

FLUVANNA COUNTY, VIRGINIA

2011 DEVELOPMENT ACTIVITY REPORT



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Pictures on Front Cover (from left to right):

Attached Home at the Village of Nahor; New Fluvanna High School; New Home near Cunningham; Construction Equipment at Fork Union Military Academy’s New Maintenance Facility; New Dormitories at Fork Union Military Academy; Attached Homes at Sycamore Square.

INTRODUCTION

The Fluvanna County Department of Planning and Community Development is proud to present the 2011 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 conservation easements, among other activities. A similar database used by the Building Inspections Department tracks building permits and is used in the residential activity calculations in this report. A direct comparison of the past 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 areas 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 development throughout 2011, and indicates where this growth is taking place.

The recessed economy and housing market continued to have some impact on Fluvanna County, as the number of building permits issued and new lots created have declined compared to past years. While more than a third of the new homes built in the County were located within the Rivanna Community Planning Area, only a handful were constructed within the gates of Lake Monticello; as the subdivision approaches build-out, new construction is taking place elsewhere. Sycamore Square, Sycamore Landing, Mountain Meadows, and Fox Glen were other subdivisions that experienced new construction in 2011. Although few new lots were created, many landowners applied for boundary line adjustments, lot consolidations, and physical survey reviews.

While overall development activity continued to decline in the county, many long range planning projects were completed in 2011. The Wireless Telecommunications Facilities Master Plan was adopted in September 2011, after months of preparation and review by the Planning Department, CityScape Consultants, and the Planning Commission; the Telecommunications Facilities section of the

zoning ordinance was adopted to support the master plan, and related amendments were made to the Comprehensive Plan. The Cox Company helped the County develop policies intended to encourage growth within the designated Urban Development Area (UDA) at Zion Crossroads; based on The Cox Company's recommendations, the County amended its Comprehensive Plan and modified the Planned Unit Development (PUD) zoning ordinance. Earlier in 2011, the County modified its regulations related to sidewalks and setbacks within commercial and industrial districts. Planning staff and the Planning Commission have been reviewing the County's rural zoning districts, off-street parking regulations, and landscaping requirements.

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 2009, several of these strategies have been completed, others are on-going actions, and some are in the process of being implemented. Appendix D provides a breakdown of the implementation strategies that have been completed, are in progress, or are on-going. Appendix E includes a list of long-range planning projects scheduled for 2012.



Image 1: New church under construction along State Route 53 near Palmyra. The church is being constructed in accordance with a site plan that was approved in 2010.

EXECUTIVE SUMMARY

Land Use Planning Areas

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

Building Permits

- 67 building permits for new homes were issued in 2011, a 38.5% decrease from the 109 permits issued in 2010.
- 30 building permits for new homes (44.8%) were issued within designated growth areas.
- 37 building permits for new homes (55.2%) were issued within rural areas.

Subdivisions

- 22 new lots were approved in 2011, a 80.9% decrease from the 115 new lots approved in 2010.
- Six (6), or 27%, of the new lots approved were within designated growth areas.
- Sixteen (16), or 73%, of the new lots approved were within rural areas.
- All sixteen (16) of the new lots approved within rural areas were associated with family subdivisions.

Site Development Plans

- Sixteen (16) site development plans were reviewed in 2011, a 128.6% increase from the seven (7) plans reviewed in 2010.
- Half of the site development plans reviewed (8) were located within designated growth areas.

Special Use Permits

- Six (6) special use permits were reviewed in 2011, a 14.3% decrease from the seven (7) special use permits reviewed in 2010.
- All of the special use permits reviewed were located outside of designated growth areas.

Zoning

- Two (2) rezoning applications were considered in 2011. One (1) rezoning application was approved, while the other was withdrawn.
- Three (3) zoning text amendments were approved in 2011.
- No variances were granted by the Board of Zoning Appeals (BZA) in 2011, compared to the one (1) variance granted in 2010.

Code Compliance

- Twenty-three (23) complaints were investigated in 2011, a 25.8% decrease from the 31 complaints investigated in 2010.
- Twenty (20) compliances cases were resolved, and three (3) cases are pending resolution.

Land Conservation

- There are 20 Agricultural and Forestal Districts (AFDs) in Fluvanna County, which include 18,606 acres (10% of Fluvanna County). AFD enrollment was unchanged in 2011.
- Four (4) new conservation easements, totaling 466.1 acres, were recorded in 2011. These easements are held by the Virginia Department of Forestry, the Virginia Outdoors Foundation, and Fluvanna County.
- In 2011, 111,402 acres (61% of Fluvanna County) were enrolled within the Land Use Taxation Program, a reduction of 2,217 acres from 2010.



Image 2: Newer attached homes in Sycamore Square, a development located within one of the designated growth areas.

DEVELOPMENT & COUNTY GOVERNMENT: PLANNING & COMMUNITY DEVELOPMENT

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

Current Planning (Development Administration)

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

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

Long Range Planning (Project/Policy Development and Management)

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

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

Code Enforcement and Inspections

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

Current Staff

The Department of Planning and Community Development consists of four full-time employees and one part-time employee:

Darren Coffey:	Planning Director/Interim County Administrator
Steve Tugwell:	Senior Planner (Current Development)
Andrew Pompei:	Planner (Long-Range Planning)
Lauren Ryalls:	Senior Program Support Assistant
Scott Miller:	Code Compliance Officer



Image 3: Fork Union Military Academy's new maintenance facility is being constructed in accordance with a site plan that was approved by Planning Department staff in November 2009.

DEVELOPMENT & COUNTY GOVERNMENT: BUILDING INSPECTIONS

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

Building Inspections

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

The department worked with County residents, the Virginia Department of Emergency Management (VDEM), and the Federal Emergency Management Agency (FEMA) to assess damage caused by the August 2011 earthquake. By January 2012, 117 reports of damage had been reported to the Department of Building Inspections. The department investigated many of these claims.

Erosion & Sediment Control

The department is responsible for issuing all new land disturbance permits and ensuring that developing sites are in conformance with Chapter 6 (Erosion & Sedimentation Control) of the County Code. As part of their duties, the Erosion and Sediment Control Site Inspectors perform site inspections on a two-week rotation and after all significant rainstorm events.

Current Staff

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

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

2009 COMPREHENSIVE PLAN: LAND USE PLANNING AREAS

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

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

Figure 1: Comprehensive Plan Land Use Planning Areas

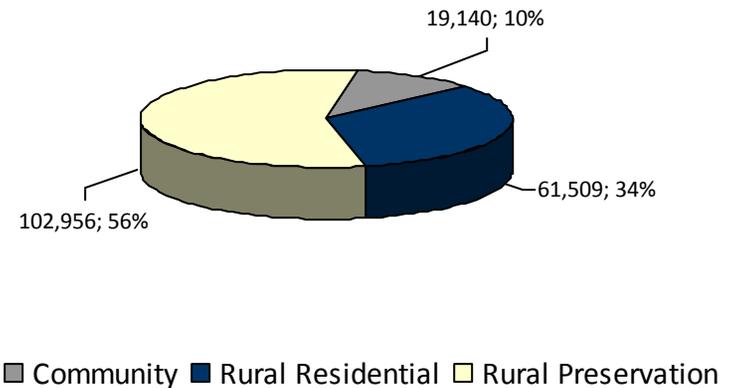


Table 1: Approximate Acreage in Land Use Planning Areas

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%

Source: Dept. of Planning & Community Development

2009 COMPREHENSIVE PLAN: AMENDMENTS

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

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

Table 2: Comprehensive Plan Text Amendment Applications (2011)

Applicant Name	Affected Chapters of the Comprehensive Plan	Description of Request
Fluvanna County	Land Use, Transportation, and Infrastructure	Strengthen the Urban Development Area (UDA) and Telecommunications sections of the Comprehensive Plan

Source: Dept. of Planning & Community Development

RESIDENTIAL ACTIVITY: BUILDING PERMITS

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

Table 3: Building Permits Issued for New Homes by Type (2011)

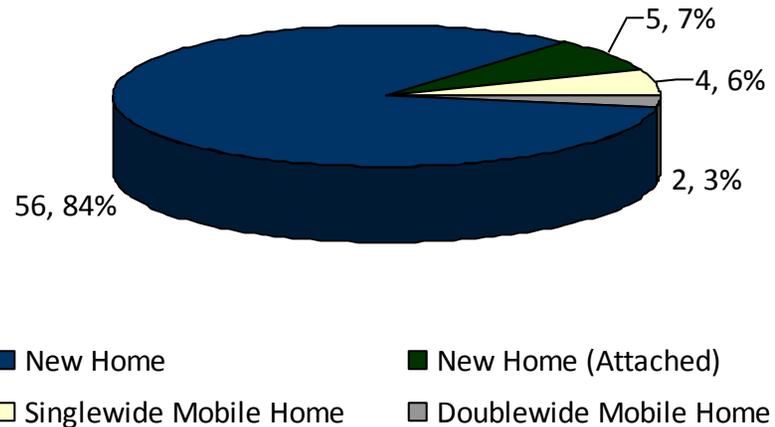
Housing Type	Number of Permits Issued	Percentage of Total
New Home	56	83.6%
New Home (Attached)	5	7.5%
Singlewide Mobile Home	4	6.0%
Doublewide Mobile Home	2	3.0%
TOTAL	67	100.0%

Source: Dept. of Building Inspections



Image 4: A lot in Sycamore Square being prepared for a new single-family home.

