

COUNTY OF FLUVANNA



DEVELOPMENT ACTIVITY REPORT 2006

Revised March 7, 2007

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INTRODUCTION

The Fluvanna County Department of Planning and Community Development is proud to present the 2006 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 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 residential activity calculations in this report. A direct comparison of the past seven (7) years worth of land use planning data is also provided throughout this report.

While 2006 continued to see a substantial amount of development in the county, it was not as significant an amount as in 2005. There were fewer building permits issued in 2006 than in 2005 and fewer subdivision lots were created. However, there were more site development plans and special use permits approved in 2006. Additionally, 2006 saw a substantial amount of development occur in the “rural areas” of the county. A majority of the new home building permits issued were in the “rural areas” of the county and the same can be said for the number of new subdivision lots that were created in the county; almost 90% of the new lots created were the “rural areas” of the county.

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.

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 evaluates County preservation initiatives. In addition, this report allows an analytical observation of the relationship between land use planning and various application requests. For example, proposed growth districts may not achieve the intended results if development requests are granted in areas outside established growth-boundary boundaries. This report provides a quantitative summary of 2006 development, and indicates where it is taking place. The effectiveness of current ‘rural character’ strategies may be analyzed by comparing the 2006 development data with the goals of the County as we revise the 2000 Comprehensive Plan.

March 7, 2007

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EXECUTIVE SUMMARY

Land Use Planning Areas

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

2006 New Home Building Permits Issued

- 218 Building Permits for new homes were issued in 2006, a decrease from the 2005 number of 263;
- 44% of New Building Permits were issued in "growth areas;" down from 58% in "growth areas" in 2005; and
- 56% of New Building Permits were issued in "rural areas;" up from 42% in "rural areas" in 2005.

2006 Subdivisions¹

- 718 subdivision lots were approved in 2006 (including major, minor, and family divisions);
- 11% (76) of new lots were created in "growth areas" (Community and Primary Residential Planning Areas) compared to the 330 lots created in growth areas in 2005;
- 89% (642) of new lots were created in "rural areas" (Rural Residential and Rural Preservation Planning Areas) compared to the 616 lots created in rural areas in 2005;
- 61% (390/642) of "rural area" lots were created within Rural Preservation Planning Areas;
- 9 cluster subdivisions composed of 1,256.8 acres preserving approximately 984 acres of open space

2006 Site Development Plans

- 15 Site Plans Pending and Approved by the Planning Commission for a total of 405,726 square feet;
- The largest square footage was for a commercial use (approximately 112,000 square feet) for a warehouse complex (Better Living facility).

¹ Includes pending and approved subdivision requests initiated in 2005.

2006 Special Use Permits

- 12 Approved Special Use Permits in 2006;
- 58% (7) Special Use Permit located in “growth area;” and
- 42% (5) Special Use Permits located in “rural areas.”

2006 Land Use Taxation and Agricultural and Forestal Districts

- No New Agricultural and Forestal Districts were approved in 2006;
- Approximately 67% of the County (120,306 acres) was enrolled in the Land Use Taxation Program in 2006; and
- The Forestry category of Land Use Taxation is almost half (49%) of the total County Area, or 89,978 acres.

2006 Zoning

- 9 rezoning applications were approved, totaling 142.1 acres;
 - All of the rezoning occurred in “growth areas”
- 6 Zoning Text Amendments were approved; and
- 16 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

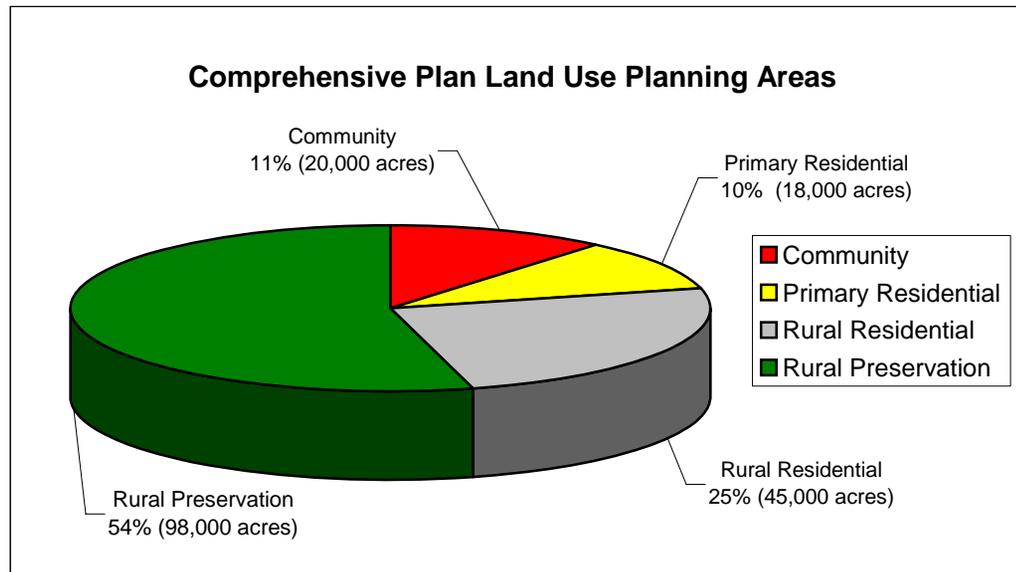


Figure 1: Land Use Planning Areas

² Source: Dept. of Planning & Community Development

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

2006 RESIDENTIAL ACTIVITY – Building Permits: by Election District⁴

Election District	Number of Permits Issued	Percentage of Total
Columbia	31	14.2%
Cunningham	74	34.0%
Fork Union	33	15.1%
Palmyra	40	18.3%
Rivanna	40	18.3%
TOTAL	218	100.0%

Table 2: 2006 New Home Building Permits: by Election District

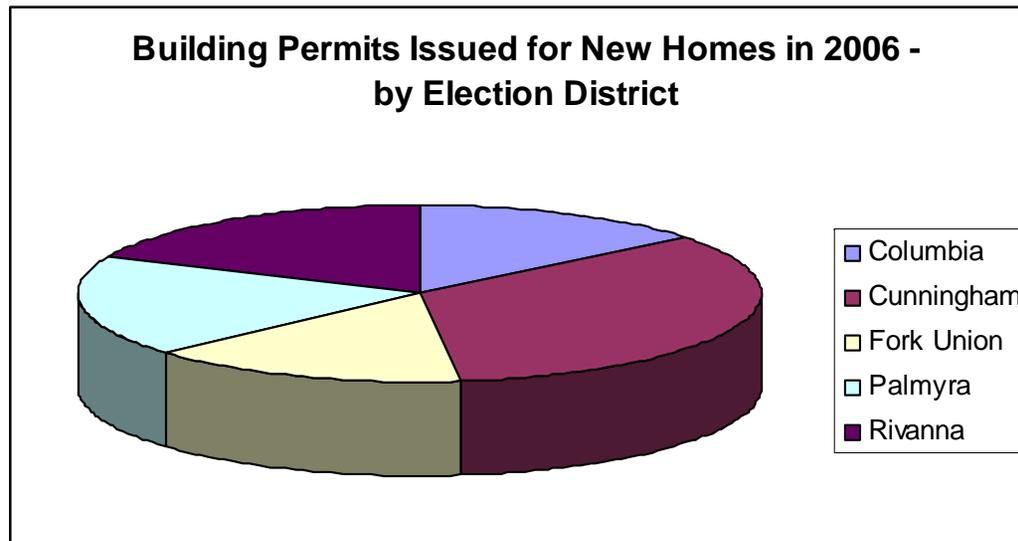


Figure 2: 2006 New Home Building Permits: by Election District

⁴ Source: Dept. of Building Inspections

2006 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	49	22%
Community	Palmyra	4	2%
Community	Zion Crossroads	4	2%
<i>subtotal</i>		59	27%
Primary Residential	Lake Monticello	15	7%
Primary Residential	North/South 250	13	6%
Primary Residential	Rt. 6 / Antioch	8	4%
<i>subtotal</i>		36	17%
Rural Residential	n/a	59	21%
<i>subtotal</i>		59	27%
Rural Preservation	n/a	64	21%
<i>subtotal</i>		64	29%
TOTAL		218	100%

Table 3: 2006 New Home Building Permits: by Planning Area

⁵ Source: Dept. of Building Inspections

2006 RESIDENTIAL ACTIVITY - Building Permits: by Planning Area⁶

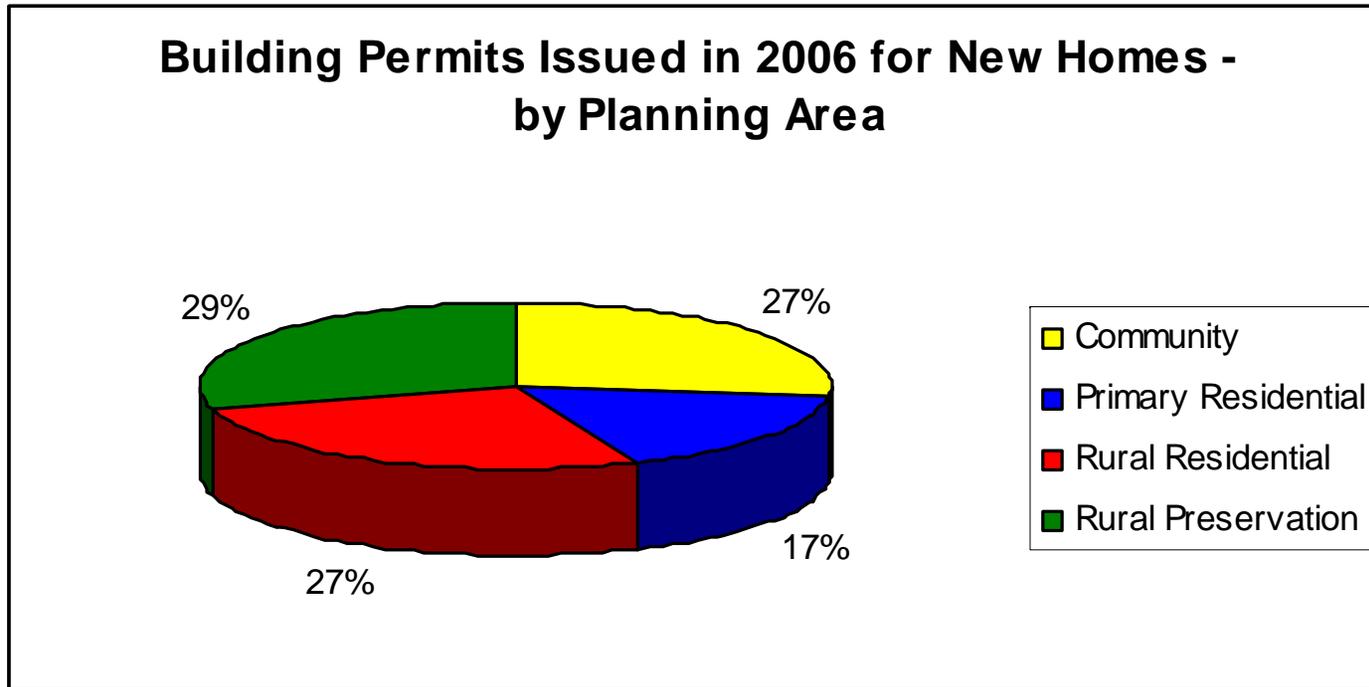


Figure 3: 2006 New Home Building Permits: by Planning Area

⁶ Source: Dept. of Building Inspections

2006 RESIDENTIAL ACTIVITY - Building Permits: Inside vs. Outside Lake Monticello^{7,8}

	Inside Lake Monticello	Outside Lake Monticello	County Overall
Number of Permits Issued	42	176	218
Percentage of Total	19.2%	80.8%	100.0%
Average Cost of New Homes	\$242,439.02	\$170,896	\$183,567.55
Total Cost of New Homes	\$9,940,000.00	\$30,077,725	\$40,017,725.00

