9 | 2.0 | 15.1 | 27.3 | 25.2 | 54.26 |
| Primary Residential | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.00 |
| Rural Residential | 0.0 | 0.0 | 0.0 | 0.0 | 43.8 | 0.00 |
| Rural Preservation | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 12.95 |
| Total | 25.0 | 31.5 | 131.1 | 43.8 | 163.9 | 72.4 |

Table 22: 2000-2005 Zoning Map Amendments: by Planning Area

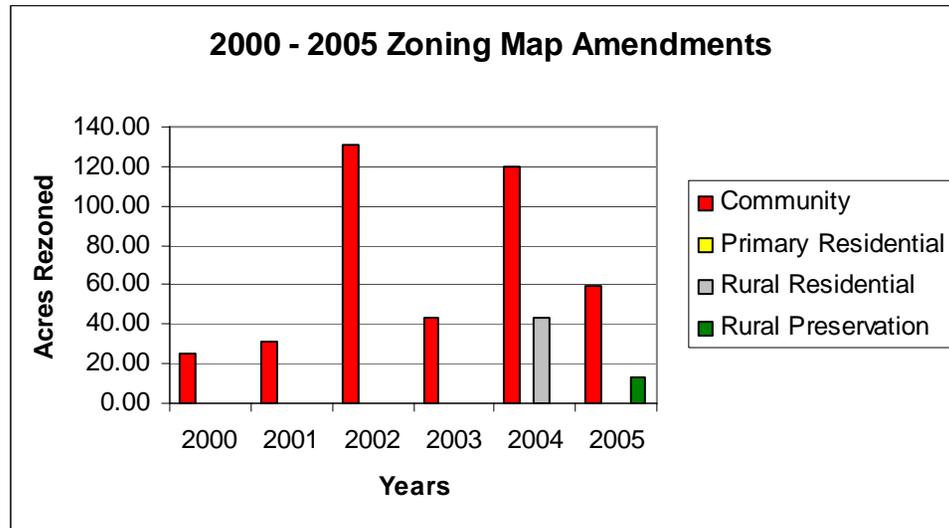


Figure 15: 2000-2005 Zoning Map Amendments: by Planning Area

³¹ Source: Dept. of Planning & Community Development.

2005 ZONING TEXT AMENDMENTS³²

| Applicant Name | Applicable Section of County Ordinance | Description of Request |
|-----------------|--|---|
| Fluvanna County | 22-18-5 | Amend Zoning Ordinance to delete \$50.00 variance fee |
| Fluvanna County | 22-17-14.1 | Provide specially for Amateur Radio Antennas |
| Fluvanna County | 22-4-10.3 | Delete Maximum size requirement of lots in Rural Cluster subdivisions |
| Fluvanna County | 22-16-5 | Amend Zoning Ordinance Nonconforming Structures ³³ |
| TOTAL | | 4 |

Table 23: 2005 Zoning Text Amendments

| Zoning Text Amendments Approved 2000 - 2005 | |
|---|-----------|
| YEAR | NUMBER |
| 2000 | 3 |
| 2001 | 1 |
| 2002 | 2 |
| 2003 | 0 |
| 2004 | 2 |
| 2005 | 4 |
| TOTAL | 12 |

Table 24: 2000-2005 Zoning Text Amendments Comparison

³² Source: Dept. of Planning & Community Development

³³ Currently pending approval from the Board of Supervisors.

