

COUNTY OF FLUVANNA



DEVELOPMENT ACTIVITY REPORT 2007

Revised February 21, 2008

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INTRODUCTION

The Fluvanna County Department of Planning and Community Development is proud to present the 2007 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 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 eight (8) years worth of land use planning data is also provided throughout this report.

Development in Fluvanna County continued to decline in 2007 compared to previous years. Compared to 2006, Fluvanna County had fewer building permits issued, fewer subdivision lots created and fewer site development plans, special use permits, zoning text amendments and variances approved in 2007. The number of building permits issued has been on the decline every year since 2001 when 453 permits were issued. While the number of subdivision lots created has also been on the decline for each of the past two years, the 589 lots created in 2007 is still the third highest total since 2000.

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 new school bus routes and traffic systems. This report reflects the outcome of development by Election District and Land Use Planning Area, and evaluates County preservation initiatives. In addition, this report allows an analytical observation of the relationship between land use planning and various application requests. For example, proposed growth districts may not achieve the intended results if development requests are granted in areas outside established growth-boundary boundaries. This report provides a quantitative summary of 2007 development, and indicates where it is taking place. The effectiveness of current 'rural character' strategies may be analyzed by comparing the 2007 development data with the goals of the County as we revise the 2000 Comprehensive Plan.

February 21, 2008

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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." The "growth areas" are Community Planning Areas and Primary Residential Areas which are intended to receive 70% of the development (See Map Appendix A); and
- Roughly 80% or 147,046 acres of the total county area of 183,808 acres is designated in the Comprehensive Plan as "rural areas" which are intended to receive the balance of county growth (30%).

2007 New Home Building Permits Issued

- 177 Building Permits for new homes were issued in 2007, a decrease from the 2006 number of 218;
- 52% of New Building Permits were issued in "growth areas;" up from 44% in "growth areas" in 2006; and
- 48% of New Building Permits were issued in "rural areas;" down from 56% in "rural areas" in 2006.

2007 Subdivisions

- 589 subdivision lots were approved in 2007 (including major, minor, and family divisions);
- 16% (96) of new lots were created in "growth areas" (Community and Primary Residential Planning Areas) compared to the 76 lots created in growth areas in 2006;
- 84% (493) of new lots were created in "rural areas" (Rural Residential and Rural Preservation Planning Areas) compared to the 642 lots created in rural areas in 2006;
- 85% (418/493) of "rural area" lots were created within Rural Preservation Planning Areas;
- 14 cluster subdivisions composed of 1,070.9 acres preserving approximately 812 acres of open space

2007 Site Development Plans

- 12 Site Plans Pending and Approved by the Planning Commission for a total of 254,329 square feet;
- The largest square footage was for an industrial use (76,350 square feet) for a waste recycling facility.

2007 Special Use Permits

- 11 Approved Special Use Permits in 2007;
- 36% (4) Special Use Permits located in “growth areas;” and
- 64% (7) Special Use Permits located in “rural areas.”

2007 Land Use Taxation and Agricultural and Forestal Districts

- No New Agricultural and Forestal Districts were approved in 2007;
- 2 new Conservation Easements totaling 208.2 acres were approved in 2007;
- Approximately 66% of the County (121,366 acres) was enrolled in the Land Use Taxation Program in 2007; and
- The Forestry category of Land Use Taxation is almost half (49%) of the total County Area, or 90,098 acres.

2007 Zoning

- 9 rezoning applications were approved, totaling 86.7 acres;
 - All of the rezoning occurred in “growth areas”
- 3 Zoning Text Amendments were approved; and
- 6 variances from established zoning regulations were approved.

2000 COMPREHENSIVE PLAN – Land Use Planning Areas¹

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

Table 1: Approx. Acreage in Land Use Planning Areas²

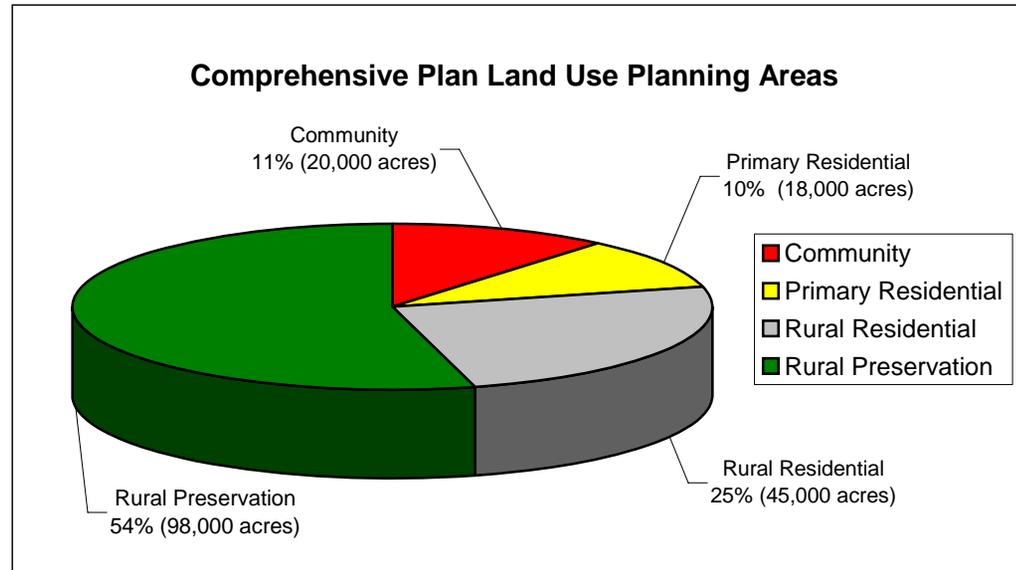


Figure 1: Land Use Planning Areas

¹ Source: Dept. of Planning & Community Development

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

2007 RESIDENTIAL ACTIVITY – Building Permits: by Election District³

Election District	Number of Permits Issued	Percentage of Total
Columbia	28	16%
Cunningham	55	30%
Fork Union	21	12%
Palmyra	47	27%
Rivanna	26	15%
TOTAL	177	100%

Table 2: 2007 New Home Building Permits: by Election District

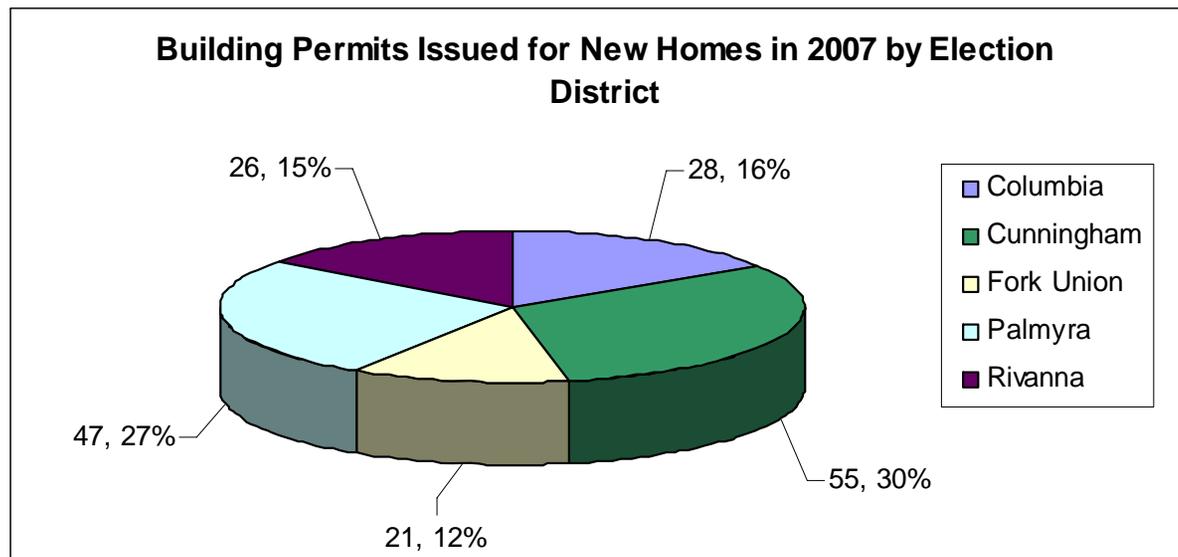


Figure 2: 2007 New Home Building Permits: by Election District

³ Source: Dept. of Building Inspections

2007 RESIDENTIAL ACTIVITY - Building Permits: by Planning Area⁴

Planning Area	Number of Permits Issued	Percentage of Total
Columbia Community Planning Area	0	0%
Fork Union Community Planning Area	0	0%
Lake Monticello Community Planning Area	64	36%
Palmyra Community Planning Area	0	0%
Zion Crossroads Community Planning Area	8	5%
Community Subtotal	72	41%
Primary Residential - Lake Monticello	11	6%
Primary Residential - North/South Route 250	9	5%
Primary Residential - Route 6/Antioch	0	0%
Primary Residential Subtotal	20	11%
Rural Residential Subtotal	38	21%
Rural Preservation Subtotal	47	27%
TOTAL	177	100%

Table 3: 2007 New Home Building Permits: by Planning Area

⁴ Source: Dept. of Building Inspections

2007 RESIDENTIAL ACTIVITY - Building Permits: by Planning Area⁵

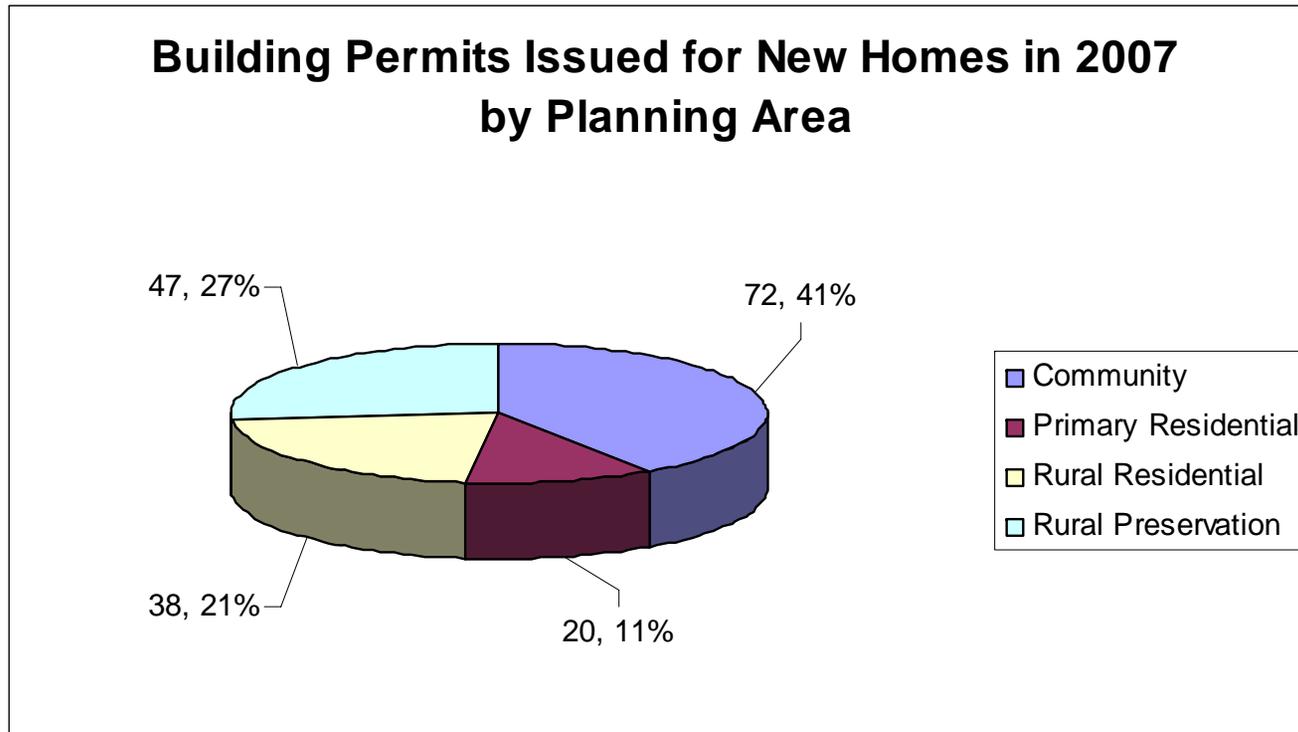


Figure 3: 2007 New Home Building Permits: by Planning Area

⁵ Source: Dept. of Building Inspections

2007 RESIDENTIAL ACTIVITY - Building Permits: Inside vs. Outside Lake Monticello^{6,7}

	Inside Lake Monticello	Outside Lake Monticello	County Overall
Number of Permits Issued	27	150	177
Percentage of Total	15%	85%	100%
Average Cost of New Homes	\$268,551	\$216,654	\$222,630
Total Cost of New Homes	\$6,907,422	\$32,498,035	\$39,405,457

