

COUNTY OF FLUVANNA



DEVELOPMENT ACTIVITY REPORT 2010

January 26, 2011

TABLE OF CONTENTS

<p>Introduction 2</p> <p>Executive Summary 4</p> <p>2009 Comprehensive Plan Land Use Planning Areas 6</p> <p style="padding-left: 20px;">Article I. Residential Activity</p> <p style="padding-left: 40px;">Building Permits</p> <p style="padding-left: 60px;">by Project Type 7</p> <p style="padding-left: 60px;">by Election District 8</p> <p style="padding-left: 60px;">by Planning Area 9</p> <p style="padding-left: 60px;">Inside vs. Outside Lake Monticello 10</p> <p style="padding-left: 60px;">2001 - 2010 Comparison 12</p> <p style="padding-left: 40px;">Subdivisions (SUBs)</p> <p style="padding-left: 60px;">by Election District 13</p> <p style="padding-left: 60px;">by Planning Area 14</p> <p style="padding-left: 60px;">2001 - 2010 Comparison 15</p> <p style="padding-left: 40px;">Fluvanna Housing Foundation</p> <p style="padding-left: 60px;">by Cost 16</p> <p style="padding-left: 60px;">2001 - 2010 Cost Comparison 17</p> <p style="padding-left: 60px;">by Project 18</p> <p>Site Development Plans (SDPs)</p> <p style="padding-left: 20px;">by Project Type 19</p> <p style="padding-left: 20px;">by Planning Area 20</p> <p style="padding-left: 20px;">2001 - 2010 Comparison by project type 21</p> <p style="padding-left: 20px;">2001 - 2010 Comparison by planning area 22</p>	<p>Code Compliance Cases</p> <p style="padding-left: 20px;">by Election District 23</p> <p style="padding-left: 20px;">by Planning Area 24</p> <p>Zoning Map Amendments (ZMPs)</p> <p style="padding-left: 20px;">by Planning Area 25</p> <p style="padding-left: 20px;">by Election District 25</p> <p style="padding-left: 20px;">2001 - 2010 Comparison 26</p> <p>Zoning Text Amendments (ZTAs) 29</p> <p>Variances (BZAs) 31</p> <p>Special Use Permits (SUPs)</p> <p style="padding-left: 20px;">by Project Type 32</p> <p style="padding-left: 20px;">by Planning Area 33</p> <p style="padding-left: 20px;">2001 - 2010 Comparison by Election District 34</p> <p>Article II. Preservation Programs:</p> <p style="padding-left: 20px;">Agricultural and Forestal Districts 36</p> <p style="padding-left: 20px;">Conservation and Historic Easements 38</p> <p style="padding-left: 20px;">Land Use Taxation 39</p> <p>Article III. Appendices:</p> <p style="padding-left: 20px;">A- 2009 Comp. Plan Planning Areas Map 40</p> <p style="padding-left: 20px;">B- Agricultural and Forestal Districts 41</p> <p style="padding-left: 20px;">C- Conservation and Historic Easements Map 42</p> <p style="padding-left: 20px;">D- 2009 Comprehensive Plan Implementation Strategies-Completed and In-Progress 43</p> <p style="padding-left: 20px;">E- 2011 Long Range Project Schedule 64</p>
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INTRODUCTION

The Fluvanna County Department of Planning and Community Development is proud to present the 2010 Development Activity Report (DAR). Development activity in this report has been approved by the Fluvanna County Board of Supervisors and committees appointed or approved by them, including the Planning Commission, Board of Zoning Appeals, and Planning and Community Development staff. This report has been prepared to help visualize the growth impacting Fluvanna County, which is reflected by changes in land use. Land use changes are tracked by the Development Information Database (DID), which was used to prepare this report and is maintained by the Planning Department.

The DID is used to track site development plans, subdivisions, code compliance cases, special use permits, variances, zoning map amendments, zoning text amendments, and preservation easements among other activities. A similar database used by the Building Inspections Department tracks building permits and is used in the residential activity calculations in this report. A direct comparison of the past ten (10) years worth of land use planning data is also provided throughout this report.

The DAR allows land use comparisons and trends to be seen over time, which provides important clues for future needs, such as new school bus routes and traffic systems. This report reflects the outcome of development by Election District and Land Use Planning Area, and evaluates County preservation initiatives. In addition, this report allows an analytical observation of the relationship between land use planning and various application requests. For example, proposed growth districts may not achieve the intended results if development requests are granted in areas outside established Community Planning Areas. This report provides a quantitative summary of 2010 development, and indicates where it is taking place.

The recessed economy and housing market continued to have some impact on Fluvanna County as the number of building permits issued declined compared to past years. However, the number of subdivision lots increased, as did the number of zoning text amendments in 2010, compared to the 2009 numbers.

While overall development activity continued to decline in the county, many long range planning projects were started and completed in Fluvanna County in 2010, with the sign ordinance amendment and completion of Phase II of the uses and definitions being two examples. The Nonconforming Uses section of the zoning ordinance was also amended to give property owners more flexibility with regard to improving their property, and in some cases removing the need for a variance.

In addition to the changes to the future land use map, the 2009 Comprehensive Plan contains 350 strategies for implementing the goals outlined in the plan. Since the adoption of the Comprehensive Plan in March of 2009, seventeen (17) of these implementation strategies have been completed and 117 are "in progress." Additionally, a third category was created labeled "On-going". This category represents strategies that may never be completed and should not be completed to create and maintain a healthy and sustainable community. Appendix D provides a breakdown of the implementation strategies that have been completed, are in progress, or are on-going, approximately 39%. Appendix E includes a list of long range planning projects scheduled for 2010, some of which are currently in progress.

As an additional layer of information to measure Planning Department customer service activity, subdivision and zoning inquiries will be added to the 2011 DAR report. Planning staff contacts and responses via email, telephone, and in-person inquiries will also be included as an indicator of detailed departmental correspondence and activities. Such activity will be measured by the number of online inquiries we receive, as well as a consistent and uniform tab of contacts received by staff.

January 26, 2011

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EXECUTIVE SUMMARY

Land Use Planning Areas

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

2010 New Home Building Permits Issued

- 109 Building Permits for new homes were issued in 2010, a 2% decrease from the 2009 number of 112;
- 62% of New Building Permits were issued in "growth areas;" up from 46% in "growth areas" in 2009; and
- 38% of New Building Permits were issued in "rural areas;" down from 54% in "rural areas" in 2009.

2010 Subdivisions

- 115 subdivision lots were approved in 2010, compared to 90 in 2009 (including major, minor, and family divisions);
- 40 (35%) of the new lots were created in "growth areas" compared to the 2 (2%) lots created in "growth areas" in 2009;
- 75 (65%) of new lots were created in "rural areas" compared to the 88 (98%) lots created in rural areas in 2009;
- 30 (26%) of "rural area" lots were created within Rural Preservation Planning Areas, 21 of which were family subdivisions; and
- Two (2) major cluster subdivisions, totaling 54 lots were approved preserving approximately 106.95 acres of open space.

2010 Site Development Plans

- 7 (seven) Site Development Plans were approved in 2010, a decrease from the 10 that were approved in 2009;
- 86% (6/7) of the site plans approved were located in "growth areas."

2010 Special Use Permits

- Seven (7) Special Use Permits were processed in 2010;
- 100% of the Special Use Permits approved were located in "rural areas."

2010 Land Use Taxation and Agricultural and Forestal Districts

- Four (4) Agricultural and Forestal Districts were reviewed in 2010, resulting in 753 acres being removed from these districts;
- Three (3) new Conservation Easements, approximately 979 acres, were approved in 2010; and
- Approximately 62% of the County (113,619 acres) was enrolled in the Land Use Taxation Program in 2010.

2010 Zoning

- One (1) rezoning application was denied to amend two (2) proffers on property totaling 44.217 acres;
- Five (5) Zoning Text Amendments were approved; and
- One (1) variance from established zoning regulations was approved.

2010 COMPREHENSIVE PLAN – Land Use Planning Areas¹

Planning Area	Number of Parcels	Approximate Acreage	Percentage of Total County Acreage (Approximate)
Community	6,784	19,140	10.4%
Rural Residential	4,298	61,509	33.5%
Rural Preservation	4,800	102,956	56.1%
TOTAL	15,882	183,605	100.0%

Table 1: Approx. Acreage in Land Use Planning Areas²

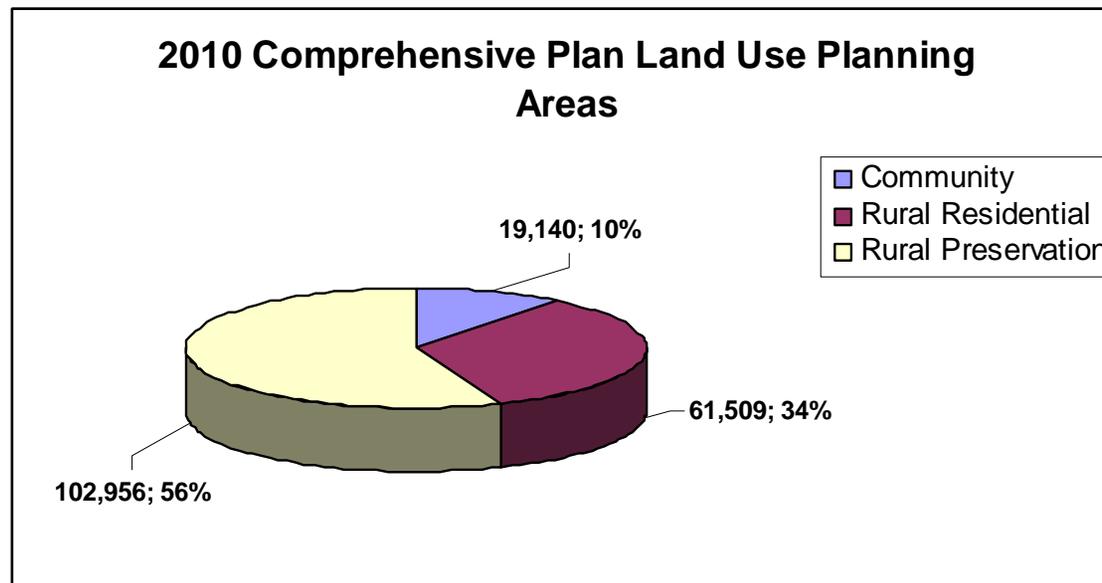


Figure 1: Land Use Planning Area

¹ Source: Dept. of Planning & Community Development

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

2010 RESIDENTIAL ACTIVITY – Building Permits by Type³

Type	Number of Permits Issued	Percentage of Total
New Home	76	70%
New Home - Attached	22	20%
Single-wide Mobile Home	8	7%
Double-wide Mobile Home	3	3%
Total	109	100%

Table 2: 2010 New Home Building Permits by Type

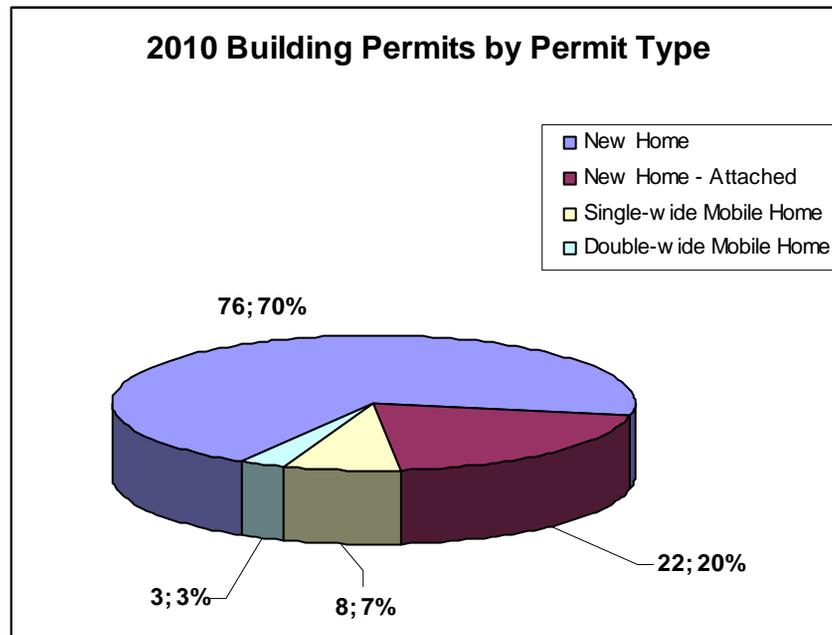


Figure 2: 2010 New Home Building Permits by Type

³ Source: Dept. of Building Inspections

2010 RESIDENTIAL ACTIVITY – Building Permits by Election District⁴

Election District	Number of Permits Issued	Percentage of Total
Columbia	12	11.0%
Cunningham	16	14.7%
Fork Union	9	8.3%
Palmyra	64	58.7%
Rivanna	8	7.3%
TOTAL	109	100.0%

Table 3: 2010 New Home Building Permits by Election District

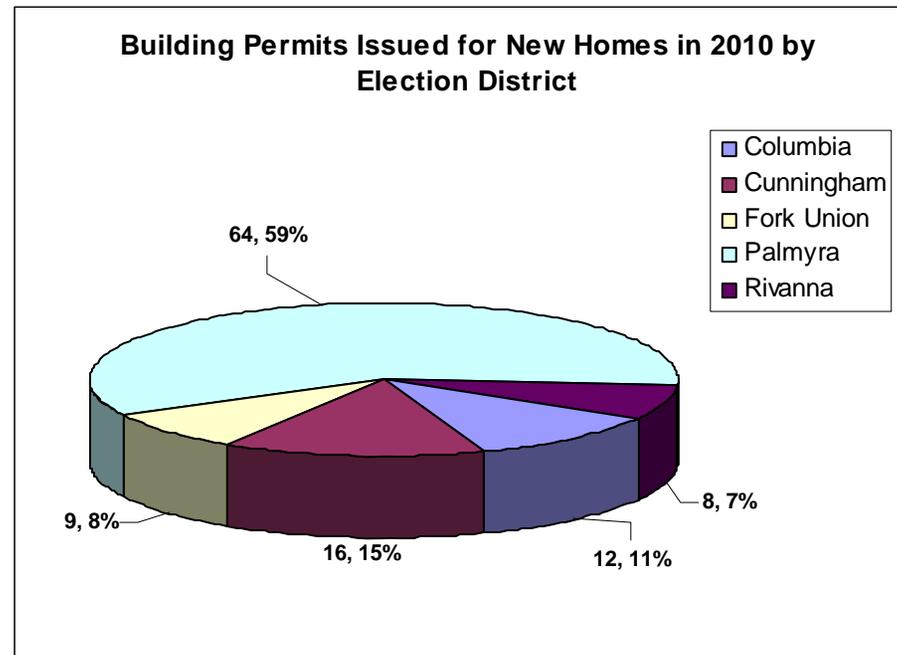


Figure 3: 2010 New Home Building Permits by Election District

⁴ Source: Dept. of Building Inspections

2010 RESIDENTIAL ACTIVITY - Building Permits by Planning Area⁵

Planning Area	Number of Permits Issued	Percentage of Total
Columbia Community Planning Area	0	0.0%
Fork Union Community Planning Area	0	0.0%
Rivanna Community Planning Area	60	55.0%
Palmyra Community Planning Area	0	0.0%
Zion Crossroads Community Planning Area	7	6.4%
Community Planning Area Subtotal	67	61.5%
Rural Residential Subtotal	22	20.2%
Rural Preservation Subtotal	20	18.3%
TOTAL	109	100.0%