2005 ZONING TEXT AMENDMENTS³⁴

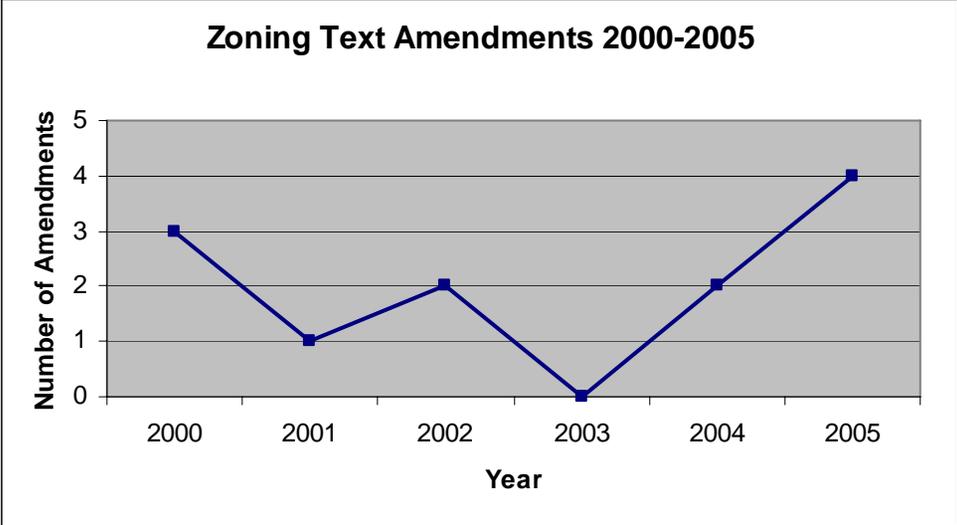


Figure 16: 2000-2005 Zoning Text Amendments

³⁴ Source: Dept. of Planning & Community Development

2005 ZONING VARIANCES³⁵

| Election District | Type of Variance | | | | | TOTAL |
|-------------------|---------------------------------|-----------------------------------|----------------------------|--------------------|----------------------|-----------|
| | Reduce Setback/ Right-of-Way | Increase Size of Business Sign | Reconfiguration of Lots | Increase Height | Nonconforming Use | |
| Columbia | 4 | 0 | 1 | 0 | 0 | 5 |
| Cunningham | 4 | 0 | 0 | 0 | 0 | 4 |
| Fork Union | 3 | 0 | 1 | 0 | 0 | 4 |
| Palmyra | 2 | 0 | 0 | 0 | 0 | 2 |
| Rivanna | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 13 | 0 | 2 | 0 | 0 | 15 |

Table 25: 2005 Variances: by Election District

| Type of Variance | Variances Approved | | | | | |
|---------------------------------------|--------------------|-----------|----------|-----------|-----------|-----------|
| | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 |
| Reduce Setback/ Right-of-Way | 5 | 12 | 3 | 11 | 10 | 13 |
| Increase Size of Business Sign | 0 | 1 | 0 | 0 | 3 | 0 |
| Reconfiguration of Lots | 0 | 1 | 0 | 0 | 4 | 2 |
| Increase Height | 0 | 0 | 0 | 0 | 2 | 0 |
| Nonconforming Use | 3 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 8 | 14 | 3 | 11 | 19 | 15 |

Table 26: Variances - 2000-2005 Comparisons by: Type

³⁵ Source: Dept. of Planning & Community Development

2000-2005 ZONING VARIANCES³⁶

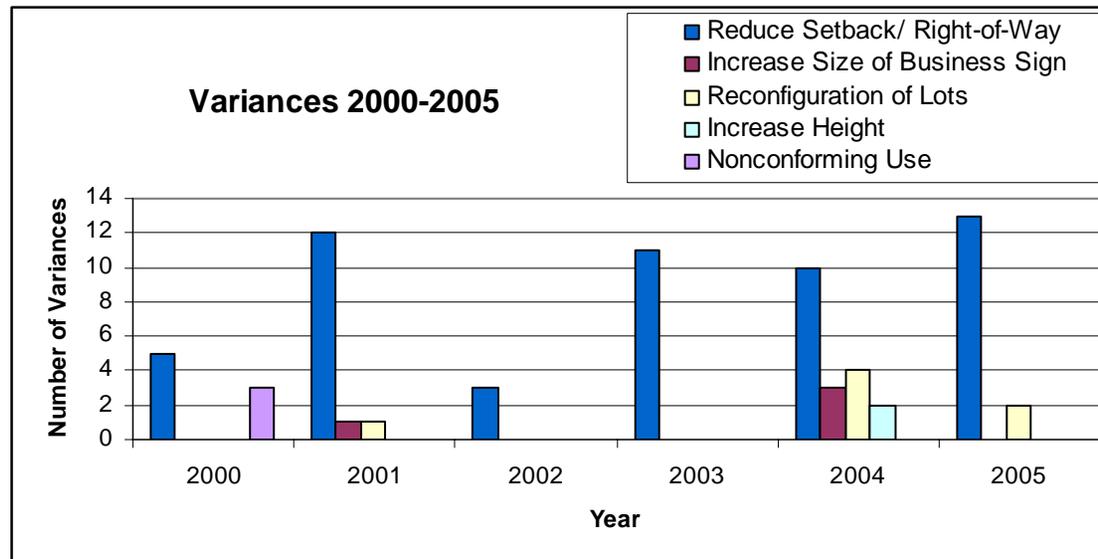


Figure 17: 2000-2005 Variances: by Variance Type

³⁶ Source: Dept. of Planning & Community Development

2005 SPECIAL USE PERMITS: by Project Type³⁷

| Project Type | Project Description | Applicant | Zoning | Election District | Planning Area |
|---------------------|---------------------------------|--------------------------|--------|-------------------|---|
| Commercial | Equipment Rental Business | Guy & Patience Wood | A-1 | Fork Union | Rural Preservation |
| Commercial | Construct a Community Center | Hope Foundation | B-1 | Palmyra | Community Planning Area - Zion Crossroads |
| Mobile Home | Medical Hardship | Lola Johnson | A-1 | Fork Union | Rural Residential |
| Mobile Home | Temporary for Home Construction | Robert & Deborah Demarco | A-1 | Cunningham | Rural Preservation |
| Mobile Home | Temporary for Home Construction | Richard Lenherr | A-1 | Fork Union | Rural Preservation |
| Small Home Industry | Operate a Massage Studio | Allen & Denise Dodds | A-1 | Columbia | Rural Residential |