Table 4: 2007 New Home Building Permits: Inside vs. Outside Lake Monticello

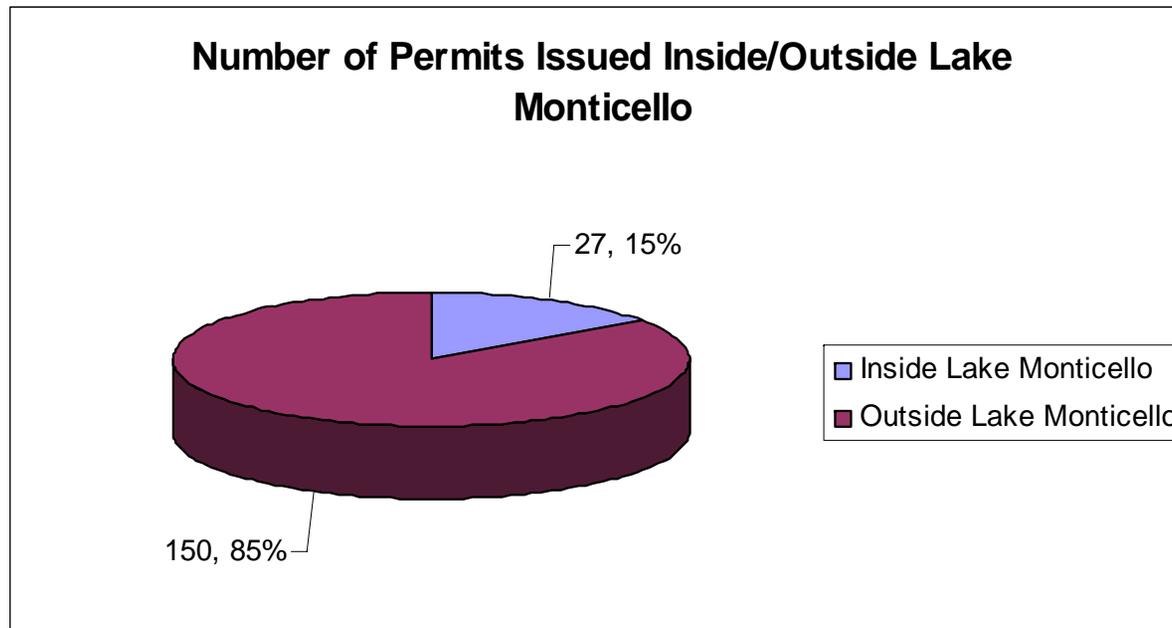


Figure 4: 2007 New Home Building Permits: Inside vs. Outside Lake Monticello

⁶ Source: Dept. of Building Inspections

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

2007 RESIDENTIAL ACTIVITY - Building Permits: Inside vs. Outside Lake Monticello⁸

	Inside Lake Monticello	Outside Lake Monticello
Average Cost of New Homes	\$268,551	\$216,654

Table 5: 2007 Average New Home Cost: Inside vs. Outside Lake Monticello

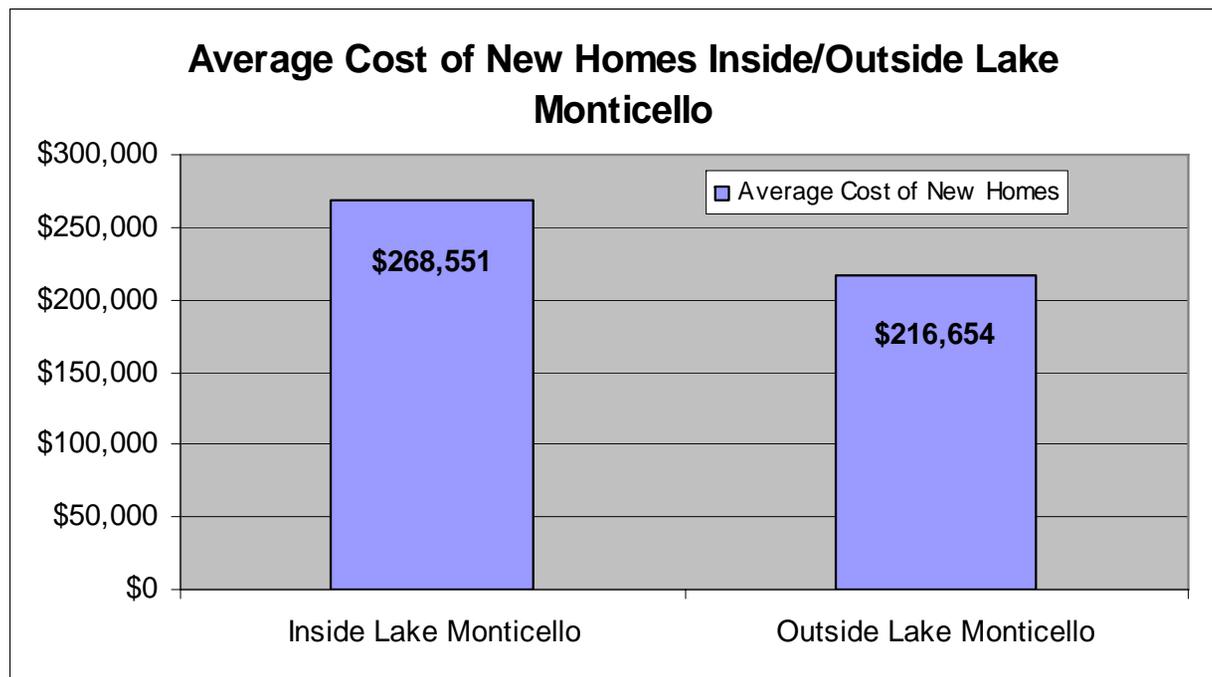


Figure 5: 2007 Average New Home Cost: Inside vs. Outside Lake Monticello

⁸ Source: Dept. of Building Inspections

2000-2007 RESIDENTIAL ACTIVITY - Building Permits: Inside vs. Outside Lake Monticello⁹

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

Table 6: 2000-2007 New Home Building Permit Comparison

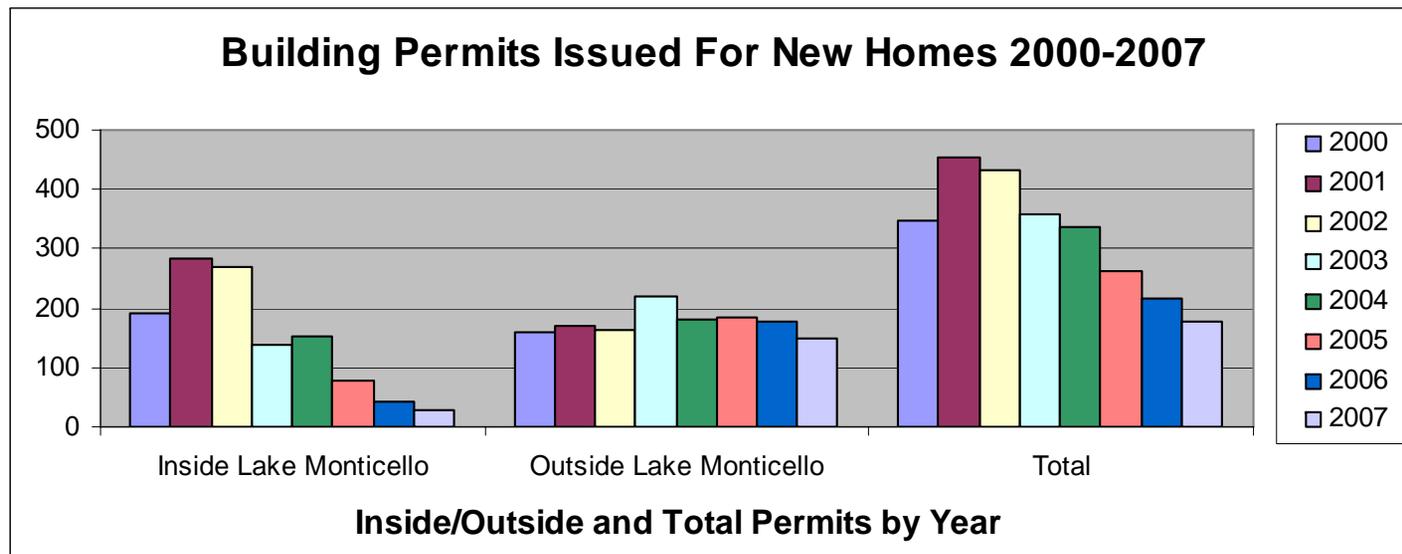


Figure 6: 2000-2007 New Home Building Permit Comparison

⁹ Source: Dept. of Building Inspections

2007 RESIDENTIAL ACTIVITY – Subdivisions Lots by Election District ¹⁰

	Major (lots)	Minor (lots)	Family (lots)	Total (lots)	% of Total	
Columbia	370	8	21	399	68%	Columbia
Cunningham	0	18	15	33	6%	Cunningham
Fork Union	17	18	2	37	6%	Fork Union
Palmyra	15	8	2	25	4%	Palmyra
Rivanna	87	8	0	95	16%	Rivanna
Total (lots)	489	60	40	589	100%	Total (lots)

Table 7: 2007 Subdivisions: by Election District

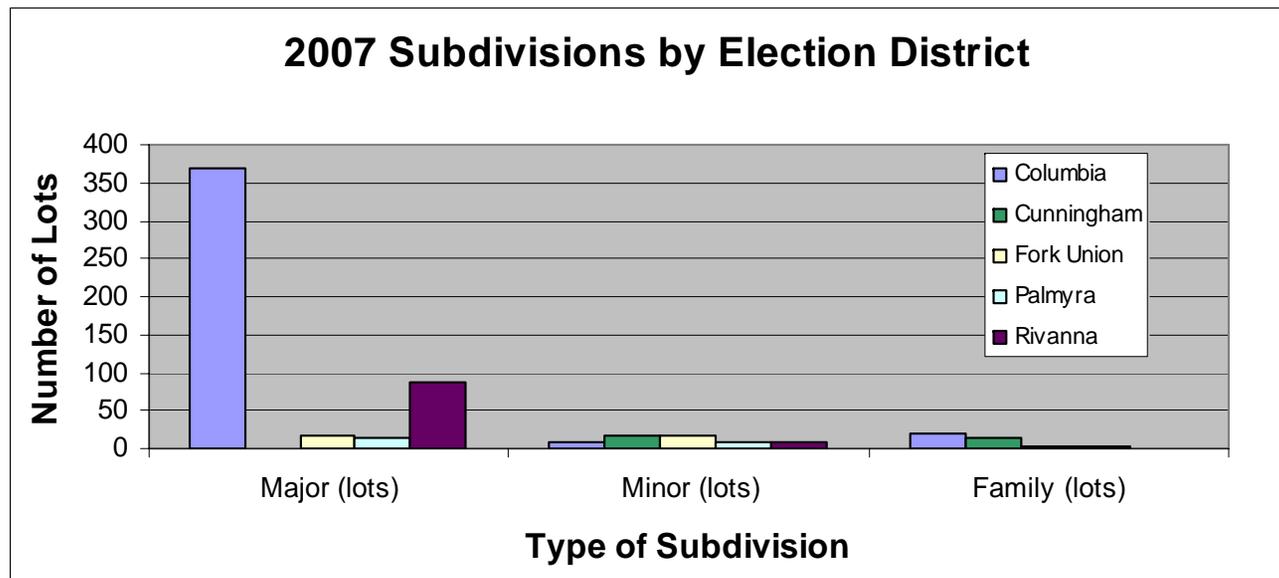


Figure 7: 2007 Subdivisions: by Election District

¹⁰ Source: Dept. of Planning & Community Development

2007 RESIDENTIAL ACTIVITY – Subdivisions Lots by Planning Area¹¹

Planning Area	Subdivisions Type and Number of Lots			
Community	Major	Minor	Family	Total
Columbia	0	0	0	0
Fork Union	0	7	0	7
Lake Monticello	42	10	0	52
Palmyra	18	2	0	20
Zion Crossroads	0	0	0	0
Subtotal	60	19	0	79
Primary Residential	Major	Minor	Family	Total
Lake Monticello	0	0	0	0
North/South Rt. 250	15	0	0	15
Rt. 6 / Antioch	0	0	2	2
Subtotal	15	0	2	17
Rural Residential	52	4	19	75
Rural Preservation	362	37	19	418
TOTAL	489	60	40	589