Table 4: 2010 New Home Building Permits by Planning Area

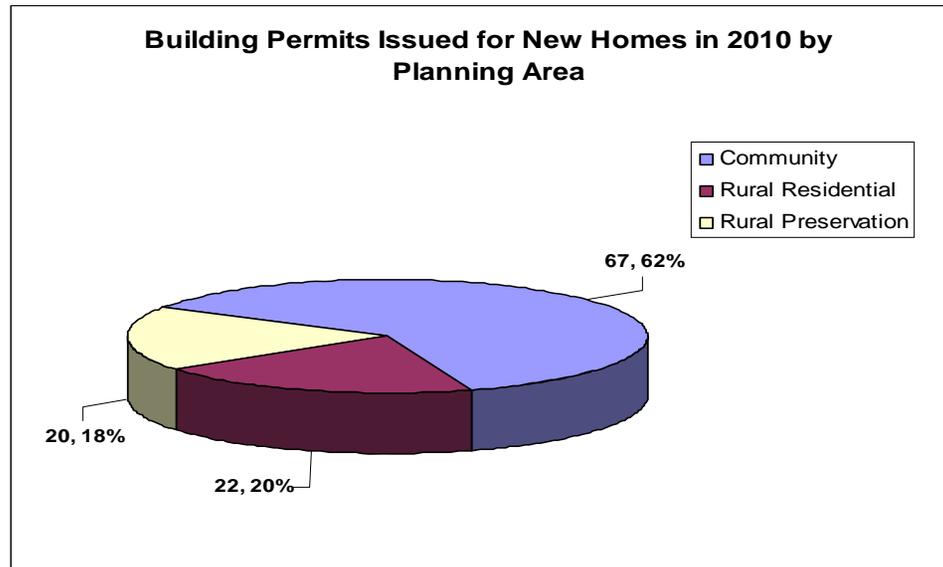


Figure 4: 2010 New Home Building Permits by Planning Area

⁵ Source: Dept. of Building Inspections

2010 RESIDENTIAL ACTIVITY - Building Permits: Inside vs. Outside Lake Monticello^{6,7}

	Inside Lake Monticello	Outside Lake Monticello	County Overall
Number of Permits Issued	9	100	109
Percentage of Total	8.3%	91.7%	100.0%
Average Cost of New Homes	\$216,221	\$157,926	\$187,074
Total Cost of New Homes	\$1,945,987	\$15,318,822	\$17,264,809

Table 5: 2010 New Home Building Permits: Inside vs. Outside Lake Monticello

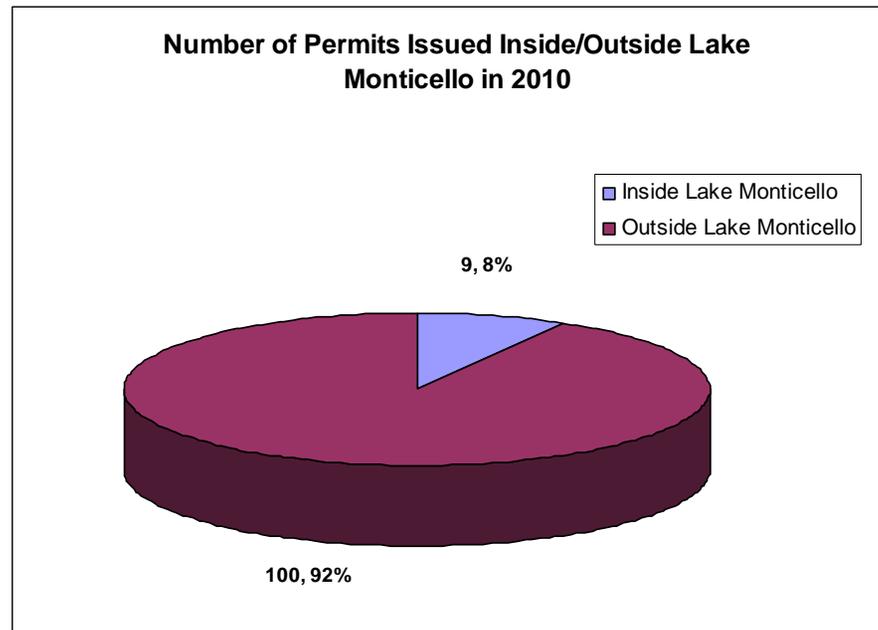


Figure 5: 2010 New Home Building Permits: Inside vs. Outside Lake Monticello

⁶ Source: Dept. of Building Inspections

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

2010 RESIDENTIAL ACTIVITY - Building Permits: Inside vs. Outside Lake Monticello^{8, 9}

	Inside Lake Monticello	Outside Lake Monticello
Average Cost of New Homes	\$216,221	\$157,926

Table 6: 2010 Average New Home Cost: Inside vs. Outside Lake Monticello

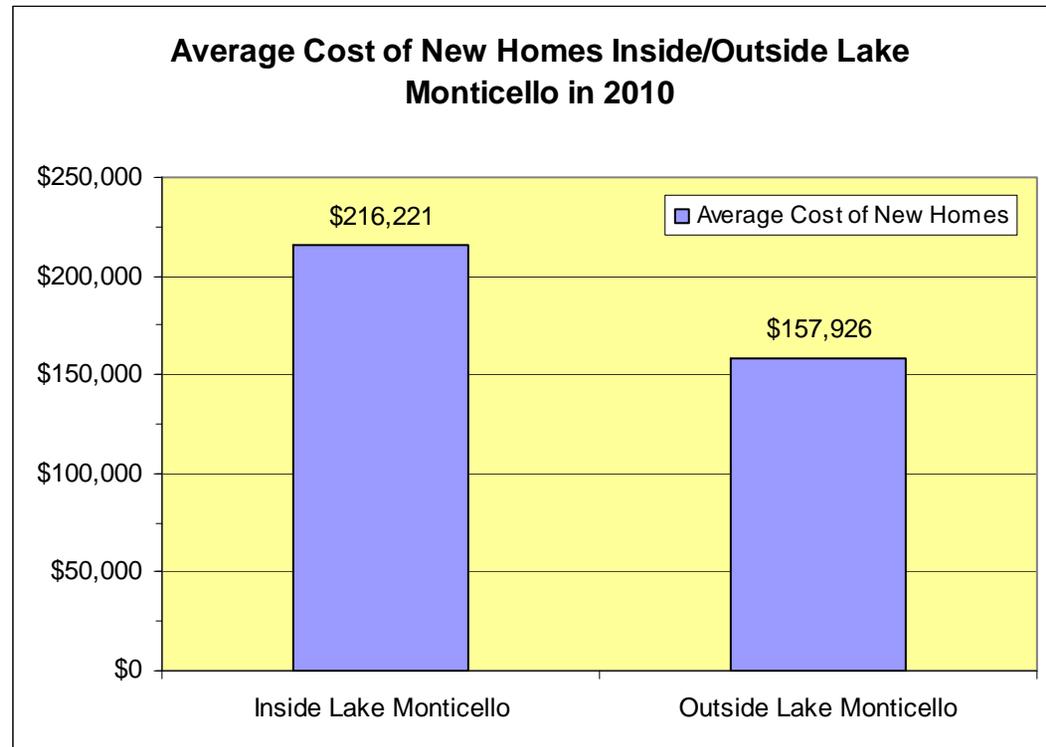


Figure 6: 2010 Average New Home Cost: Inside vs. Outside Lake Monticello

⁸ Source: Dept. of Building Inspections

⁹ Note: Estimated cost of new homes is submitted to Building Dept. at time permit is requested. May not reflect true market value.

2001-2010 RESIDENTIAL ACTIVITY - Building Permits: Inside vs. Outside Lake Monticello¹⁰

Year	Inside Lake Monticello	Outside Lake Monticello	Total	Percentage Change from Previous Year
2001	282	171	453	30.1%
2002	269	162	431	-4.9%
2003	138	221	359	-16.7%
2004	154	182	336	-6.4%
2005	79	184	263	-21.7%
2006	42	176	218	-17.2%
2007	27	150	177	-18.8%
2008	23	95	118	-33.3%
2009	9	103	112	-5.0%
2010	9	100	109	-2.7%

Table 7: 2001-2010 New Home Building Permit Comparison

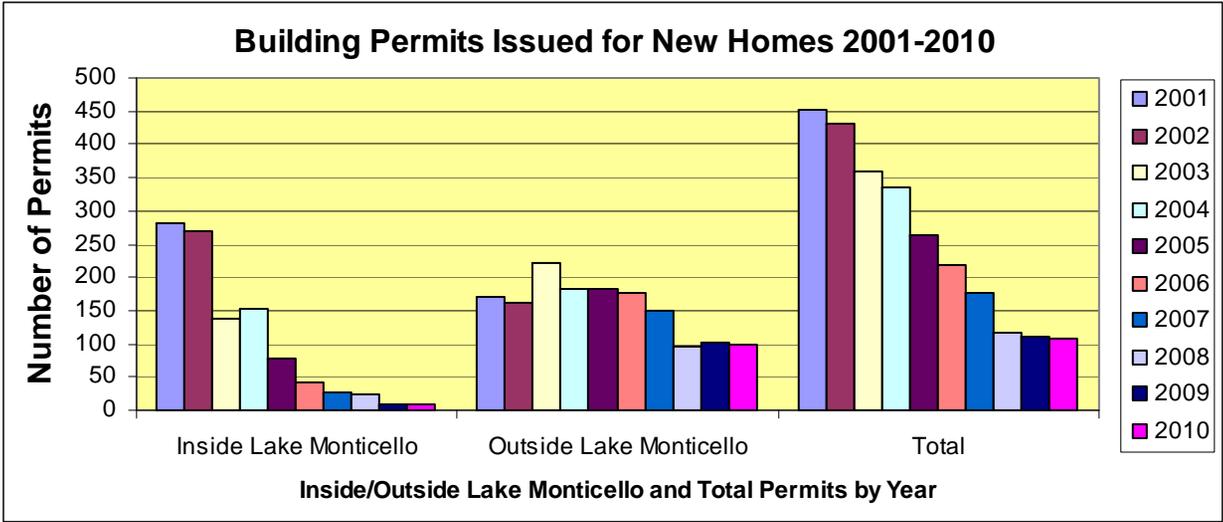


Figure 7: 2001-2010 New Home Building Permit Comparison

¹⁰ Source: Dept. of Building Inspections

2010 RESIDENTIAL ACTIVITY – Subdivision Lots by Election District ¹¹

Election District	Major (lots)	Minor (lots)	Family (lots)	Total (lots)	% of Total
Columbia	0	0	19	19	17%
Cunningham	0	9	11	20	17%
Fork Union	0	8	2	10	9%
Palmyra	54	2	4	60	52%
Rivanna	0	4	2	6	5%
Total (lots)	54	23	38	115	100%

Table 8: 2010 Subdivision Lots by Election District

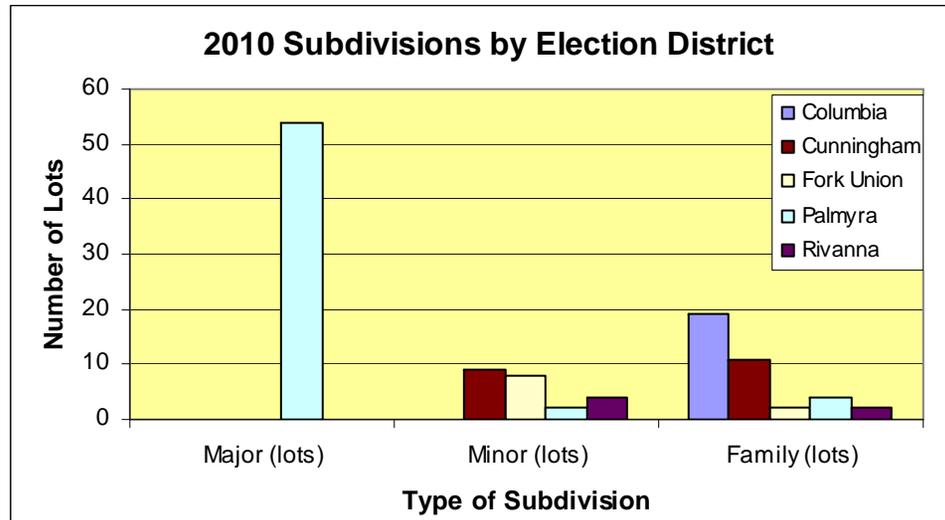


Figure 8: 2010 Subdivisions by Election District

¹¹ Source: Dept. of Planning & Community Development

2010 RESIDENTIAL ACTIVITY – Subdivision Lots by Planning Area¹²

Planning Area	Subdivisions Type and Number of Lots			
Community	Major	Minor	Family	Total
Columbia	0	0	2	2
Fork Union	0	0	0	0
Palmyra	0	0	0	0
Rivanna	27	4	2	33
Scottsville	0	0	0	0
Zion Crossroads	0	2	3	5
Subtotal	27	6	7	40
Rural Residential	27	8	10	45
Rural Preservation	0	9	21	30
TOTAL	54	23	38	115