Table 27: 2005 Special Use Permits: by Project Type

³⁷ Source: Dept. of Planning & Community Development

2005 SPECIAL USE PERMITS: by Planning Area³⁸

| Community | | | | | |
|---|---------------------|---------------------------------|--------------------------|---------------|--------------------------|
| Planning Area | Project Type | Project Description | Applicant | Zoning | Election District |
| Community Planning Area - Zion Crossroads | Commercial | Construct a Community Center | Hope Foundation | B-1 | Palmyra |
| Primary Residential | | | | | |
| Planning Area | Project Type | Project Description | Applicant | Zoning | Election District |
| None | None | None | None | None | None |
| Rural Residential | | | | | |
| Planning Area | Project Type | Project Description | Applicant | Zoning | Election District |
| Rural Residential | Mobile Home | Medical Hardship | Lola Johnson | A-1 | Fork Union |
| Rural Residential | Small Home Industry | Operate a Massage Studio | Allen & Denise Dodds | A-1 | Columbia |
| Rural Preservation | | | | | |
| Planning Area | Project Type | Project Description | Applicant | Zoning | Election District |
| Rural Preservation | Commercial | Equipment Rental Business | Guy & Patience Wood | A-1 | Fork Union |
| Rural Preservation | Mobile Home | Temporary for Home Construction | Robert & Deborah Demarco | A-1 | Cunningham |
| Rural Preservation | Mobile Home | Temporary for Home Construction | Richard Lenherr | A-1 | Fork Union |