Figure 2: Building Permits Issued for New Homes by Type (2011)



RESIDENTIAL ACTIVITY: BUILDING PERMITS

Table 4: Building Permits Issued for New Homes by Election District (2011)

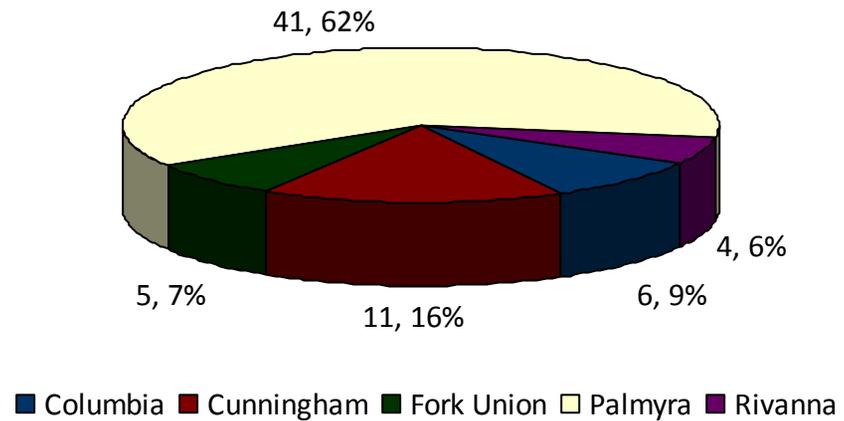
Election District	Number of Permits Issued	Percentage of Total
Columbia	6	9.0%
Cunningham	11	16.4%
Fork Union	5	7.5%
Palmyra	41	61.2%
Rivanna	4	6.0%
TOTAL	67	100.0%

Source: Dept. of Building Inspections



Image 5: Home under construction in the Cunningham District.

Figure 3: Building Permits Issued for New Homes by Election District (2011)



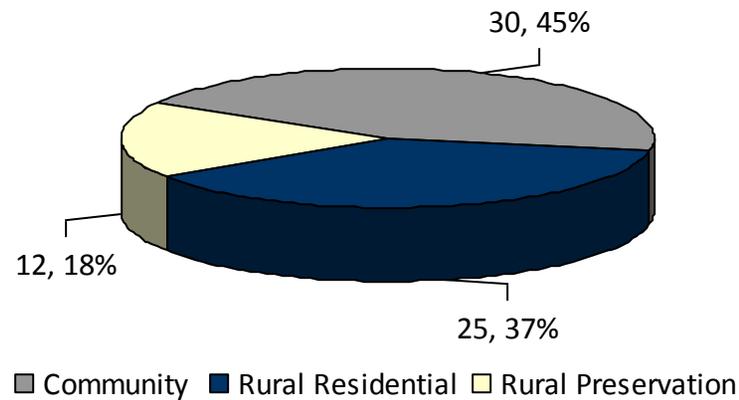
RESIDENTIAL ACTIVITY: BUILDING PERMITS

Table 5: Building Permits Issued for New Homes by Planning Area (2011)

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	24	35.8%
Palmyra Community Planning Area	0	0.0%
Zion Crossroads Community Planning Area	6	9.0%
Community Planning Area Subtotal	30	44.8%
Rural Residential Subtotal	25	37.3%
Rural Preservation Subtotal	12	17.9%
TOTAL	67	100.0%

Source: Dept. of Building Inspections

Figure 4: Building Permits Issued for New Homes by Planning Area (2011)



RESIDENTIAL ACTIVITY: BUILDING PERMITS

Lake Monticello is Fluvanna County’s largest population center. According to the 2010 census, Lake Monticello housed 9,920 residents, which represents 38.6% of Fluvanna County’s total population (2010 Census: 25,691). Since its establishment in the early 1970s, Lake Monticello has supported most of the County’s residential growth. As the community approaches build-out, new construction has slowed; new homes in Lake Monticello represent only a small portion of all new construction countywide. According to County estimates, 429 of the community’s 4,625 lots are vacant.

Figure 5: Number of Permits Issued for New Homes Inside versus Outside Lake Monticello (2011)

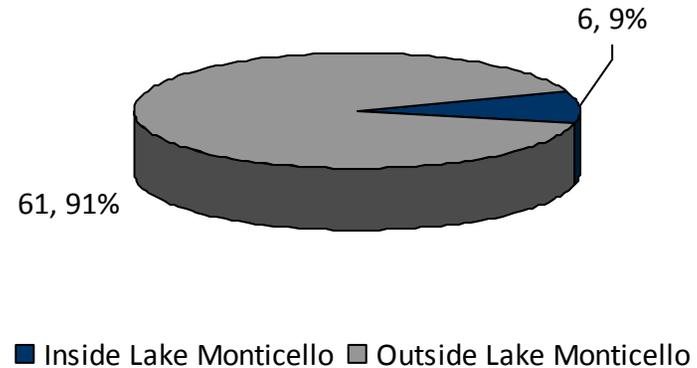


Table 6: Number of Permits Issued for New Homes Inside versus Outside Lake Monticello (2011)

	Inside Lake Monticello	Outside Lake Monticello	County Overall
Number of Permits Issued	6	61	67
Percentage of Total	9.0%	91.0%	100.0%
Average Cost of New Homes	\$261,000	\$164,384	\$178,207
Total Cost of New Homes	\$1,566,000	\$10,027,439	\$11,593,439

Source: Dept. of Building Inspections

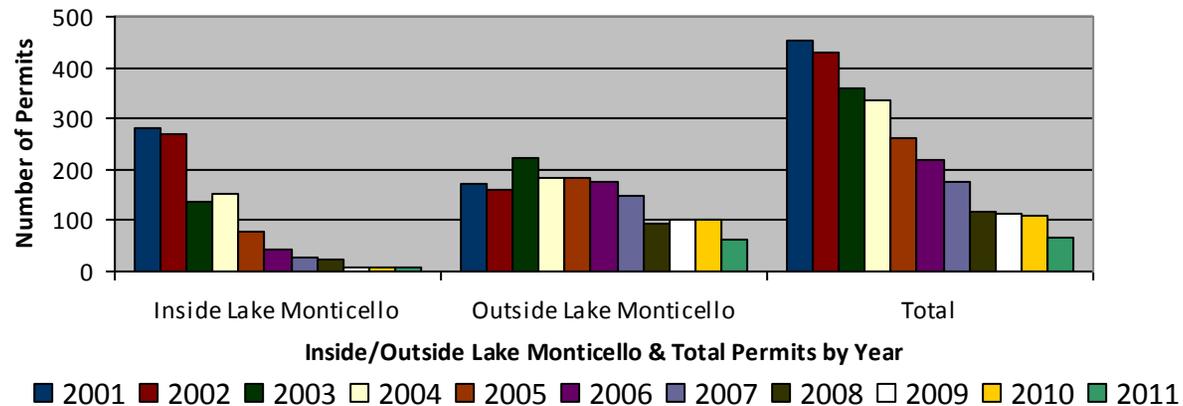
RESIDENTIAL ACTIVITY: BUILDING PERMITS

Table 7: Building Permits Issued for New Homes Inside versus Outside Lake Monticello (2011)

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%
2011	6	61	67	-38.5%

Source: Dept. of Building Inspections

Figure 6: Building Permits Issued for New Homes Inside versus Outside Lake Monticello (2001 - 2011)

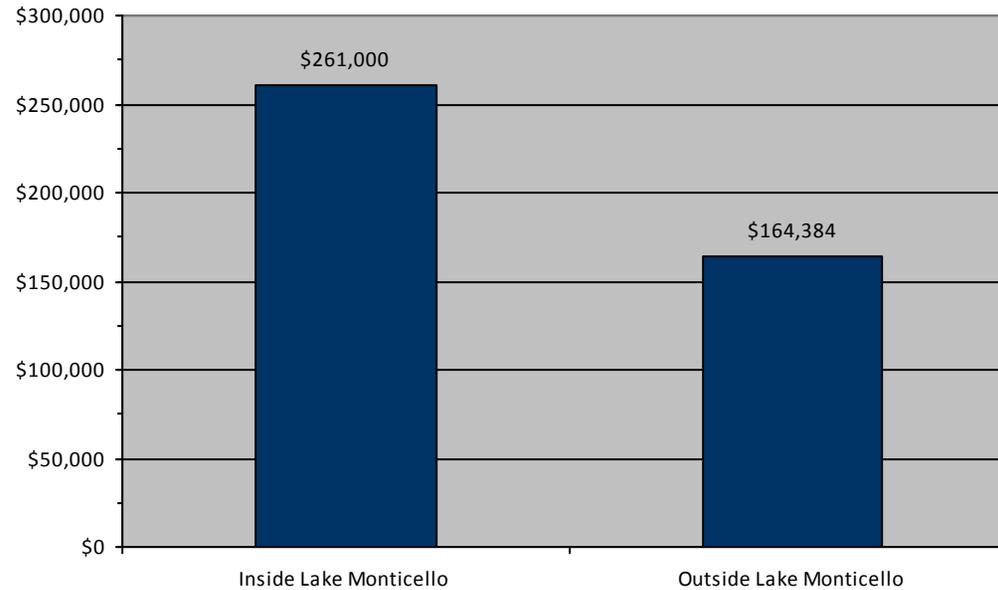


RESIDENTIAL ACTIVITY: BUILDING PERMITS

Table 8: Building Permits Issued for New Homes Inside versus Outside Lake Monticello (2011)