Table 4: 2006 New Home Building Permits: Inside vs. Outside Lake Monticello

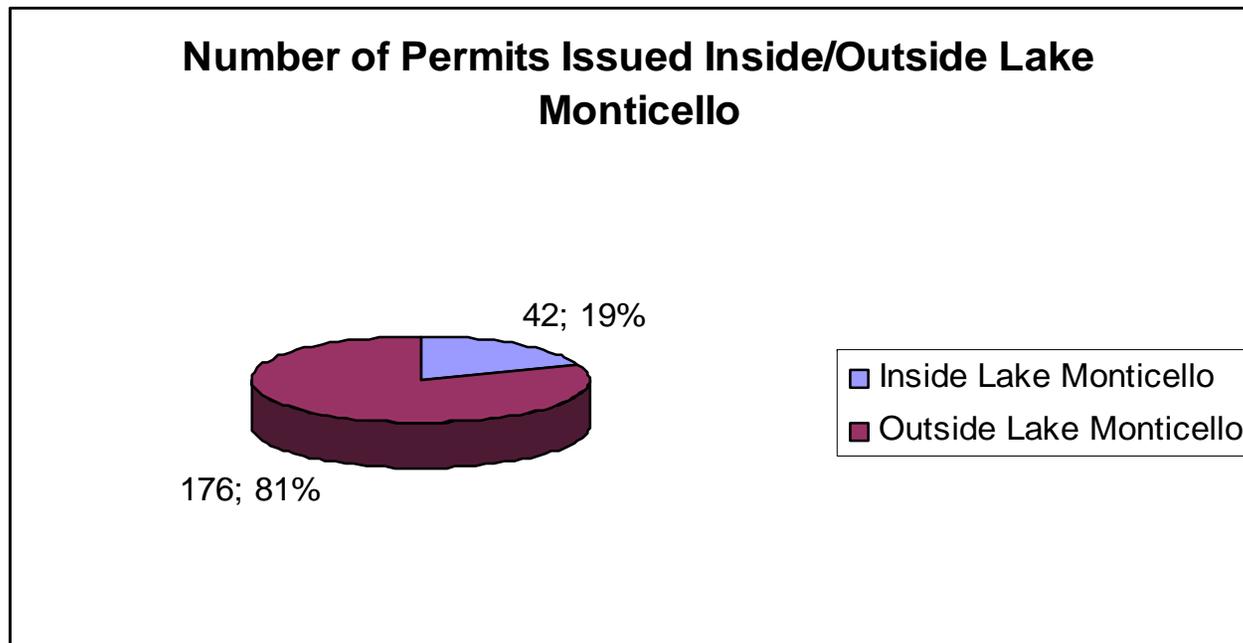


Figure 4: 2006 New Home Building Permits: Inside vs. Outside Lake Monticello

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.

2006 RESIDENTIAL ACTIVITY - Building Permits: Inside vs. Outside Lake Monticello⁹

	Inside Lake Monticello	Outside Lake Monticello
Average Cost of New Homes	\$242,439	\$170,896

Table 5: 2006 Average New Home Cost: Inside vs. Outside Lake Monticello

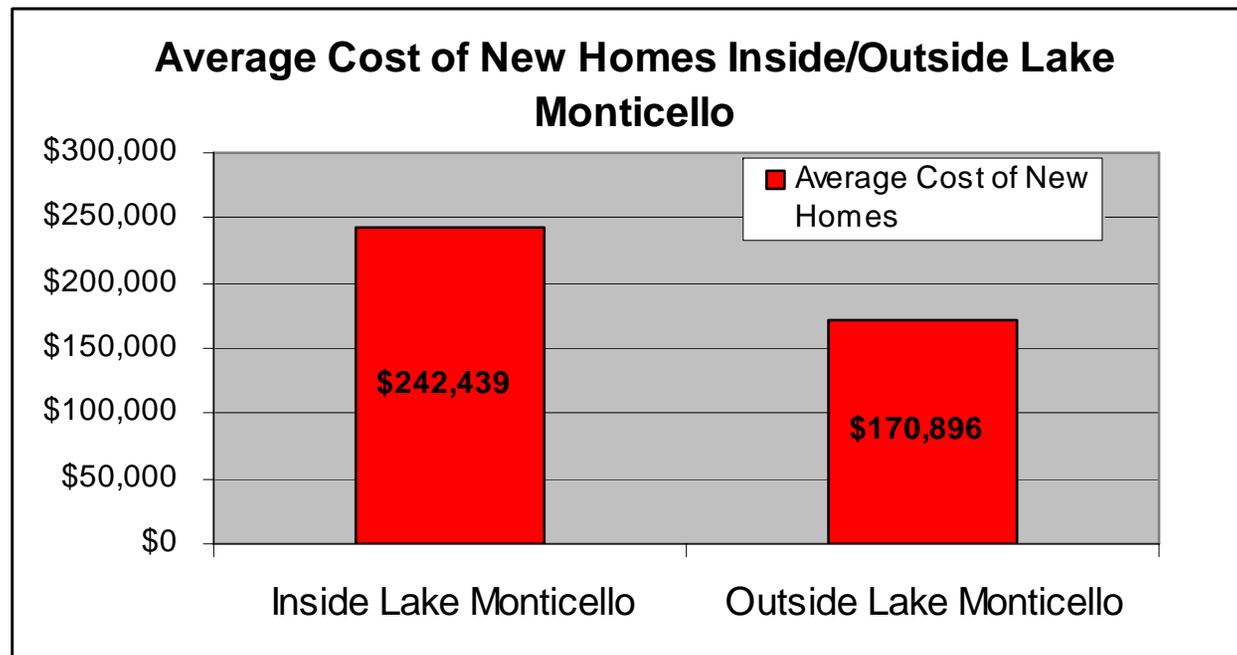


Figure 5: 2006 Average New Home Cost: Inside vs. Outside Lake Monticello

⁹ Source: Dept. of Building Inspections

2000-2006 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%
2006	42	176	218	-17.2%

Table 6: 2000-2006 New Home Building Permit Comparison

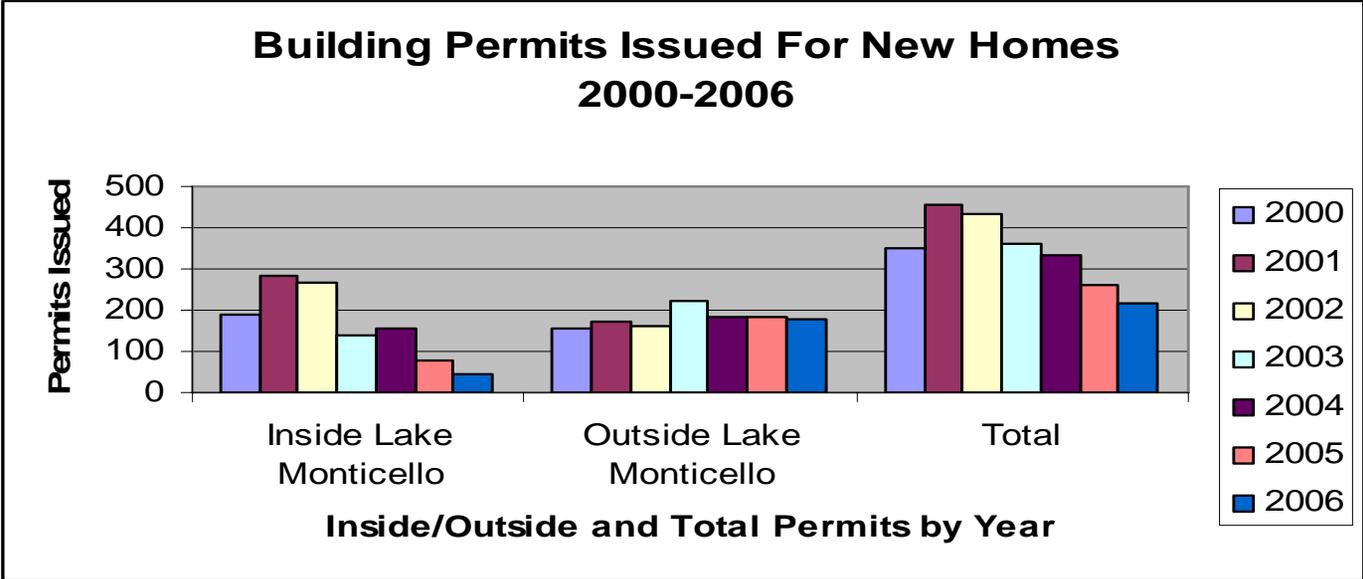


Figure 6: 2000-2006 New Home Building Permit Comparison

¹⁰ Source: Dept. of Building Inspections

2006 RESIDENTIAL ACTIVITY – Subdivisions: by Election District ¹¹

	Major (lots)	Minor (lots)	Family (lots)	Total (lots)	% of Total	
Columbia	281	16	25	322	45%	Columbia
Cunningham	62	12	15	89	12%	Cunningham
Fork Union	99	9	8	116	16%	Fork Union
Palmyra	41	2	8	51	7%	Palmyra
Rivanna	127	8	5	140	20%	Rivanna
Total (lots)	610	47	61	718	100%	Total (lots)

Table 7: 2006 Subdivisions: by Election District

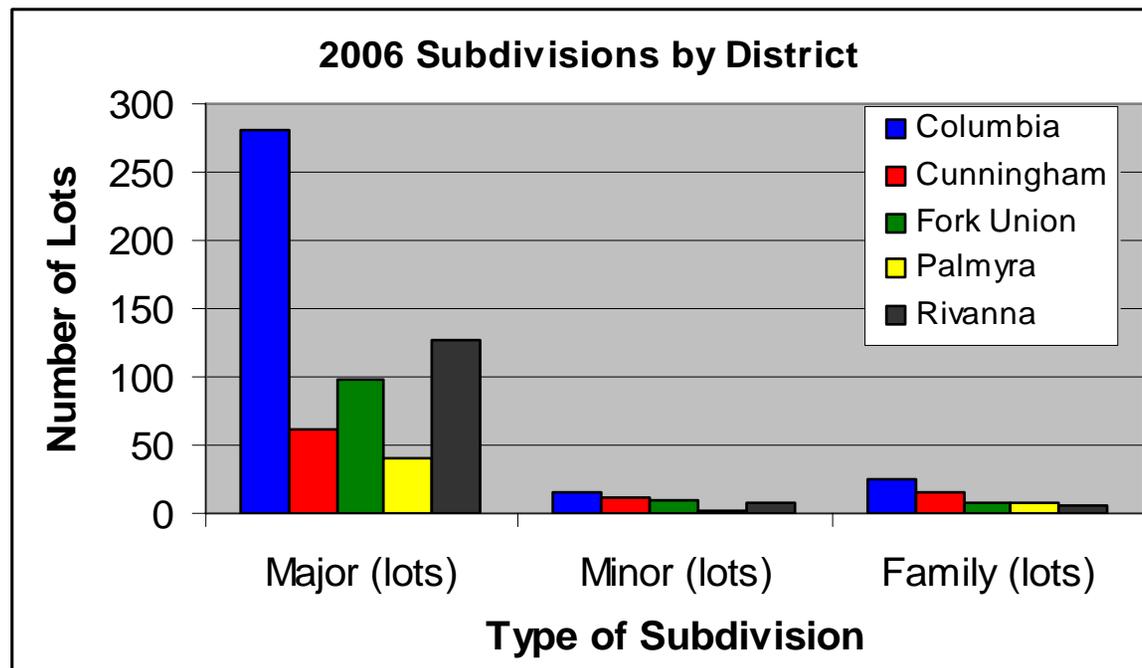


Figure 7: 2006 Subdivisions: by Election District

¹¹ Source: Dept. of Planning & Community Development

2006 RESIDENTIAL ACTIVITY – Subdivisions: by Planning Area¹²

Planning Area	Subdivisions Type and Number of Lots			
Community	Major	Minor	Family	Total
Columbia	0	0	0	0
Fork Union	0	0	0	0
Lake Monticello	0	10	3	13
Palmyra	0	2	0	2
Zion Crossroads	15	2	0	17
Subtotal	15	14	3	32
Primary Residential	Major	Minor	Family	Total
Lake Monticello	0	0	0	0
North/South Rt. 250	0	0	5	5
Rt. 6 / Antioch	39	0	0	39
Subtotal	39	0	5	44
Rural Residential	222	5	23	250
Rural Preservation	334	28	30	392
TOTAL	610	47	61	718