Table 28: 2005 Special Use Permits: by Planning Area

³⁸ Source: Dept. of Planning & Community Development

2005 SPECIAL USE PERMITS: by Election District³⁹

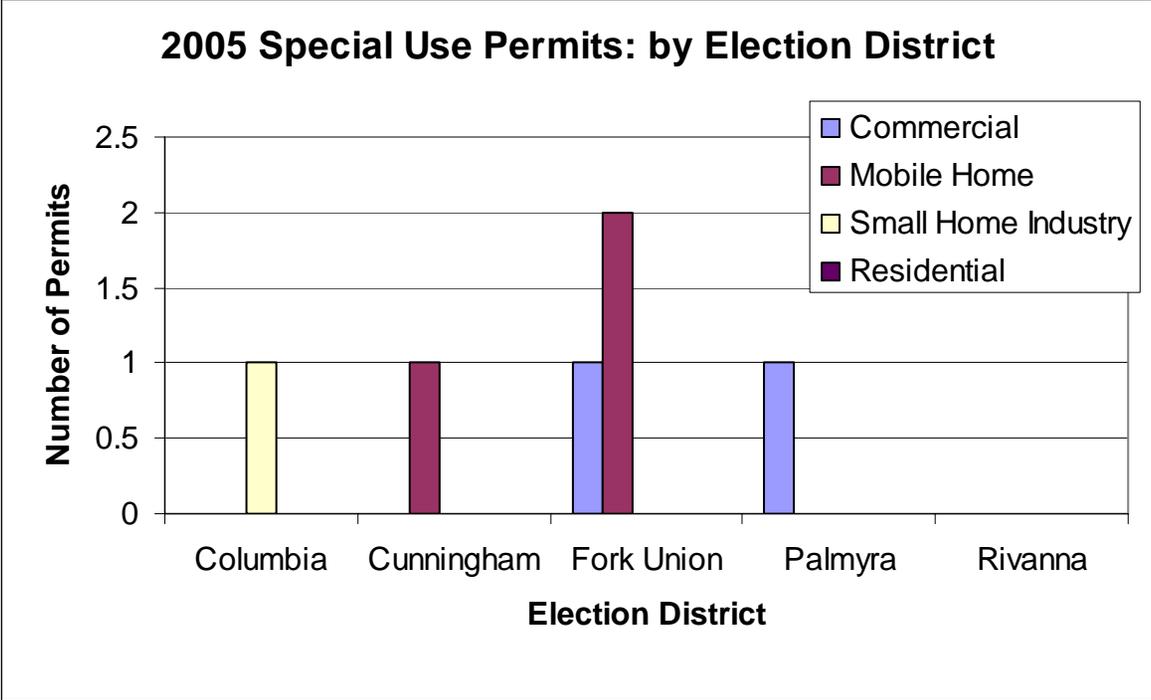


Figure 18: 2005 Special Use Permits: by Election District

³⁹ Source: Dept. of Planning & Community Development

PRESERVATION PROGRAMS: Agricultural and Forestal Districts⁴⁰

| DISTRICT NAME | PLANNING AREA(S) | APPROVAL DATE | REVIEW PERIOD | REVIEW DATE |
|---------------------|---|---------------|---------------|-------------|
| Riverside | Rural Preservation | 8/7/2002 | 10 year | Aug-12 |
| Union Mills | Rural Preservation | 4/17/2002 | 10 year | Apr-12 |
| Adams Creek | Rural Residential | 5/16/2001 | 10 years | May-11 |
| Temperance | Rural Preservation | 4/18/2001 | 10 years | Apr-11 |
| Bremo Recess | Rural Preservation | 1/17/2001 | 10 years | Jan-11 |
| Lower Bremo | Rural Preservation | 1/17/2001 | 10 years | Jan-11 |
| Shores-Hardware | Rural Preservation | 1/17/2001 | 10 years | Jan-11 |
| Dobby Creek | Rural Residential | 1/17/2001 | 10 years | Jan-11 |
| Shepherds | Rural Preservation | 11/15/2000 | 10 years | Nov-10 |
| Upper Bremo | Rural Preservation | 9/20/2000 | 10 years | Sep-10 |
| Stage Junction | Rural Preservation | 6/7/2000 | 10 years | Jun-10 |
| Poorhouse | Rural Residential | 1/19/2000 | 10 years | Jan-10 |
| Kidds Store | Rural Preservation & Rt. 6/ Antioch Primary Residential | 12/15/1999 | 10 years | Dec-09 |
| North 640 | Rural Preservation | 11/17/1999 | 10 years | Nov-09 |
| Cunningham Acres | Rural Residential & Lake Monticello Primary Residential | 11/17/1999 | 10 years | Nov-09 |
| Glenarvon Farm | Rural Preservation | 11/17/1999 | 10 years | Nov-09 |
| Wilmington | Rural Preservation | 10/20/1999 | 10 years | Oct-09 |
| Hells Bend | Rural Preservation | 9/15/1999 | 10 years | Sep-09 |
| Bourne Tract | Rural Preservation | 8/7/1999 | 10 years | Aug-09 |
| Byrd Creek | Rural Preservation | 7/21/1999 | 10 years | Jul-09 |
| Carysbrook | Rural Preservation | 7/21/1999 | 10 years | Jul-09 |
| Granite Hills | Rural Preservation | 6/4/1999 | 10 years | Aug-09 |
| Bowlesville | Rural Preservation | 3/17/1999 | 10 years | Mar-09 |

Table 29: Previously Approved Agricultural and Forestal Districts

⁴⁰ Source: Dept. of Planning & Community Development. See Appendix B for District Map.

PRESERVATION PROGRAMS: Agricultural and Forestal Districts

| DISTRICT NAME | 1/1/2005 DISTRICT ACREAGE | 2005 WITHDRAWALS | ACREAGE AFTER WITHDRAWALS | 2005 ADDITIONS | 1/1/2006 DISTRICT ACREAGE | NOTES |
|------------------------------------|---------------------------|------------------|---------------------------|----------------|---------------------------|--|
| Riverside | 1,097.36 | 527.83 | 569.53 | 31.00 | 600.53 | |
| Union Mills | 332.64 | 7.89 | 324.75 | 0.00 | 324.75 | |
| Adams Creek | 557.67 | 0.00 | 557.67 | 0.00 | 557.67 | |
| Temperance | 416.00 | 416.00 | 0.00 | 0.00 | 0.00 | District Nullified All Acreage Removed |
| Bremo Recess | 359.67 | 0.00 | 359.67 | 0.00 | 359.67 | |
| Lower Bremo | 800.38 | 0.00 | 800.38 | 0.00 | 800.38 | |
| Shores-Hardware | 1,212.00 | 43.90 | 1,168.11 | 71.70 | 1,239.81 | |
| Dobby Creek | 393.16 | 0.00 | 393.16 | 0.00 | 393.16 | |
| Shepherds | 704.00 | 0.00 | 704.00 | 0.00 | 704.00 | |
| Upper Bremo | 1,851.78 | 0.00 | 1,851.78 | 0.00 | 1,851.78 | |
| Stage Junction | 823.00 | 3.55 | 819.45 | 0.00 | 819.45 | |
| Poorhouse | 776.00 | 160.69 | 615.32 | 0.00 | 615.32 | |
| Kidds Store | 2,446.00 | 329.25 | 2,116.75 | 0.00 | 2,116.75 | |
| North 640 | 3,148.50 | 573.37 | 2,575.13 | 0.00 | 2,575.13 | |
| Cunningham Acres | 629.00 | 111.93 | 517.07 | 0.00 | 517.07 | |
| Glenarvon Farm | 1,524.78 | 0.00 | 1,524.78 | 0.00 | 1,524.78 | Original acreage incorrect at 1,043 corrected to 1,048 |
| Wilmington | 408.00 | 408.00 | 0.00 | 0.00 | 0.00 | District Nullified All Acreage Removed |
| Hells Bend | 449.00 | 449.00 | 0.00 | 0.00 | 0.00 | District Nullified All Acreage Removed |
| Bourne Tract | 419.00 | 122.94 | 296.06 | 0.00 | 296.06 | |
| Byrd Creek | 2,612.00 | 691.90 | 1,920.10 | 0.00 | 1,920.10 | |
| Carysbrook | 3,245.00 | 1,508.05 | 1,736.95 | 0.00 | 1,736.95 | |
| Granite Hills | 911.04 | 0.00 | 911.04 | 0.00 | 911.04 | |
| Bowlesville | 1,487.50 | 418.49 | 1,069.01 | 0.00 | 1,069.01 | |
| 1/1/2005 TOTAL | 26,603.5 | 5,772.8 | 20,830.7 | 102.7 | 20,933.40 | 1/1/2006 TOTAL |
| Total Co. Acreage | 183,808 | | | | 183,808 | Total Co. Acreage |
| % Co. in Ag. For. Districts | 14.5% | | | | 11.4% | % Co. in Ag. For. Districts |