	Inside Lake Monticello	Outside Lake Monticello
Average Cost of New Homes	\$261,000	\$164,384

Figure 7: Average Cost of New Homes Inside versus Outside Lake Monticello (2011)



RESIDENTIAL ACTIVITY: BUILDING PERMITS

As the number of new homes constructed in Lake Monticello continues to decline, builders are purchasing lots in other newly-developed communities. Sycamore Square, located near Lake Monticello, had more new building permits (18) issued than any other subdivision (Image 6). The five subdivisions with the highest number of building permits issued for new homes are all located in the northwestern corner of the County, near Lake Monticello and Zion Crossroads.

Table 9: Subdivisions with the Highest Number of Building Permits Issued for New Homes (2011)

Subdivision	Permits Issued
Sycamore Square	18
Sycamore Landing	7
Lake Monticello	6
Mountain Meadows	5
Fox Glen	3

Source: Dept. of Building Inspections



Image 6: Single-Family Homes in Sycamore Square, including the sales model.

RESIDENTIAL ACTIVITY: SUBDIVISION

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



Image 7: The Villages of Nahor, a still-developing subdivision approved in 2005, is located within the Rivanna Community Planning Area.

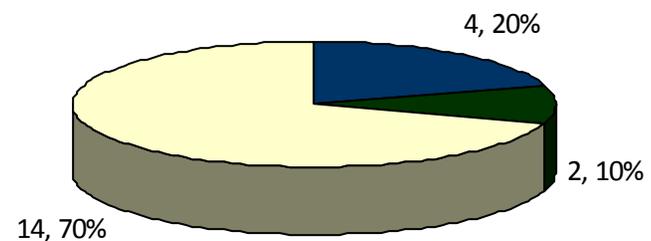
RESIDENTIAL ACTIVITY: SUBDIVISION

Table 10: Approved Subdivision Lots by Planning Area (2011)

Planning Area	Subdivisions Type and Number of Lots			
	Major	Minor	Family	Total
Columbia	0	0	0	0
Fork Union	0	0	2	2
Palmyra	0	0	2	2
Rivanna	0	2	0	2
Scottsville	0	0	0	0
Zion Crossroads	0	0	0	0
Community Planning Area	0	2	4	6
Rural Residential	0	0	2	2
Rural Preservation	0	0	14	14
TOTAL	0	2	20	22

Source: Dept. of Planning & Community Development

Figure 8: Approved Subdivision Lots by Planning Area (2011)



■ Community Planning Area
 ■ Rural Residential
 ■ Rural Preservation

In 2011, twenty-two (22) lots were created and approved through the subdivision process. Most of these lots are associated with family subdivisions. Family subdivisions allow for the transfer of land to closely-related family members.

Most of the subdivisions approved were in areas designated as “Rural Preservation” by the Comprehensive Plan. These areas are intended to retain their rural character, while most new development should be directed to the Community Planning Areas.

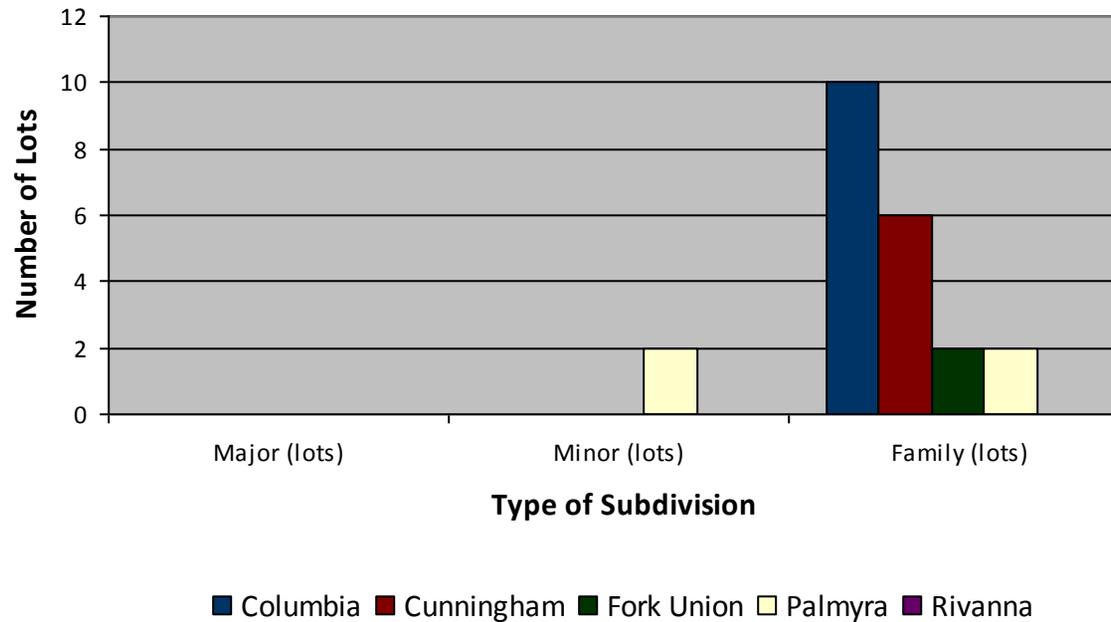
RESIDENTIAL ACTIVITY: SUBDIVISION

Table 11: Approved Subdivision Lots by Election District (2011)

Election District	Major (lots)	Minor (lots)	Family (lots)	Total (lots)	% of Total
Columbia	0	0	10	10	45%
Cunningham	0	0	6	6	27%
Fork Union	0	0	2	2	9%
Palmyra	0	2	2	4	18%
Rivanna	0	0	0	0	0%
Total (lots)	0	2	20	22	100%

Source: Dept. of Planning & Community Development

Figure 9: Approved Subdivision Lots by Election District (2011)

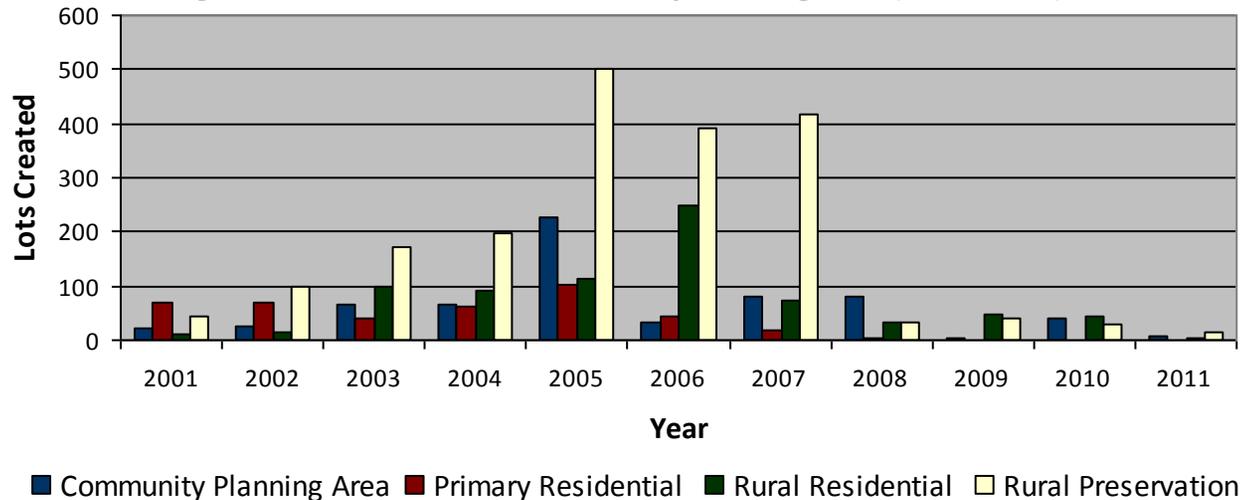


RESIDENTIAL ACTIVITY: SUBDIVISION

Table 12: Approved Subdivision Lots by Planning Area (2001 - 2011)