Table 8: 2006 Subdivisions: by Planning Area

¹² Source: Dept. of Planning & Community Development

2006 RESIDENTIAL ACTIVITY – Subdivisions: by Planning Area¹³

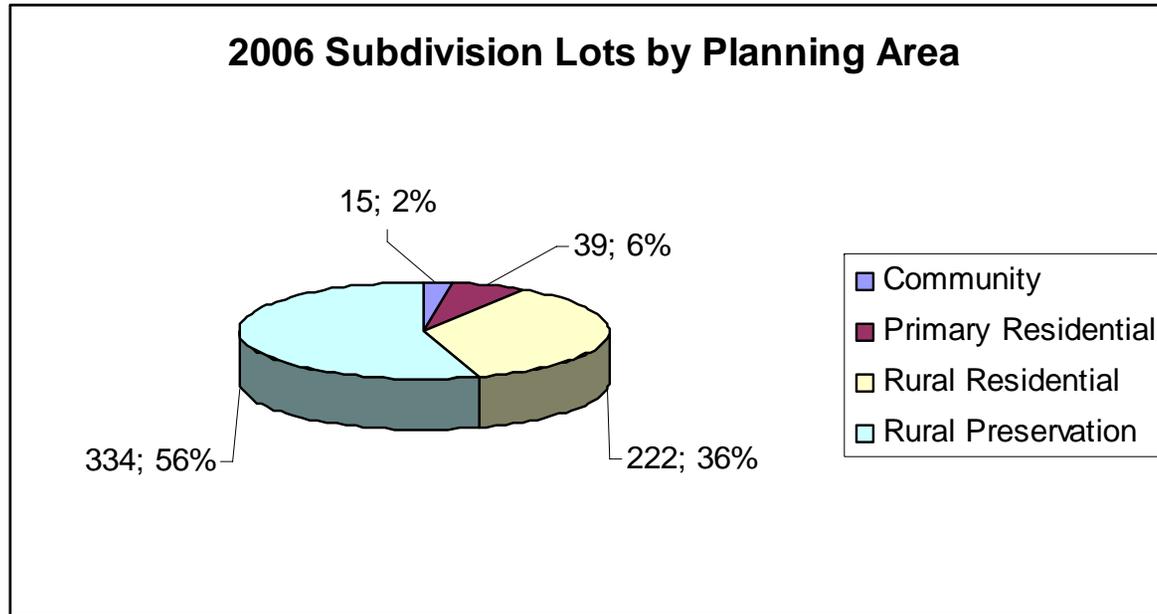


Figure 8: 2006 Subdivisions: by Planning Area

¹³ Source: Dept. of Planning & Community Development

2006 RESIDENTIAL ACTIVITY – Cluster Subdivisions¹⁴

Title (SUB)	Subdivision Name	Tax Map	Parcel(s)	Election District	Land Use Plan. Area	Total Acreage	# of Lots	Ave. Acreage/ New Lots	Acres of Open Space	Percentage of Subdivision in Open Space
06-85	Booker Subdivision	31	(A)87A,88,89	Columbia	Rural Preservation	66.8	24	2.8	51	76%
06-81	Rivanna Crossing	20	(A)19	Columbia	Rural Residential	92.1	37	2.5	69.3	75%
06-59	Central Meadows	22	(A)8,37,43,42	Columbia	Rural Preservation	388.8	161	2.4	316.9	82%
06-06	Forest Manor	11	(A)57	Columbia	Rural Residential	33.1	9	3.7	24.8	75%
06-37	James River Real Estate, Inc.	26	(A)31	Cunningham	Rural Residential	66.0	23	2.9	52.9	80%
05-86	Antioch Acres	37	(3)3 & (A)58	Cunningham	Primary Residential - Antioch/Route 6	97.0	39	2.5	73	75%
05-85	Rosewood Village	39	(A)31	Fork Union	Rural Preservation	197.2	48	4.1	149	76%
06-08	Rivanna Prospect	41	(A)61C,63 & 64	Fork Union	Rural Preservation	253.4	51	5.0	195.3	77%
06-01	Libbea, Cheryl	18	(A)44	Palmyra	Rural Residential	62.4	26	2.4	52	83%
Totals						1256.8	418	3.1	984	

Table 9: 2006 Cluster Subdivisions

¹⁴ Source: Dept. of Planning & Community Development

2006 RESIDENTIAL ACTIVITY – Cluster Subdivisions¹⁵

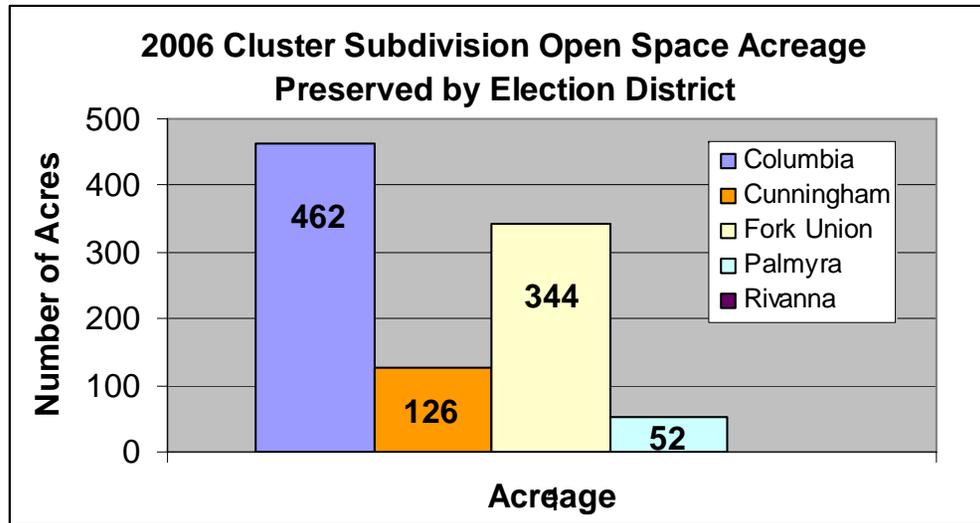


Table 10: 2006 Cluster Subdivision Open Space Preserved: by Election District

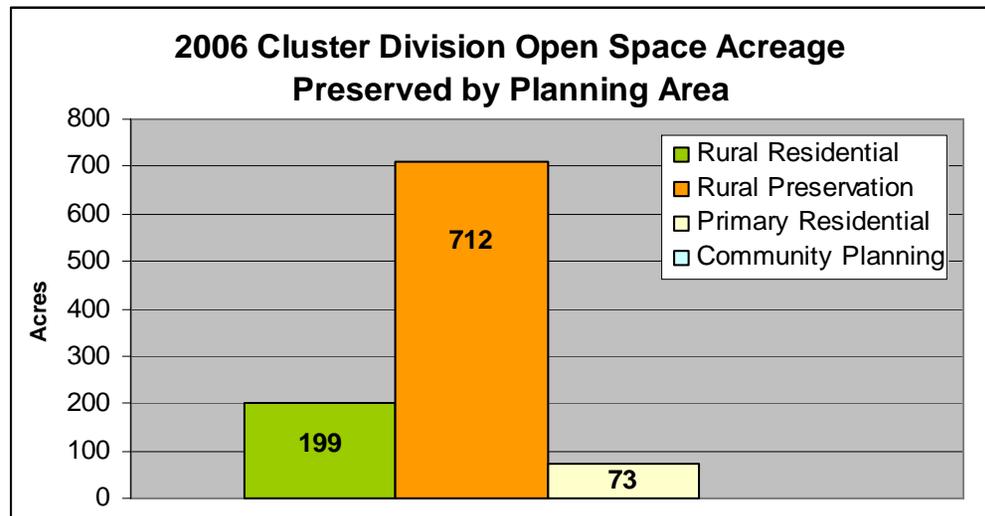


Table 11: Cluster Subdivision Open Space Preserved: by Planning Area

¹⁵ Source: Dept. of Planning & Community Development

2000-2006 RESIDENTIAL ACTIVITY – Subdivisions: Planning Area¹⁶

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%
2006	32	44	250	392	718	-24.1%