Table 8: 2007 Subdivisions: by Planning Area

¹¹ Source: Dept. of Planning & Community Development

2007 RESIDENTIAL ACTIVITY – Subdivisions Lots by Planning Area¹²

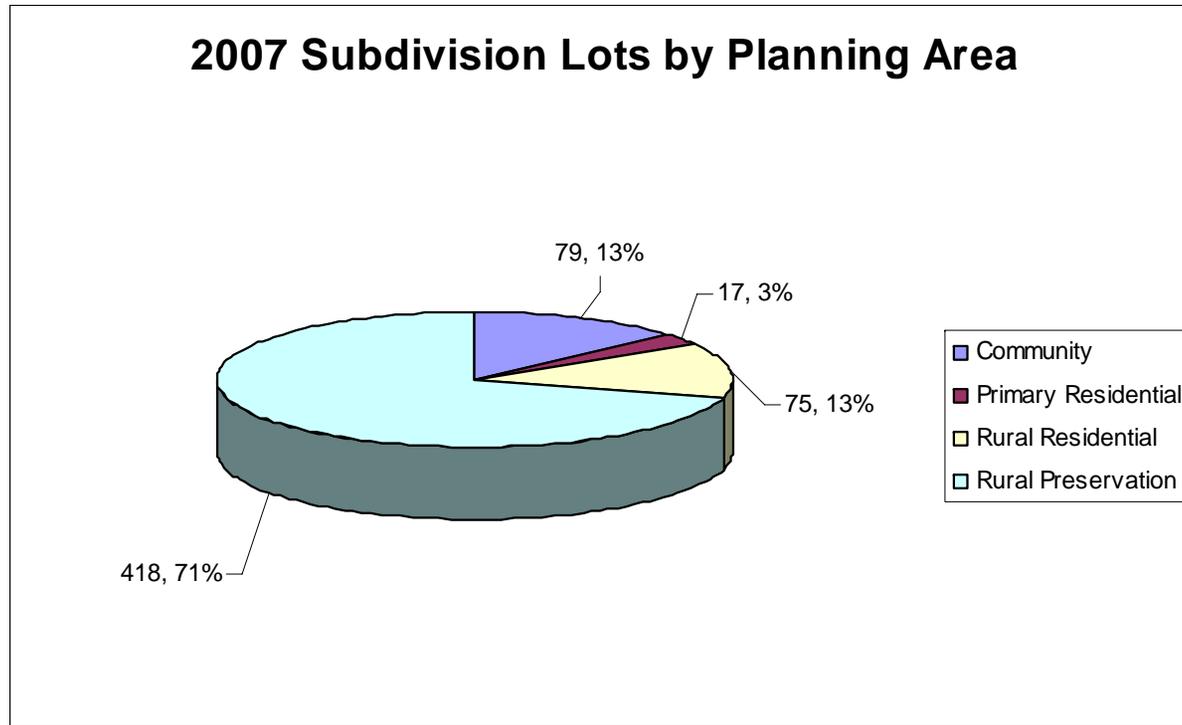


Figure 8: 2007 Subdivisions: by Planning Area

¹² Source: Dept. of Planning & Community Development

2007 RESIDENTIAL ACTIVITY – Cluster Subdivisions¹³

Title (SUB)	Subdivision Name	Tax Map	Parcel(s)	Election District	Land Use Plan. Area	Total Acreage	# of Lots	Acres of Open Space	Percentage of Subdivision in Open Space
07-04	Panorama	31	(A)5D, (15)4	Columbia	Palmyra CPA	42.7	18	33.36	78%
06-99	Central Meadows, Phase II	22	(A)7,3A, (3)2,3	Columbia	Rural Preservation	383.6	161	290.33	76%
07-12	Central Meadows, Phase III	21,22	(A)29A,29B, (A)90B, (3)1	Columbia	Rural Preservation	198.5	84	154.93	78%
07-34	Central Meadows, Phase IV	22	(A)10	Columbia	Rural Preservation	57.4	24	43.51	76%
07-14	WB Properties	43	(A)35A	Columbia	Rural Preservation	133.3	60	100.31	75%
07-42	Lone Pine	22	(16)1,2,3R	Columbia	Rural Preservation	23.0	8	18.04	78%
07-55	Sager	13	(A)10D	Columbia	Rural Preservation	21.0	8	15.77	75%
06-35	Troy Heights	11	(15)7	Columbia	Rural Residential	21.9	7	16.46	75%
07-67	The Meadows	40	(16)3	Fork Union	Rural Preservation	39.9	17	30.09	75%
07-60	Brandywine Run	4	(2)A	Palmyra	Primary Residential N/S Route 250	38.7	15	29.02	75%
07-56	Rivanna Village	18B	(5)6	Rivanna	Lake Monticello CPA	11.4	32	7.53	66%*
07-01	Needham Village	9	(3)1,2,3,4	Rivanna	Rural Residential	21.6	16	11.2	52%**
07-38	Archer	9	(A)12	Rivanna	Rural Residential	14.0	7	11.36	81%
07-39	River Oaks	9	(10)13	Rivanna	Rural Residential	64.0	22	49.95	78%
Totals						1070.9	479	812	

*R-4 Cluster Alternative Development requires 50% Open Space

**R-1 Cluster Alternative Development requires 50% Open Space

Table 9: 2007 Cluster Subdivisions

¹³ Source: Dept. of Planning & Community Development

2007 RESIDENTIAL ACTIVITY – Cluster Subdivisions¹⁴

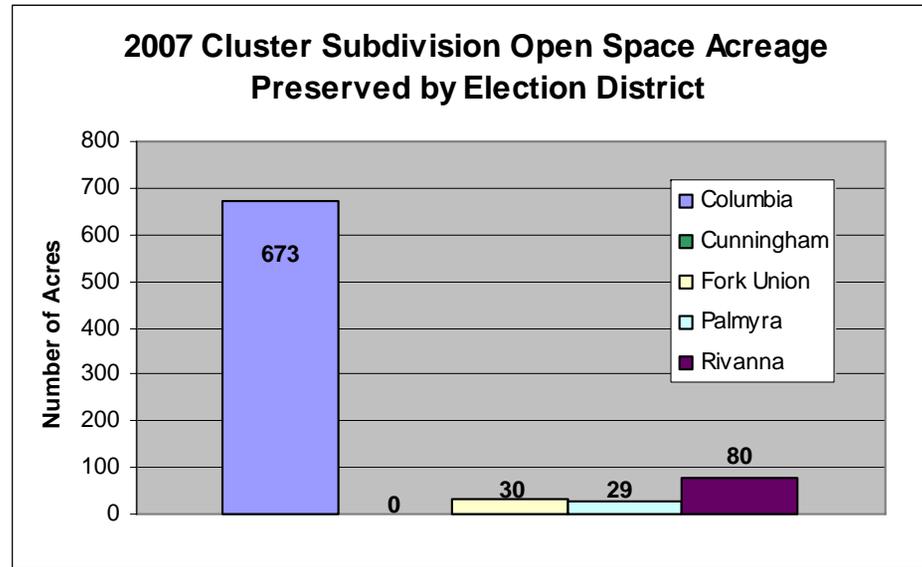


Figure 9: 2007 Cluster Subdivision Open Space Preserved: by Election District

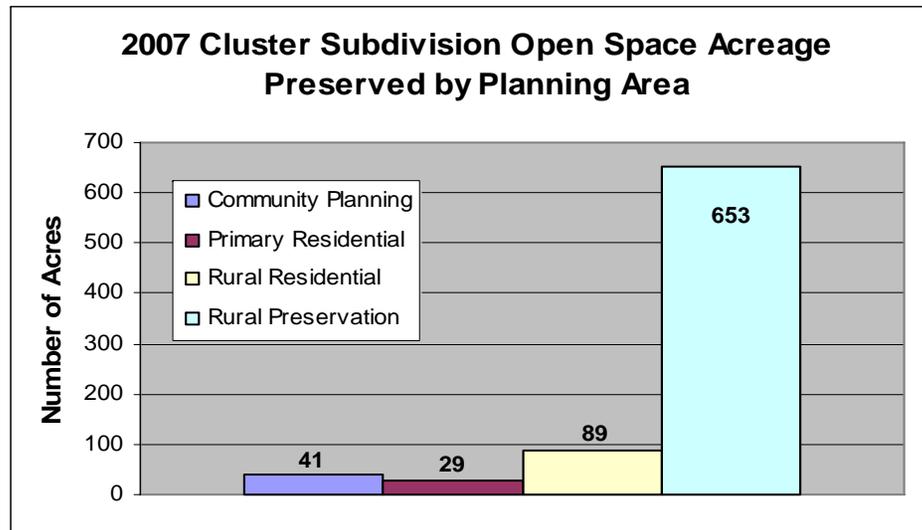


Figure 10: Cluster Subdivision Open Space Preserved: by Planning Area

¹⁴ Source: Dept. of Planning & Community Development

2000-2007 RESIDENTIAL ACTIVITY – Subdivision Lots by Planning Area¹⁵

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

Table 10: 2000-2007 Subdivision Comparison

¹⁵ Source: Dept. of Planning & Community Development

2000-2007 RESIDENTIAL ACTIVITY – Subdivision Lots by Planning Area¹⁶

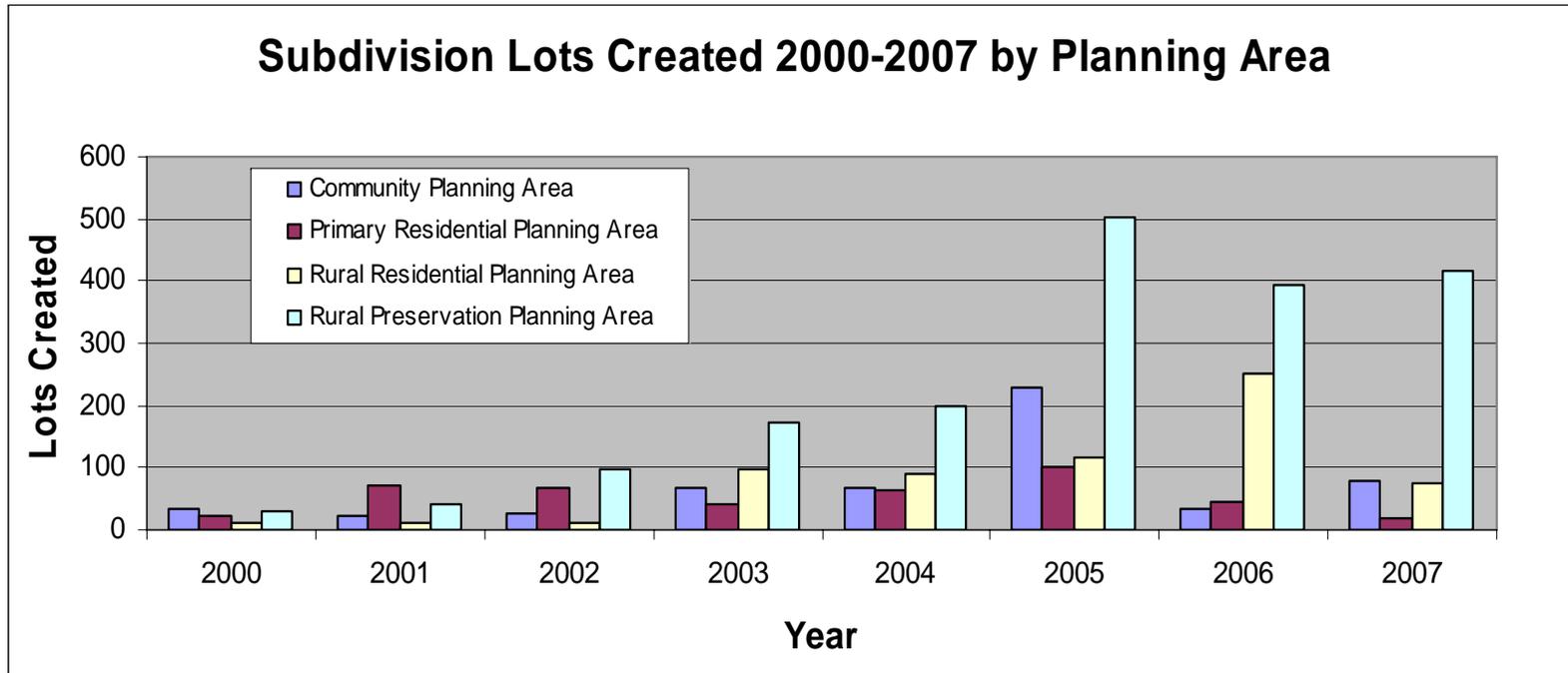


Figure 11: 2000-2007 Subdivisions: by Planning Area

¹⁶ Source: Dept. of Planning & Community Development

2007 RESIDENTIAL ACTIVITY – Fluvanna Housing Foundation: Major Activity by Cost¹⁷

Type of Activity	Cost
Replacement Homes	\$171,811
Emergency Ramp Installations & Home Repairs	\$17,168
Assistance to First Time Buyers	\$118,625
TOTAL	\$307,604