Year	Community Planning Area	Primary Residential Planning Area	Rural Residential Planning Area	Rural Preservation Planning Area	Total	% Change from Previous Year
2001	21	70	11	43	145	49.50%
2002	26	69	13	98	206	42.10%
2003	67	40	97	172	376	82.50%
2004	67	63	91	199	420	11.70%
2005	228	102	115	501	946	125.20%
2006	32	44	250	392	718	-24.10%
2007	79	17	75	418	589	-17.97%
2008	80	4	33	33	150	-74.53%
2009	2	0	48	40	90	-40.00%
2010	40	0	45	30	115	21.74%
2011	6	0	2	14	22	-82.61%

Figure 10: Subdivision Lots Created by Planning Area (2001 - 2011)



RESIDENTIAL ACTIVITY: FLUVANNA/LOUISA HOUSING FOUNDATION

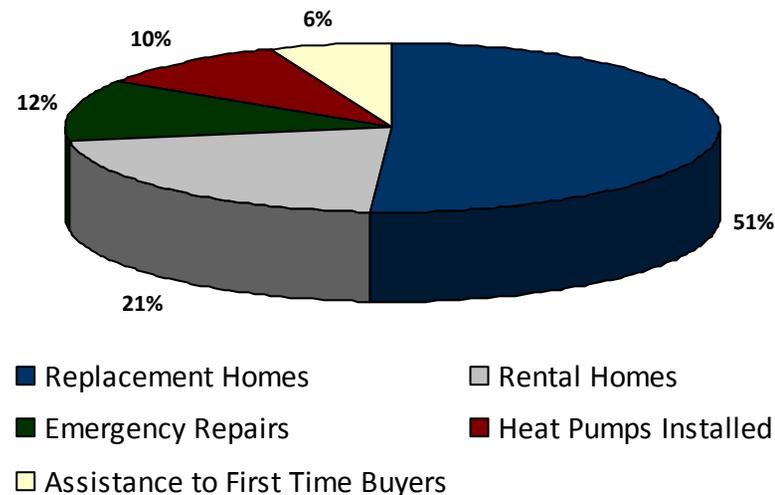
As part of the County’s commitment to addressing housing needs, the Fluvanna/Louisa Housing Foundation, a non-profit organization, was established by Fluvanna County residents in 1990 to improve substandard housing countywide. Since its founding, the organization has installed plumbing in over 100 homes,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

Table 13: Fluvanna/Louisa Housing Foundation Expenditures on Major Activities (2011)

Type of Activity	Cost
Replacement Homes	\$185,484
Rental Homes	\$78,000
Emergency Repairs	\$42,300
Heat Pumps Installed	\$35,500
Assistance to First Time Buyers	\$22,030
TOTAL	\$363,314

Source: Fluvanna/Louisa Housing Foundation

Figure 11: Fluvanna Housing Foundation Expenditures on Major Activities (2011)



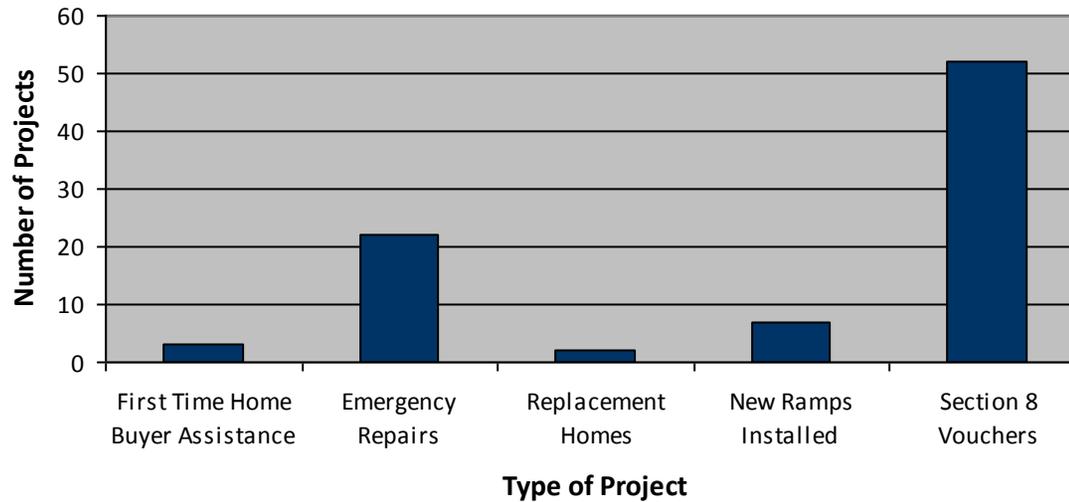
RESIDENTIAL ACTIVITY: FLUVANNA/LOUSIA HOUSING FOUNDATION

Table 14: Number of Projects Completed by the Fluvanna/Louisa Housing Foundation (2011)

Project	Number
First Time Home Buyer Assistance	3
Emergency Repairs	22
Replacement Homes	2
New Ramps Installed	7
Section 8 Vouchers	52
TOTAL	86

Source: Fluvanna/Louisa Housing Foundation

Figure 12: Number of Projects Completed by the Fluvanna/Louisa Housing Foundation (2011)



DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

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



Image 8: New Construction at Fork Union Military Academy associated with an approved Site Development Plan.

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 15: Site Development Plans within Community Planning Areas (2011)

Community Planning Areas							
Planning Area	Project Description	Applicant	Use	Zoning	Election District	Site Plan Type	Status
Fork Union CPA	Shelter for JAUNT Passengers	JAUNT, Inc. (Peter Ohlms)	Commercial	B-1	Fork Union	Sketch	Under Review
Fork Union CPA	Outdoor Storage Yard	Virginia Electric & Power Company	Industrial	I-1	Fork Union	Preliminary	Approved
Fork Union CPA	Telecommunications Facility at Weber City Water Tower	Wireless Resources Inc.	Commercial	A-1	Fork Union	Minor	Approved
Palmyra CPA	Site Plan Amendment (New Addition)	Baliff Investments LLC	Industrial	I-1	Palmyra	Amendment	Approved
Palmyra CPA	Site Plan Amendment	Frankie & Cheyenne Hackett	Commercial	BC	Cunningham	Sketch	Approved
Rivanna CPA	Site Plan Amendment (New Building)	Aqua Virginia	Industrial	R-4	Palmyra	Minor	Under Review
Rivanna CPA	Site Plan Amendment (New Buildings)	Effort Baptist Church	Institutional	A-1	Rivanna	Minor	Approved
Zion Crossroads CPA	Sales & Ready-Mix Plant	Allied Concrete Company	Industrial	I-1	Columbia	Sketch	Approved

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 16: Site Development Plans outside Community Planning Areas (2011)

Rural Residential							
Planning Area	Project Description	Applicant	Use	Zoning	Election District	Site Plan Type	Status
Rural Residential	New Church	Calvary Chapel Fluvanna	Institutional	A-1	Palmyra	Sketch	Approved
Rural Residential	Telecommunications Facility	Central States Tower II, LLC	Commercial	A-1	Fork Union	Minor	Under Review
Rural Residential	Training Center	Central Virginia Electric Cooperative	Commercial	B-1	Palmyra	Major	PC Approved
Rural Residential	Ice Cream Stand	Jim Toms	Commercial	B-1	Palmyra	Minor	Approved
Rural Residential	Remodel Existing Structure	Richard Baier	Commercial	BC	Cunningham	Minor	Approved
Rural Residential	Telecommunications Facility	Verizon Wireless	Commercial	A-1	Columbia	Major	Under Review
Rural Residential	Telecommunications Facility	US Cellular	Commercial	A-1	Fork Union	Minor	Withdrawn
Rural Preservation Areas							
Planning Area	Project Description	Applicant	Use	Zoning	Election District	Site Plan Type	Status
Rural Preservation	Reconstruction of Existing Compressor Station	Transcontinental Gas Pipeline Corporation	Industrial	A-1	Cunningham	Minor	Under Review

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 17: Site Development Plans for Commercial Uses (2011)

Commercial							
Use	Project Description	Applicant	Planning Area	Zoning	Election District	Site Plan Type	Status
Commercial	Shelter for JAUNT Passengers	JAUNT, Inc. (Peter Ohlms)	Fork Union CPA	B-1	Fork Union	Sketch	Under Review
Commercial	Telecommunications Facility at Weber City Water Tower	Wireless Resources Inc.	Fork Union CPA	A-1	Fork Union	Minor	Approved
Commercial	Site Plan Amendment	Frankie & Cheyenne Hackett	Palmyra CPA	BC	Cunningham	Sketch	Approved
Commercial	Telecommunications Facility	Central States Tower II, LLC	Rural Residential	A-1	Fork Union	Minor	Under Review
Commercial	Training Center	Central Virginia Electric Co-operative	Rural Residential	B-1	Palmyra	Major	PC Approved
Commercial	Ice Cream Stand	Jim Toms	Rural Residential	B-1	Palmyra	Minor	Approved
Commercial	Remodel Existing Structure	Richard Baier	Rural Residential	BC	Cunningham	Minor	Approved
Commercial	Telecommunications Facility	Verizon Wireless	Rural Residential	A-1	Columbia	Major	Under Review
Commercial	Telecommunications Facility	US Cellular	Rural Residential	A-1	Fork Union	Minor	Withdrawn