Table 12: 2000-2006 Subdivision Comparison

¹⁶ Source: Dept. of Planning & Community Development

2000-2006 RESIDENTIAL ACTIVITY – Subdivisions: by Planning Area¹⁷

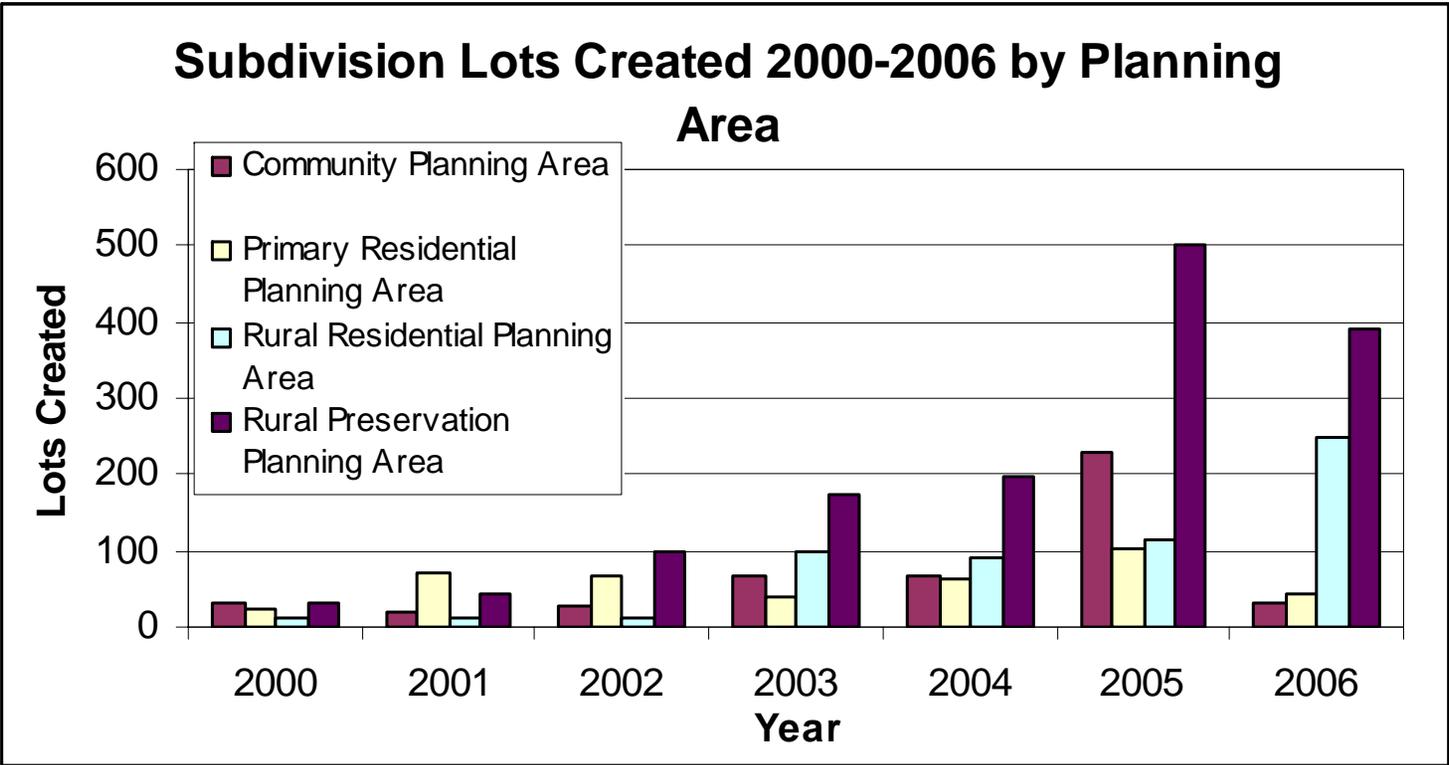


Figure 9: 2000-2006 Subdivisions: by Planning Area

¹⁷ Source: Dept. of Planning & Community Development

2006 RESIDENTIAL ACTIVITY – Fluvanna Housing Foundation: Major Activity¹⁸

Type of Activity	Cost
Replacement Homes	\$145,000
Emergency Ramp Installations & Home Repairs	\$19,068
Assistance to First Time Home Buyers	\$51,529
TOTAL	\$215,597

Table 13: 2006 Fluvanna Housing Foundation: Major Activities

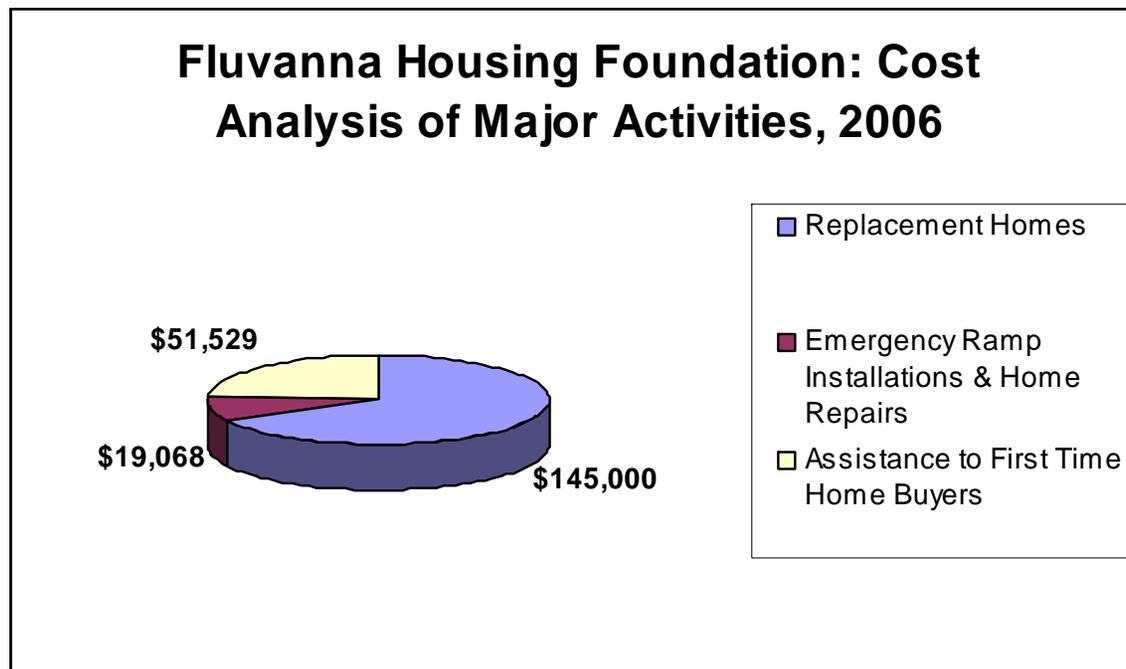


Figure 10: 2006 Fluvanna Housing Foundation: Major Activities

¹⁸ Source: Fluvanna Housing Foundation

2006 RESIDENTIAL ACTIVITY – Fluvanna Housing Foundation: Projects¹⁹

Project	Number of Incidents
First Time Home Buyer Assistance	3
Emergency Repairs	25
Replacement Homes	2
Ramps Installed	6
Section 8 Vouchers	78
TOTAL	114

Table 14: 2006 Fluvanna Housing Foundation: Emergency Repairs

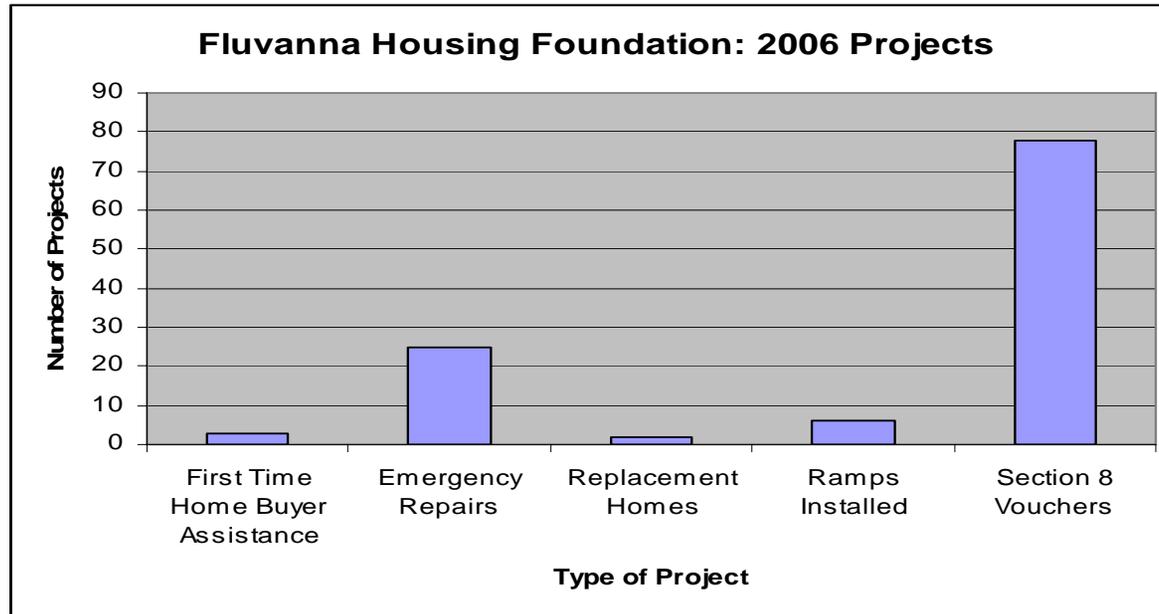


Figure 11: 2006 Fluvanna Housing Foundation: Projects

¹⁹ Source: Fluvanna Housing Foundation

2006 SITE DEVELOPMENT PLANS – by Project Type: Commercial/Retail & Industrial²⁰

Applicant	Use	Zoning	Election District	Planning Area	Area (Sq Ft)	% of Total Square Footage
Commercial / Retail						
Monticello Properties, LLC	1 Story Bank with Drive Thru	B-1	Cunningham	Lake Monticello CPA	3,667	3%
Palmyra Associates	Shopping Center	B-1	Fork Union	Palmyra CPA	84,000	64%
Gate Plaza, LLC	Single Story Retail	B-1	Cunningham	Lake Monticello CPA	9,100	7%
Serenty Partners	Flex Space Complex	B-1	Palmyra	Zion Crossroads CPA	33,900	26%
SUBTOTAL					130,667	100%
Applicant	Use	Zoning	Election District	Planning Area	Area (Sq Ft)	% of Total Square Footage
Industrial						
VB Investment Real Estate	Waste Recycling	I-1	Palmyra	Zion Crossroads CPA	19,523	8%
Puopolo, Mike	Sports Product Warehouse	I-1	Palmyra	Zion Crossroads CPA	17,236	7%
Better Living Building Supply	Industrial Building	I-1	Palmyra	Zion Crossroads CPA	112,000	47%
Booker, Brad	Wood Chipper	I-1	Palmyra	Zion Crossroads CPA	6,000	3%
Cosner, Beverly	Pre-Engineered Buildings	I-1	Palmyra	Zion Crossroads CPA	38,400	16%
Southern Development	Warehouse Facilities	I-1	Palmyra	Zion Crossroads CPA	43,900	19%
SUBTOTAL					237,059	100%

Table 15: 2006 Site Development Plans: Commercial/ Retail & Industrial

²⁰ Source: Dept. of Planning & Community Development

2006 SITE DEVELOPMENT PLANS – by Project Type: Institutional/Public & Grand Total²¹

Applicant	Use	Zoning	Election District	Planning Area	Area (Sq Ft)	% of Total Square Footage
<i>Public / Institutional</i>						
Lakeside Manor, LP	Assisted Living Facility	R-3	Rivanna	Lake Monticello CPA	38,000	100%
NTelos	125' Telecommunications Tower	A-1	Columbia	Rural Residential	N/A	N/A
NTelos	Colocation On Existing Tower	A-1	Palmyra	Palmyra CPA	N/A	N/A
NTelos	12' Extension on Existing Monopole	A-1	Cunningham	Primary Residential – Lake Monticello	N/A	N/A
Catholic Dioces of Richmond	Additional Parking	A-1	Cunningham	Primary Residential – Lake Monticello	N/A	N/A
SUBTOTAL					38,000	100%
GRAND TOTAL					405,726	

Table 16: 2006 Site Development Plans: Institutional/Public & Grand Total

²¹ Source: Dept. of Planning & Community Development

2006 SITE DEVELOPMENT PLANS – by Planning Area: Community²²

Community Planning Areas							
Planning Area	Project Type	Applicant	Use	Zoning	Election District	Area (Sq Ft)	% Total Square Footage
Lake Monticello CPA	Commercial	Monticello Properties, LLC	Single Story Bank with Drive Thru	B-1	Cunningham	3,667	1%
Lake Monticello CPA	Commercial	Gate Plaza, LLC	Single Story Retail Building	B-1	Cunningham	9,100	2%
Lake Monticello CPA	Commercial	Lakeside Manor, LLC	Assisted Living Facility	R-3	Rivanna	38,000	9%
Palmyra CPA	Commercial	Palmyra Associates	Shopping Center	B-1	Fork Union	84,000	21%
Palmyra CPA	Commercial	NTelos	Colocation on Existing Tower	A-1	Palmyra	N/A	N/A
Zion Crossroads CPA	Industrial	VB Investment Real Estate	Waste Recycling	I-1	Palmyra	19,523	5%
Zion Crossroads CPA	Industrial	Puopolo, Mike	True Sports Warehouse	I-1	Palmyra	17,236	4%
Zion Crossroads CPA	Commercial	Serenty Partners	Flex Space Complex	B-1	Palmyra	33,900	8%
Zion Crossroads CPA	Industrial	Better Living Building Supply	Industrial Building	I-1	Palmyra	112,000	28%
Zion Crossroads CPA	Industrial	Booker, Brad	Wood Chipper	I-1	Palmyra	6,000	1%
Zion Crossroads CPA	Industrial	Cosner, Beverly	Pre-Engineered Buildings	I-1	Palmyra	38,400	9%
Zion Crossroads CPA	Industrial	Southern Development	Warehouse Facilities	I-1	Palmyra	43,900	11%
Community Subtotal						405,726	100%