Table 9: 2010 Subdivision Lots by Planning Area

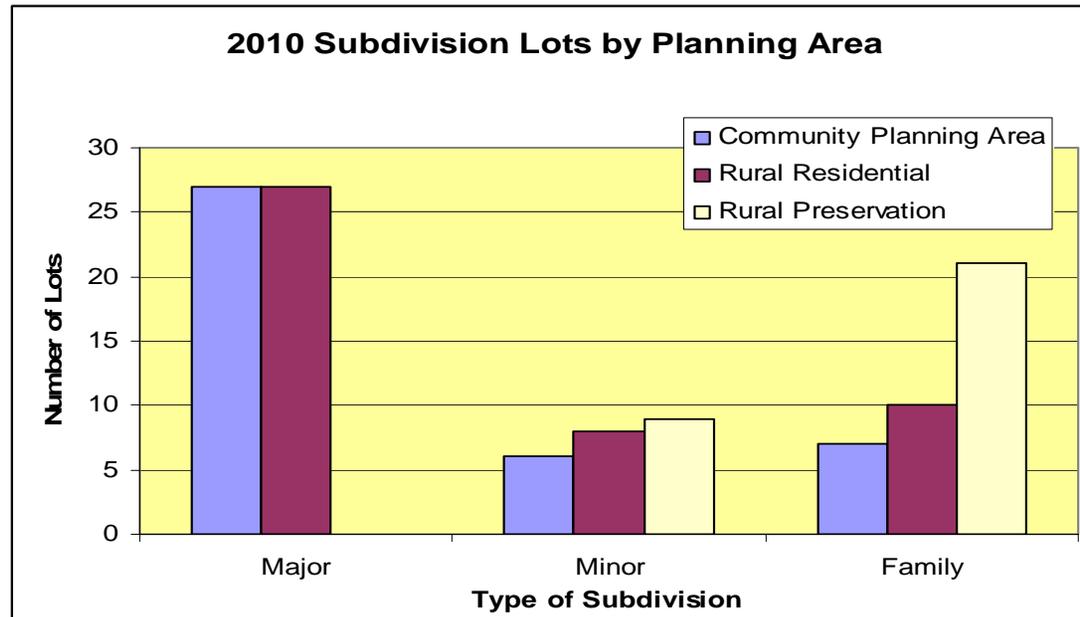


Figure 9: 2010 Subdivision Lots by Planning Area

¹² Source: Dept. of Planning & Community Development

2001-2010 RESIDENTIAL ACTIVITY – Subdivision Lots by Planning Area¹³

Year	Community Planning Area	Primary Residential Planning Area	Rural Residential Planning Area	Rural Preservation Planning Area	Total	% Change from Previous Year
2001	21	70	11	43	145	49.50%
2002	26	69	13	98	206	42.10%
2003	67	40	97	172	376	82.50%
2004	67	63	91	199	420	11.70%
2005	228	102	115	501	946	125.20%
2006	32	44	250	392	718	-24.10%
2007	79	17	75	418	589	-17.97%
2008	80	4	33	33	150	-74.53%
2009	2	0*	48	40	90	-40.00%
2010	40	0*	45	30	115	27.80%

* Primary Residential Planning Area was eliminated when the 2009 Comprehensive Plan was adopted

Table 10: 2001-2010 Subdivision Comparison

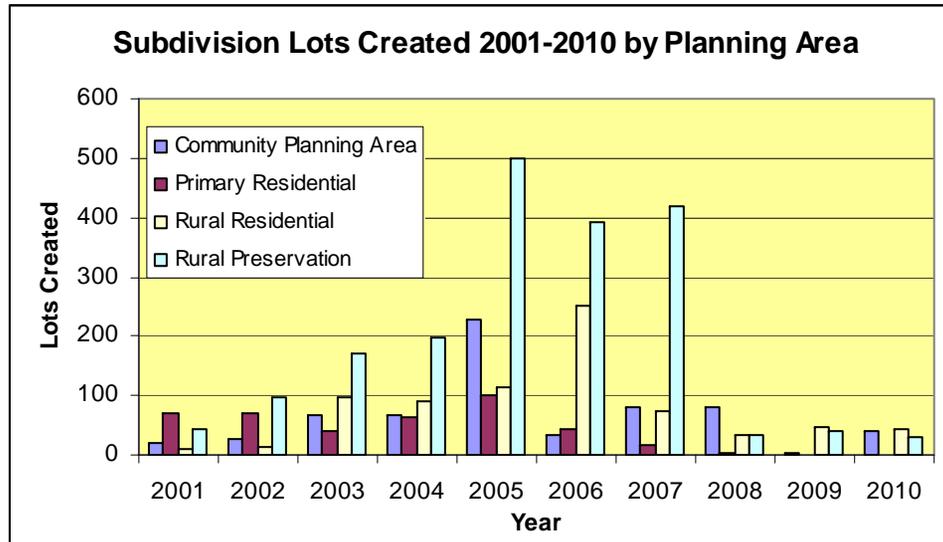


Figure 10: 2001-2010 Subdivision Lots by Planning Area

¹³ Source: Dept. of Planning & Community Development

2010 RESIDENTIAL ACTIVITY – Fluvanna Housing Foundation: Major Activity by Cost¹⁴

Type of Activity	Cost
Replacement Homes	\$0
Emergency Ramp Installations & Home Repairs	\$61,323
Assistance to First Time Buyers	\$12,450
TOTAL	\$73,773

Table 11: 2010 Fluvanna Housing Foundation: Major Activity by Cost

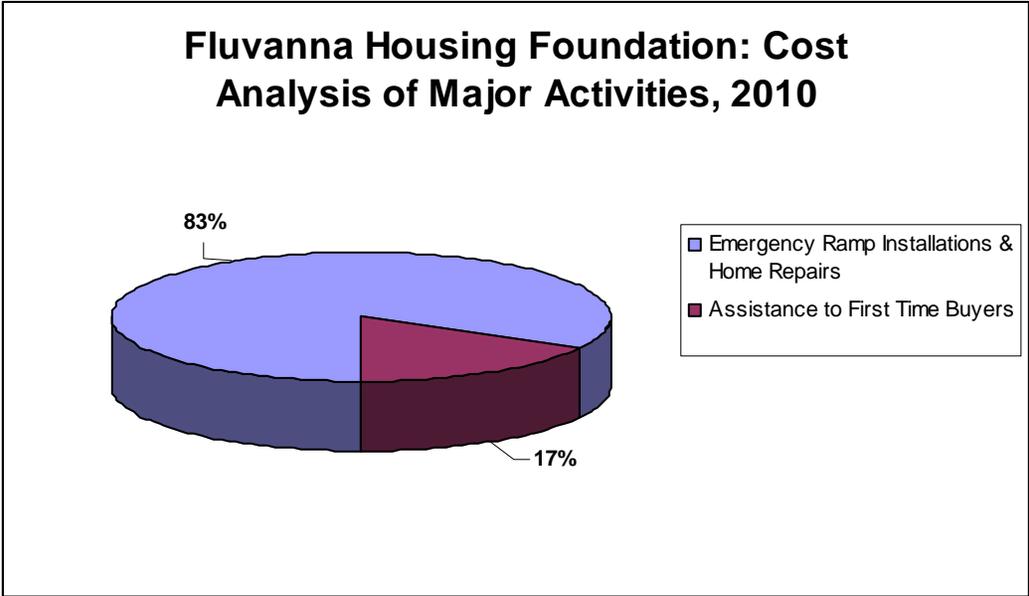


Figure 11: 2010 Fluvanna Housing Foundation: Cost Analysis of Major Activities

¹⁴ Source: Fluvanna Housing Foundation

2001 - 2010 RESIDENTIAL ACTIVITY – Fluvanna Housing Foundation: Major Activity by Cost

Type of Activity	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Replacement Homes	\$52,000	\$0	\$0	\$132,000	\$132,000	\$145,000	\$171,811	\$0	\$0	\$0
Emergency Ramp Installations & Home Repairs	\$26,040	\$33,392	\$27,000	\$51,596	\$51,596	\$19,068	\$17,168	\$25,856	\$40,652	\$61,323
Assistance to First Time Buyers	\$0	\$0	\$47,603	\$47,035	\$47,035	\$51,529	\$118,625	\$62,350	\$71,900	\$12,450
Construction of Indoor Plumbing Replacement Homes	\$119,000	\$74,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$197,040	\$107,392	\$74,603	\$230,631	\$230,631	\$215,597	\$307,604	\$88,206	\$112,552	\$73,773

Table 12: 2001 - 2010 Fluvanna Housing Foundation: Major Activity by Cost

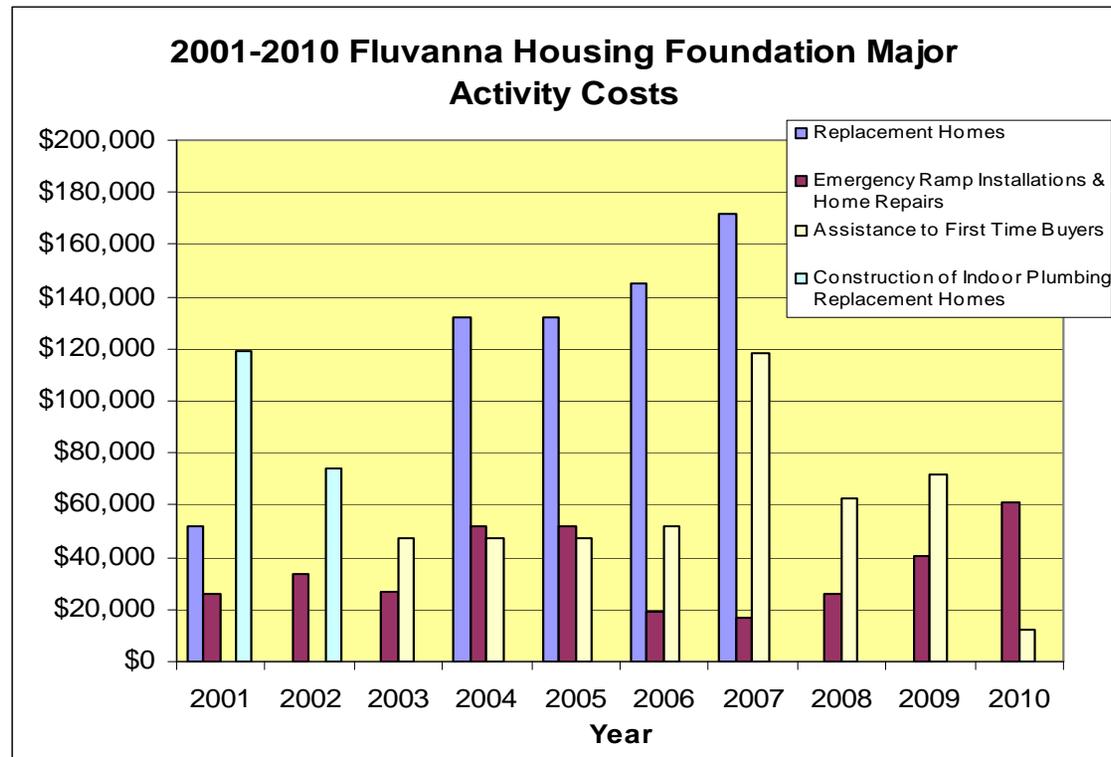


Figure 12: 2001-2010 Fluvanna Housing Foundation: Major Activity Cost

2010 RESIDENTIAL ACTIVITY – Fluvanna Housing Foundation: Major Activity by Project¹⁵

Project	Number of Incidents
First Time Home Buyer Assistance	2
Emergency Repairs	24
Replacement Homes	0
Ramps Installed	8
Section 8 Vouchers	66
TOTAL	100

Table 13: 2010 Fluvanna Housing Foundation: Major Activity by Project

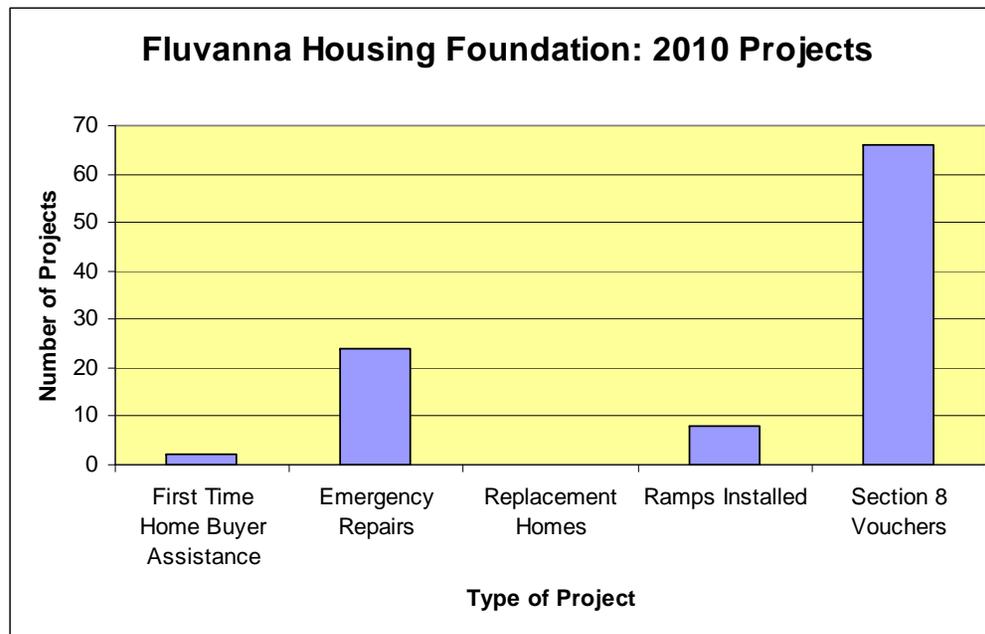


Figure 13: 2010 Fluvanna Housing Foundation: Projects

¹⁵ Source: Fluvanna Housing Foundation

2010 SITE DEVELOPMENT PLANS – by Project Type¹⁶

Commercial/Retail					
Applicant	Description	Zoning	Election District	Planning Area	Site Plan Type
Jefferson Centre	Retail and Office - 48X155 Outdoor Storage Amnd	B-1	Rivanna	Lake Monticello CPA	Minor
Ballif Investments	Retail Building	R-3	Palmyra	Rivanna CPA	Major
Fluvanna Self Storage Corp	Amendment to SDP 05:03	B-1	Cunningham	Rivanna CPA	Minor
Institutional					
Applicant	Description	Zoning	Election District	Planning Area	Site Plan Type
Grace & Glory Lutheran Church	Sanctuary	A-1	Cunningham	Palmyra CPA	Major
Antioch Baptist Church	4,554 sq. ft.classroom addition & parking addition	A-1	Cunningham	Rural Preservation	Major
Envoy of Fork Union, LLC	New Accessory Building	B1	Fork Union	Fork Union CPA	Minor
Fork Union Military Academy	Maintenance Facility	A-1	Fork Union	Fork Union CPA	Major