Table 11: 2007 Fluvanna Housing Foundation: Major Activities

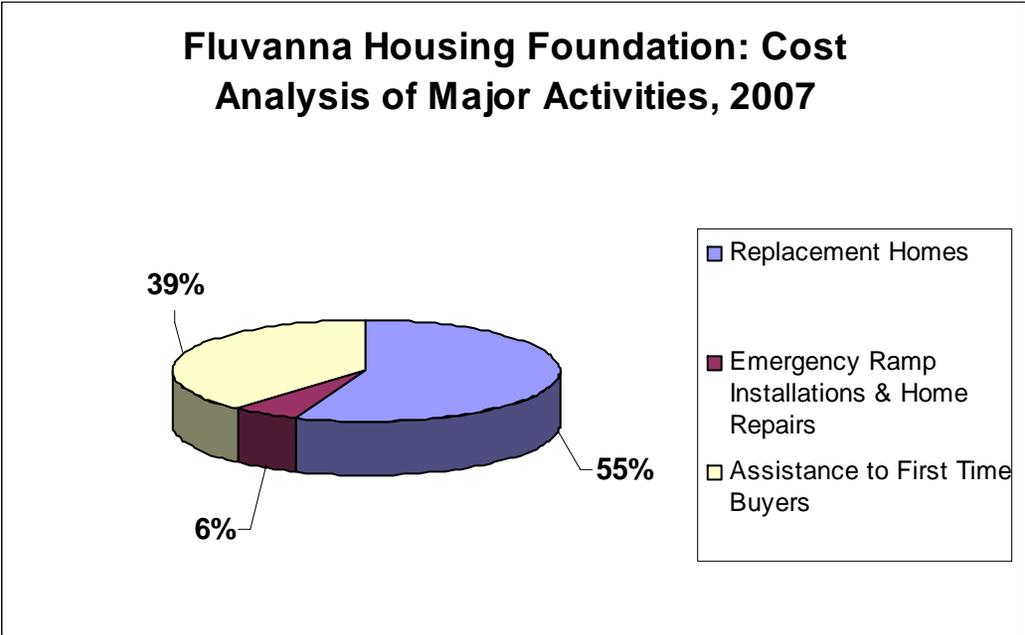


Figure 12: 2007 Fluvanna Housing Foundation: Major Activities

¹⁷ Source: Fluvanna Housing Foundation

2007 RESIDENTIAL ACTIVITY – Fluvanna Housing Foundation: Major Activity by Project¹⁸

Project	Number of Incidents
First Time Home Buyer Assistance	3
Emergency Repairs	22
Replacement Homes	2
Ramps Installed	11
Section 8 Vouchers	72
TOTAL	110

Table 12: 2007 Fluvanna Housing Foundation: Emergency Repairs

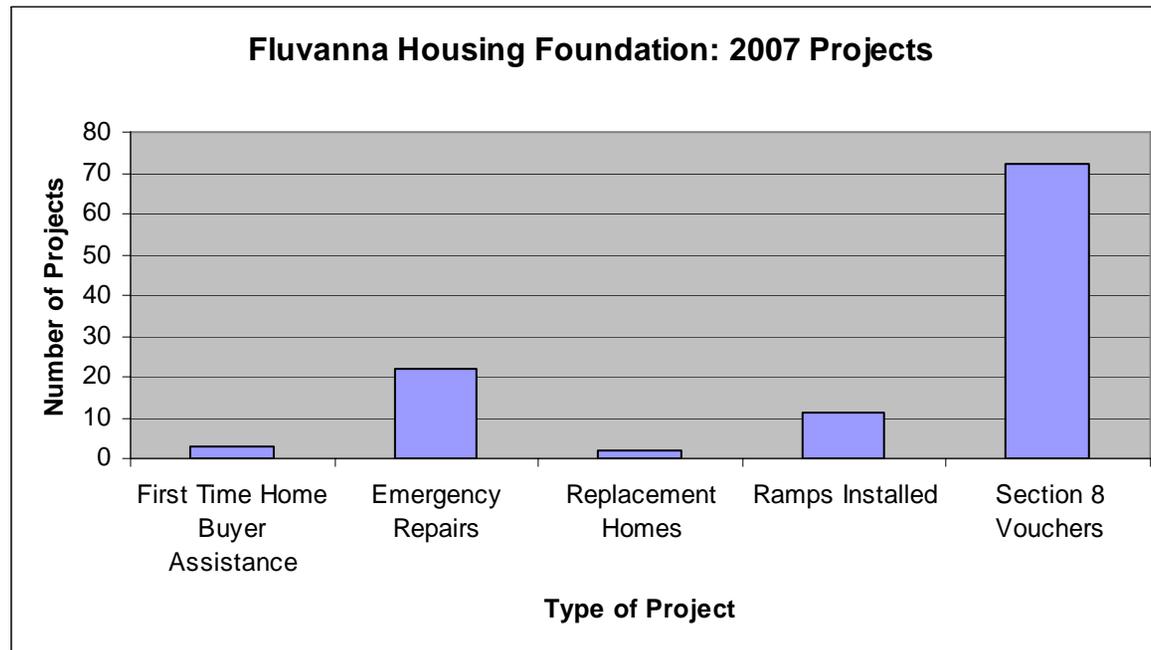


Figure 13: 2007 Fluvanna Housing Foundation: Projects

¹⁸ Source: Fluvanna Housing Foundation

2007 SITE DEVELOPMENT PLANS – by Project Type¹⁹

Applicant	Use	Zoning	Election District	Planning Area	Area (Sq Ft)	% of Total Square Footage
Commercial/Retail						
Palmyra Ventures, Inc.	CVS Pharmacy	B-1	Palmyra	Lake Monticello CPA	13,255	18%
Ntelos	125' Telecommunications Tower	A-1	Palmyra	Primary Residential - North/South Route 250	N/A	N/A
Camp Friendship	Resort and Conference Center	A-1	Palmyra	Palmyra CPA	60,404	82%
Landseadel, Jay and Cheryl	Sports Clay Shooting Range	A-1	Cunningham	Rural Residential	N/A	N/A
SUBTOTAL					73,659	100%
Applicant	Use	Zoning	Election District	Planning Area	Area (Sq Ft)	% of Total Square Footage
Industrial						
Kenneth Bahr	Landscape Building	I-1	Palmyra	Zion Crossroads CPA	4,800	3%
JA-ZAN, LLC.	Office Buildings	I-1	Palmyra	Zion Crossroads CPA	9,000	5%
Ambrosini & Reid, LLC.	Flex Space	I-1	Palmyra	Zion Crossroads CPA	32,400	18%
Ballif Investments, LLC.	Contractor Office and Warehouse Space	I-1	Palmyra	Zion Crossroads CPA	22,500	12%
VB Real Estate, LLC.	Waste Recycling Center	I-1	Palmyra	Zion Crossroads CPA	76,350	42%
JA-ZAN, LLC.	5 Unit Industrial Building	I-1	Palmyra	Zion Crossroads CPA	7,200	4%
VA Properties, LLC.	Mill Shop	I-1	Palmyra	Zion Crossroads CPA	28,420	16%
SUBTOTAL					180,670	100%
Applicant	Use	Zoning	Election District	Planning Area	Area (Sq Ft)	% of Total Square Footage
Public/Institutional						
Lions Club of Fluvanna	Baseball Fields	A-1	Fork Union	Rural Preservation	N/A	N/A
SUBTOTAL					N/A	N/A
GRAND TOTAL					254,329	

Table 13: 2007 Site Development Plans: Project Type

¹⁹ Source: Dept. of Planning & Community Development

2007 SITE DEVELOPMENT PLANS – by Planning Area: Community²⁰

Community Planning Areas							
Planning Area	Project Type	Applicant	Use	Zoning	Election District	Area (Sq Ft)	% of Total Square Footage
Lake Monticello CPA	Commercial	Palmyra Ventures, LLC	CVS Pharmacy	B-1	Palmyra	13,255	5%
Palmyra CPA	Commercial	Camp Friendship	Resort and Conference Center	A-1	Palmyra	60,404	24%
Zion Crossroads CPA	Industrial	Kenneth Bahr	Landscape Building	I-1	Palmyra	4,800	2%
Zion Crossroads CPA	Industrial	JA-ZAN, LLC.	Office Buildings	I-1	Palmyra	9,000	3%
Zion Crossroads CPA	Industrial	Ambrosini & Reid, LLC.	Flex Space	I-1	Palmyra	32,400	13%
Zion Crossroads CPA	Industrial	Ballif Investments, LLC.	Contractor Office and Warehouse Space	I-1	Palmyra	22,500	9%
Zion Crossroads CPA	Industrial	VB Real Estate, LLC.	Waste Recycling Center	I-1	Palmyra	76,350	30%
Zion Crossroads CPA	Industrial	JA-ZAN, LLC.	5 Unit Industrial Building	I-1	Palmyra	7,200	3%
Zion Crossroads CPA	Industrial	VA Properties, LLC.	Mill Shop	I-1	Palmyra	28,420	11%
Community Subtotal						254,329	100%

Table 14: 2007 Site Development Plans: Community Planning Areas

²⁰ Source: Dept. of Planning & Community Development

2007 SITE DEVELOPMENT PLANS – by Planning Area: Primary Residential & Rural Areas²¹

Primary Residential Planning Areas							
Planning Area	Project Type	Applicant	Use	Zoning	Election District	Area (Sq Ft)	% of Total Square Footage
Primary Residential - North/South Route 250	Commercial	Ntelos	125' Telecommunications Tower	A-1	Palmyra	N/A	N/A
Primary Residential Subtotal						N/A	N/A
Rural Residential Planning Areas							
Planning Area	Project Type	Applicant	Use	Zoning	Election District	Area (Sq Ft)	% of Total Square Footage
Rural Residential	Commercial	Landseadel, Jay and Cheryl	Sports Clay Shooting Range	A-1	Cunningham	N/A	N/A
Rural Residential Subtotal						N/A	N/A
Rural Preservation Planning Areas							
Planning Area	Project Type	Applicant	Use	Zoning	Election District	Area (Sq Ft)	% of Total Square Footage
Rural Preservation	Public	Lions Club of Fluvanna County	Baseball Fields	A-1	Fork Union	N/A	N/A
Rural Preservation Subtotal						N/A	N/A
GRAND TOTAL						254,329	

Table 15: 2007 Site Development Plans: Primary Residential & Rural Areas

²¹ Source: Dept. of Planning & Community Development

2000-2007 SITE DEVELOPMENT PLANS – by Project Type²²

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	219.60%
2002	103,968	20,556	4,373	128,897	-45.70%
2003	57,727	3,900	19,370	80,997	-37.20%
2004	47,150	66,710	36,245	150,105	85.30%
2005	18,385	227,284	130,532	376,201	150.60%
2006	130,667	237,059	38,000	405,726	7.20%
2007	73,659	180,670	0	254,329	-37.30%