Table 17: 2006 Site Development Plans: Community Planning Areas

²² Source: Dept. of Planning & Community Development

2006 SITE DEVELOPMENT PLANS – by Planning Area: Primary Residential & Rural Residential²³

Primary Residential							
Planning Area	Project Type	Applicant	Use	Zoning	Election District	Area (Sq Ft)	% Total Square Footage
Primary Residential - Lake Monticello	Commercial	NTelos	12' Extension on Existing Monopole	A-1	Cunningham	N/A	N/A
Primary Residential – Lake Monticello	Institutional	Catholic Dioces of Richmond	Additional Parking	A-1	Cunningham	N/A	N/A
Primary Residential Subtotal						N/A	N/A
Rural Residential							
Planning Area	Project Type	Applicant	Use	Zoning	Election District	Area (Sq Ft)	%Total Square Footage
Rural Residential	Commercial	NTelos	125' Telecommunications Tower	A-1	Columbia	N/A	N/A
Rural Residential Subtotal						N/A	N/A

Table 18: 2006 Site Development Plans: Primary Residential & Rural Residential

²³ Source: Dept. of Planning & Community Development

2000-2006 SITE DEVELOPMENT PLANS – by Project Type²⁴

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%
2006	130,667	237,059	38,000	405,726	+7.2%

Table 19: 2000-2005 Site Development Plans: by Project Type

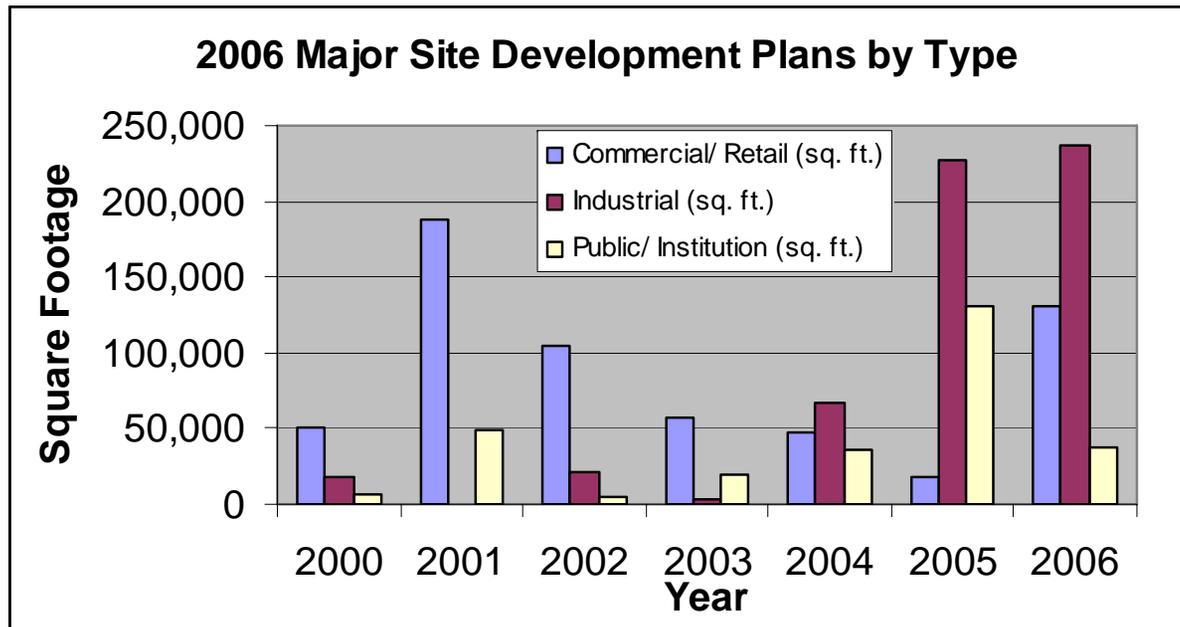


Figure 12: 2000-2006 Site Development Plans: by Project Type

²⁴ Source: Dept. of Planning & Community Development

2000-2006 SITE DEVELOPMENT PLANS – by Planning Area²⁵

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
2006	405,726	0	0	0	405,726

Table 20: 2000-2006 Site Development Plans: by Planning Area

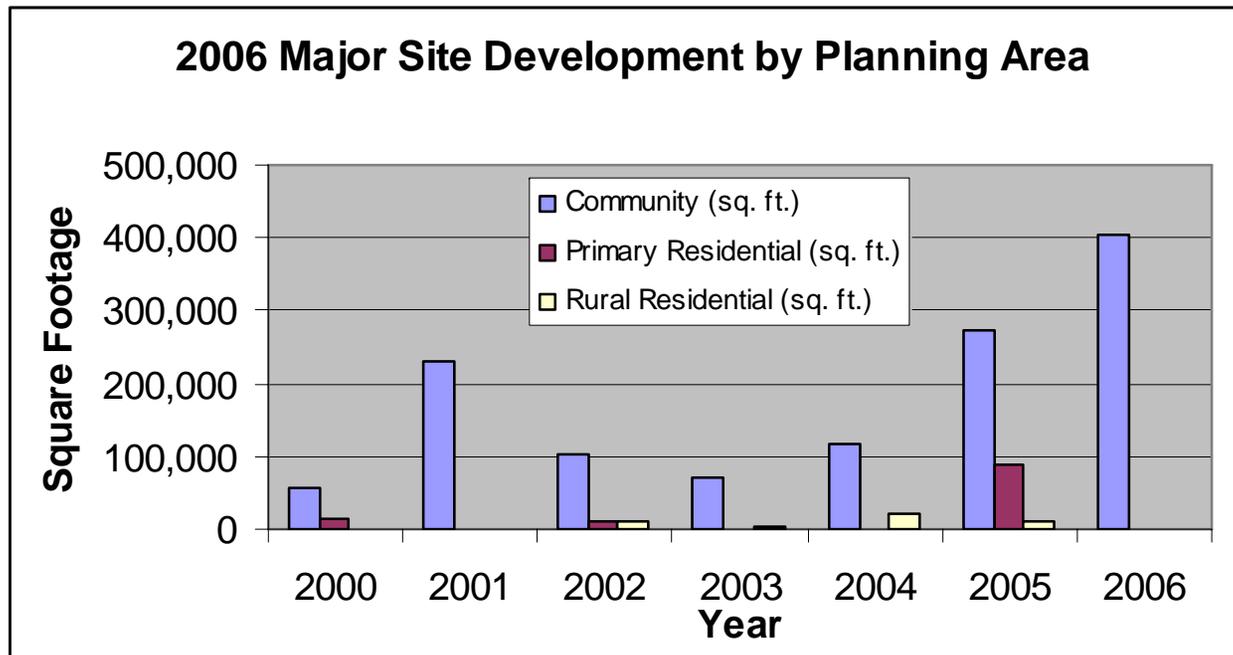


Figure 13: 2000-2006 Site Development Plans: by Planning Area

²⁵ Source: Dept. of Planning & Community Development

2006 ZONING MAP AMENDMENTS: by Planning Area²⁶

Planning Area	Applicant	Name	Prior Zoning	New Zoning	Acreage
Zion Crossroads CPA	JA-ZAN, LLC	JA-ZAN, LLC	A-1	I-1	3.36
Zion Crossroads CPA	Bahr, Kenneth	n/a	A-1	I-1	3.24
Zion Crossroads CPA	Dillard, A.G.	n/a	A-1	I-1	12.8
Zion Crossroads CPA	Cosner, Beverly	n/a	A-1	I-1	15.73
Zion Crossroads CPA	Hunters Branch ²⁷	Hunters Branch	A-1	I-1	32.53
Fork Union CPA	Johnson, Perrie and Norman	n/a	A-1	R-1	9.52
Lake Monticello CPA	Southern Land Holding/Stuart Guskind	n/a	A-1	R-4	11.36
Palmyra CPA	Palmyra Associates, LLC	Palmyra Associates, LLC	A-1/B-1	B-1	52.14
Primary Residential – Lake Monticello	Schiff, Kathy	n/a	A-1	B-1	1.45
				TOTAL	142.13

Table 21: 2006 Zoning Map Amendments: by Planning Area

²⁶ Source: Dept. of Planning & Community Development.

²⁷ Currently pending approval from the Board of Supervisors.