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 18: Site Development Plans for Industrial and Institutional Uses (2011)

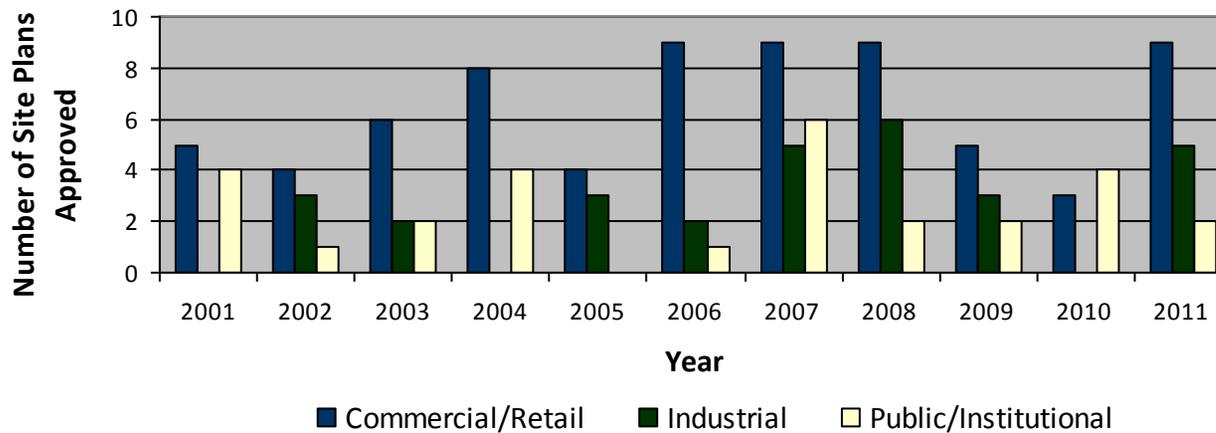
Industrial							
Use	Project Description	Applicant	Planning Area	Zoning	Election District	Site Plan Type	Status
Industrial	Outdoor Storage Yard	Virginia Electric & Power Company	Fork Union CPA	I-1	Fork Union	Preliminary	Approved
Industrial	Site Plan Amendment (New Addition)	Baliff Investments LLC	Palmyra CPA	I-1	Palmyra	Amendment	Approved
Industrial	Site Plan Amendment (New Building)	Aqua Virginia	Rivanna CPA	R-4	Palmyra	Minor	Under Review
Industrial	Sales & Ready-Mix Plant	Allied Concrete Company	Zion Crossroads CPA	I-1	Columbia	Sketch	Approved
Industrial	Reconstruction of Existing Compressor Station	Transcontinental Gas Pipeline Corporation	Rural Preservation	A-1	Cunningham	Minor	Under Review
Institutional							
Use	Project Description	Applicant	Planning Area	Zoning	Election District	Site Plan Type	Status
Institutional	Site Plan Amendment (New Buildings)	Effort Baptist Church	Rivanna CPA	A-1	Rivanna	Minor	Approved
Institutional	New Church	Calvary Chapel Fluvanna	Rural Residential	A-1	Palmyra	Sketch	Approved

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 19: Site Development Plans by Project Type (2001 - 2011)

Year	Commercial/Retail	Industrial	Public/Institutional	TOTAL
2001	5	0	4	9
2002	4	3	1	8
2003	6	2	2	10
2004	8	0	4	12
2005	4	3	0	7
2006	9	2	1	12
2007	9	5	6	20
2008	9	6	2	17
2009	5	3	2	10
2010	3	0	4	7
2011	9	5	2	16
TOTAL	71	29	28	128

Figure 13: Site Development Plans by Type (2001 - 2011)



ZONING ACTIVITY: ZONING TEXT AMENDMENTS

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

Fluvanna County’s zoning ordinance was first adopted in January 1974. Since that time, the text has been amended to reflect the changing needs of the community. Many, but not all, of the zoning text amendments have been initiated by Fluvanna County itself.

Table 20: Zoning Text Amendments (2011)

Applicant Name	Applicable Section of County Ordinance	Description of Request
Fluvanna County	Portions of Sec. 19-8 and Article 22, Chapter 22	Sidewalks & Setbacks in Commercial Areas
Fluvanna County	Article 27, Chapter 22	Telecommunications Facilities Ordinance
Fluvanna County	Article 14, Chapter 22	Revisions to the Planned Unit Development (PUD) District

Source: Dept. of Planning & Community Development

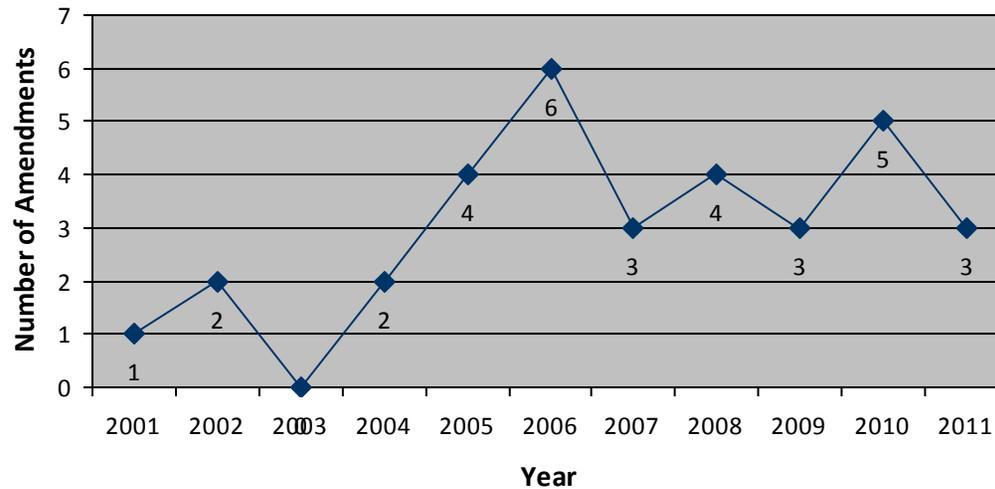
ZONING ACTIVITY: ZONING TEXT AMENDMENTS

Table 21: Zoning Text Amendments (2001 - 2011)

Year	Number
2001	1
2002	2
2003	0
2004	2
2005	4
2006	6
2007	3
2008	4
2009	3
2010	5
2011	3
TOTAL	33

Source: Dept. of Planning & Community Development

Figure 14: Zoning Text Amendments (2001-2011)



ZONING ACTIVITY: ZONING MAP AMENDMENTS

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

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

Table 22: 2011 Zoning Map Amendment Applications by Planning Area

Planning Area	Applicant	Prior Zoning	New Zoning	Conditional	Status	Acreage
Zion Crossroads CPA	Fluvanna County Board of Supervisors	I-1	A-1 and I-1	No	Approved	23.917
Rivanna CPA	Southern Holdings, LLC	B-C	B-C (amend proffers)	Yes	Withdrawn	1.43
					TOTAL ACREAGE	23.917

Source: Dept. of Planning & Community Development

Table 23: 2011 Zoning Map Amendment Applications by Election District

Election District	Applicant	Prior Zoning	New Zoning	Conditional	Status	Acreage
Columbia	Fluvanna County Board of Supervisors	I-1	A-1 and I-1	No	Approved	23.917
Palmyra	Southern Holdings, LLC	B-C	B-C (amend proffers)	Yes	Withdrawn	1.43
					TOTAL ACREAGE	23.917

Source: Dept. of Planning & Community Development

ZONING ACTIVITY: ZONING MAP AMENDMENTS

Table 24: Zoning Map Amendment Applications by Planning Area (2001-2011)

Planning Area	Acres Rezoned										
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Columbia	**	**	**	**	**	**	**	**	0	0	0
Fork Union	11	0	0	0	0.34	9.52	7.087	0	0	0	0
Palmyra	0	0	0	52.1	4.8	52.14	5	0	231.8	0	0
Rivanna	18.5	116	16.5	42.7	0	11.36	43.74	0	2.89	44.217	1.430
Scottsville	**	**	**	**	**	**	**	**	0	0	0
Zion Crossroads	2	15.1	27.3	25.2	54.26	67.66	30.87	21.75	0	0	23.92
Community Subtotal	20.50	131.10	43.80	67.90	54.26	140.68	86.70	21.75	234.72	44.22	25.35
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	0
Rural Preservation	0	0	0	0	12.95	0	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	25.35