Table 16: 2000-2007 Site Development Plans: by Project Type

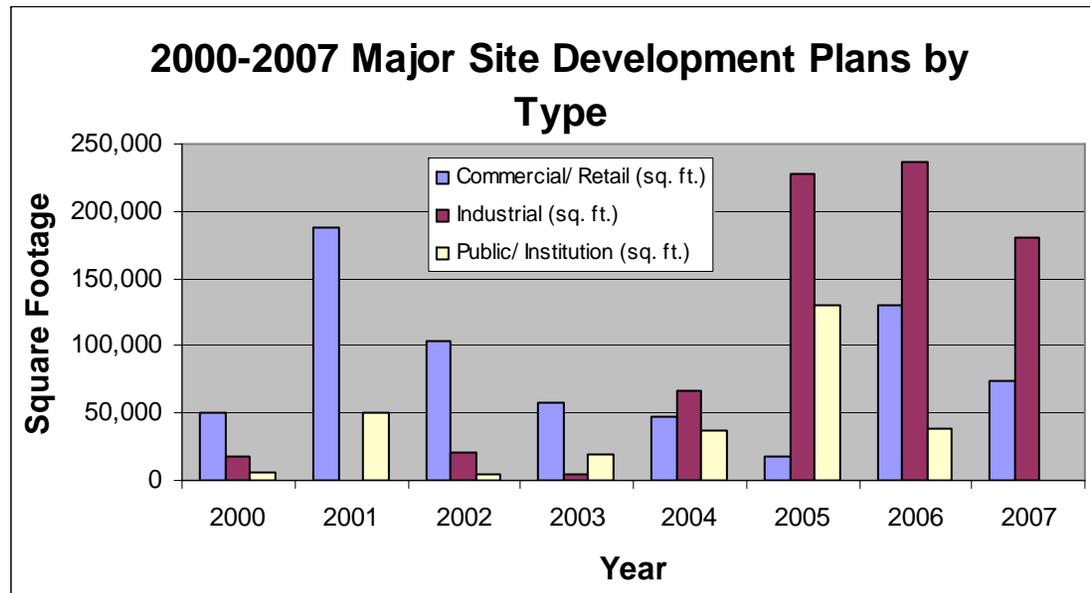


Figure 14: 2000-2007 Site Development Plans: by Project Type

²² Source: Dept. of Planning & Community Development

2000-2007 SITE DEVELOPMENT PLANS – by Planning Area²³

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
2007	254,329	0	0	0	254,329

Table 17: 2000-2007 Site Development Plans: by Planning Area

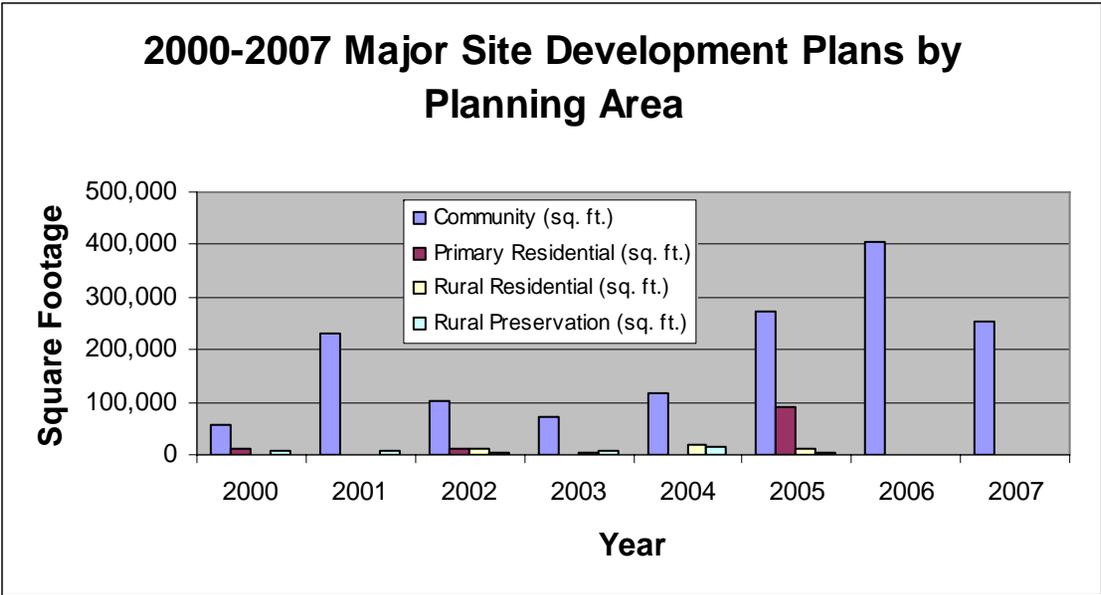


Figure 15: 2000-2007 Site Development Plans: by Planning Area

²³ Source: Dept. of Planning & Community Development

2007 ZONING MAP AMENDMENTS: by Planning Area²⁴

Planning Area	Applicant	Name	Prior Zoning	New Zoning	Acreage
Zion Crossroads CPA	Ballif Investments, LLC.	Ballif Investments, LLC.	A-1	I-1	9.037
Zion Crossroads CPA	Dillard, A.G.	N/A	A-1	I-1	9.45
Zion Crossroads CPA	Dillard, A.G.	N/A	A-1	I-1/I-2	11.2
Zion Crossroads CPA	JA-ZAN, LLC.	JA-ZAN, LLC.	I-1	I-2	1.181
Lake Monticello CPA	Houchens, Oscar	N/A	A-1	B-1	30
Lake Monticello CPA	Rivanna Land & Dev., LLC	Rivanna Land & Dev., LLC	B-1/R-3	B-1	7.432
Lake Monticello CPA	Sycamore Square, LLC	Sycamore Square	R-3	R-3(Amended Proffers)	6.31
Fork Union CPA	MCL Construction Inc.	N/A	A-1	R-1	7.087
Palmyra CPA	Palmyra Zoo, LLC.	N/A	A-1	B-1	5
				TOTAL	86.7

Table 18: 2007 Zoning Map Amendments: by Planning Area

²⁴ Source: Dept. of Planning & Community Development.

2007 ZONING MAP AMENDMENTS: by Community Planning Areas

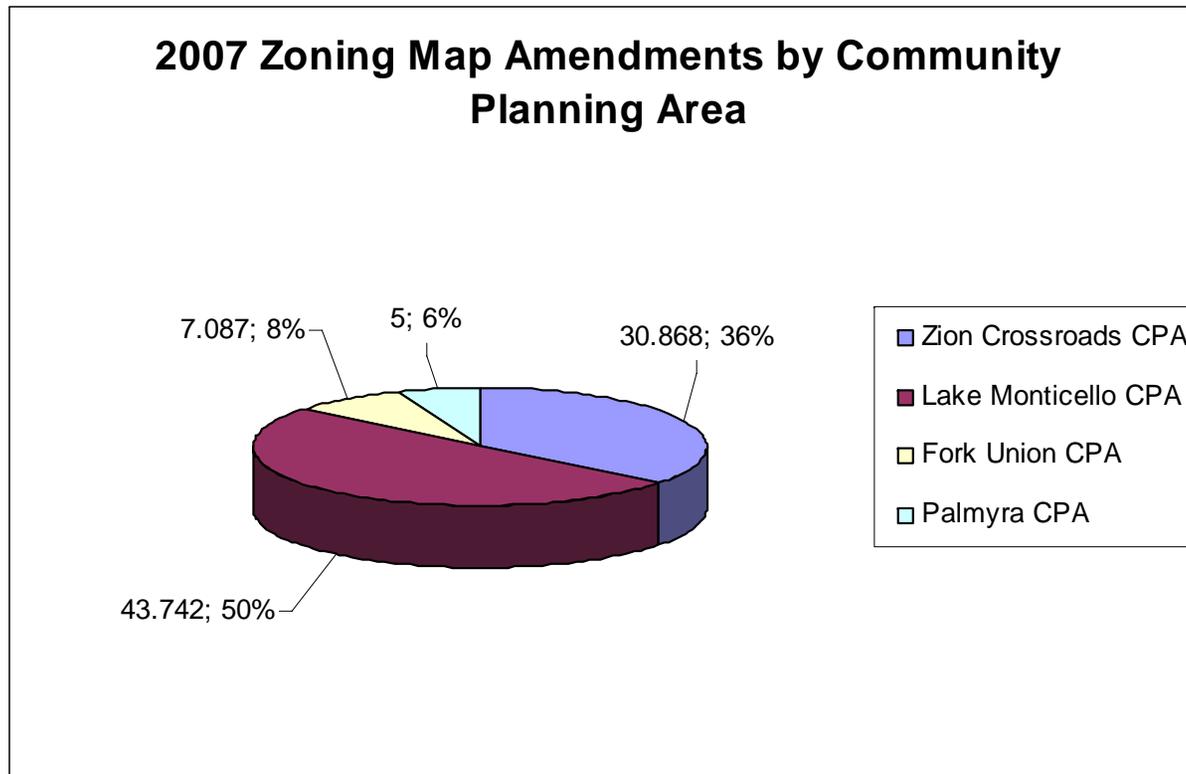


Figure 16: 2007 Zoning Map Amendments: by Community Planning Area

2007 ZONING MAP AMENDMENTS – by Election District²⁵

Election District	Applicant	Name	Prior Zoning	New Zoning	Acreage
Fork Union	MCL Construction	N/A	A-1	R-1	7.087
Palmyra	Baliff Investments, LLC.	Ballif Investments, LLC.	A-1	I-1	9.037
Palmyra	Dillard, A.G.	N/A	A-1	I-1	9.45
Palmyra	Dillard, A.G.	N/A	A-1	I-1/I-2	11.2
Palmyra	Houchens, Oscar	N/A	A-1	B-1	30
Palmyra	JA-ZAN, LLC.	JA-ZAN, LLC.	I-1	I-2	1.181
Palmyra	Palmyra Zoo, LLC.	N/A	A-1	B-1	5
Rivanna	Rivanna Land & Dev., LLC	Rivanna Land & Dev., LLC.	B-1/R-3	B-1	7.432
Rivanna	Sycamore Square, LLC.	Sycamore Square	R-3	R-3 (Amended Proffers)	6.31
				TOTAL	86.7

Table 19: 2007 Zoning Map Amendments: by Election District

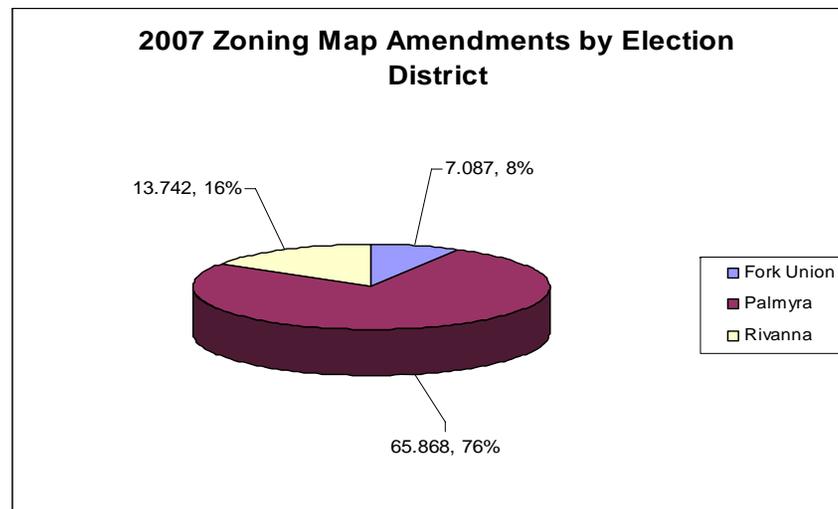


Figure 17: 2007 Zoning Map Amendments: by Election District

²⁵ Source: Dept. of Planning & Community Development.