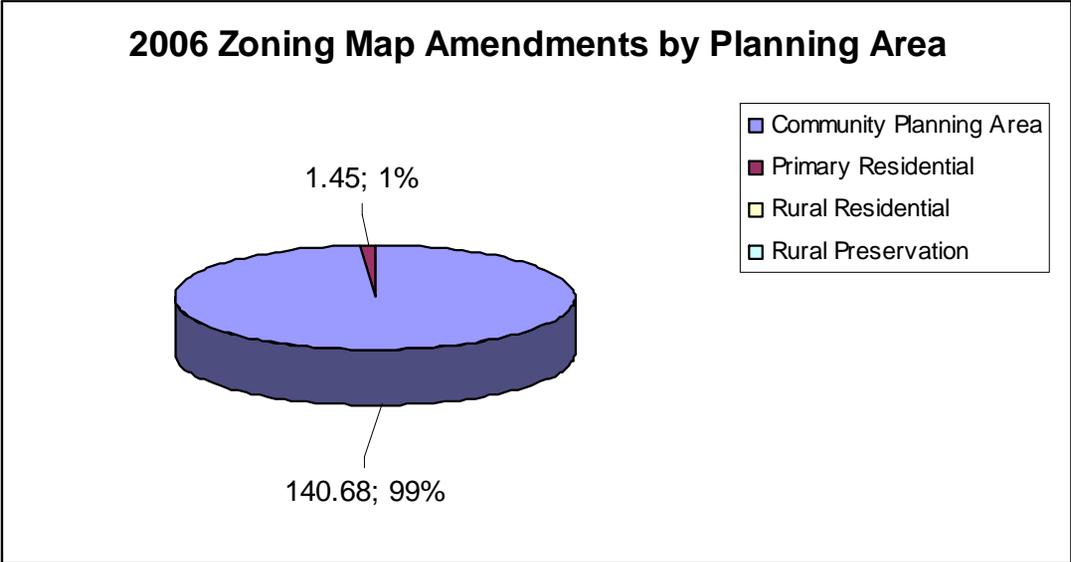


Figure 14: 2006 Zoning Map Amendments: by Planning Area

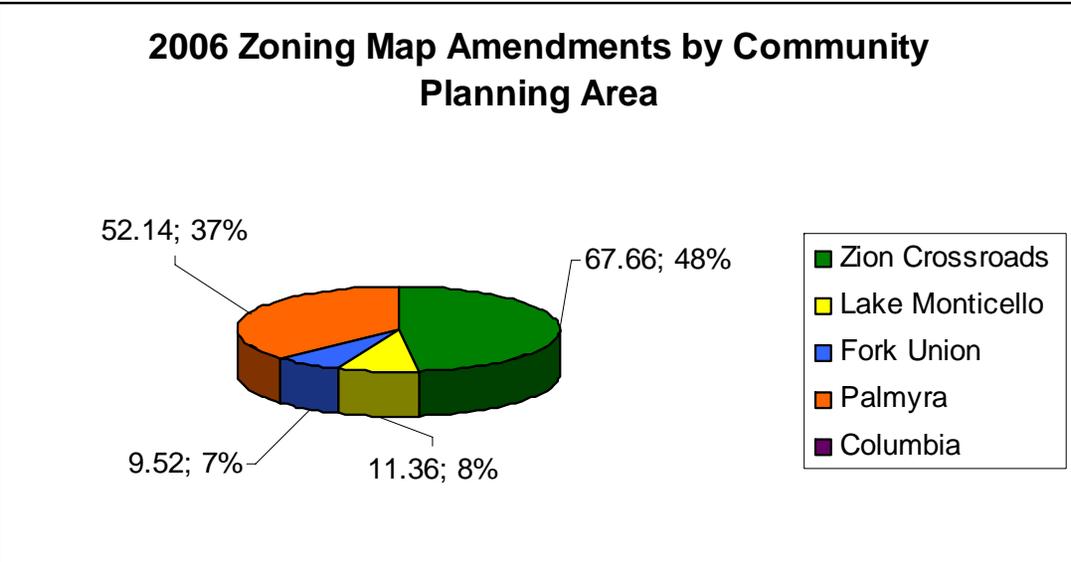


Figure 14A: 2006 Zoning Map Amendment: by Community Planning Area

2006 ZONING MAP AMENDMENTS – by Election District²⁸

Election District	Applicant	Name	Prior Zoning	New Zoning	Acreage
Cunningham	Schiiff, Kathy	n/a	A-1	B-1	1.45
Fork Union	Johnson, Perrie and Norman	n/a	A-1	R-1	9.52
Fork Union	Palmyra Associates ²⁹	Palmyra Associates	A-1/B-1	B-1	52.14
Palmyra	JA-ZAN, LLC	JA-ZAN, LLC	A-1	I-1	3.36
Palmyra	Bahr, Kenneth	n/a	A-1	I-1	3.24
Palmyra	Dillard, A.G.	n/a	A-1	I-1	12.8
Palmyra	Cosner, Beverly	n/a	A-1	I-1	15.73
Palmyra	Hunters Branch	Hunters Branch	A-1	I-1	32.53
Rivanna	Southern Land Holding/Stuart Guskind	n/a	A-1	R-4	11.36
				TOTAL	142.13

Table 22: 2006 Zoning Map Amendments: by Election District

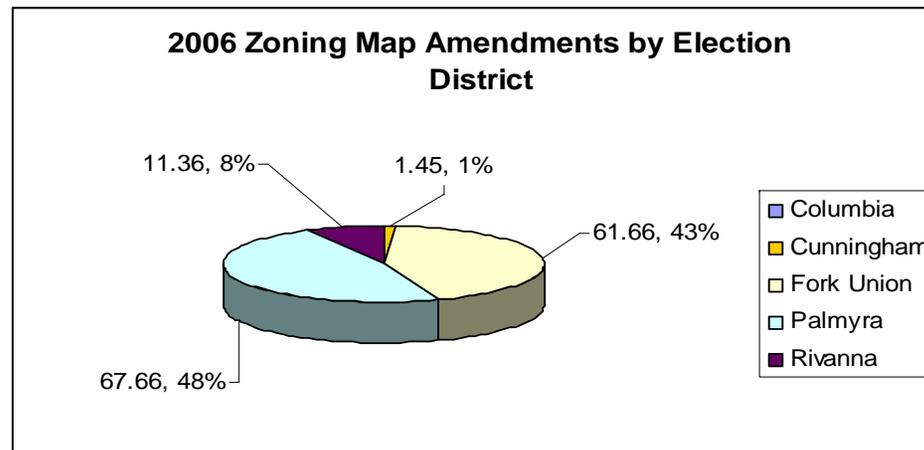


Figure 15: 2006 Zoning Map Amendments: by Election District

²⁸ Source: Dept. of Planning & Community Development.

²⁹ Currently pending approval from the Board of Supervisors

2000-2006 ZONING MAP AMENDMENTS – by Planning Area³⁰

Planning Area	Acres Rezoned						
	2000	2001	2002	2003	2004	2005	2006
Lake Monticello CPA	9.1	18.5	116.0	16.5	42.7	0.00	11.36
Fork Union CPA	0.0	11.0	0.0	0.0	0.0	0.34	9.52
Palmyra CPA	0.0	0.0	0.0	0.0	52.1	4.80	52.14
Zion Crossroads CPA	15.9	2.0	15.1	27.3	25.2	54.26	67.66
Primary Residential	0.0	0.0	0.0	0.0	0.0	0.00	1.45
Rural Residential	0.0	0.0	0.0	0.0	43.8	0.00	0
Rural Preservation	0.0	0.0	0.0	0.0	0.0	12.95	0
Total	25.0	31.5	131.1	43.8	163.9	72.4	142.13

Table 23: 2000-2006 Zoning Map Amendments: by Planning Area

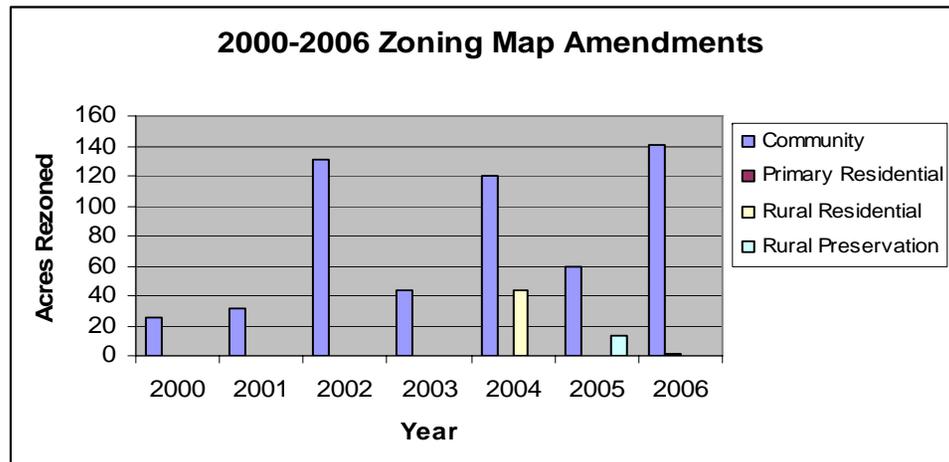


Figure 16: 2000-2006 Zoning Map Amendments: by Planning Area

³⁰ Source: Dept. of Planning & Community Development.

2006 ZONING TEXT AMENDMENTS³¹

Applicant Name	Applicable Section of County Ordinance	Description of Request
Fluvanna County	5.5	County Conservation Easements Program
Fluvanna County	19-8-2.3	Amend Zoning Ordinance to clarify language regarding groundwater wells
Fluvanna County	22-16-5	Amend Zoning Ordinance Nonconforming Structures
Fluvanna County	22-9-2, 22-13-2 & 22-17-18	Amend Zoning Ordinance Use Regulations
Fluvanna County	19-3-2, 19-3-4, 19-14-1 & 19-8-21	Amend Subdivision Ordinance Sketch Plan
NTelos	22-17-14	Proposed Extension of Telecommunications Facility
	TOTAL	6

Table 24: 2006 Zoning Text Amendments

³¹ Source: Dept. of Planning & Community Development

Zoning Text Amendments Approved 2000-2006

YEAR	NUMBER
2000	3
2001	1
2002	2
2003	0
2004	2
2005	4
2006	6
TOTAL	18

Table 25: 2000-2006 Zoning Text Amendments Comparison

2000-2006 ZONING TEXT AMENDMENTS³²

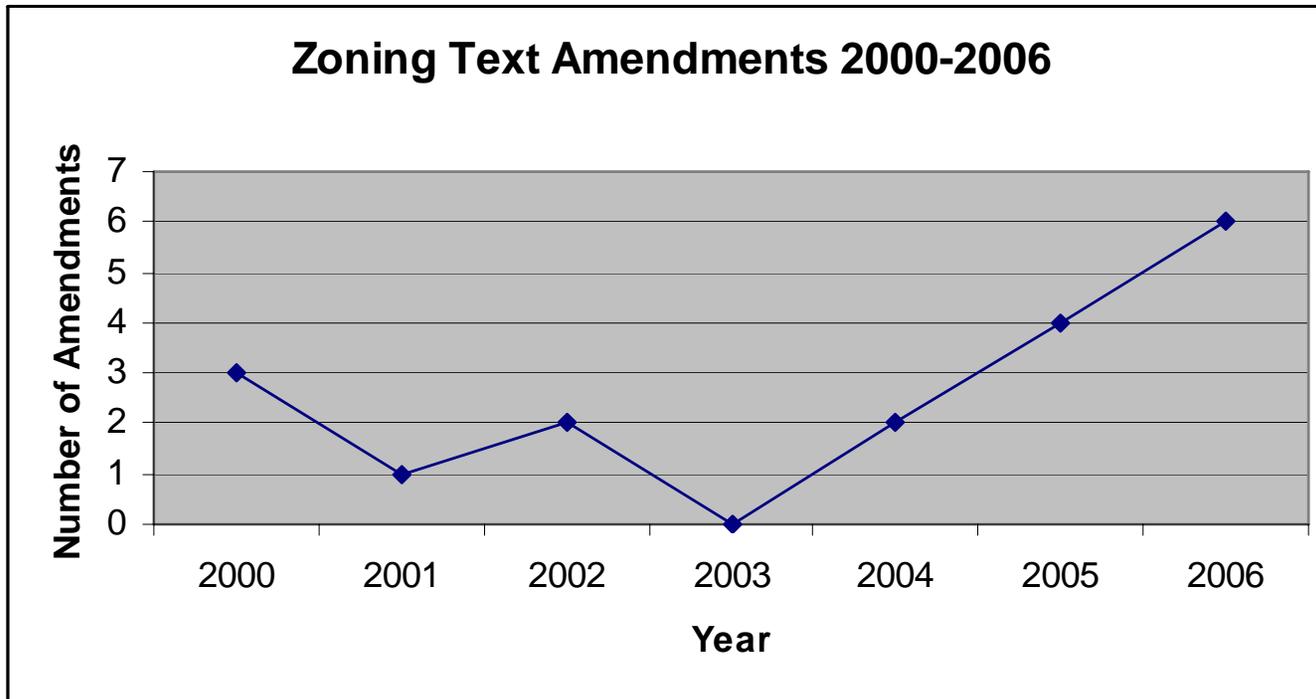


Figure 17: 2000-2006 Zoning Text Amendments

³² Source: Dept. of Planning & Community Development

2006 ZONING VARIANCES³³

Election District	Type of Variance					TOTAL
	Reduce Setback/ Right-of-Way	Increase Size of Business Sign	Reconfiguration of Lots	Increase Height	Nonconforming Use	
Columbia	1	0	0	0	0	1
Cunningham	4	0	0	0	0	4
Fork Union	3	0	0	0	0	3
Palmyra	8	0	0	0	0	8
Rivanna	0	0	0	0	0	0
TOTAL	16	0	0	0	0	16

Table 26: 2006 Variances: by Election Area

Type of Variance	Variances Approved						
	2000	2001	2002	2003	2004	2005	2006
Reduce Setback/ Right-of-Way	5	12	3	11	10	13	16
Increase Size of Business Sign	0	1	0	0	3	0	0
Reconfiguration of Lots	0	1	0	0	4	2	0
Increase Height	0	0	0	0	2	0	0
Nonconforming Use	3	0	0	0	0	0	0
TOTAL	8	14	3	11	19	15	16