Table 14: 2010 Site Development Plans by Project Type

¹⁶ Source: Dept. of Planning & Community Development

2010 SITE DEVELOPMENT PLANS – by Planning Area¹⁷

Community Planning Areas						
Planning Area	Project Description	Applicant	Use	Zoning	Election District	Site Plan Type
Rivanna CPA	Retail and Office - 48X155 Outdoor Storage Amnd	Jefferson Centre	Commercial	B-1	Rivanna	Minor
Fork Union CPA	New Accessory Building	Envoy of Fork Union, LLC	Institutional	B1	Fork Union	Minor
Fork Union CPA	Maintenance Facility	Fork Union Military Academy	Institutional	A-1	Fork Union	Major
Palmyra CPA	Sanctuary	Grace & Glory Lutheran Church	Institutional	A-1	Cunningham	Major
Rivanna CPA	Retail Building	Ballif Investments	Commercial	R-3	Palmyra	Major
Rivanna CPA	Amendment to SDP 05:03	Fluvanna Self Storage Corp	Commercial	B-1	Cunningham	Minor
Rural Preservation Areas						
Planning Area	Project Description	Applicant	Use	Zoning	Election District	Site Plan Type
Rural Preservation	4,554 sq. ft.classroom addition & parking addition	Antioch Baptist Church	Institutional	A-1	Cunningham	Major

Table 15: 2010 Site Development Plans: Planning Areas

¹⁷ Source: Dept. of Planning & Community Development

2001-2010 SITE DEVELOPMENT PLANS – by Project Type¹⁸

Year	Commercial/ Retail	Industrial	Public/ Institutional	TOTAL
2001	5	0	4	9
2002	4	3	1	8
2003	6	2	2	10
2004	8	0	4	12
2005	4	3	0	7
2006	9	2	1	12
2007	9	5	6	20
2008	9	6	2	17
2009	5	3	2	10
2010	3	0	4	7
TOTAL	62	24	26	112

Table 16: 2001-2010 Site Development Plans by Project Type

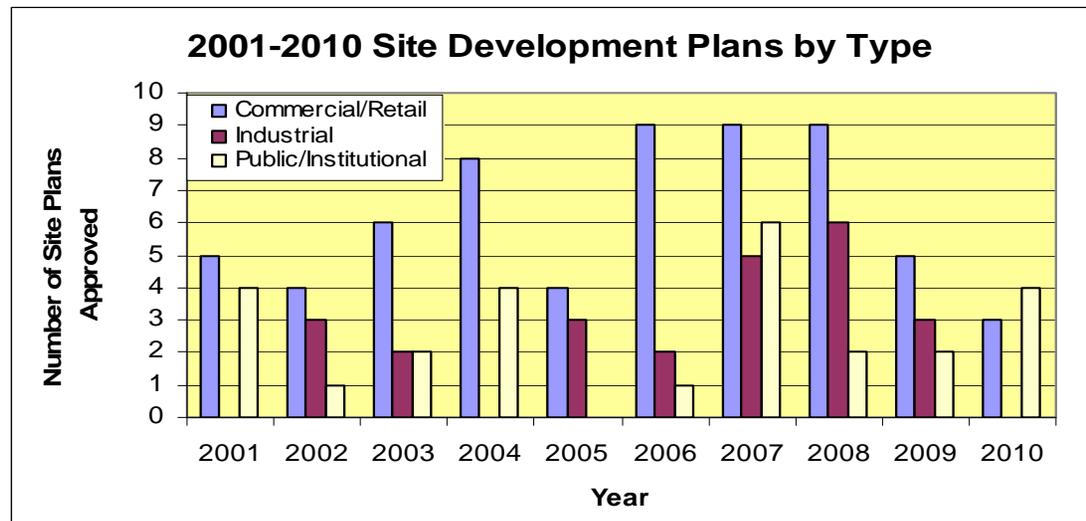


Figure 14: 2001-2010 Site Development Plans by Project Type

¹⁸ Source: Dept. of Planning & Community Development

2001-2010 SITE DEVELOPMENT PLANS – by Planning Area¹⁹

Year	Community	Primary Residential	Rural Residential	Rural Preservation	TOTAL
2001	8	0	0	1	9
2002	5	0	2	1	8
2003	7	1	1	1	10
2004	8	0	4	0	12
2005	7	0	0	0	7
2006	9	1	1	1	12
2007	13	2	3	2	20
2008	13	1	3	0	17
2009	8	0*	0	2	10
2010	6	0*	0	1	7
TOTAL	84	5	14	9	112

* Primary Residential Planning Area was eliminated when the 2009 Comprehensive Plan was adopted

Table 17: 2001-2010 Site Development Plans by Planning Area

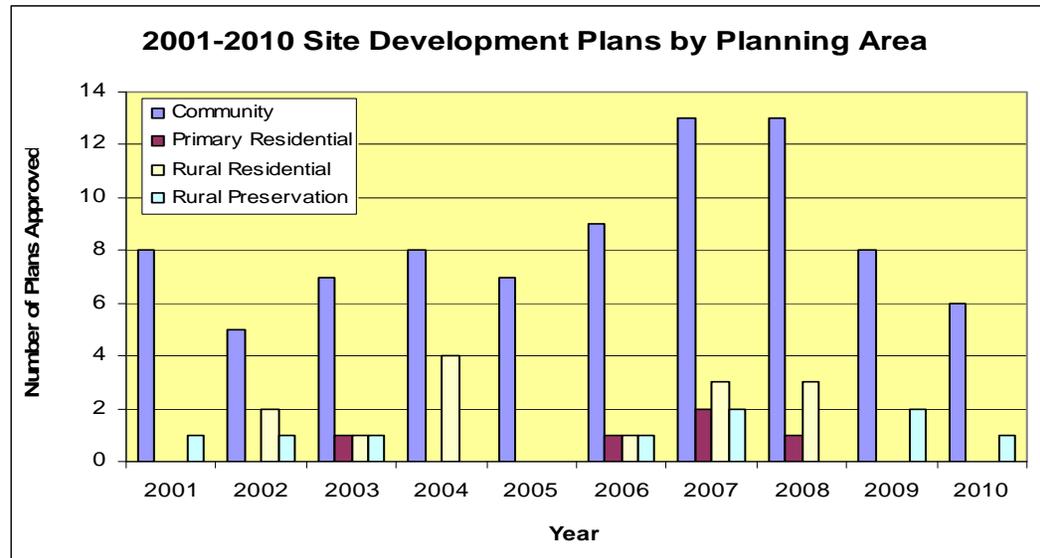


Figure 15: 2001-2010 Site Development Plans by Planning Area

¹⁹ Source: Dept. of Planning & Community Development

2010 CODE COMPLIANCE CASES – by Election District²⁰

Election District	Closed Cases	Pending Cases	Total
Columbia	2	1	3
Cunningham	7	0	7
Fork Union	6	1	7
Palmyra	7	5	12
Rivanna	2	0	2
Total (lots)	24	7	31

Table 18: 2010 Code Compliance Cases by Election District

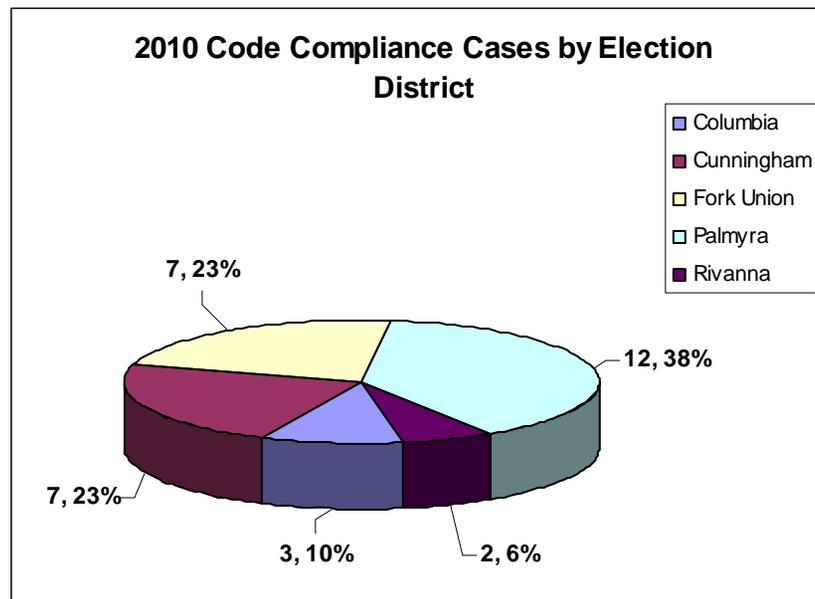


Figure 16: 2010 Code Compliance Cases by Election District

²⁰ Source: Dept. of Planning & Community Development

2010 CODE COMPLIANCE CASES – by Planning Area²¹

Planning Area	Closed Cases	Pending Cases	Total
Columbia	0	0	0
Fork Union	1	0	1
Palmyra	2	0	2
Rivanna	4	0	4
Scottsville	0	0	0
Zion Crossroads	0	1	1
Community Planning Area	7	1	8
Rural Residential	11	6	17
Rural Preservation	6	0	6
Total (lots)	24	7	31

Table 19: 2010 Code Compliance Cases by Planning Area

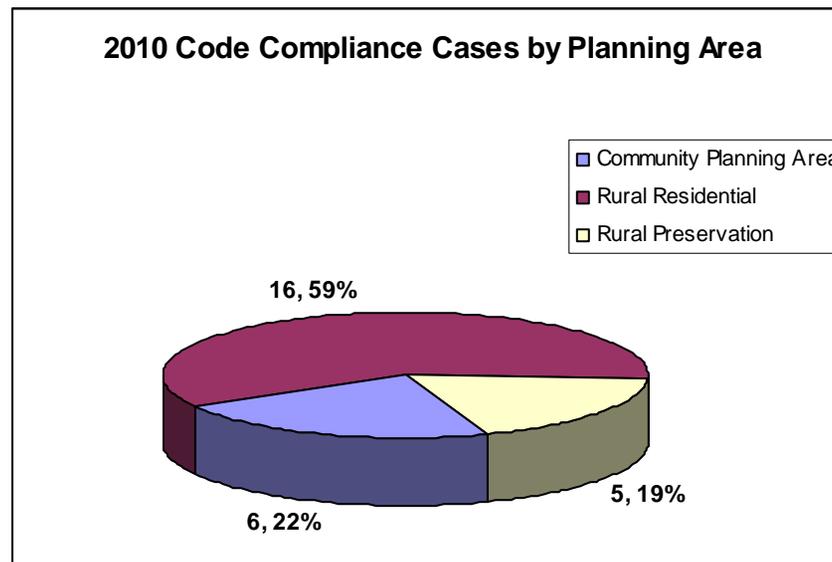


Figure 17: 2010 Code Compliance Cases by Planning Area

²¹ Source: Dept. of Planning & Community Development

2010 ZONING MAP AMENDMENTS by Planning Area²²

Planning Area	Applicant	Prior Zoning	New Zoning	Acreage	Conditional
Rivanna CPA	Southern Development/Ballif Investments, LLC	R3	R3 Mixed Use	44.217	No
				TOTAL	44.217 ac.

Table 20: 2010 Zoning Map Amendments by Planning Area

2010 ZONING MAP AMENDMENTS – by Election District²³

Election District	Applicant	Prior Zoning	New Zoning	Acreage	Conditional
Rivanna	Southern Development/Ballif Investments, LLC	R3	R3 Mixed Use	44.217	No
				TOTAL	44.217 ac.

Table 21: 2010 Zoning Map Amendments by Election District

The Zoning Map Amendment above was not a true map amendment but a proffer amendment. This amendment was denied by the Board of Supervisors.

²² Source: Dept. of Planning & Community Development.

²³ Source: Dept. of Planning & Community Development.

2001-2010 ZONING MAP AMENDMENTS – by Planning Area²⁴

Planning Area	Acres Rezoned									
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Columbia	**	**	**	**	**	**	**	**	**	0
Fork Union	11	0	0	0	0.34	9.52	7.087	0	0	0
Palmyra	0	0	0	52.1	4.8	52.14	5	0	231.8	0
Rivanna	18.5	116	16.5	42.7	0	11.36	43.74	0	2.89	44.217†
Scottsville	**	**	**	**	**	**	**	**	**	0
Zion Crossroads	2	15.1	27.3	25.2	54.26	67.66	30.87	21.75	0	0
Community Subtotal	20.50	131.10	43.80	67.90	54.26	140.68	86.70	21.75	234.72	44.22†
Primary Residential	0	0	0	0	0	1.45	0	0	*	*
Rural Residential	0	0	0	43.8	0	0	0	2	5.3	0
Rural Preservation	0	0	0	0	12.95	0	0	0	0	0
Total	31.50	131.10	43.80	163.90	72.40	142.13	86.70	23.75	240.02	44.22†

* Primary Residential Planning Area was eliminated when the 2009 Comprehensive Plan was adopted

**The Columbia CPA & Scottsville CPA were created when the 2009 Comprehensive Plan was adopted

† Denied by the Board of Supervisors

Table 22: 2001-2010 Zoning Map Amendments by Planning Area

²⁴ Source: Dept. of Planning & Community Development.