2000-2007 ZONING MAP AMENDMENTS – by Planning Area²⁶

Planning Area	Acres Rezoned							
	2000	2001	2002	2003	2004	2005	2006	2007
Lake Monticello CPA	9.1	18.5	116	16.5	42.7	0	11.36	43.742
Fork Union CPA	0	11	0	0	0	0.34	9.52	7.087
Palmyra CPA	0	0	0	0	52.1	4.8	52.14	5
Zion Crossroads CPA	15.9	2	15.1	27.3	25.2	54.26	67.66	30.868
Community	25	31.5	131.1	43.8	120	59.4	140.68	86.697
Primary Residential	0	0	0	0	0	0	1.45	0
Rural Residential	0	0	0	0	43.8	0	0	0
Rural Preservation	0	0	0	0	0	12.95	0	0
Total	25	31.5	131.1	43.8	163.9	72.4	142.13	86.7

Table 20: 2000-2007 Zoning Map Amendments: by Planning Area

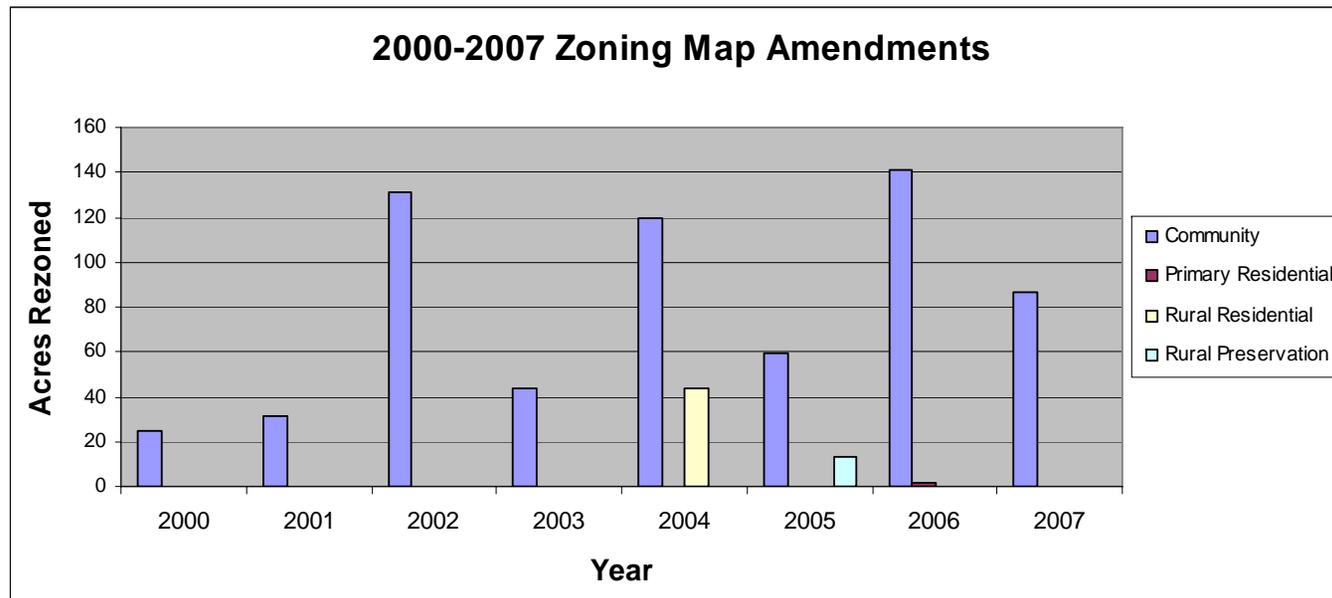


Figure 18: 2000-2007 Zoning Map Amendments: by Planning Area

²⁶ Source: Dept. of Planning & Community Development.

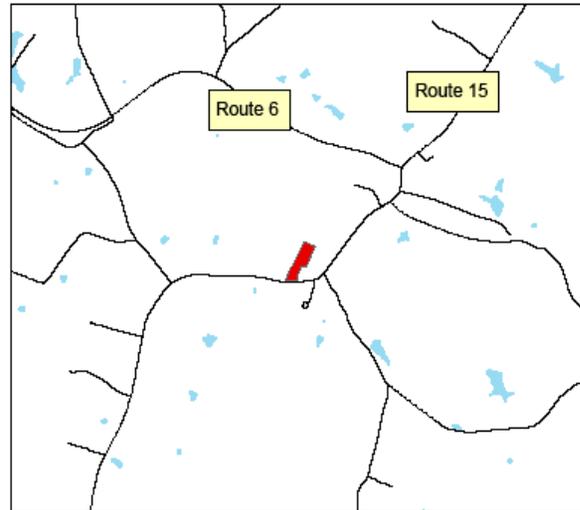
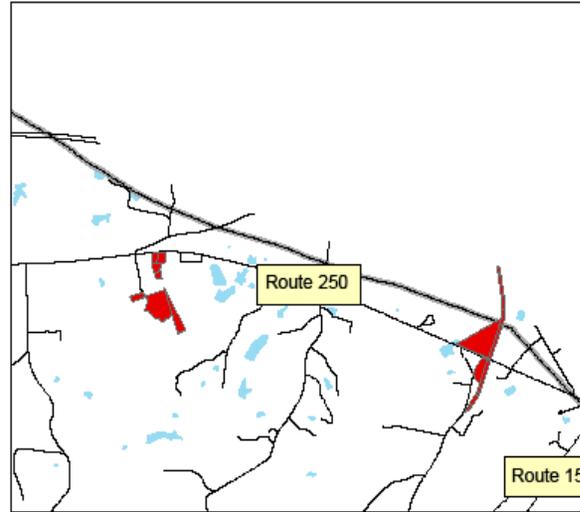
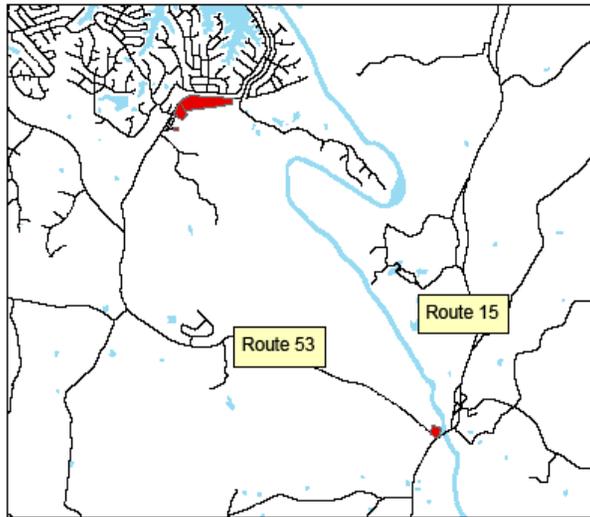
2007 ZONING MAP AMENDMENTS

Fluvanna County 2007 Zoning Map Amendments

Department of Planning & Community Development

Not to Scale

Parcel lines are approximate and for
general reference only.



Legend

 2007 Zoning Map Amendments



2007 ZONING TEXT AMENDMENTS²⁷

Applicant Name	Applicable Section of County Ordinance	Description of Request
Rivanna Land & Development	22-9-2(A)	Add Antique Auction Houses to B-1
Virginia Land, LLC	22-11-5(a)(i)	Replace "a non-primary" with "an"
Fluvanna County	22-17-8	Revamp of Floodplain Chapter
TOTAL		3

Table 21: 2007 Zoning Text Amendments

Zoning Text Amendments Approved 2000-2007

YEAR	NUMBER
2000	3
2001	1
2002	2
2003	0
2004	2
2005	4
2006	6
2007	3
TOTAL	21

Table 22: 2000-2007 Zoning Text Amendments Comparison

²⁷ Source: Dept. of Planning & Community Development

2000-2007 ZONING TEXT AMENDMENTS²⁸

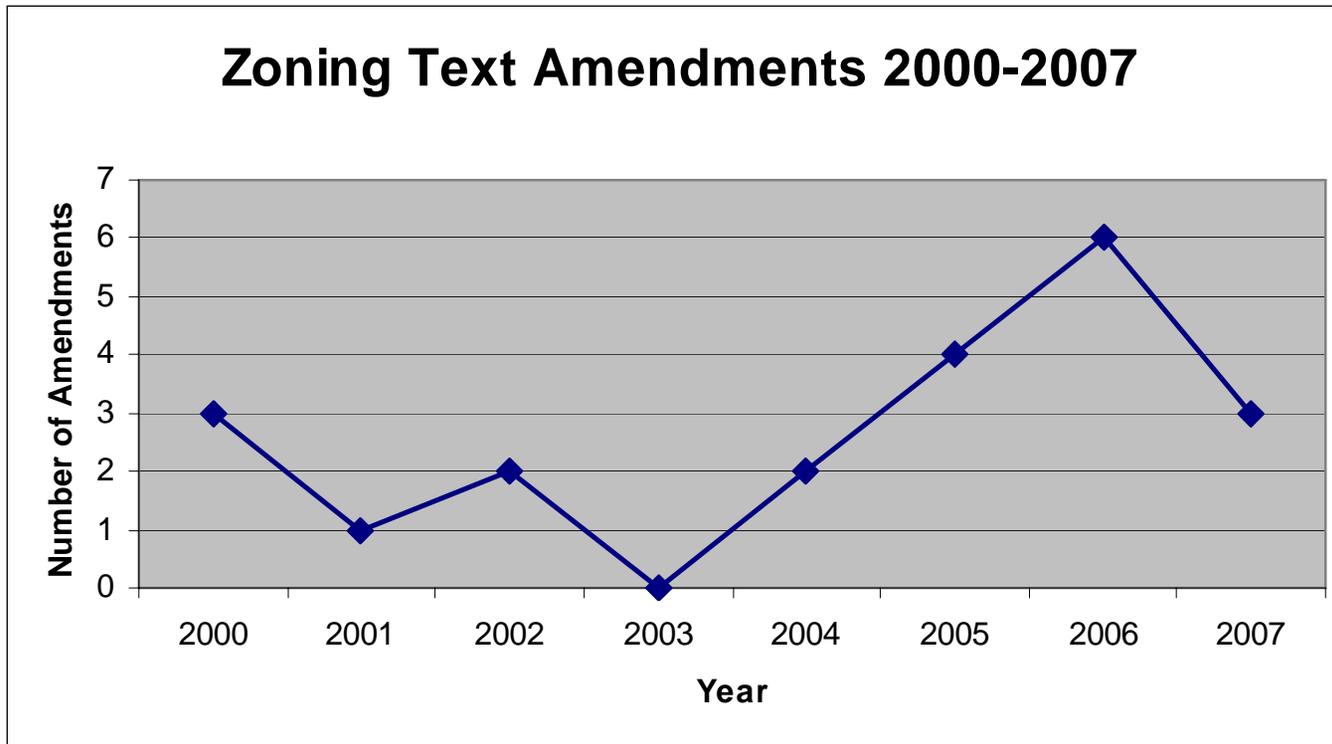


Figure 19: 2000-2007 Zoning Text Amendments

²⁸ Source: Dept. of Planning & Community Development

2007 ZONING VARIANCES²⁹

Election District	Type of Variance					
	Reduce Setback/ Right-of-Way	Increase Size of Business Sign	Reconfiguration of Lots	Increase Height	Nonconforming Use	TOTAL
Columbia	1	0	0	0	0	1
Cunningham	1	0	0	0	0	1
Fork Union	3	0	0	0	0	3
Palmyra	0	0	0	0	0	0
Rivanna	1	0	0	0	0	1
TOTAL	6	0	0	0	0	6

Table 23: 2007 Variances: by Election Area

²⁹ Source: Dept. of Planning & Community Development

2000-2007 VARIANCES³⁰

Type of Variance	Variances Approved							
	2000	2001	2002	2003	2004	2005	2006	2007
Reduce Setback/ Right-of-Way	5	12	3	11	10	13	16	6
Increase Size of Business Sign	0	1	0	0	3	0	0	0
Reconfiguration of Lots	0	1	0	0	4	2	0	0
Increase Height	0	0	0	0	2	0	0	0
Nonconforming Use	3	0	0	0	0	0	0	0
TOTAL	8	14	3	11	19	15	16	6