Table 27: Variances - 2000-2006 Comparisons

³³ Source: Dept. of Planning & Community Development

2000-2006 VARIANCES³⁴

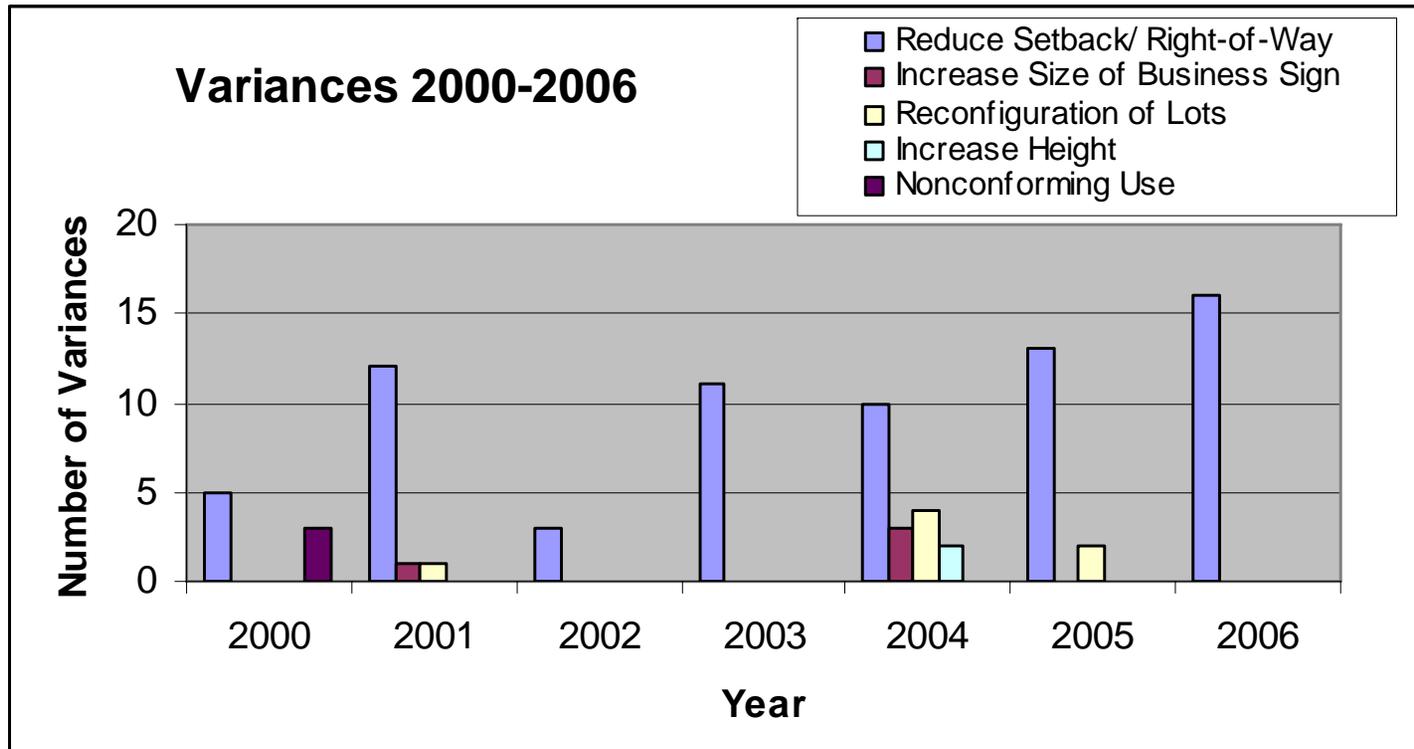


Figure 18: 2000-2006 Variances: by Variance Type

³⁴ Source: Dept. of Planning & Community Development

2006 SPECIAL USE PERMITS: by Project Type³⁵

Project Type	Project Description	Applicant	Zoning	Election District	Planning Area
Commercial	Cellular Communication Tower	NTelos	A-1	Columbia	Rural Residential
Commercial	Cellular Communication Tower	NTelos	B-1	Cunningham	Primary Residential – Lake Monticello
Commercial	Central Sewer System	JA-ZAN, LLC.	I-1	Palmyra	Zion Crossroads CPA
Commercial	Central Water System	JA-ZAN, LLC	I-1	Palmyra	Zion Crossroads CPA
Commercial	Recycle Facility	Ballif Investments, LLC	I-1	Palmyra	Zion Crossroads CPA
Residential	Develop and Build 32 Townhouses	Rivanna Village	A-1	Rivanna	Lake Monticello CPA
Small Home Industry	Acupuncture Clinic	Henderson, Christina R.	A-1	Palmyra	Rural Residential
Small Home Industry	Boarding Kennel	Breeden, Christy	A-1	Columbia	Rural Preservation
Small Home Industry	Car Repair Garage	Bourn, Jr., Joseph Paul	A-1	Palmyra	Zion Crossroads CPA
Small Home Industry	Music Festival Site Expansion	Westfall, Betty N.	A-1	Palmyra	Rural Residential
Small Home Industry	Small Body Shop	Jones, Gladys Lucille	A-1	Palmyra	Rural Residential
Small Home Industry	Tennis Center	Blount, Renee	A-1	Palmyra	Primary Residential – N/S 250

Table 28: 2006 Special Use Permits: by Project Type

³⁵ Source: Dept. of Planning & Community Development

2006 SPECIAL USE PERMITS: by Planning Area³⁶

Community					
Planning Area	Project Type	Project Description	Applicant	Zoning	Election District
Zion Crossroads CPA	Commercial	Central Sewer System	JA-ZAN, LLC	I-1	Palmyra
Zion Crossroads CPA	Commercial	Central Water System	JA-ZAN, LLC	I-1	Palmyra
Zion Crossroads CPA	Commercial	Recycle Facility	Baliff Investments, LLC	I-1	Palmyra
Zion Crossroads CPA	Small Home Industry	Car Repair Garage	Bourn, Jr., Joseph Paul	A-1	Palmyra
Lake Monticello CPA	Residential	Develop and Build 32 Townhouses	Rivanna Village	A-1	Rivanna
Primary Residential					
Planning Area	Project Type	Project Description	Applicant	Zoning	Election District
Primary Residential – Lake Monticello	Commercial	Cellular Communication Tower	NTelos	A-1	Cunningham
Primary Residential – N/S 250	Small Home Industry	Tennis Center	Blount, Renee	A-1	Palmyra
Rural Preservation					
Planning Area	Project Type	Project Description	Applicant	Zoning	Election District
Rural Preservation	Small Home Industry	Boarding Kennel	Breeden, Christy	A-1	Columbia

³⁶ Source: Dept. of Planning & Community Development

Rural Residential					
Planning Area	Project Type	Project Description	Applicant	Zoning	Election District
Rural Residential	Commercial	Cellular Communications Tower	NTelos	A-1	Columbia
Rural Residential	Small Home Industry	Acupuncture Clinic	Henderson, Christina R.	A-1	Palmyra
Rural Residential	Small Home Industry	Music Festival Site Expansion	Westfall, Betty N.	A-1	Palmyra
Rural Residential	Small Home Industry	Small Body Shop	Jones, Gladys Lucille	A-1	Palmyra

Table 29: 2006 Special Use Permits: by Planning Area

2006 SPECIAL USE PERMITS: by Election Area³⁷

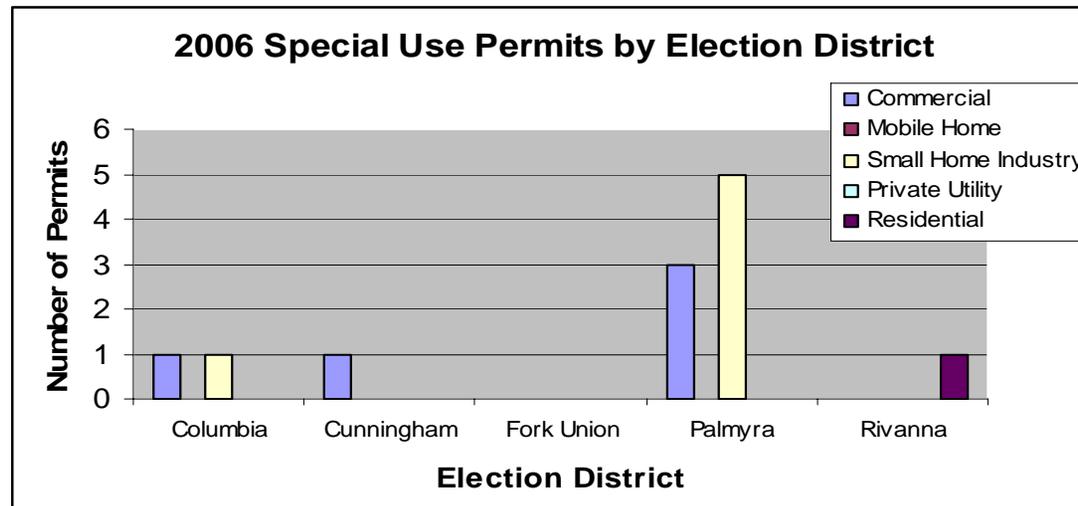


Figure 19: 2006 Special Use Permits: by Election Area

³⁷ Source: Dept. of Planning & Community Development

PRESERVATION PROGRAMS: Agricultural and Forestal Districts³⁸

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 30: Previously Approved Agricultural and Forestal Districts

³⁸ Source: Dept. of Planning & Community Development. See Appendix B for District Map.

PRESERVATION PROGRAMS: Agricultural and Forestal Districts³⁹

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 31: Current Agricultural and Forestal District Acreages

³⁹ Source: Dept. of Planning & Community Development

PRESERVATION PROGRAMS: Agricultural and Forestal Districts⁴⁰

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
2006	0	0
TOTAL	20	20,933.0

Table 32: 1999-2006 Ag. For. Districts Acreage

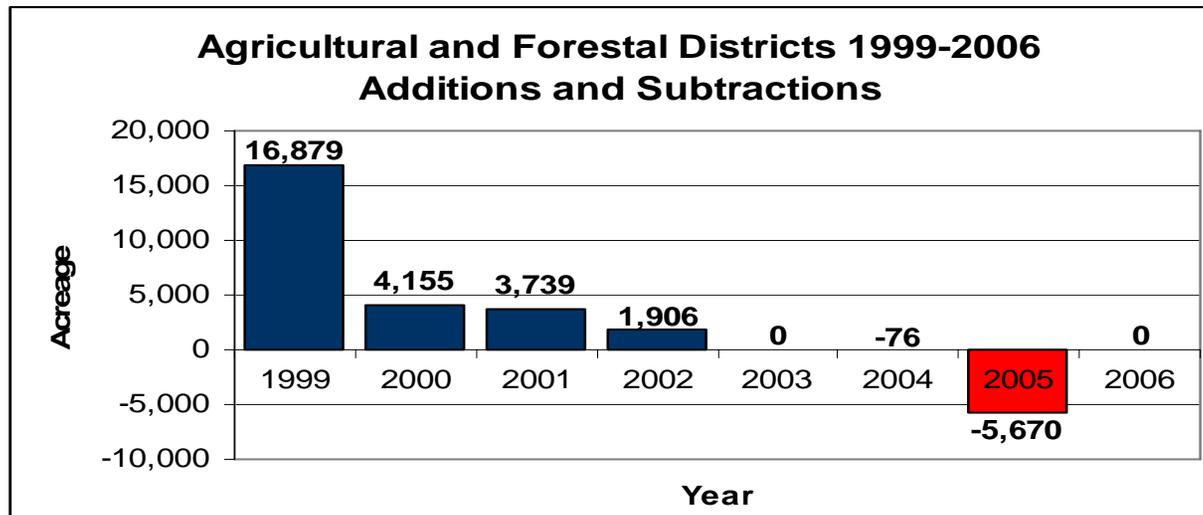


Figure 20: 1999-2006 Ag. For. District Comparison

⁴⁰ Source: Dept. of Planning & Community Development

PRESERVATION PROGRAMS: Conservation and Historic Easements⁴¹

Property Name	Easement Holder	Year Placed	Planning Area	Acreage
Glenarvon	Department of Conservation & Recreation and Virginia Outdoors Foundation	2006	Rural Preservation	1,611
Granite Hills	Virginia Outdoors Foundation	2006	Rural Preservation	358.2
Little Byrd Creek	Virginia Outdoors Foundation	2006	Rural Preservation	291.1
Upper Bremo	Department of Historic Resources	2006	Rural Preservation	1,534
Glen Bernie	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 Bernie	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	9,502.74
			Total Acreage in County	183,808.0
			% County in Easement	5.2%

Table 33: Conservation and Historic Easements

⁴¹ Source: Dept. of Planning & Community Development. See Appendix C for Easement Map.