Table 30: Current Agricultural and Forestal District Acreages

PRESERVATION PROGRAMS: Agricultural and Forestal Districts⁴¹

| YEAR | DISTRICTS APPROVED /NULLIFIED | ACREAGE ADDED/WITHDRAWN |
|--------------|----------------------------------|----------------------------|
| 1999 | 11 | 16,879 |
| 2000 | 4 | 4,155 |
| 2001 | 6 | 3,739 |
| 2002 | 2 | 1,906 |
| 2003 | 0 | 0 |
| 2004 | 0 | -76 |
| 2005 | -3 | -5,670 |
| TOTAL | 20 | 20,933.0 |

Table 31: 2000-2005 Ag. For. Districts Acreage

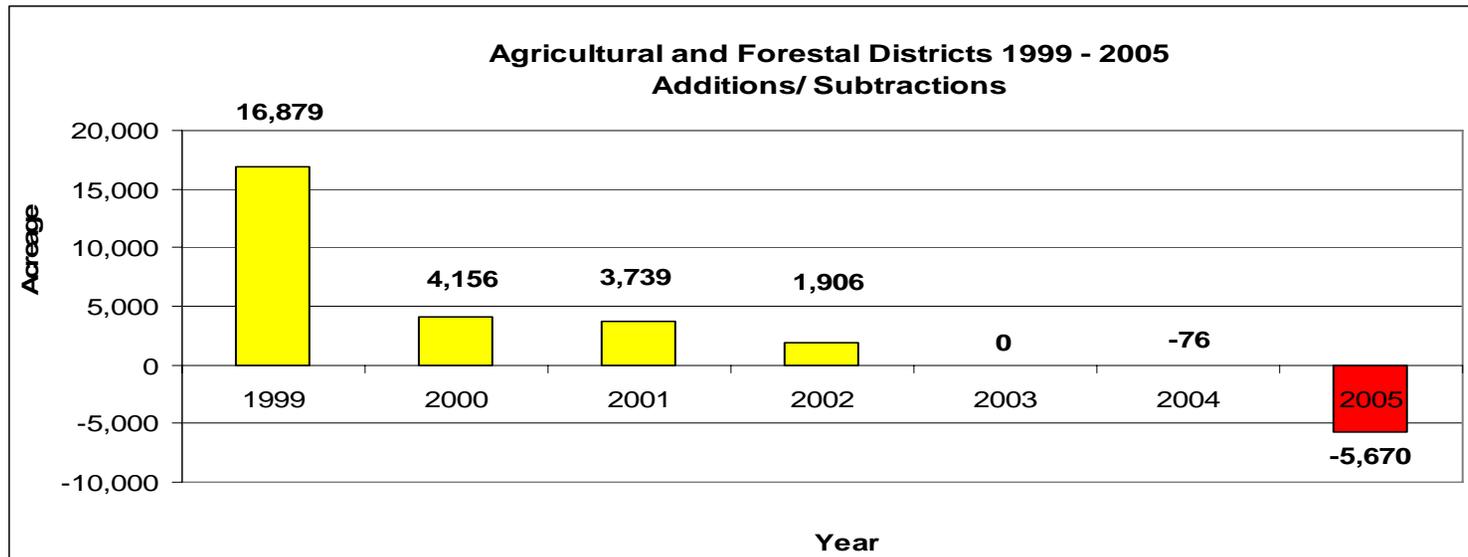


Figure 19: 1999-2005 Ag. For. District Comparison

⁴¹ Source: Dept. of Planning & Community Development

PRESERVATION PROGRAMS: Conservation and Historic Easements⁴²

| Property Name | Easement Holder | Year Placed | Planning Area | Acreage |
|--|----------------------------------|-------------|--------------------------------|------------------|
| <i>February 22, 2005 – Staff is currently awaiting information on the recordation of any 2005 easements.</i> | | | | |
| Glen Burnie | Department of Historic Resources | 2002 | Palmyra Community | 33.585 |
| Melrose | Virginia Outdoors Foundation | 2002 | Rural Preservation | 100 |
| Lakeview | Virginia Outdoors Foundation | 2001 | Primary Residential | 1,236.50 |
| Lowfields Farm | Virginia Outdoors Foundation | 2001 | Rural Preservation | 249.8 |
| Chatham Plantation | Virginia Outdoors Foundation | 2000 | Rural Preservation | 887.5 |
| Cumber Farm | Virginia Outdoors Foundation | 2000 | Rural Residential | 698.2 |
| Glen Burnie | Department of Historic Resources | 2000 | Palmyra Community | 152 |
| Maranatha Farm | Virginia Outdoors Foundation | 2000 | Rural Preservation | 441.1 |
| Oak Hill Farm | Virginia Outdoors Foundation | 1998 | Rural Preservation | 677 |
| Scheier Natural Area | Virginia Outdoors Foundation | 1997 | Rural Preservation | 100.5 |
| Red Bank Farm | Virginia Outdoors Foundation | 1993 | Rural Preservation | 424.3 |
| Bremo Recess (Road Frontage) | Department of Historic Resources | 1990 | Rural Preservation | 45 |
| Lower Bremo | Department of Historic Resources | 1990 | Rural Preservation | 653 |
| | | | TOTAL | 5,698.49 |
| | | | Total Acreage in County | 183,808.0 |
| | | | % County in Easement | 3.1% |

Table 32: Conservation and Historic Easements

⁴² Source: Dept. of Planning & Community Development. See Appendix C for Easement Map.