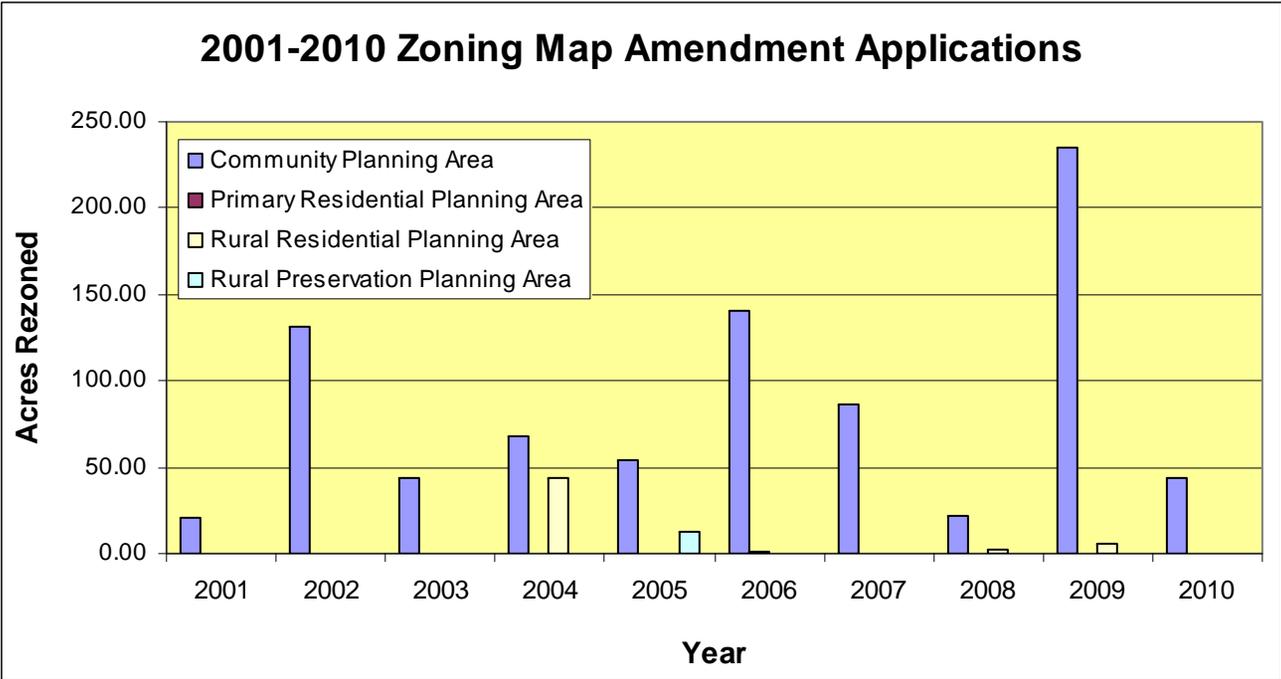


Figure 18: 2001-2010 Zoning Map Amendments by Planning Area

2010 ZONING TEXT AMENDMENTS²⁵

Applicant Name	Applicable Section of County Ordinance	Description of Request
Fluvanna County	22-15,22-22-1,22-25-5	Amend Sign Ordinance
Fluvanna County	22-16-5, 22-16-6	Amend 22-16-5, 22-16-6 of nonconforming uses
Fluvanna County	22-4-2.2	Add Commercial cemeteries as special use permit
Fluvanna County	22-4-2.2	Add Commercial campgrounds to special uses
Fluvanna County	Chapter 22	Uses permitted and uses defined
TOTAL		5

Table 23: 2010 Zoning Text Amendments

2001-2010 ZONING TEXT AMENDMENTS²⁶

Year	Number
2001	1
2002	2
2003	0
2004	2
2005	4
2006	6
2007	3
2008	4
2009	3
2010	5
TOTAL	30

Table 24: 2001-2010 Zoning Text Amendments Comparison

²⁵ Source: Dept. of Planning & Community Development

²⁶ Source: Dept. of Planning & Community Development

2001-2010 ZONING TEXT AMENDMENTS

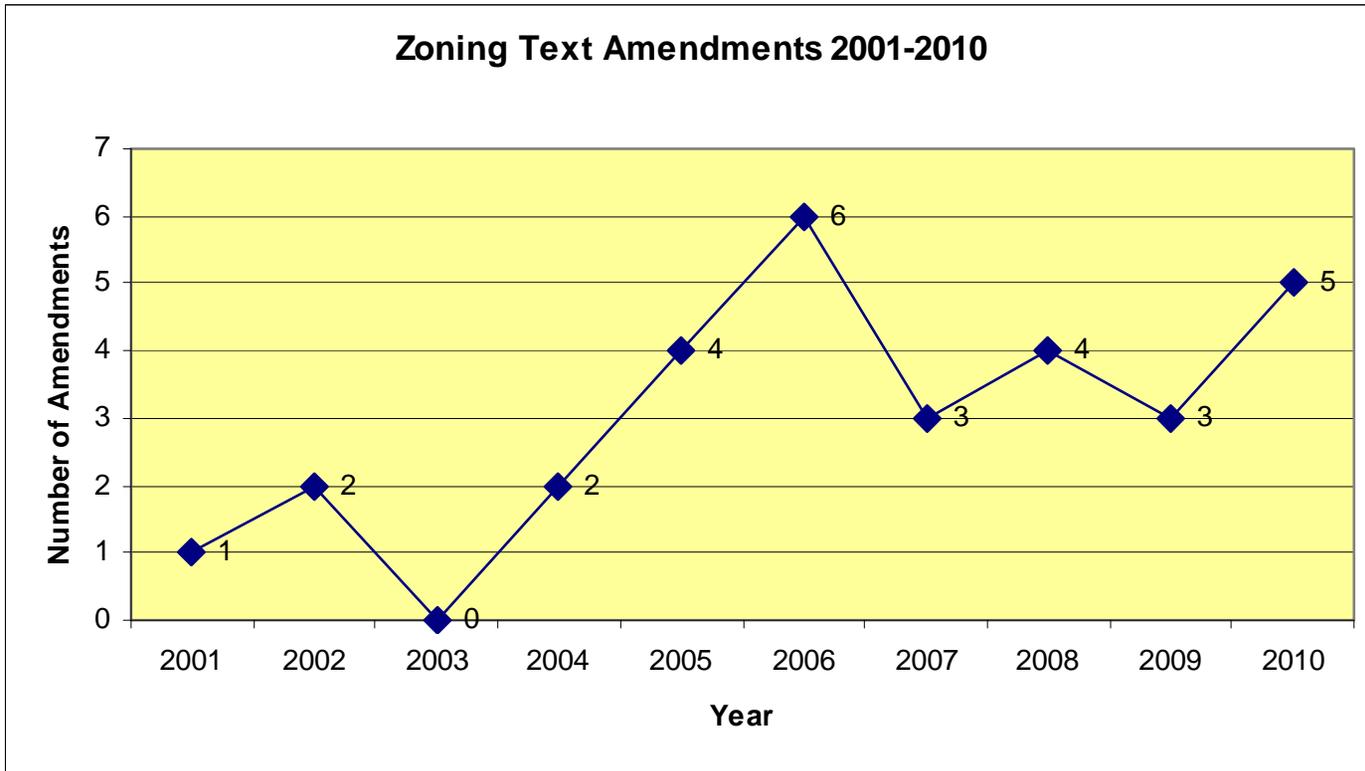


Figure 19: Zoning Text Amendments 2001-2010

2010 ZONING VARIANCES by Election District²⁷

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

Table 25: 2010 Variances by Election District

²⁷ Source: Dept. of Planning & Community Development

2001-2010 VARIANCES²⁸

Type of Variance											
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Total
Reduce Setback	12	3	11	10	13	16	6	10	2	1	84
Other	2	0	0	9	2	0	0	3	0	0	16
TOTAL	14	3	11	19	15	16	6	13	2	1	100

Table 26: 2001-2010 Variances Comparison

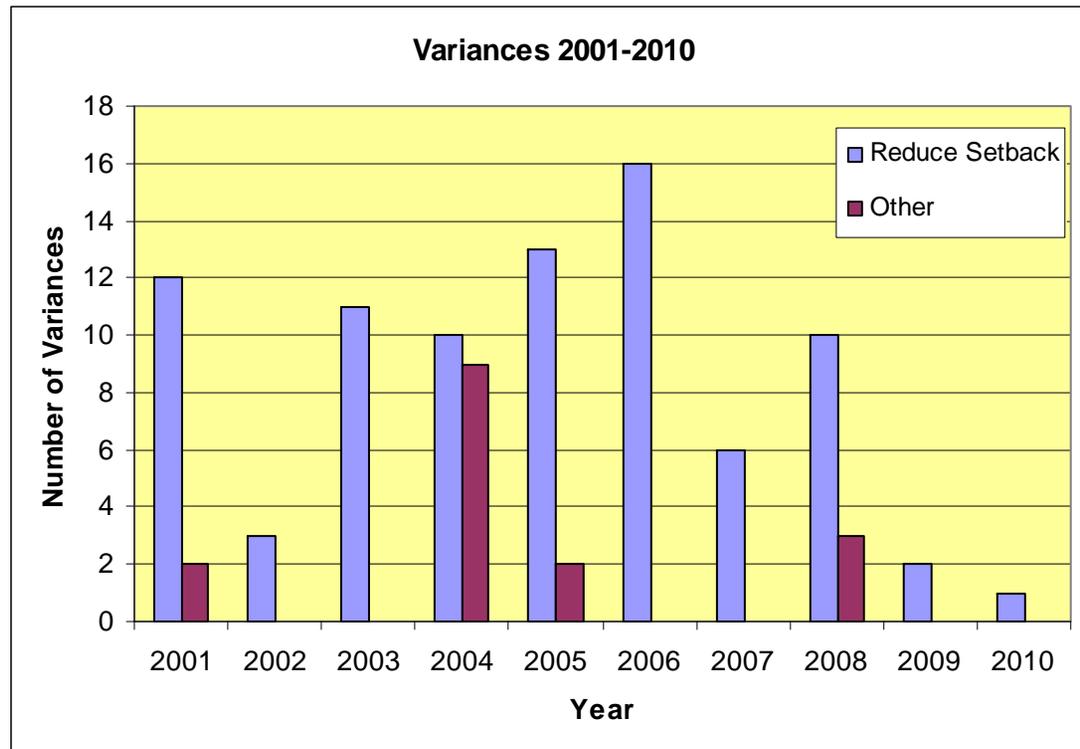


Figure 20: 2001-2010 Variances by Type

²⁸ Source: Dept. of Planning & Community Development

2010 SPECIAL USE PERMITS by Project Type²⁹

Project Type	Description	Applicant	Zoning	Election District	Planning Area	Action
Commercial	Amendment to SUP 09:06	Haislip, Allen E.	A-1	Cunningham	Rural Preservation	Approved
Commercial	Construct Telecommunications Tower	White, Frank & Francis	A-1	Fork Union	Rural Preservation	Withdrawn
Commercial	Country Inn & Retreat	Kurre, James & Debra/ Jedi LLC.	A-1	Columbia	Rural Preservation	Deferred
Commercial	Small Home Industry: Indoor Training Facility	Central Meadows, LLC	A-1	Columbia	Rural Preservation	Approved
Commercial	Small Ice Cream Shop	Young, Patrick	A-1	Palmyra	Rural Residential	Denied
Commercial	Commercial Cemetery	Eager Revocable Trust	A-1	Palmyra	Rural Residential	Approved
Commercial	Amendment to SUP 96-2	Fluvanna SPCA	A-1	Palmyra	Rural Residential	Approved

Table 27: 2010 Special Use Permits by Project Type

²⁹ Source: Dept. of Planning & Community Development

2010 SPECIAL USE PERMITS by Planning Area³⁰

Rural Residential						
Planning Area	Project Type	Project Description	Applicant	Zoning	Election District	Action
Rural Residential	Commercial	Small Ice Cream Shop	Young, Patrick	A-1	Palmyra	Denied
Rural Residential	Commercial	Public Cemetery	Eager Revocable Trust	A-1	Palmyra	Approved
Rural Residential	Commercial	Amendment to SUP 96-2	Fluvanna SPCA	A-1	Palmyra	Approved
Rural Preservation						
Planning Area	Project Type	Project Description	Applicant	Zoning	Election District	Action
Rural Preservation	Commercial	Amendment to SUP 09:06	Haislip, Allen E.	A-1	Cunningham	Approved
Rural Preservation	Commercial	Construct Telecommunications Tower	White, Frank & Francis	A-1	Fork Union	Withdrawn
Rural Preservation	Commercial	Country Inn & Retreat	Kurre, James & Debra/ Jedi LLC.	A-1	Columbia	Deferred
Rural Preservation	Commercial	Small Home Industry: Indoor Training Facility	Central Meadows, LLC	A-1	Columbia	Approved

Table 28: 2010 Special Use Permits by Planning Area

³⁰ Source: Dept. of Planning & Community Development

2001-2010 SPECIAL USE PERMIT APPLICATIONS by Election District³¹

Year	Election District					
	Columbia	Cunningham	Fork Union	Palmyra	Rivanna	TOTAL
2001	1	3	1	2	2	9
2002	3	7	2	3	0	15
2003	0	5	1	0	4	10
2004	2	6	5	8	0	21
2005	1	1	3	1	0	6
2006	2	1	0	8	1	12
2007	1	3	3	3	1	11
2008	0	0	3	3	0	6
2009	0	2	1	4	0	7
2010	2	1	1	3	0	7
TOTAL	12	29	20	35	8	104