PRESERVATION PROGRAMS: 1995-2006 Land Use Taxation⁴²

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%
2006	29,846	89,978	482	120,306	67%
				Total Acreage in County	183,808

Table 34: 1995-2006 Land Use Taxation

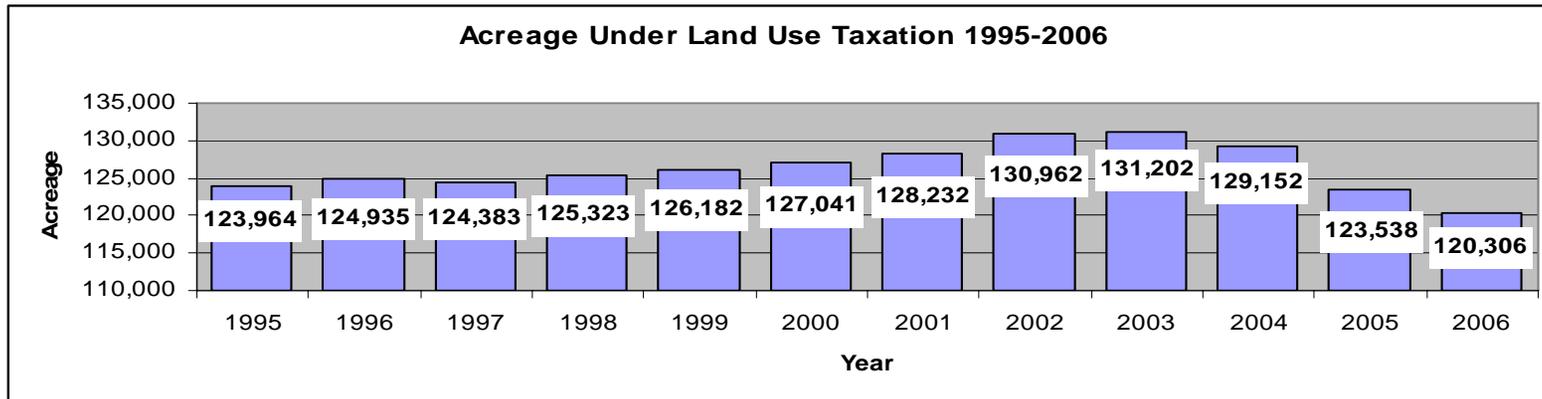


Figure 21: 1995-2006 Land Use Taxation Comparison

⁴² Source: Commissioner of Revenue

APPENDIX A: 2000 COMPREHENSIVE PLAN LAND USE PLANNING AREA MAP

Fluvanna County: Approximate Boundaries of Planning Areas



County of Fluvanna

"Responsive & Responsible Government"

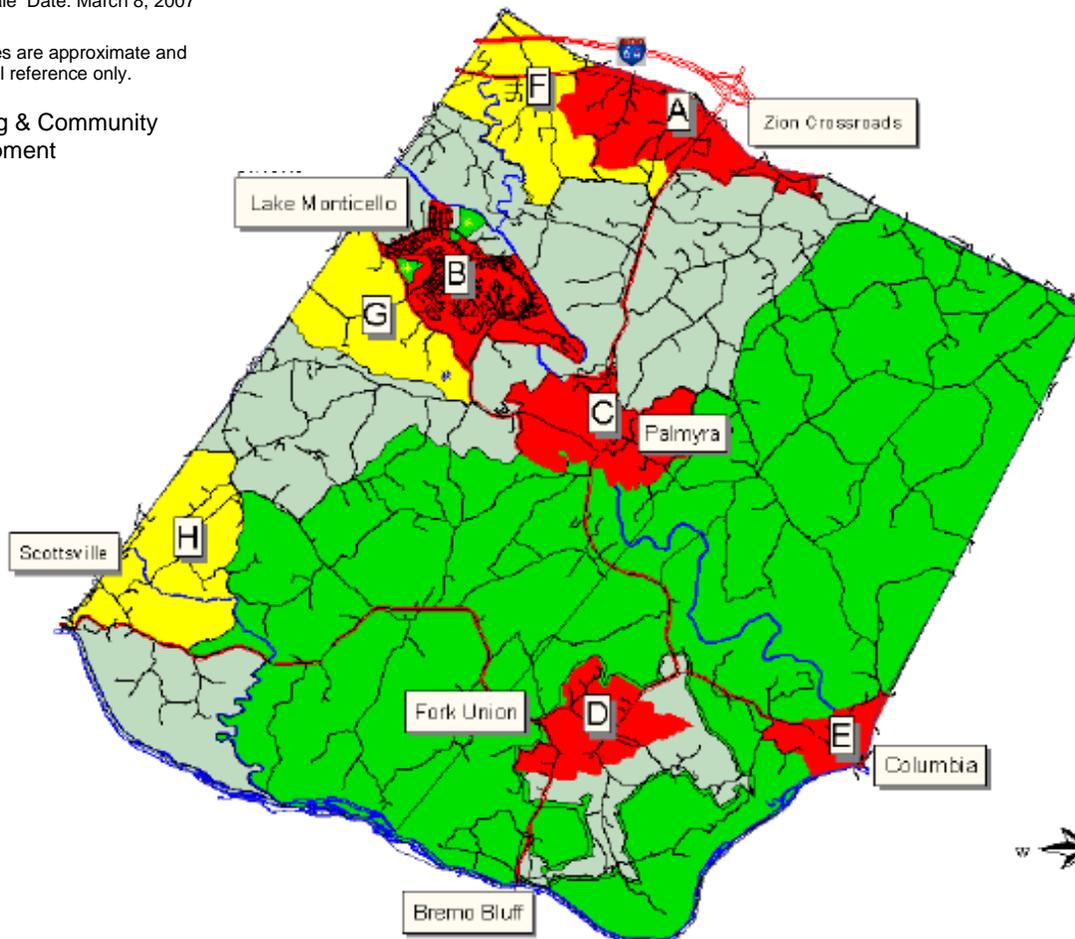
Planning Areas

- Community**
 - A. Zion Crossroads
 - B. Lake Monticello
 - C. Palmyra
 - D. Fork Union
 - E. Columbia
- Primary Residential**
 - F. North / South Route 250
 - G. Lake Monticello
 - H. Route 6 / Antioch
- Rural Residential**
- Rural Preservation**
- Bourne Tract
Agricultural / Forestal District

Not to Scale Date: March 8, 2007

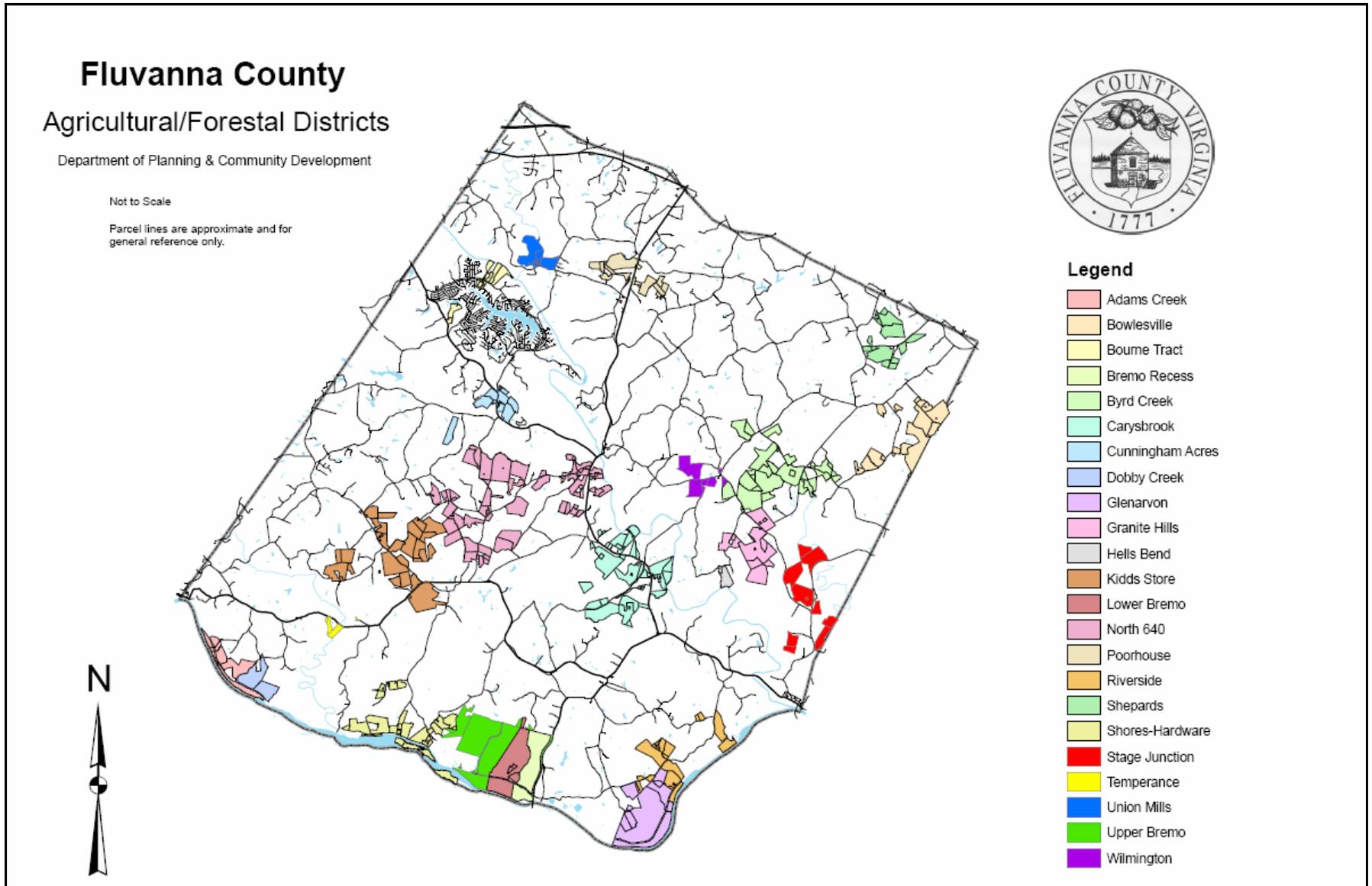
Parcel lines are approximate and for general reference only.

Planning & Community Development



Appendix A

APPENDIX B: AGRICULTURAL AND FORESTAL DISTRICT MAP



APPENDIX C: CONSERVATION AND HISTORIC EASEMENT MAP

Fluvanna County Conservation Easements

Department of Planning & Community Development

Not to Scale

Parcel lines are approximate and for general reference only.



Legend

-  Breomo Recess
-  Chatham Plantation
-  Cumber Farm
-  Glenarvon
-  Glen Burnie
-  Granite Hills
-  Lakeview
-  Little Byrd Creek
-  Lower Breomo
-  Lowfields Farm
-  Maranatha Farm
-  Red Bank Farm
-  Oak Hill Farm
-  Scheier Natural Area
-  Upper Breomo