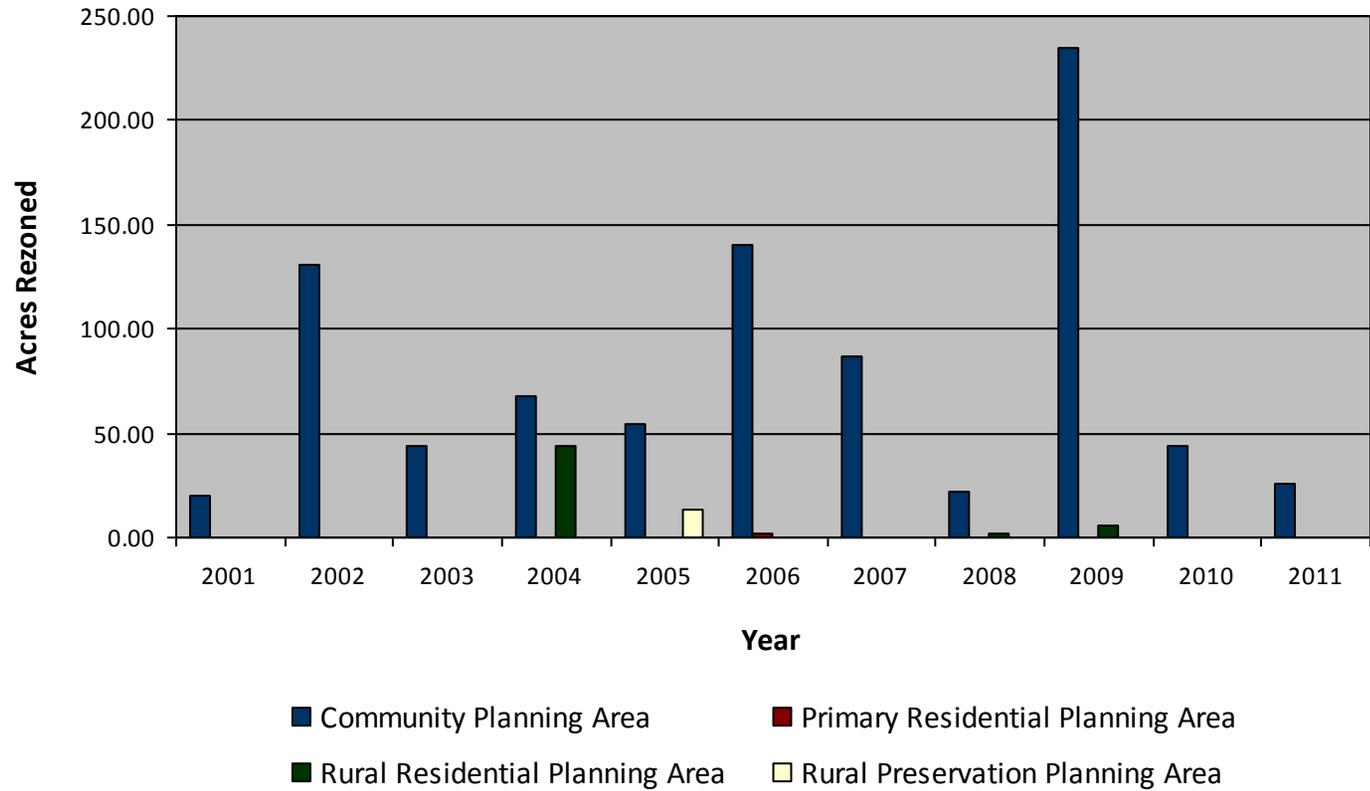
* Primary Residential Planning Area was eliminated.

Source: Dept. of Planning & Community Development

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

ZONING ACTIVITY: ZONING MAP AMENDMENTS

Figure 15: Zoning Map Amendment Applications by Planning Area (2001 - 2011)



ZONING ACTIVITY: SPECIAL USE PERMITS

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

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

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



Image 8: Small home industry in central Fluvanna County that operates under a Special Use Permit.

ZONING ACTIVITY: SPECIAL USE PERMITS

Table 25: Special Use Permit (SUP) Applications by Use (2011)

Project Type	Description	Applicant	Zoning	Election District	Planning Area	Status
Commercial	Construction of Telecommunications Tower	Verizon Wireless	A-1	Columbia	Rural Residential	Approved
Commercial	Automobile Restoration & Small Engine Repair	Otis Collier	A-1	Columbia	Rural Residential	Approved
Commercial	Construction of Telecommunications Tower	National Communication Towers, LLC	A-1	Cunningham	Rural Residential	Approved
Commercial	Amendment to Existing SUP (Small Home Industry)	Clifford Krammes	A-1	Fork Union	Rural Residential	Approved
Commercial	Major Utility Construction	Central Virginia Electric Cooperative	A-1	Cunningham	Rural Preservation	Pending Review
Commercial	Construction of Telecommunications Tower	Central States Tower II, LLC	A-1	Fork Union	Rural Residential	Pending Review

Source: Dept. of Planning & Community Development

ZONING ACTIVITY: SPECIAL USE PERMITS

Table 26: Special Use Permit (SUP) Applications by Use (2011)

Project Type	Description	Applicant	Zoning	Election District	Planning Area	Status
Rural Residential						
Commercial	Construction of Telecommunications Tower	Verizon Wireless	A-1	Columbia	Rural Residential	Approved
Commercial	Automobile Restoration & Small Engine Repair	Otis Collier	A-1	Columbia	Rural Residential	Approved
Commercial	Construction of Telecommunications Tower	National Communication Towers, LLC	A-1	Cunningham	Rural Residential	Approved
Commercial	Amendment to Existing SUP (Small Home Industry)	Clifford Krammes	A-1	Fork Union	Rural Residential	Approved
Commercial	Construction of Telecommunications Tower	Central States Tower II, LLC	A-1	Fork Union	Rural Residential	Pending Review
Rural Preservation						
Commercial	Major Utility Construction	Central Virginia Electric Cooperative	A-1	Cunningham	Rural Preservation	Pending Review

Source: Dept. of Planning & Community Development

ZONING ACTIVITY: SPECIAL USE PERMITS

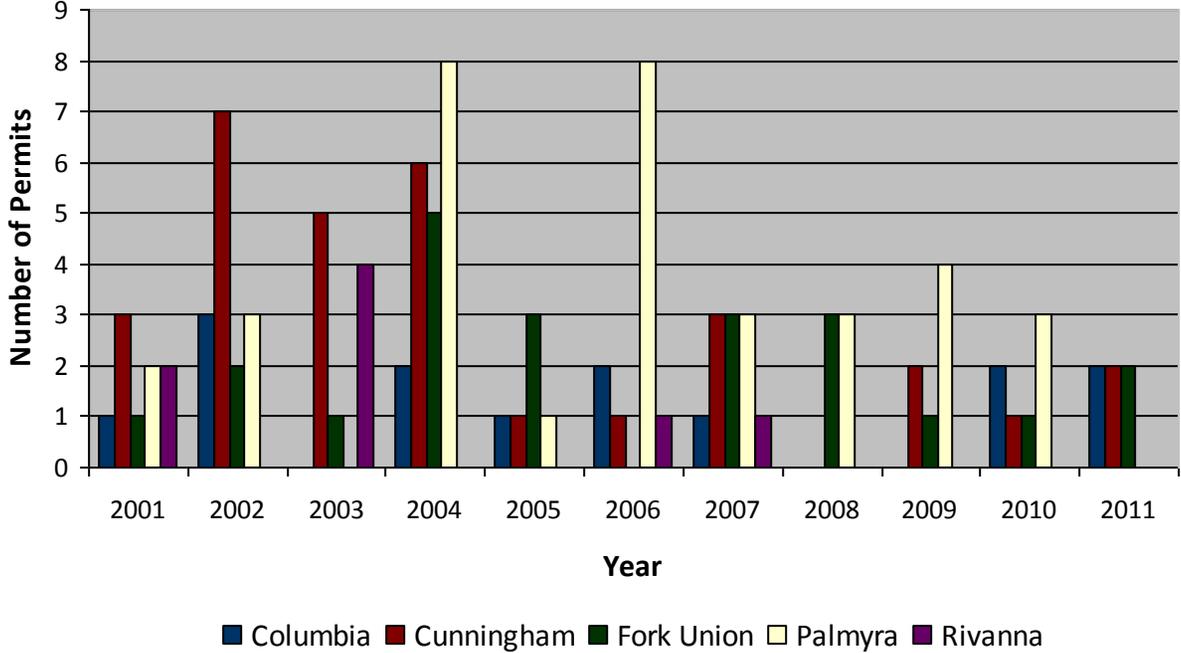
Table 27: Special Use Permit (SUP) Applications by Election District (2001 - 2011)

Year	Election District					Total
	Columbia	Cunningham	Fork Union	Palmyra	Rivanna	
2001	1	3	1	2	2	9
2002	3	7	2	3	0	15
2003	0	5	1	0	4	10
2004	2	6	5	8	0	21
2005	1	1	3	1	0	6
2006	2	1	0	8	1	12
2007	1	3	3	3	1	11
2008	0	0	3	3	0	6
2009	0	2	1	4	0	7
2010	2	1	1	3	0	7
2011	2	2	2	0	0	6
Total	14	31	22	35	8	110

Source: Dept. of Planning & Community Development

ZONING ACTIVITY: SPECIAL USE PERMITS

Figure 16: Special Use Permit (SUP) Applications by Election District (2001 - 2011)