Table 24: Variances - 2000-2007 Comparisons

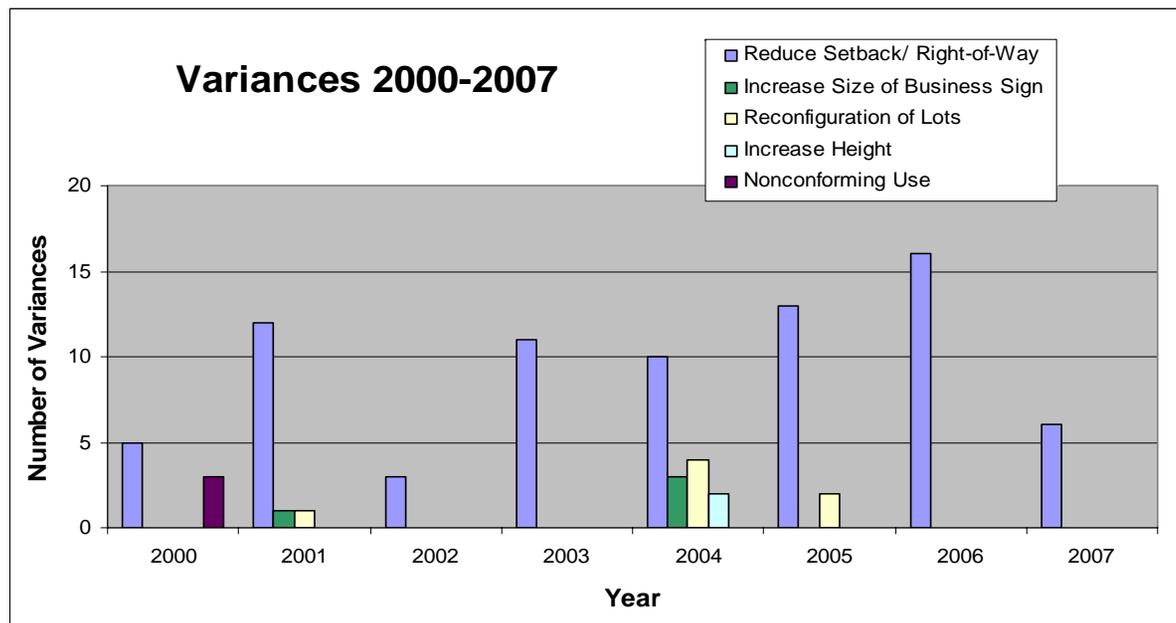


Figure 20: 2000-2007 Variances: by Variance Type

³⁰ Source: Dept. of Planning & Community Development

2007 SPECIAL USE PERMITS: by Project Type³¹

Project Type	Project Description	Applicant	Zoning	Election District	Planning Area
Commercial	Lake Monticello Operations Building	Lake Monticello Owners Association	R-4	Rivanna	Palmyra CPA
Commercial	Cellular Communications Tower	nTelos	A-1	Palmyra	Primary Residential N/S Route 250
Commercial	Propane Storage Facility	JA-Zan, LLC	I-2	Palmyra	Zion Crossroads CPA
Institutional	Construct Church	Calvary Chapel Fluvanna	A-1	Palmyra	Rural Residential
Institutional	Church Offices and Meeting Space	Bybee Road Baptist Church	A-1	Columbia	Rural Residential
Mobile Home	Temporary Construction	Gregory, Richard E.	A-1	Fork Union	Rural Preservation
Mobile Home	Medical Hardship	Hall, Joyce	A-1	Cunningham	Rural Preservation
Mobile Home	Medical Hardship	Blanchetti, Terri	A-1	Fork Union	Rural Preservation
Small Home Industry	Sport Clay Shooting Range	Lanseadel, Jay and Cheryl	A-1	Cunningham	Rural Residential
Small Home Industry	Small Engine Repair Shop	Partusch, David	A-1	Fork Union	Rural Preservation
Small Home Industry	Operate Wood Shop	Bull, Eric	A-1	Cunningham	Primary Residential Route 6/Antioch

Table 25: 2007 Special Use Permits: by Project Type

³¹ Source: Dept. of Planning & Community Development

2007 SPECIAL USE PERMITS: by Planning Area³²

Community					
Planning Area	Project Type	Project Description	Applicant	Zoning	Election District
Palmyra CPA	Commercial	Lake Monticello Operations Building	Lake Monticello Owners Association	R-4	Rivanna
Zion Crossroads CPA	Commercial	Propane Storage Facility	JA-Zan, LLC.	I-2	Palmyra
Primary Residential					
Planning Area	Project Type	Project Description	Applicant	Zoning	Election District
Primary Residential N/S Route 250	Commercial	Cellular Communications Tower	nTelos	A-1	Palmyra
Primary Residential Route 6/Antioch	Small Home Industry	Operate Wood Shop	Bull, Eric	A-1	Cunningham
Rural Residential					
Planning Area	Project Type	Project Description	Applicant	Zoning	Election District
Rural Residential	Institutional	Construct Church	Calvary Chapel Fluvanna	A-1	Palmyra
Rural Residential	Institutional	Church Offices and Meeting Space	Bybee Road Baptist Church	A-1	Columbia
Rural Residential	Small Home Industry	Sport Clay Shooting Range	Landseadel, Jay and Cheryl	A-1	Cunningham
Rural Preservation					
Planning Area	Project Type	Project Description	Applicant	Zoning	Election District
Rural Preservation	Mobile Home	Temporary Construction	Gregory, Richard E.	A-1	Fork Union
Rural Preservation	Mobile Home	Medical Hardship	Hall, Joyce	A-1	Cunningham
Rural Preservation	Mobile Home	Medical Hardship	Blanchetti, Terri	A-1	Fork Union
Rural Preservation	Small Home Industry	Small Engine Repair Shop	Partusch, David	A-1	Fork Union

Table 26: 2007 Special Use Permits: by Planning Area

³² Source: Dept. of Planning & Community Development

2007 SPECIAL USE PERMITS: by Election District³³

Election District	Commercial	Mobile Home	Small Home Industry	Private Utility	Residential	Institutional	TOTAL
Columbia	0	0	0	0	0	1	1
Cunningham	0	1	2	0	0	0	3
Fork Union	0	2	1	0	0	0	3
Palmyra	2	0	0	0	0	1	3
Rivanna	1	0	0	0	0	0	1
TOTAL	3	3	3	0	0	2	11

Table 27: 2007 Special Use Permits: by Election District

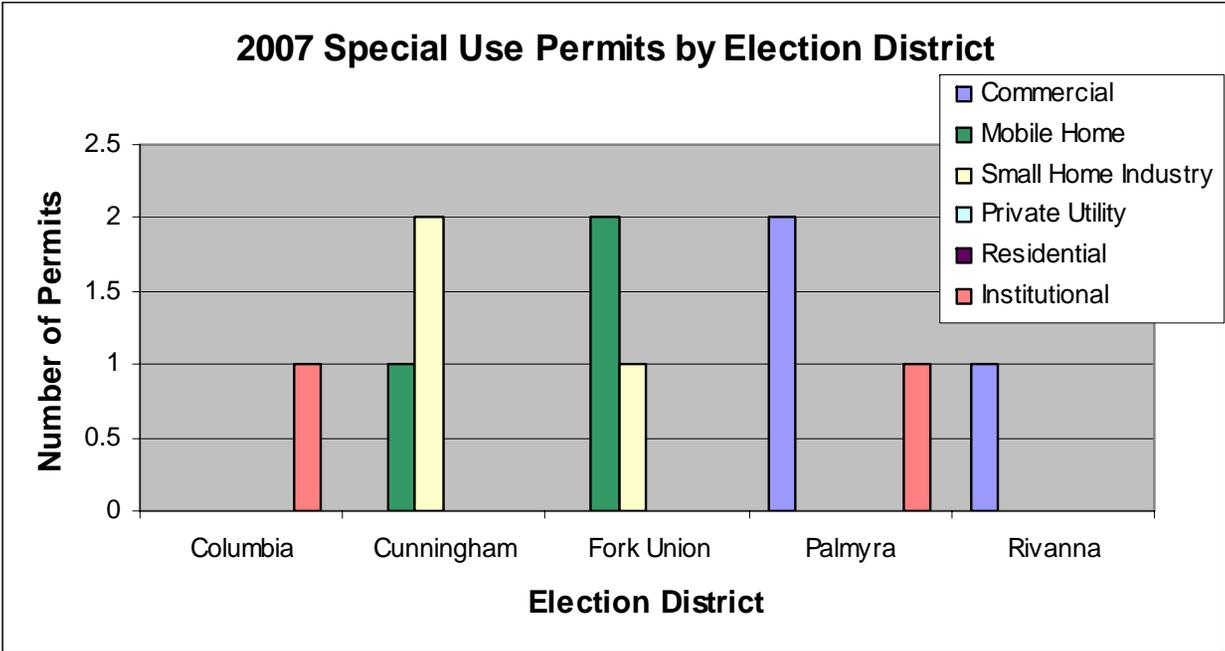


Figure 21: 2007 Special Use Permits: by Election District

³³ Source: Dept. of Planning & Community Development

PRESERVATION PROGRAMS: Agricultural and Forestal Districts³⁴

District Name	Planning Areas	Approval Date	Review Period	Review Date	Total Acreage
Riverside	Rural Preservation	8/7/2002	10 Years	August 2012	600.53
Union Mills	Rural Preservation	5/15/2002	10 Years	May 2012	324.752
Adams Creek	Rural Residential	5/16/2001	10 Years	May 2011	557.674
Bremo Recess	Rural Preservation	1/17/2001	10 Years	January 2011	359.67
Lower Bremo	Rural Preservation	1/17/2001	10 Years	January 2011	800.377
Shores-Hardware	Rural Preservation	1/17/2001	10 Years	January 2011	1,239.81
Dobby Creek	Rural Residential	1/17/2001	10 Years	January 2011	393.16
Shepherds	Rural Preservation	11/15/2000	10 Years	November 2010	703.99
Upper Bremo	Rural Preservation	9/20/2000	10 Years	September 2010	1,851.78
Stage Junction	Rural Preservation	6/7/2000	10 Years	June 2010	819.454
Poorhouse	Rural Residential	1/19/2000	10 Years	January 2010	615.315
Kidds Store	Rural Preservation & Route 6/Antioch Primary Residential	12/15/1999	10 Years	December 2009	2,116.75
North 640	Rural Preservation	11/17/1999	10 Years	November 2009	2,575.13
Cunningham Acres	Rural Residential & Lake Monticello Primary Residential	11/17/1999	10 Years	November 2009	517.068
Glenarvon Farm	Rural Preservation	11/17/1999	10 Years	November 2009	1,524.78
Bourne Tract*	Rural Preservation	8/4/1999	8 Years	August 2007	296.061
Granite Hills	Rural Preservation	8/4/1999	10 Years	August 2009	911.035
Byrd Creek	Rural Preservation	7/21/1999	10 Years	July 2009	1,920.10
Carysbrook	Rural Preservation	7/21/1999	10 Years	July 2009	1,736.95
Bowlesville**	Rural Preservation	3/17/1999	8 Years	March 2015	1,069.01
Total Acreage					20,933.404
% of Total County Acreage in Ag/For Districts					11.4%

*Review in process while this report was being created. Any changes will be reflected in 2008 DAR.

**Reviewed in 2007 with no changes made.

Table 28: Agricultural and Forestal Districts

³⁴ Source: Dept. of Planning & Community Development. See Appendix B for District Map.

PRESERVATION PROGRAMS: Agricultural and Forestal Districts³⁵

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
2007	0	0
TOTAL	20	20,933

Table 29: 1999-2007 Ag. For. Districts Acreage

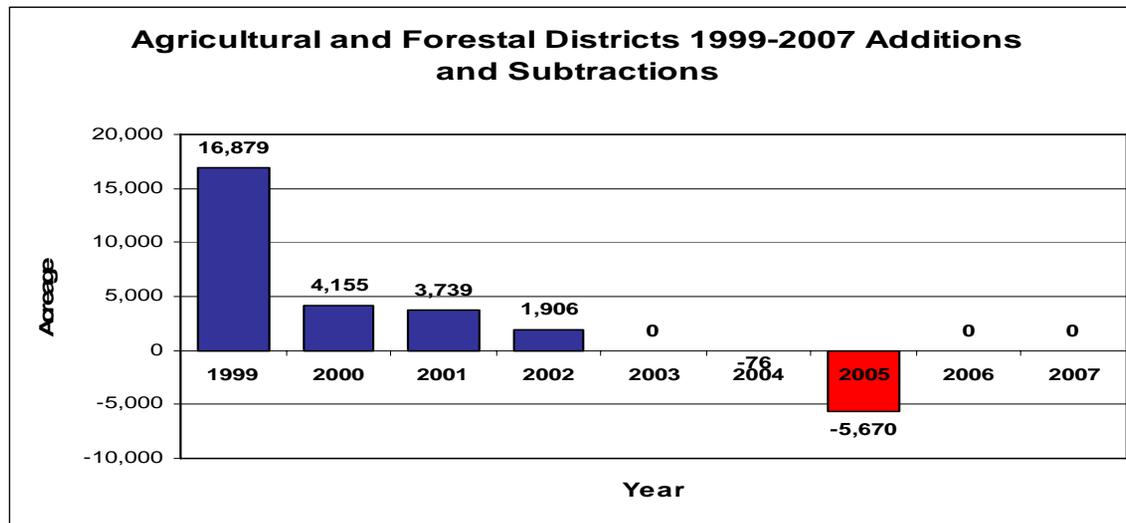


Figure 22: 1999-2007 Ag. For. District Comparison

³⁵ Source: Dept. of Planning & Community Development

PRESERVATION PROGRAMS: Conservation and Historic Easements³⁶

Property Name	Easement Holder	Year Placed	Planning Area	Acreage
Barber, William T. and Lynn M.	Fluvanna County	2007	Rural Preservation	100.6
Zehler, John C. and Kathryn K.	Fluvanna County	2007	Palmyra CPA	107.6
Glenarvon	Department of Conservation & Recreation	2006	Rural Preservation	1371.9
Granite Hills	Virginia Outdoors Foundation	2006	Rural Preservation	358.2
Lower Ewers	Virginia Outdoors Foundation	2006	Rural Preservation	239.2
Little Byrd Creek	Virginia Outdoors Foundation	2006	Rural Preservation	301.1
Upper Bremo	Department of Historic Resources	2006	Rural Preservation	1534.1
Glen Bernie	Department of Historic Resources	2002	Palmyra CPA	33.6
Melrose	Virginia Outdoors Foundation	2002	Rural Preservation	100.0
Lakeview	Virginia Outdoors Foundation	2001	Primary Residential	1236.5
Lowfields Farm	Virginia Outdoors Foundation	2001	Rural Preservation	249.8
Chatham Plantation	Virginia Outdoors Foundation	2000	Rural Preservation	887.5
Cumber Farm	Virginia Outdoors Foundation	2000	Rural Residential	698.2
Glen Bernie	Department of Historic Resources	2000	Palmyra CPA	152.0
Maranatha Farm	Virginia Outdoors Foundation	2000	Rural Preservation	441.1
Oak Hill Farm	Virginia Outdoors Foundation	1998	Rural Preservation	676.1
Scheier Natural Area	Virginia Outdoors Foundation	1997	Rural Preservation	100.5
Red Bank Farm	Virginia Outdoors Foundation	1993	Rural Preservation	424.3
Bremo Recess (Road Frontage)	Department of Historic Resources	1990	Rural Preservation	45.0
Lower Bremo	Department of Historic Resources	1990	Rural Preservation	653.0
			TOTAL	9,710.2
			Total Acreage in County	183,808
			% County in Easement	5.3%

Table 30: Conservation and Historic Easements

³⁶ Source: Dept. of Planning & Community Development. See Appendix C for Easement Map.