PRESERVATION PROGRAMS: 1995-2005 Land Use Taxation⁴³

| 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 | 68% |
| | | | | Total Acreage in County | 183,808 |

Table 33: 1995-2005 Land Use Taxation

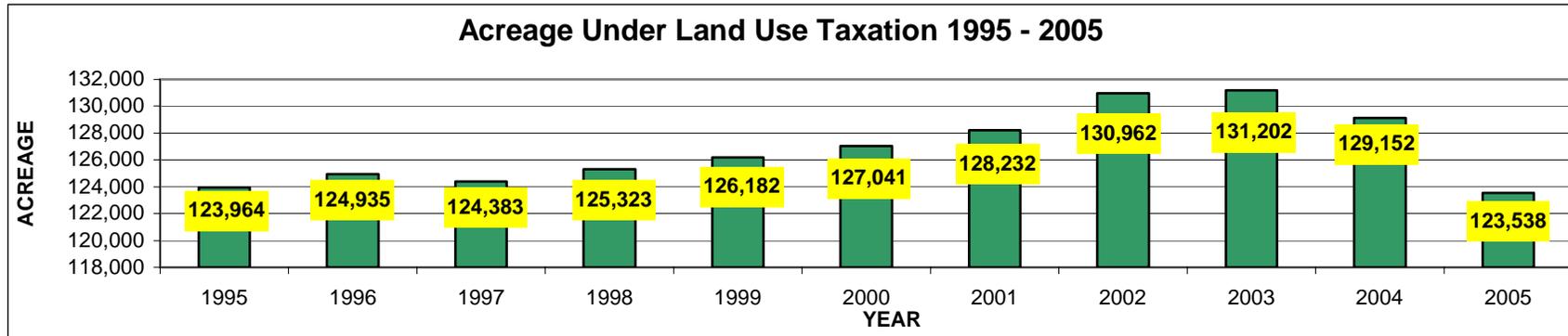


Figure 20: 1995-2005 Land Use Taxation Comparison

⁴³ Source: Commissioner of Revenue

APPENDIX A: 2000 COMPREHENSIVE PLAN LAND USE PLANNING AREA MAP

Fluvanna County: Approximate Boundaries of Planning Areas

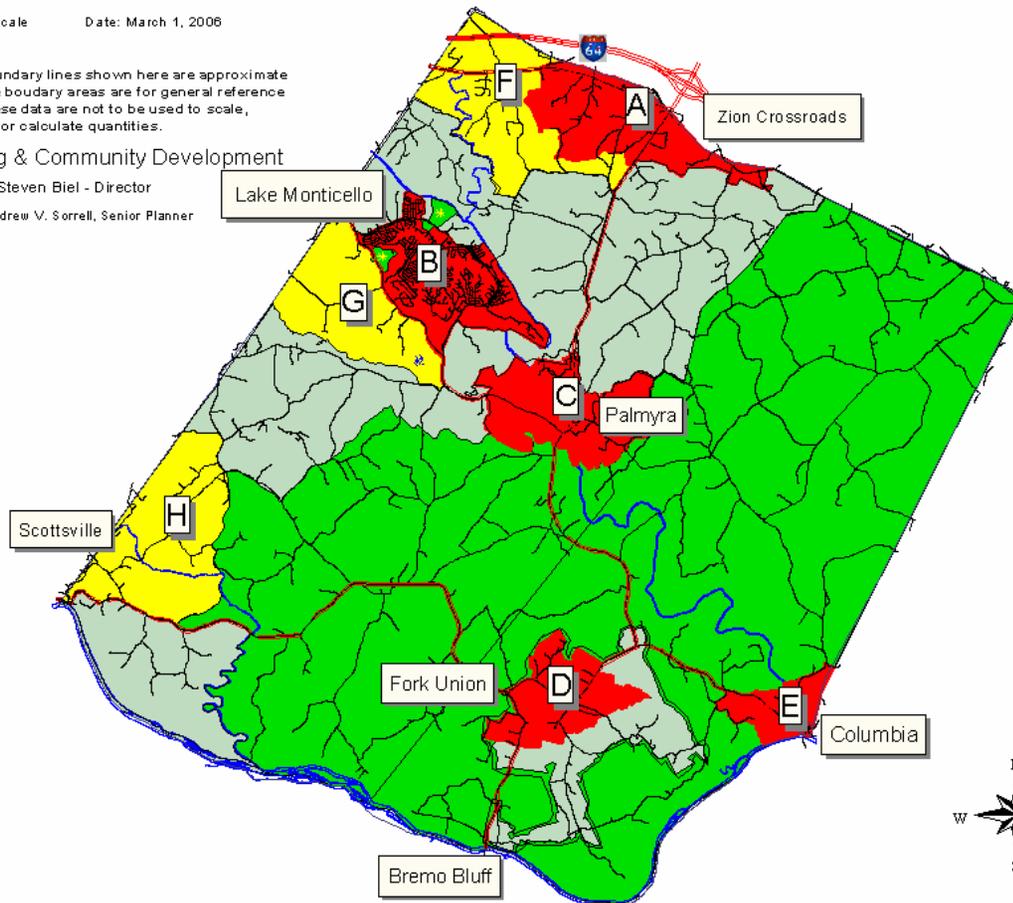


Scale: No Scale Date: March 1, 2006

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

Planning & Community Development

Steven Biel - Director
Andrew V. Sorrell, Senior Planner



County of Fluvanna

"Responsive & Responsible Government"

Planning Areas

Community

- A. Zion Crossroads
- B. Lake Monticello
- C. Palmyra
- D. Fork Union
- E. Columbia