ZONING ACTIVITY: CODE COMPLIANCE

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

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

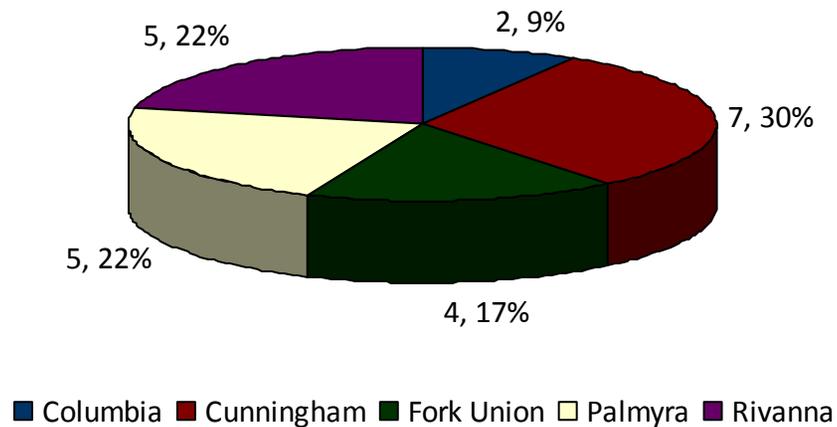
- Organized a public campaign to inform citizens and business owners about Fluvanna's sign ordinance. This involved an assessment of visible signage throughout the County. An informational flyer was drafted and distributed via the Fluvanna County website, the Fluvanna Chamber of Commerce, and the *Fluvanna Review* and delivered in-person to all businesses;
- Removed illegal signage within road rights-of-way throughout the County;
- Conducted an assessment of roadway trash and debris along the Route 250 corridor;
- Conducted an assessment of existing zoning violations within the Town of Columbia;
- Monitored sound levels within industrial areas;
- Inspected properties with existing Special Use Permits, Zoning Use Permits, and Site Development Plans;
- Accompanied Health Department and Building Department officials on site inspections as requested; and
- Delivered information to Planning Commission and Board of Supervisors members.

ZONING ACTIVITY: CODE COMPLIANCE

Table 28: Code Compliance Cases by Election District (2011)

Election District	Closed Cases	Pending Cases	Total	% of Total
Columbia	1	1	2	9%
Cunningham	7	0	7	30%
Fork Union	3	1	4	17%
Palmyra	5	0	5	22%
Rivanna	4	1	5	22%
Total	20	3	23	100%

Figure 17: Code Compliance Cases by Election District (2011)

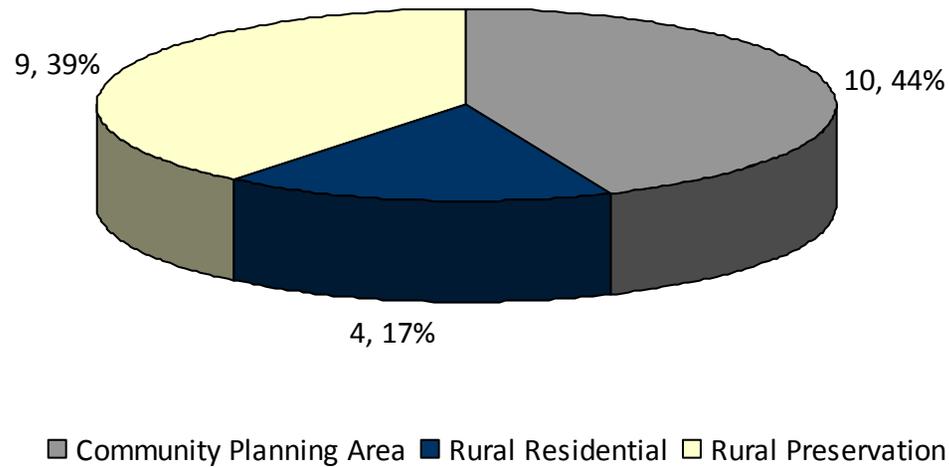


ZONING ACTIVITY: CODE COMPLIANCE

Table 29: Code Compliance Cases by Planning Area (2011)

Planning Area	Case Status		
Community	Closed	Pending	Total
Columbia	0	0	0
Fork Union	1	0	1
Palmyra	0	0	0
Rivanna	4	1	5
Scottsville	0	0	0
Zion Crossroads	4	0	4
Community Planning Area	9	1	10
Rural Residential	3	1	4
Rural Preservation	8	1	9

Figure 18: Code Compliance Cases by Planning Area (2011)



ZONING ACTIVITY: BOARD OF ZONING APPEALS

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

There are currently five members appointed to the BZA. The board is scheduled to meet monthly, but only convenes when an item is requested for their consideration.

Figure 19: Zoning Variances by Year (2001 - 2011)

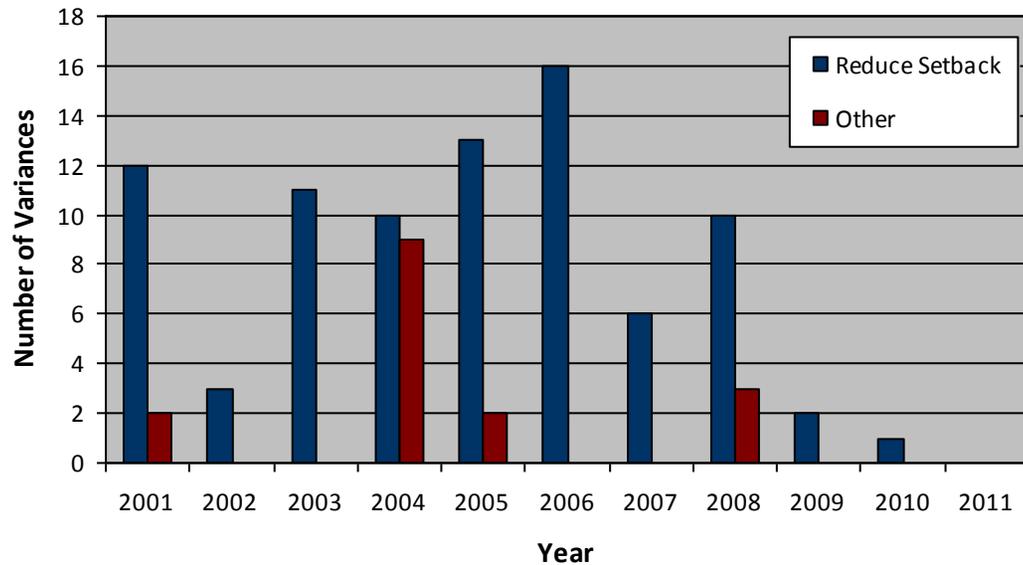


Table 30: Zoning Variances by Year (2001 - 2011)

Type of Variance												Total
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	
Reduce Setback	12	3	11	10	13	16	6	10	2	1	0	84
Other	2	0	0	9	2	0	0	3	0	0	0	16
TOTAL	14	3	11	19	15	16	6	13	2	1	0	100

Source: Dept. of Planning & Community Development

ZONING ACTIVITY: BOARD OF ZONING APPEALS

Table 31: Zoning Variances by Election District (2011)

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

Source: Dept. of Planning & Community Development

PRESERVATION PROGRAMS: OVERVIEW

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

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

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

Several agencies and organizations hold conservation easements throughout the County. In 2006, the Board of Supervisors adopted its own Conservation Easements Program; the first two conservation easements to be held by Fluvanna County were approved in 2007. As of January 2012, 12,488.6 acres were under conservation easements held by public and private entities.



Image 9: View of the Rivanna River from the Barber property, which Fluvanna County holds a conservation easement upon.

PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS

Table 31: Agricultural & Forestal Districts (2011)

District Name	Planning Area	Approval Date	Review Period	Review Date	Total Acreage
Adams Creek	Rural Residential	5/16/2001	10 Years	May 2011	557.674
Bourne Tract	Rural Preservation	8/4/1999	8 Years	March 2015	271.657
Bowlesville	Rural Preservation	3/17/1999	8 Years	March 2015	897.99
Bremo Recess	Rural Preservation	1/17/2001	10 Years	January 2011	359.67
Byrd Creek	Rural Preservation	7/21/1999	10 Years	July 2009	905.569
Carysbrook	Rural Preservation	7/21/1999	10 Years	July 2009	1634.74
Cunningham Acres	Rural Preservation & Residential	11/17/1999	10 Years	November 2009	461.968
Dobby Creek	Rural Residential	1/17/2001	10 Years	January 2011	393.16
Glenarvon Farm	Rural Preservation	11/17/1999	10 Years	November 2009	1524.78
Granite Hills	Rural Preservation	8/4/1999	10 Years	August 2009	771.975
Kidds Store	Rural Preservation	12/15/1999	10 Years	December 2009	1854.65
Lower Bremo	Rural Preservation	1/17/2001	10 Years	January 2011	800.377
North 640	Rural Preservation	11/17/1999	10 Years	November 2009	2294.14
Poorhouse	Rural Residential	1/19/2000	10 Years	January 2010	500.48
Riverside	Rural Preservation	8/7/2002	10 Years	August 2012	569.526
Sheperds	Rural Preservation	11/15/2000	10 Years	November 2010	703.99
Shores-Hardware	Rural Preservation	1/17/2001	10 Years	January 2011	1168.105
Stage Junction	Rural Preservation	6/7/2000	10 Years	June 2010	759.934
Union Mills	Rural Preservation	5/15/2002	10 Years	May 2012	324.752
Upper Bremo	Rural Preservation	9/20/2000	10 Years	September 2010	1851.78
Total Acreage					18606.917
% of Total County Acreage in Ag/For Districts					10.13%