Table 29: 2001-2010 Special Use Permits by Election District

³¹ Source: Dept. of Planning & Community Development

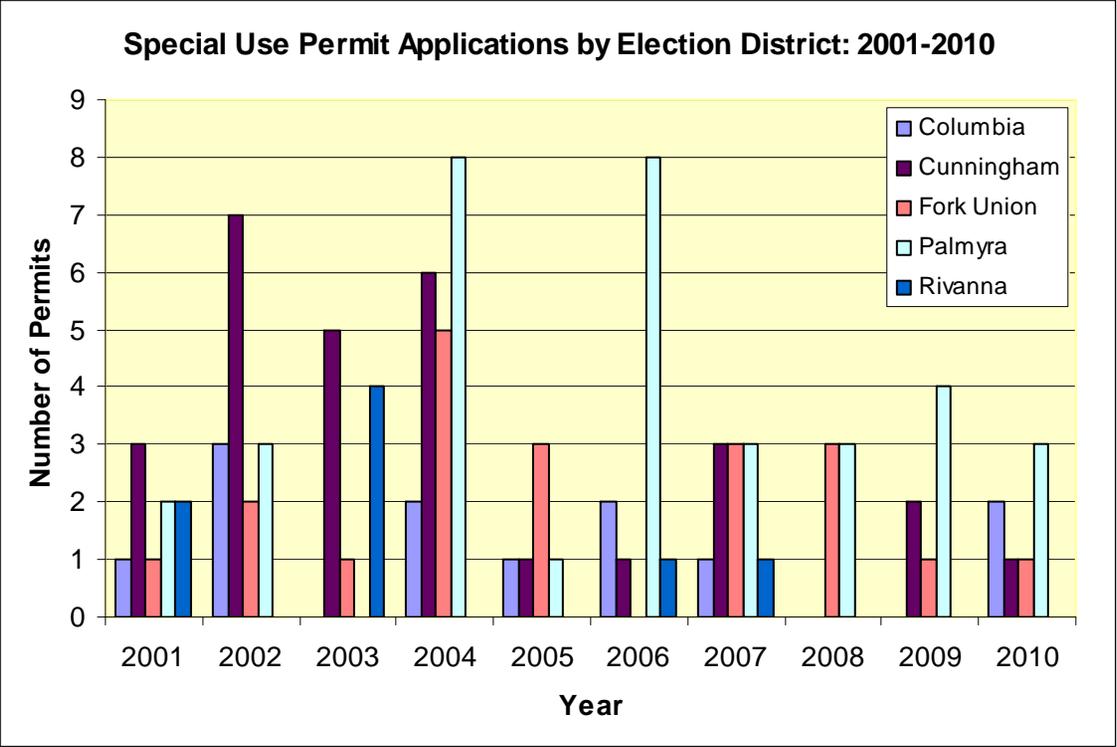


Figure 21: 2001-2010 Special Use Permit by Election District

PRESERVATION PROGRAMS: 2010 Agricultural and Forestal Districts³²

District Name	Planning Area	Approval Date	Review Period	Review Date	Total Acreage
Adams Creek	Rural Residential	5/16/2001	10 Years	May-11	557.674
Bourne Tract	Rural Preservation	8/4/1999	8 Years	Mar-15	271.657
Bowlesville	Rural Preservation	3/17/1999	8 Years	Mar-15	897.99
Bremo Recess	Rural Preservation	1/17/2001	10 Years	Jan-11	359.67
Byrd Creek	Rural Preservation	7/21/1999	10 Years	Jul-09	905.569
Carysbrook	Rural Preservation	7/21/1999	10 Years	Jul-09	1,634.74
Cunningham Acres	Rural Preservation & Residential	11/17/1999	10 Years	Nov-09	461.968
Dobby Creek	Rural Residential	1/17/2001	10 Years	Jan-11	393.16
Glenarvon Farm	Rural Preservation	11/17/1999	10 Years	Nov-09	1,524.78
Granite Hills	Rural Preservation	8/4/1999	10 Years	Aug-09	771.975
Kidds Store	Rural Preservation	12/15/1999	10 Years	Dec-09	1,854.65
Lower Bremo	Rural Preservation	1/17/2001	10 Years	Jan-11	800.377
North 640	Rural Preservation	11/17/1999	10 Years	Nov-09	2,294.14
Poorhouse	Rural Residential	1/19/2000	10 Years	Jan-10	500.48
Riverside	Rural Preservation	8/7/2002	10 Years	Aug-12	569.526
Sheperds	Rural Preservation	11/15/2000	10 Years	Nov-10	703.99
Shores-Hardware	Rural Preservation	1/17/2001	10 Years	Jan-11	1,168.105
Stage Junction	Rural Preservation	6/7/2000	10 Years	Jun-10	759.934
Union Mills	Rural Preservation	5/15/2002	10 Years	May-12	324.752
Upper Bremo	Rural Preservation	9/20/2000	10 Years	Sep-10	1,851.78
Total Acreage					18,606.917
% of Total County Acreage in Ag/For Districts					10.13%

Table 30: 2010 Agricultural and Forestal Districts

³² Source: Dept. of Planning & Community Development. See Appendix B for District Map.

PRESERVATION PROGRAMS: 2001-2010 Agricultural and Forestal Districts³³

YEAR	DISTRICTS APPROVED/NULLIFIED	ACREAGE ADDED/WITHDRAWN
2001	6	3,732
2002	2	1,470
2003	0	0
2004	0	-91
2005	-3	-5,728
2006	0	0
2007	0	0
2008	0	-24
2009	0	-1,446
2010	0	-753
TOTAL	20	18,607

Table 31: 2001-2010 Ag. Forestal Districts Acreage

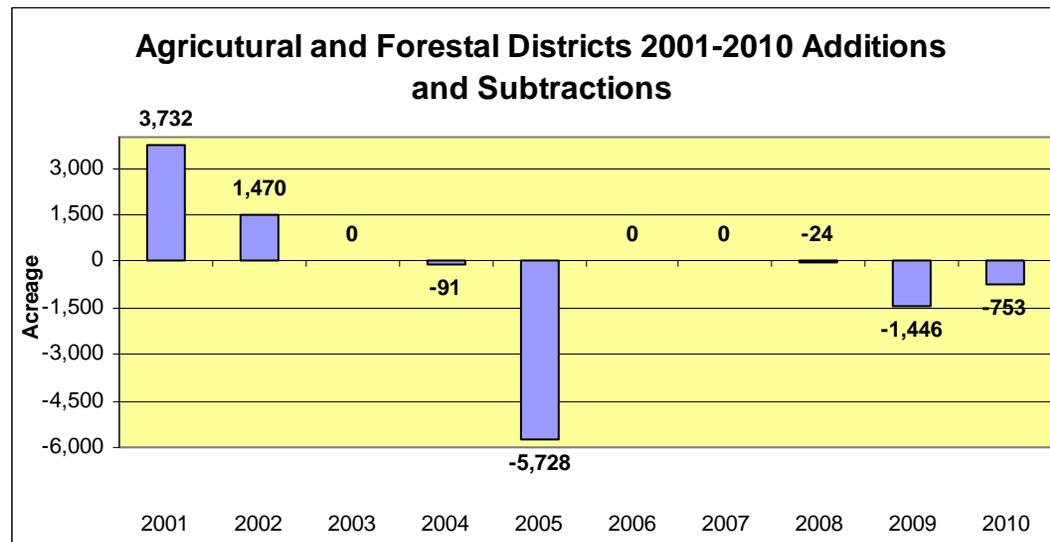


Figure 22: 2001-2010 Ag. Forestal District Comparison

³³ Source: Dept. of Planning & Community Development

1) PRESERVATION PROGRAMS: Conservation and Historic Easements³⁴

Property Name	Easement Holder	Year Placed	Planning Area	Acreage
250 West	VA Outdoors Foundation	2009	Rural Preservation	454.6
Barber, William T. and Lynn M.	Fluvanna County	2007	Rural Preservation	100.6
Bell Property	VA Outdoors Foundation	2010	Rural Preservation	568.1
Bremo Recess (Road Frontage)	Dept. Historic Resources	1990	Rural Preservation	44.8
Byrd Creek	VA Outdoors Foundation	2009	Rural Preservation	310.5
Chatham Plantation	VA Outdoors Foundation	2000	Rural Preservation	887.5
Covington, James E. Jr. and Jane E.	VA Outdoors Foundation	2008	Rural Preservation	400.0
Cumber Farm	VA Outdoors Foundation	2000	Rural Residential	698.2
Glenarvon	VA Outdoors Foundation	2006	Rural Preservation	1,372.0
Glen Burnie	Dept. Historic Resources	2002	Rural Residential	186.3
Granite Hills	VA Outdoors Foundation	2006	Rural Preservation	358.2
Hughes Property	VA Outdoors Foundation	2010	Rural Preservation	246.2
Lakeview	VA Outdoors Foundation	2001	Rural Residential	1,096.2
Lower Bremo	Dept. Historic Resources	1980	Rural Preservation	757.6
Little Byrd Creek	VA Outdoors Foundation	2006	Rural Preservation	301.1
Lowfields Farm	VA Outdoors Foundation	2001	Rural Preservation	249.8
Maranatha Farm	VA Outdoors Foundation	2000	Rural Preservation	428.7
Melrose	Dept. Historic Resources	2002	Rural Preservation	100.0
Palmyra Mill and Lock Site	Dept. Historic Resources	2001	Palmyra CPA	5.0
Powers, Joseph M. and Linda	VA Outdoors Foundation	2010	Rural Preservation	165.0
Red Bank Farm	VA Outdoors Foundation	1993	Rural Preservation	422.3
Oak Hill Farm	VA Outdoors Foundation	1998	Rural Preservation	676.9
Scheier Natural Area	VA Outdoors Foundation	1997	Rural Preservation	100.5
Staiger, Hugh K. and Addie L.	VA Outdoors Foundation	2008	Rural Residential	182.1
Upper Bremo	VA Outdoors Foundation/Dept. Historic Resources	2006	Rural Preservation	1,563.5
Upper Yewers Farm	VA Outdoors Foundation	2006	Rural Preservation	239.2
Zehler, John C. & Kathryn K.	Fluvanna County	2007	Rural Residential	107.6
			Total	12,022.5
			% County in Easement	6.5%

Table 32: Conservation and Historic Easements

³⁴ Source: Dept. of Planning & Community Development. See Appendix C for Easement Map.

PRESERVATION PROGRAMS: 2001-2010 Land Use Taxation³⁵

Year	Land Use Type			Total	Percentage of Total County Acreage
	Agriculture	Forestry	Open Space		
2001	32,187	95,282	763	128,232	70%
2002	31,827	98,604	531	130,962	71%
2003	32,283	98,342	577	131,202	71%
2004	31,945	96,608	599	129,152	70%
2005	30,463	92,520	555	123,538	67%
2006	29,846	89,978	482	120,306	65%
2007	31,095	90,098	173	121,366	66%
2008	31,378	90,739	141	122,258	67%
2009	28,380	82,620	89	111,089	60%
2010	28,176	85,134	309	113,619	62%
				Total Acreage in County	183,808

Table 33: 2001-2010 Land Use Taxation

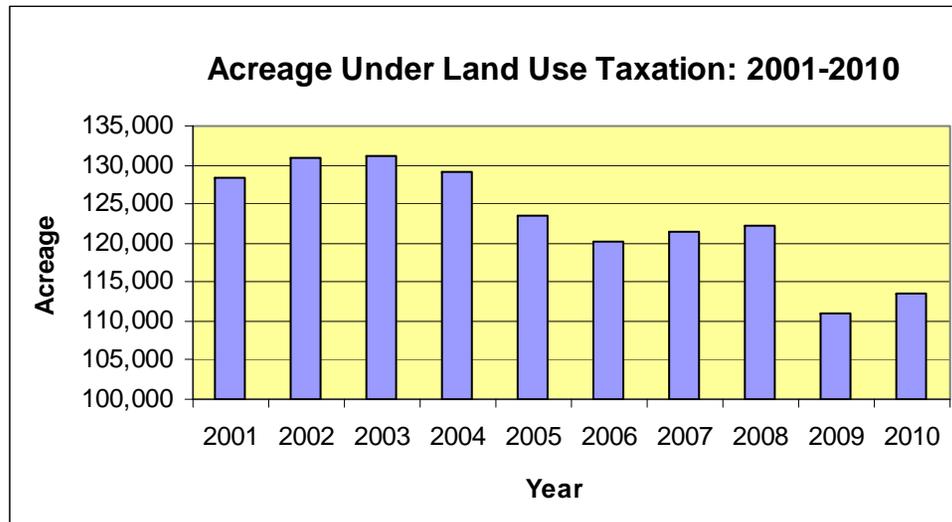
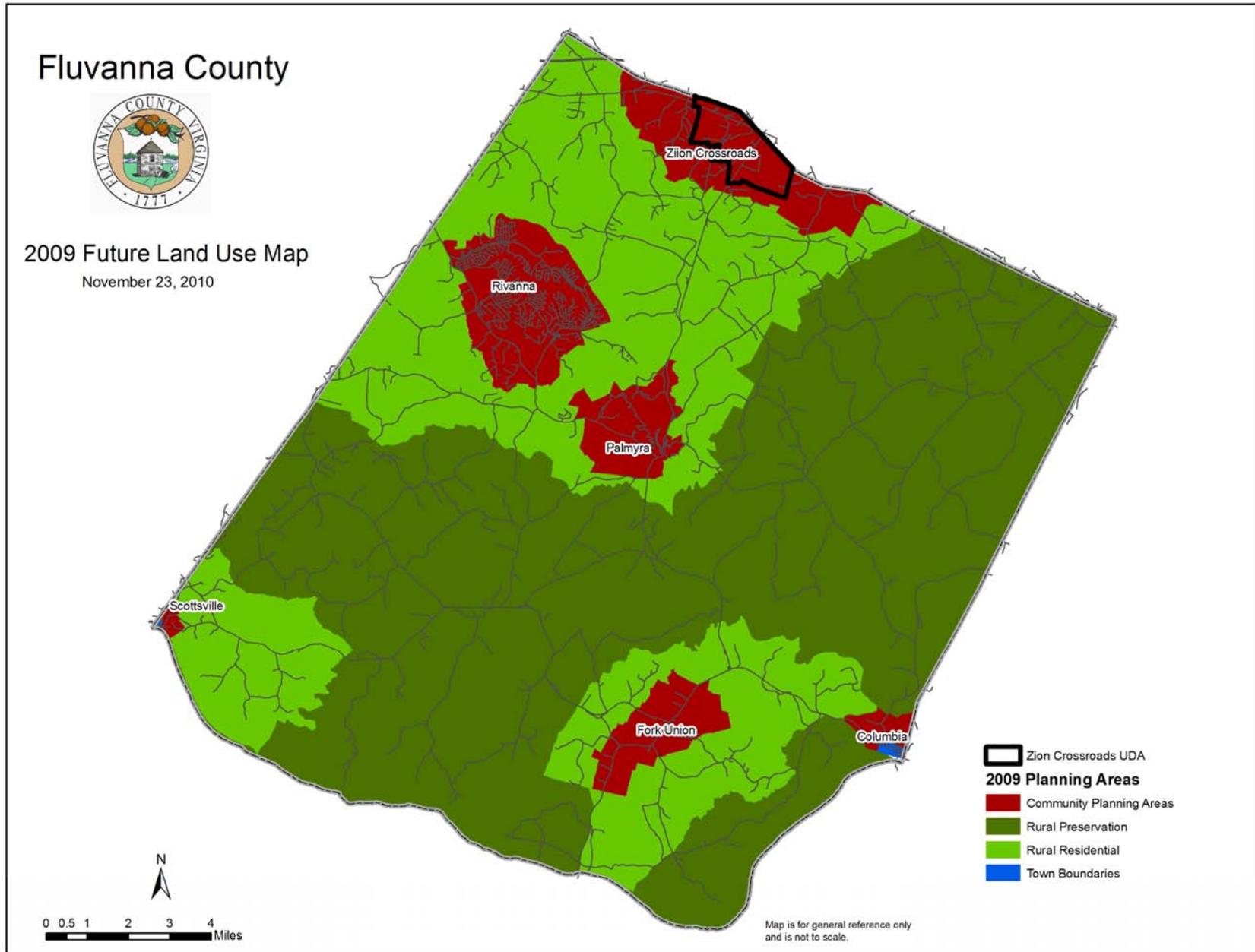