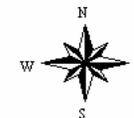
Primary Residential

- F. North / South Route 250
- G. Lake Monticello
- H. Route 6 / Antioch

Rural Residential

Rural Preservation

- Bourne Tract
Agricultural / Forestal District



Appendix A

APPENDIX B: AGRICULTURAL AND FORESTAL DISTRICT MAP

Fluvanna County: Agricultural & Forestal Districts



County of Fluvanna

"Responsive & Responsible Government"

Agricultural & Forestal Districts

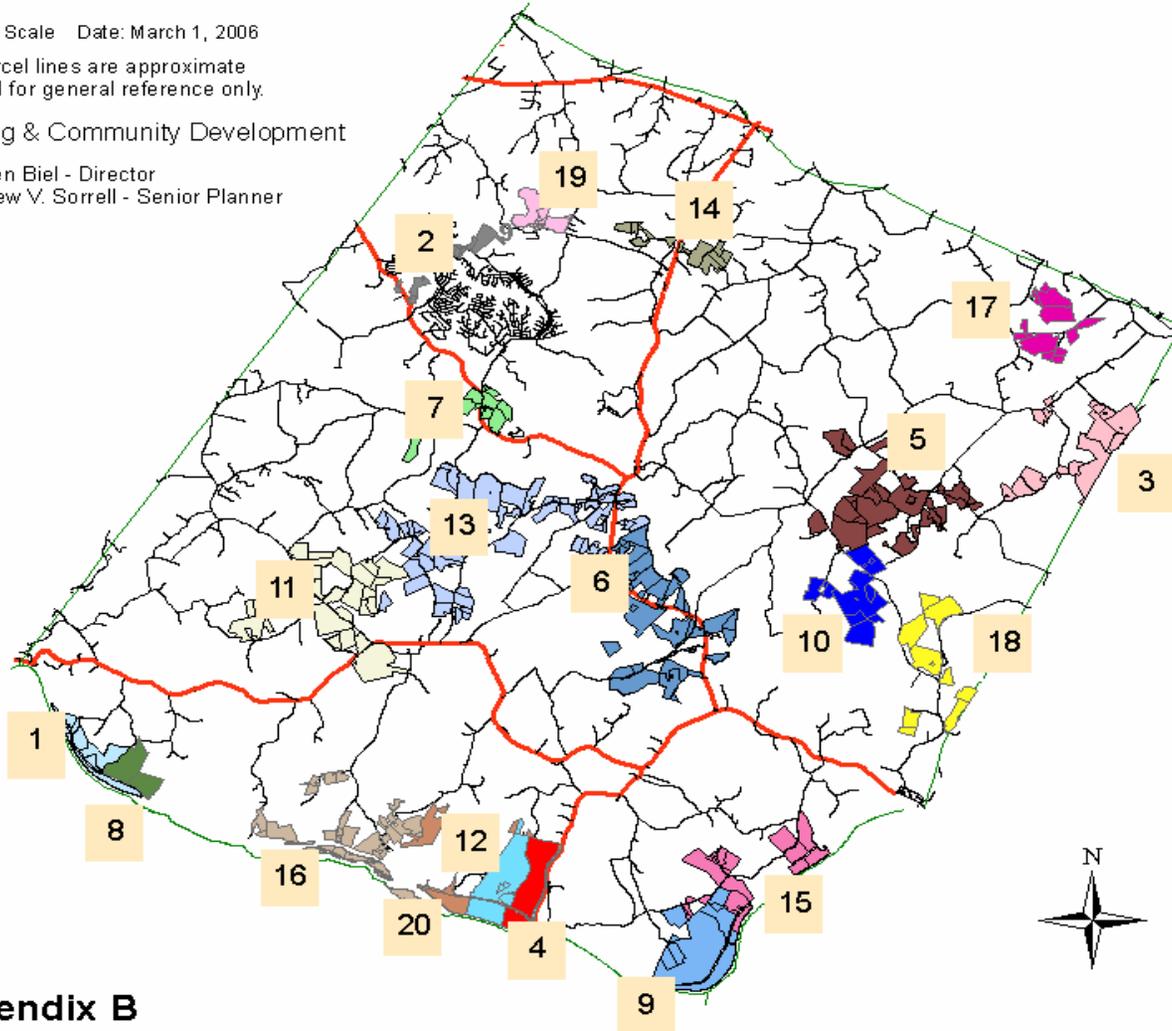
-  1 Adams Creek
-  2 Bourne Tract
-  3 Bowlesville District
-  4 Brems Recess
-  5 Byrd Creek
-  6 Carysbrook
-  7 Cunningham Acres
-  8 Dobby Creek
-  9 Glenarvon
-  10 Granite Hills
-  11 Kidds Store
-  12 Lower Brems
-  13 North 640
-  13 North 640
-  14 Poorhouse
-  15 Riverside
-  16 Shores-Hardware
-  17 Sherherds
-  18 Stage Junction
-  19 Union Mills
-  20 Upper Brems