PRESERVATION PROGRAMS: 1995-2007 Land Use Taxation³⁷

Year	Land Use Type			Total	Percentage of Total County Acreage
	Agriculture	Forestry	Open Space		
1995	29,477	94,077	410	123,964	67%
1996	30,213	94,302	420	124,935	68%
1997	30,279	93,684	420	124,383	68%
1998	30,535	94,113	675	125,323	68%
1999	31,082	94,385	715	126,182	69%
2000	31,630	94,656	755	127,041	69%
2001	32,187	95,282	763	128,232	70%
2002	31,827	98,604	531	130,962	71%
2003	32,283	98,342	577	131,202	71%
2004	31,945	96,608	599	129,152	70%
2005	30,463	92,520	555	123,538	67%
2006	29,846	89,978	482	120,306	65%
2007	31,095	90,098	173	121,366	66%
				Total Acreage in County	183,808

Table 31: 1995-2007 Land Use Taxation

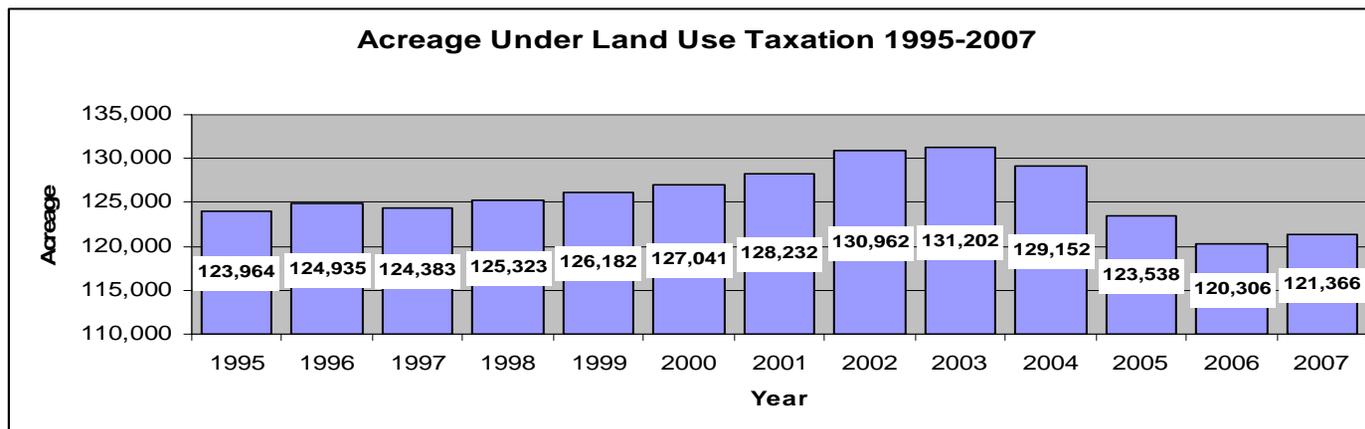


Figure 23: 1995-2007 Land Use Taxation Comparison

³⁷ Source: Commissioner of Revenue

APPENDIX A: 2000 COMPREHENSIVE PLAN LAND USE PLANNING AREA MAP

Fluvanna County: Approximate Boundaries of Planning Areas



County of Fluvanna

"Responsive & Responsible Government"

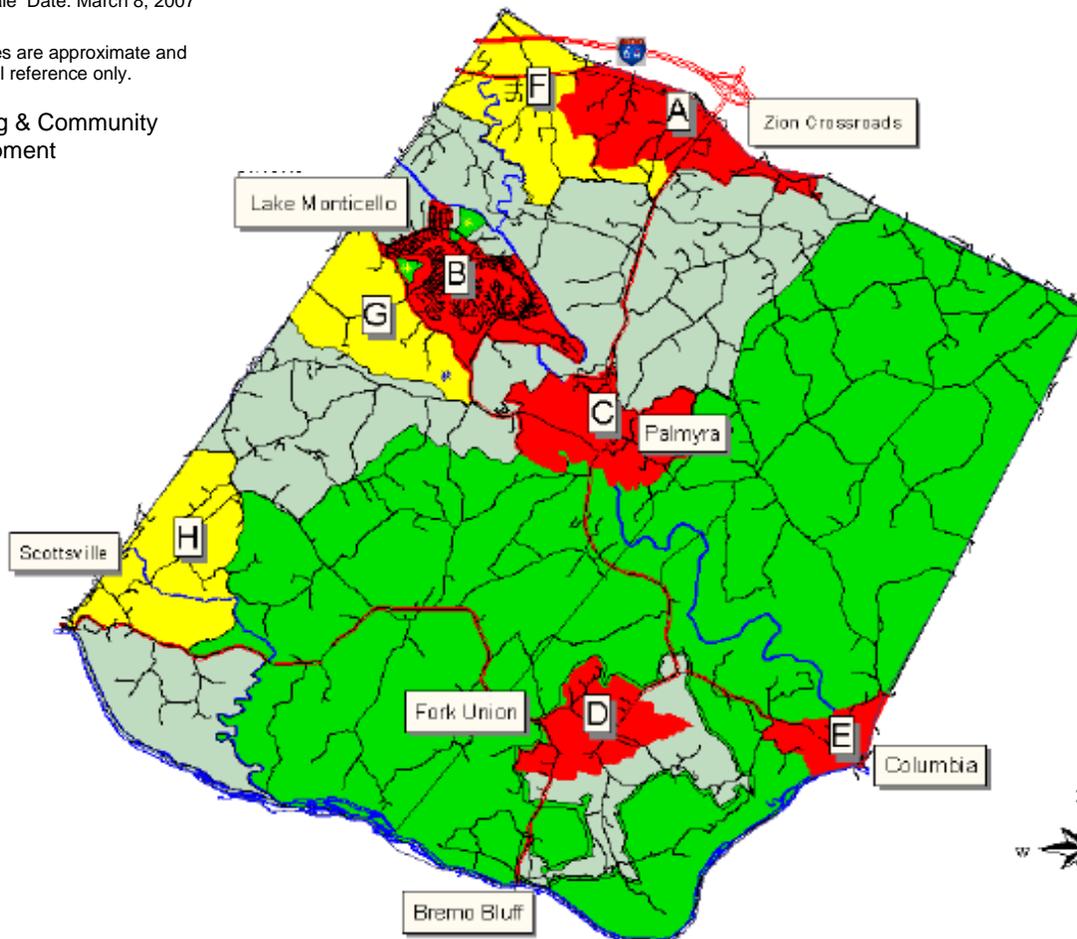
Planning Areas

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

Not to Scale Date: March 8, 2007

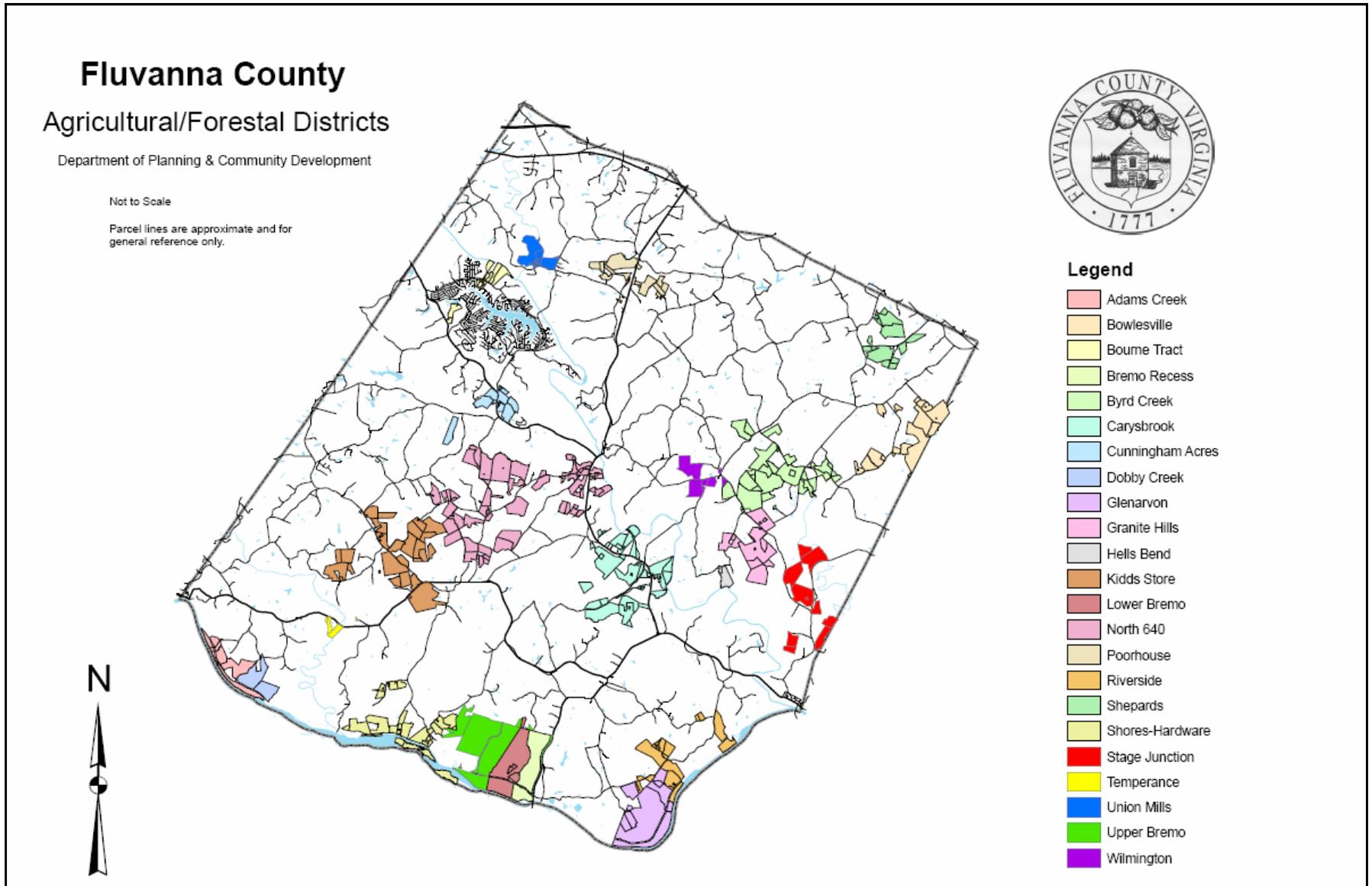
Parcel lines are approximate and for general reference only.

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Appendix A

APPENDIX B: AGRICULTURAL AND FORESTAL DISTRICT MAP



APPENDIX C: CONSERVATION AND HISTORIC EASEMENT MAP