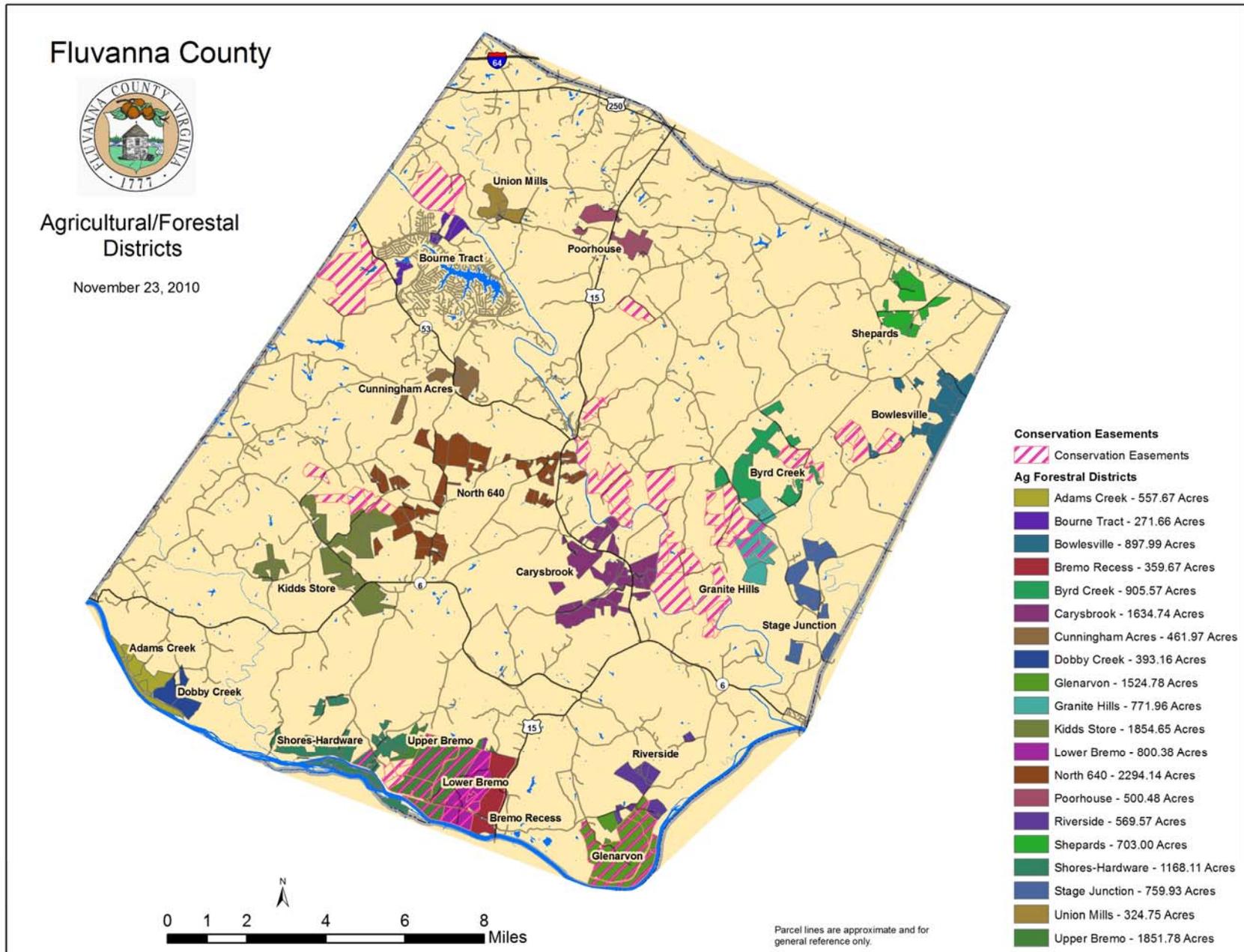
Figure 23: 2001-2010 Land Use Taxation Comparison

³⁵ Source: Commissioner of Revenue

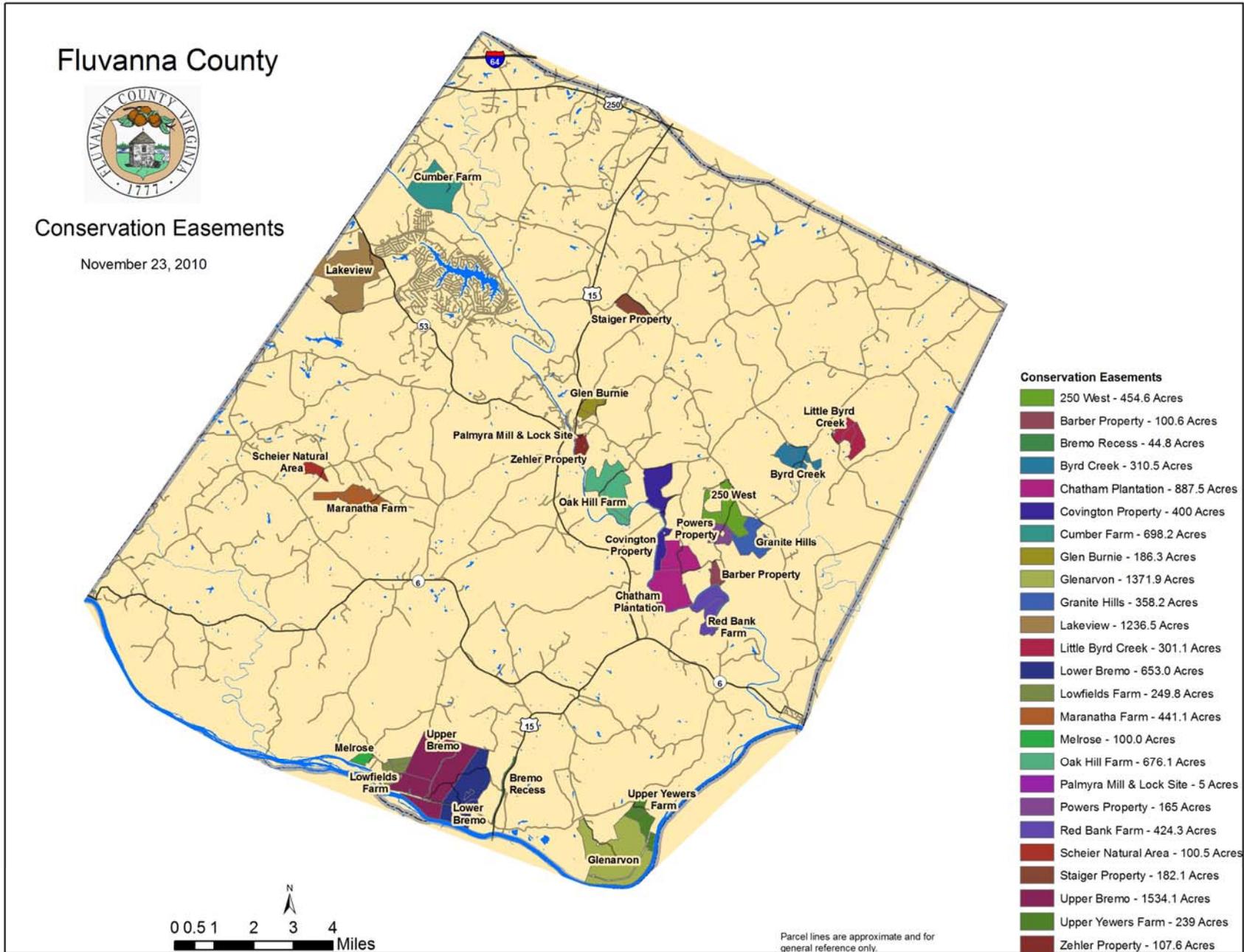
APPENDIX A: 2009 COMPREHENSIVE PLAN FUTURE LAND USE MAP



APPENDIX B: AGRICULTURAL AND FORESTAL DISTRICT MAP



APPENDIX C: CONSERVATION AND HISTORIC EASEMENT MAP



Appendix D: Comp Plan Strategies - Completed or In Progress

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Community Design	1: To preserve and enhance Fluvanna's unique identity and rural character.	02: Examine the differences and impacts of large-lot developments versus rural cluster developments, and amend the zoning and subdivision ordinances as appropriate.	In Progress	High
Community Design	1: To preserve and enhance Fluvanna's unique identity and rural character.	10: Maintain and enhance primary gateways to ensure a positive identity.	In Progress	Medium
Community Design	1: To preserve and enhance Fluvanna's unique identity and rural character.	11: Develop a master plan for telecommunication technology.	In Progress	High
Community Design	1: To preserve and enhance Fluvanna's unique identity and rural character.	13: Work with electric power companies to facilitate the replacement of current overhead facilities with underground lines, and require all new lines to be placed underground.	In Progress	Medium
Community Design	2: To develop higher-density, walkable, mixed-use communities in the identified growth areas of the county.	1: Amend and adopt zoning and subdivision regulations that allow for higher-density, compact developments for the community planning areas.	Completed	High
Community Design	2: To develop higher-density, walkable, mixed-use communities in the identified growth areas of the county.	3: Ensure appropriate infrastructure is available to support mixed-use development (i.e., water, sewer, roads, trails, telecommunications, stormwater, and so on).	In Progress	High

Thursday, January 13, 2011

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Community Design	2: To develop higher-density, walkable, mixed-use communities in the identified growth areas of the county.	4: Integrate a variety of transportation options, including pedestrian, bicycle, and vehicular.	In Progress	High
Community Design	3: To promote village-scaled development in the Palmyra and Fork Union communities.	1: Concentrate development around the existing village "downtown" to preserve the rural character of the surrounding areas.	In Progress	High
Community Design	3: To promote village-scaled development in the Palmyra and Fork Union communities.	2: Improve the streetscape of the village communities by installing traffic-calming measures, improving existing sidewalks, and installing new sidewalks, street lighting, and so on.	In Progress	Medium
Community Design	3: To promote village-scaled development in the Palmyra and Fork Union communities.	3: Encourage the establishment of new local businesses and support existing local business in village cores.	In Progress	High
Community Design	4: To preserve and enhance historic areas and properties of the county.	2: Continue to encourage the creation and establishment of historic easements on historic properties.	In Progress	Medium
Economic Development	1: To strengthen and clarify the county's commitment to economic development.	2: Work with the EDC, EDA, and other entities as applicable, to implement the goals and strategies identified in the Comprehensive Plan, or otherwise adopted by the Board of Supervisors.	In Progress	High
Economic Development	1: To strengthen and clarify the county's commitment to economic development.	4: Work with the EDC to develop an economic development business plan to more specifically guide the implementation of the vision, goals, and strategies discussed in the Comprehensive Plan.	In Progress	High

Thursday, January 13, 2011

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

Thursday, January 13, 2011

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Economic Development	4: To diversify and strengthen the county's tax base.	5: Clearly articulate the county's development standards and requirements to the development community.	In Progress	High
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	01: Maintain a student-teacher ration of 18 to 1 in grades K-1, and 22 to 1 in grades 2-12.	In Progress	High
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	02: Evaluate SOL implementation annually, and revise as needed.	In Progress	High
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	03: Develop plans to meet or exceed the minimum pass rates needed for accreditation and to make adequate yearly progress (AYP).	In Progress	High
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	04: Continue effective components of reading instruction in K-3 that include phonemic awareness, phonics, fluency, vocabulary development, and text comprehension.	In Progress	High
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	05: Continue instruction in grades K-12 that emphasizes reading, writing, speaking, math concepts and computations, computer and related technology proficiency, and scientific concepts and processes; essential skills and concepts of citizenship, etc.	In Progress	High
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	06: Review program of studies for grades K-12 and adjust as needed.	In Progress	Medium

Thursday, January 13, 2011

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	07: Continue oversight by administrators to ensure instructional delivery and focus, curriculum alignment, and monitoring of individual student progress.	In Progress	High
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	08: Continue use of remedial plans and strategies for students not performing at or above grade level.	In Progress	High
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	09: Continue implementation of an extended day program, including transportation, for a period of time prior to SOL testing.	In Progress	High
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	10: Maintain full accreditation for all Fluvanna County schools.	In Progress	High
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	11: Continue implementation of a four-year-old program.	In Progress	High
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	12: Continue programs based on prevention, intervention, or remediation to increase the number of students who earn a high school diploma or general education development (GED) certificate, and to prevent students from dropping out of school.	In Progress	High
Education	2: To continue career and technical education programs that emphasize the advantages of completing school with marketable skills, and that promote knowledge of careers along with all types of employment opportunities.	2: Continue specific career exploration opportunities in the middle school grades.	In Progress	Medium

Thursday, January 13, 2011

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

Thursday, January 13, 2011

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Education	4: To plan for capital improvements and additions in cooperation with the Board of Supervisors and appropriate County staff through the annual CIP process.	3: Plan for the conversion of the existing high school to the middle school.	In Progress	High
Education	4: To plan for capital improvements and additions in cooperation with the Board of Supervisors and appropriate County staff through the annual CIP process.	4: Plan for the renovation of the existing middle school to an upper elementary school.	In Progress	High
Financial Sustainability	1: Synchronize the Capital Improvements Program (CIP) with the Comprehensive Plan, level-of-services standards, and impact fee/proffer programs.	1: Ensure that the County's Capital Improvements Program (CIP) is consistent with the Comprehensive Plan.	In Progress	High
Financial Sustainability	2: Seek to maximize revenue streams from new development.	3: Reward development in the designated growth areas with higher density and access to public infrastructure.	In Progress	High
Financial Sustainability	3: Achieve maximum cost savings through efficiency and effectiveness in County operations.	1: Continue to use budgeting techniques that minimize waste and maximize economic efficiencies within all agencies.	In Progress	High
Historic Preservation	1: To protect and conserve the county's historic and cultural resources.	4. Educate the community regarding the history of the county, the benefits of historical easements or registries, and the potential economic benefits resulting from historic preservation including the use of tax incentive programs.	In Progress	Medium
Historic Preservation	1: To protect and conserve the county's historic and cultural resources.	5: Install appropriate signage that designates a historic district, landmark, or other structure.	In Progress	Medium

Thursday, January 13, 2011

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Historic Preservation	2: To identify and classify significant historic resources.	1: Identify historic sites throughout the county on the county's geographic information system (GIS) in order to better protect them from new or infill development (e.g., by placing open space around the area to be protected).	Completed	Medium
Historic Preservation	2: To identify and classify significant historic resources.	2: Classify sites in the GIS inventory according to individual properties and districts: on the National Register; qualified for the National Register; of state and local significance; or potentially significant.	Completed	Medium
Historic Preservation	2: To identify and classify significant historic resources.	3: Support Fluvanna County Historical Society efforts to document sites and include information in the society's archives, and adjust classifications accordingly.	In Progress	Medium
Historic Preservation	3: To identify areas with tourism potential based on historic, cultural, recreational and other relevant resources.	1: Work with the Fluvanna County Historical Society, the Economic Development Commission, the Chamber of Commerce, and other interested parties to develop and promote a heritage tourism industry for Fluvanna.	In Progress	Medium
Historic Preservation	3: To identify areas with tourism potential based on historic, cultural, recreational and other relevant resources.	2: Market the historic qualities of Fluvanna and the surrounding area to encourage heritage tourism in the region.	In Progress	Medium
Historic Preservation	3: To identify areas with tourism potential based on historic, cultural, recreational and other relevant resources.	3: Promote the improvement, maintenance, and appropriate use of historic buildings.	In Progress	Medium
Housing	1: To provide for most of the county's future housing needs within the community planning areas.	2: Create zoning that enables increased residential density in the growth areas, and allows for mixed-use and mixed income developments.	Completed	High