Not to Scale Date: March 1, 2006

Parcel lines are approximate
and for general reference only.

Planning & Community Development

Steven Biel - Director
Andrew V. Sorrell - Senior Planner



Appendix B

APPENDIX C: CONSERVATION AND HISTORIC EASEMENT MAP

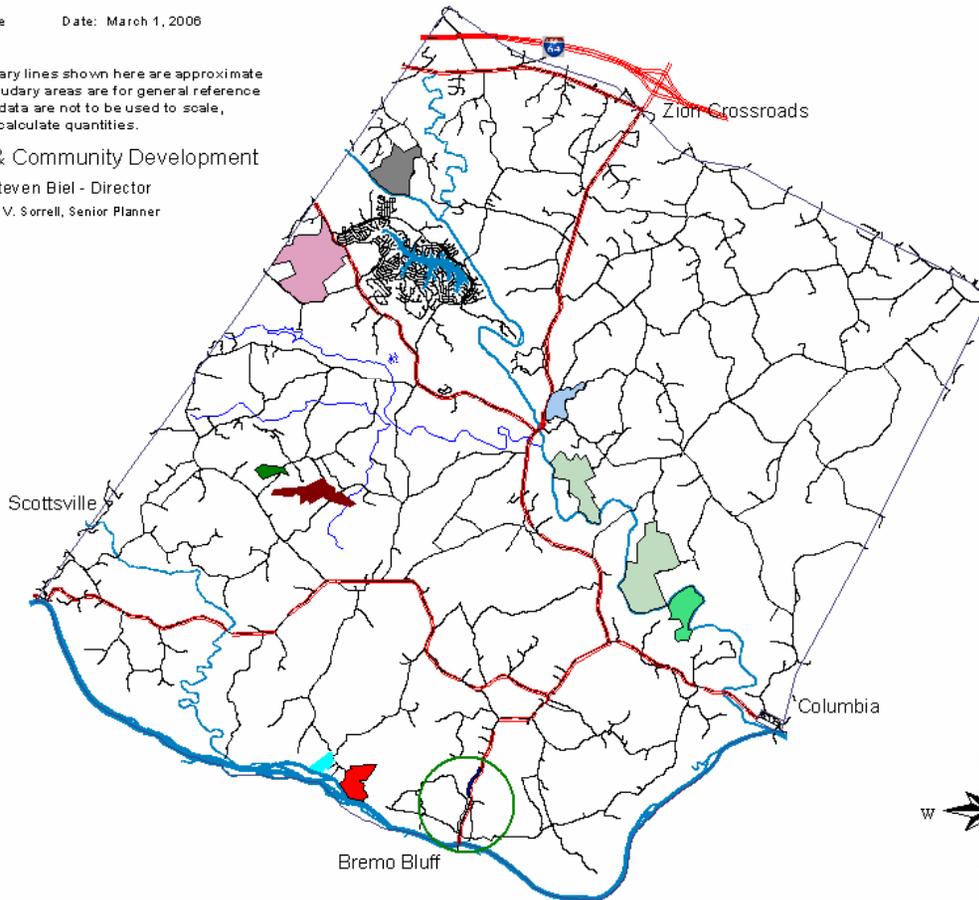
Fluvanna County: Conservation and Historic Easements

Scale: No Scale Date: March 1, 2006

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

Planning & Community Development

Steven Biel - Director
Andrew V. Sorrell, Senior Planner



County of Fluvanna

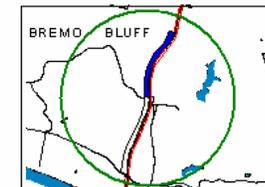
"Responsive & Responsible Government"

Conservation Easements

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

Historic Easements

- Glen Burnie
- Lower Breomo
- Upper Breomo



Appendix C