Thursday, January 13, 2011

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Housing	1: To provide for most of the county's future housing needs within the community planning areas.	3: Approve well-planned, holistic developments within growth areas and near supporting infrastructure in order to create balanced communities, maximize land use, and minimize negative environmental impacts.	In Progress	High
Housing	1: To provide for most of the county's future housing needs within the community planning areas.	4: Cluster housing adjacent to commercial development so that the need for transportation to work is lessened.	In Progress	High
Housing	2: To provide a variety of well-planned housing choices.	1: Amend the zoning and subdivision ordinances to allow for varying lot sizes from small clustered lots to large parcels suitable for continued farming and rural living.	In Progress	High
Housing	2: To provide a variety of well-planned housing choices.	2: Allow for a mix of housing types and densities in individual developments (single and multifamily) as appropriate for the area and existing or planned infrastructure.	In Progress	High
Housing	2: To provide a variety of well-planned housing choices.	3: Create ordinances that allow for market flexibility, yet achieve the objectives set by the county regarding its housing and affordability priorities	In Progress	High
Housing	2: To provide a variety of well-planned housing choices.	4: Create density bonus incentives for residential mixed-income developments.	In Progress	Medium
Housing	2: To provide a variety of well-planned housing choices.	5: Create a planned unit development (PUD) zoning district to allow for higher density in the community planning areas.	Completed	High

Thursday, January 13, 2011

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Housing	2: To provide a variety of well-planned housing choices.	6: Allow for housing for senior populations and continuous care facilities, particularly within the community planning areas.	Completed	Medium
Housing	3: To increase the affordability of both new and existing housing stock for low- and moderate-income individuals and families.	1: Continue to support local nonprofit organizations such as the Louisa/Fluvanna Housing Foundation and Habitat for Humanity.	On-Going	High
Housing	3: To increase the affordability of both new and existing housing stock for low- and moderate-income individuals and families.	4: Amend the zoning ordinance to allow for accessory apartments in order to increase affordable rental units in the county, and allow for added income to homeowners.	In Progress	High
Housing	3: To increase the affordability of both new and existing housing stock for low- and moderate-income individuals and families.	8: Provide other affordable housing incentives in all appropriate zoning districts.	In Progress	High
Housing	4: To improve Fluvanna County's housing database and available information to facilitate the planning process.	2: Utilize the annual Development Activity Report to report housing data to the community.	On-going	Medium
Human Services	1: To provide a single point of entry for human services information/referral.	1: Renovate the human services offices at Carysbrook to create space for additional staff and programming.	In Progress	Medium
Human Services	1: To provide a single point of entry for human services information/referral.	3: Partner with the United Way, and other identified agencies, to improve volunteer opportunities, and more effectively publicize programs.	In Progress	Medium

Thursday, January 13, 2011

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

Thursday, January 13, 2011

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

Thursday, January 13, 2011

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

Thursday, January 13, 2011

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Land Use	5: To actively preserve and promote open space.	1: Promote the county's Conservation Easement Program, along with other open-space preservation alternatives (e.g. Virginia Outdoors Foundation).	On-Going	Medium
Land Use	5: To actively preserve and promote open space.	2: Require open-space preservation in major cluster developments, as well as other major subdivisions including commercial and industrial projects.	In Progress	Medium
Land Use	5: To actively preserve and promote open space.	3: Require new development to include trails, parks, or other open space that will be either publicly or privately owned, and directly serve the farming or wildlife and recreational needs of the project, and with consideration given to surrounding areas.	Completed	Medium
Land Use	5: To actively preserve and promote open space.	4: Evaluate the use of open space for utilities (e.g., septic fields, reserve areas, wells, and so on).	In Progress	Medium
Land Use	5: To actively preserve and promote open space.	5: Evaluate the long-term viability of a development's dedicated open space as a private, individual lot that is restricted from further divisions.	In Progress	Medium
Land Use	5: To actively preserve and promote open space.	6: Require the location of a subdivision's open space to further the rural character of the area, and require open space to be designed for connectivity to other open spaces of adjacent developments, and to act as a buffer to agricultural activities.	In Progress	Medium
Natural Environment	1: To develop land-use policies and regulations that will preserve and enhance the county's natural environment.	01: Designate, and enable the development of, community planning areas to allow appropriate development to be concentrated in these areas with adequate infrastructure.	On-going	High

Thursday, January 13, 2011

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Natural Environment	1: To develop land-use policies and regulations that will preserve and enhance the county's natural environment.	02: Utilize planned unit development (PUD) and rural residential zoning districts as an open-space preservation and sustainable development tool.	On-going	High
Natural Environment	1: To develop land-use policies and regulations that will preserve and enhance the county's natural environment.	03: Require rezoning requests and other development plans to identify any open space or other natural or cultural resource shown by maps or observed through field inspection, and include measures that will mitigate disturbance to these resources.	In Progress	High
Natural Environment	1: To develop land-use policies and regulations that will preserve and enhance the county's natural environment.	04: Empower the zoning administrator to ensure that the subdivision of land does not adversely affect adjacent open-space features, and require connections to open spaces within and outside the subdivision, as appropriate.	In Progress	High
Natural Environment	1: To develop land-use policies and regulations that will preserve and enhance the county's natural environment.	05: Protect farm and forest landowners from conflicting adjacent land uses with utilization of buffers, screening, and contiguous tracts of open space.	In Progress	High
Natural Environment	1: To develop land-use policies and regulations that will preserve and enhance the county's natural environment.	06: Review zoning and subdivision regulations to maximize environmental benefits through best management practices such as low impact development, dark-sky lighting, quality and quantity stormwater controls, adequate buffering/screening, etc.	In Progress	Medium
Natural Environment	1: To develop land-use policies and regulations that will preserve and enhance the county's natural environment.	07: Actively encourage and facilitate conservation easements on land that meets the minimum IRS criteria for easement donation.	On-going	Medium
Natural Environment	1: To develop land-use policies and regulations that will preserve and enhance the county's natural environment.	08: Continue the land-use valuation taxation and other fiscal programs to alleviate economic burdens on owners of land used for agricultural, horticultural, forest, or open-space purposes.	In Progress	High

Thursday, January 13, 2011

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Natural Environment	1: To develop land-use policies and regulations that will preserve and enhance the county's natural environment.	09: Evaluate the implementation of a TDR or PDR program, or both, to effectively (and voluntarily) reduce development rights in the rural residential and rural preservation areas, and increase density in the community planning areas.	In Progress	High
Natural Environment	1: To develop land-use policies and regulations that will preserve and enhance the county's natural environment.	10: Require aesthetic landscaping to buffer residential, business, and industrial development from public highways and adjacent rural and residential areas.	In Progress	High
Natural Environment	1: To develop land-use policies and regulations that will preserve and enhance the county's natural environment.	11: Improve cluster development regulations to better preserve open space and natural resources, protect rural viewsheds, and buffer existing agricultural uses from development in the agricultural zoning district.	In Progress	High
Natural Environment	1: To develop land-use policies and regulations that will preserve and enhance the county's natural environment.	12: Amend the subdivision ordinance to require new subdivisions to cluster open space with adjacent properties, and minimize the fragmentation of open space within rural clusters.	In Progress	High
Natural Environment	2: To protect environmental resources.	2: Stringently enforce federal, state, and local regulations regarding land use, stormwater, erosion and sediment control, wetlands, litter, and so on.	On-going	High
Natural Environment	2: To protect environmental resources.	5: Develop a regional water supply plan by 2011 as required by the Virginia Department of Environmental Quality that will include projections of future potable water needs and potential sources.	Completed	High
Natural Environment	3: To manage and protect surface water and groundwater resources.	07: Support and cooperate with state agencies, local governments, nongovernmental organizations, nonprofit organizations, and combinations thereof to evaluate the watersheds along major rivers and streams, including the Hardware, James and Rivanna rivers.	In Progress	Medium

Thursday, January 13, 2011

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Natural Environment	3: To manage and protect surface water and groundwater resources.	13: Promote BMPs, particularly those recommended by the Rivanna River Basin Commission, to reduce non-point-source pollution from development, farming, and other sources.	In Progress	Medium
Natural Environment	4: To effectively use floodplains to protect human life and property, as well as water quality.	2: Enforce floodplain management regulations for residents to continue to be eligible for flood insurance.	In Progress	Medium
Natural Environment	4: To effectively use floodplains to protect human life and property, as well as water quality.	3: Work with FEMA to develop an accurate description of the hundred-year floodplain and ten-year floodways.	In Progress	Medium
Natural Environment	5: To promote energy efficiency throughout the county to improve air quality and reduce the county's dependence on fossil fuels.	2: Direct infill onto vacant parcels in the developed portions of the county's community planning areas, where suitable, to further reduce transportation energy requirements associated with sprawl development.	In Progress	High
Natural Environment	5: To promote energy efficiency throughout the county to improve air quality and reduce the county's dependence on fossil fuels.	4: Promote greenways, bikeways, and walkways as viable forms of recreation and transportation, and require those amenities as appropriate.	In Progress	High
Natural Environment	5: To promote energy efficiency throughout the county to improve air quality and reduce the county's dependence on fossil fuels.	6: Build new and remodeled county buildings to an established energy efficiency standard such as Energy Star or LEED.	In Progress	Medium
Natural Environment	5: To promote energy efficiency throughout the county to improve air quality and reduce the county's dependence on fossil fuels.	8: Expand regional transit service to the county by working with JAUNT and Charlottesville Transit to develop viable commuter routes and times.	In Progress	Medium

Thursday, January 13, 2011

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Parks and Recreation	1: To upgrade or maintain existing facilities to allow for effective program delivery and community use.	4: Continue to utilize Pleasant Grove as a primary location for major new facilities, using the Pleasant Grove Master Plan as a guide for the development of recreational amenities at Pleasant Grove.	In Progress	High
Parks and Recreation	2: To continue the phased development of Pleasant Grove as a regional park that serves the identified recreational needs of Fluvanna citizens.	1: Renovate the historic Manor House at Pleasant Grove for a visitor's center, and a multi-use facility for receptions, reunions, and County office space.	In Progress	High
Parks and Recreation	2: To continue the phased development of Pleasant Grove as a regional park that serves the identified recreational needs of Fluvanna citizens.	5: Renovate or replace the pole barns, in partnership with the Fluvanna County Historical Society and Virginia Cooperative Extension, for use as an exhibit hall for agricultural and equestrian programs.	In Progress	Medium
Parks and Recreation	2: To continue the phased development of Pleasant Grove as a regional park that serves the identified recreational needs of Fluvanna citizens.	8: Construct accessory sports park amenities such as restrooms, concession stands, and pavilions for participants and spectators.	In Progress	High
Parks and Recreation	3: To plan and construct additional recreational facilities that will diversify and strengthen the existing parks and programs.	2: Develop zoning districts that either provide incentives or require recreational facilities as part of the planned development.	In Progress	High
Parks and Recreation	5: To foster public-private partnerships with recreation-based organizations or other interested parties, for facility construction and program implementation.	3: Work with the Department of Game and Inland Fisheries, or other interested parties, to develop comprehensive wildlife management practices to protect and conserve critical open space and habitats.	In Progress	High
Parks and Recreation	5: To foster public-private partnerships with recreation-based organizations or other interested parties, for facility construction and program implementation.	5: Maintain a partnership with the school system for shared use of county- and school-owned facilities.	In Progress	High

Thursday, January 13, 2011

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

Thursday, January 13, 2011

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Public Safety	2: To promote the effectiveness of community-based programs.	6: Enhance the community's disaster preparedness and response capability through increased education and training programs, and expanded partnerships with area business, nonprofit, and faith-based organizations.	In Progress	Medium
Transportation	1: To make needed improvements to primary roads.	1: Replace the Hardware River Bridge (West River Road) and the Rivanna River Bridge (East River Road) on Route 6.	Completed	Medium
Transportation	1: To make needed improvements to primary roads.	6: Nominate Route 53 as a state Scenic Byway.	In Progress	Medium
Transportation	2: To improve secondary roads with the assistance of VDOT.	3: Continue to cooperate with VDOT to cut foliage back from alongside roadways.	In Progress	Low
Transportation	3: To improve pedestrian and bicycle access to roads and provide off-road trails and walkways.	1: Require the development of alternative transportation infrastructure such as sidewalks and trails in new major subdivisions in commercial areas. Multiuse trails should link neighborhoods and commercial centers, particularly within the planning areas.	In Progress	Medium
Transportation	4: To improve the availability and quality of public transportation in the county.	2: Support the Thomas Jefferson Planning District Commission's RideShare program.	In Progress	Medium
Transportation	4: To improve the availability and quality of public transportation in the county.	6: Continue to work with the Thomas Jefferson Planning District Commission and JAUNT to provide transportation opportunities for people with special needs.	In Progress	Medium

Thursday, January 13, 2011

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Transportation	6: To support road construction and maintenance.	6: Include major traffic and road improvements in the capital improvement program (CIP) to become eligible for any cash proffer fees collected.	In Progress	High
Transportation	6: To support road construction and maintenance.	7: Work with VDOT to effectively implement the state's Chapter 527 regulations for all qualifying development projects to identify and mitigate the projected traffic impacts.	In Progress	Medium

APPENDIX E: 2011 LONG RANGE PROJECTS SCHEDULE

Project	Research/Preparation	Work Sessions/Draft Revisions	Planning Commission Public Hearing
Sidewalk requirements in business zones and setback waivers	December 2010	January	February/March
Amend A-1 zoning district, create new rural zoning district	2010/January	January/February/ March/April	April/May
Amend Subdivision Ordinance to require public, central water & sewer for major subdivisions	2010/January	January/February/ March/April	April/May
Cash Proffer Policy	February/March	April/May	May/June
Amend parking and landscaping ordinances	April/May	June	July
Review and amend residential zoning districts	April/May/June	July/August/September	September/October
TDR/PDR (To be discussed with rural zoning issues, however, to develop specific program policies will take additional research and discussion)	August/September/October	October/November	December/January 2012