Source: Dept. of Planning & Community Development

PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS

Table 32: Acreage Enrolled in Agricultural & Forestal Districts (2001 - 2011)

YEAR	DISTRICTS APPROVED/ NULLIFIED	ACREAGE ADDED/ WITHDRAWN
2001	6	3,732
2002	2	1,470
2003	0	0
2004	0	-91
2005	-3	-5,728
2006	0	0
2007	0	0
2008	0	-24
2009	0	-1,446
2010	0	-753
2011	0	0
TOTAL	20	-2,840

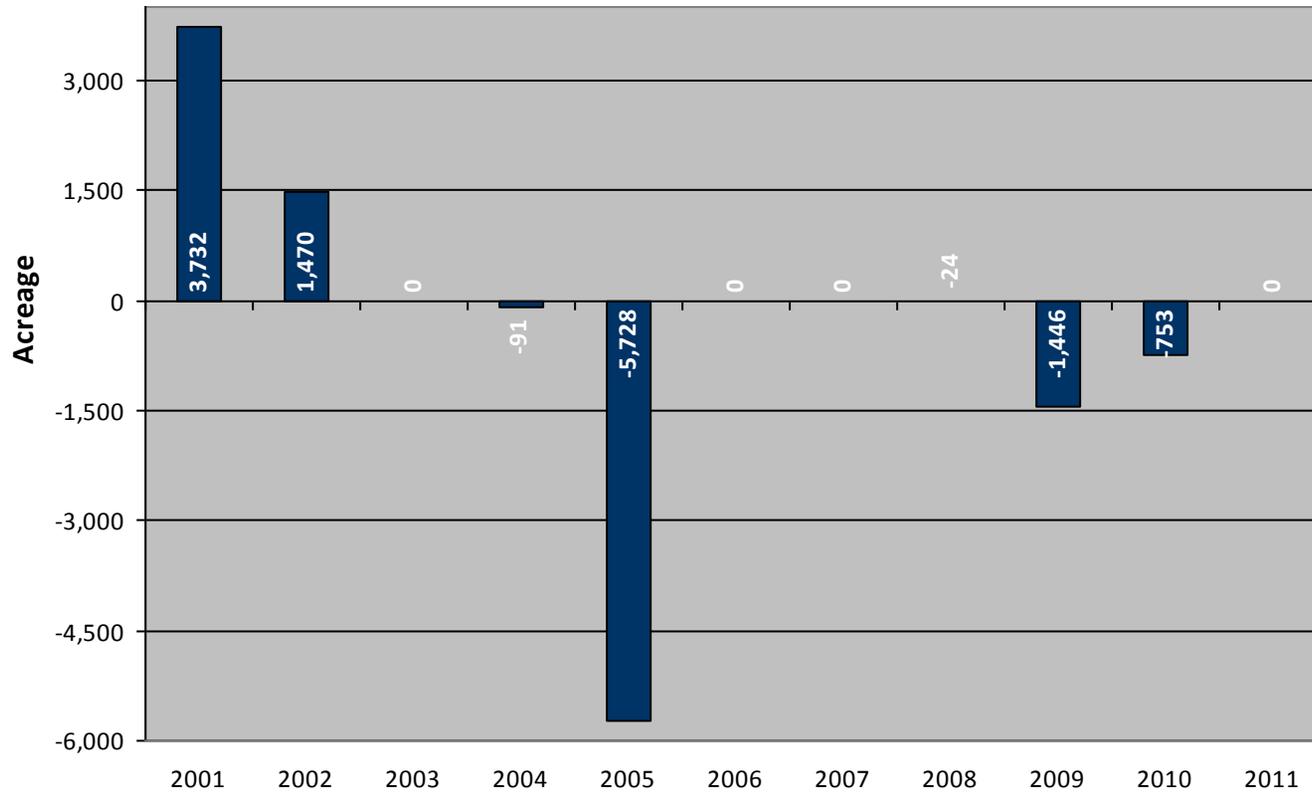
Source: Dept. of Planning & Community Development



Image 10: State Route 6, a Virginia Byway, a few miles east of Scottsville

PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS

Figure 20: Agricultural and Forestal Districts Additions & Withdrawals (2001 - 2011)



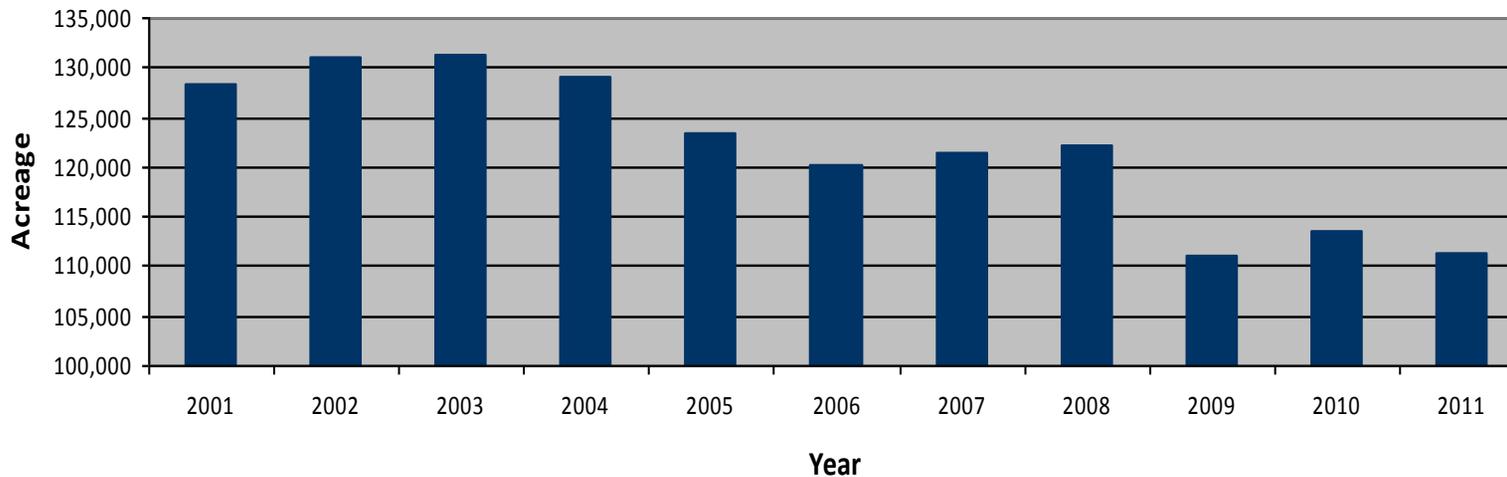
PRESERVATION PROGRAMS: LAND USE TAXATION

Table 33: Acreage Under Land Use Taxation (2001 - 2011)

Year	Land Use Type			Total	Percentage of Total County Acreage
	Agriculture	Forestry	Open Space		
2001	32,187	95,282	763	128,232	70%
2002	31,827	98,604	531	130,962	71%
2003	32,283	98,342	577	131,202	71%
2004	31,945	96,608	599	129,152	70%
2005	30,463	92,520	555	123,538	67%
2006	29,846	89,978	482	120,306	65%
2007	31,095	90,098	173	121,366	66%
2008	31,378	90,739	141	122,258	67%
2009	28,380	82,620	89	111,089	60%
2010	28,176	85,134	309	113,619	62%
2011	27,335	83,981	86	111,402	61%
				Total Acreage in County	183,808

Source: Commissioner of Revenue

Figure 21: Acreage Under Land Use Taxation: 2001 - 2011



PRESERVATION PROGRAMS: CONSERVATION EASEMENTS

As of January 1, 2012, there are 31 conservation and historic easements in Fluvanna County. These easements protect **12,488.6 acres**, or **approximately 6.5% of the County**. The Virginia Department of Forestry (VDOT), Virginia Department of Historic Resources, Virginia Outdoors Foundation, and Fluvanna County itself hold easements countywide. Most of these easements are in the eastern portions of the County, and many are along the Rivanna River (see Appendix C).

Table 34: Conservation Easements Recorded in Fluvanna County in 2011

Property Name	Easement Holder	Year Placed	Planning Area	Acreage
Cassiday Property	VA Outdoors Foundation	2011	Rural Residential	66.0
Melvin Hughes Property	VA Outdoors Foundation	2011	Rural Preservation	167.9
Palmyra Associates	Fluvanna County	2011	Palmyra CPA	25.9
Terre Haute	VA Dept. of Forestry	2011	Rural Preservation	206.3
Total (2011)				466.1



Image 11: View of the Barber Property, one of the first conservation easements accepted by Fluvanna County.

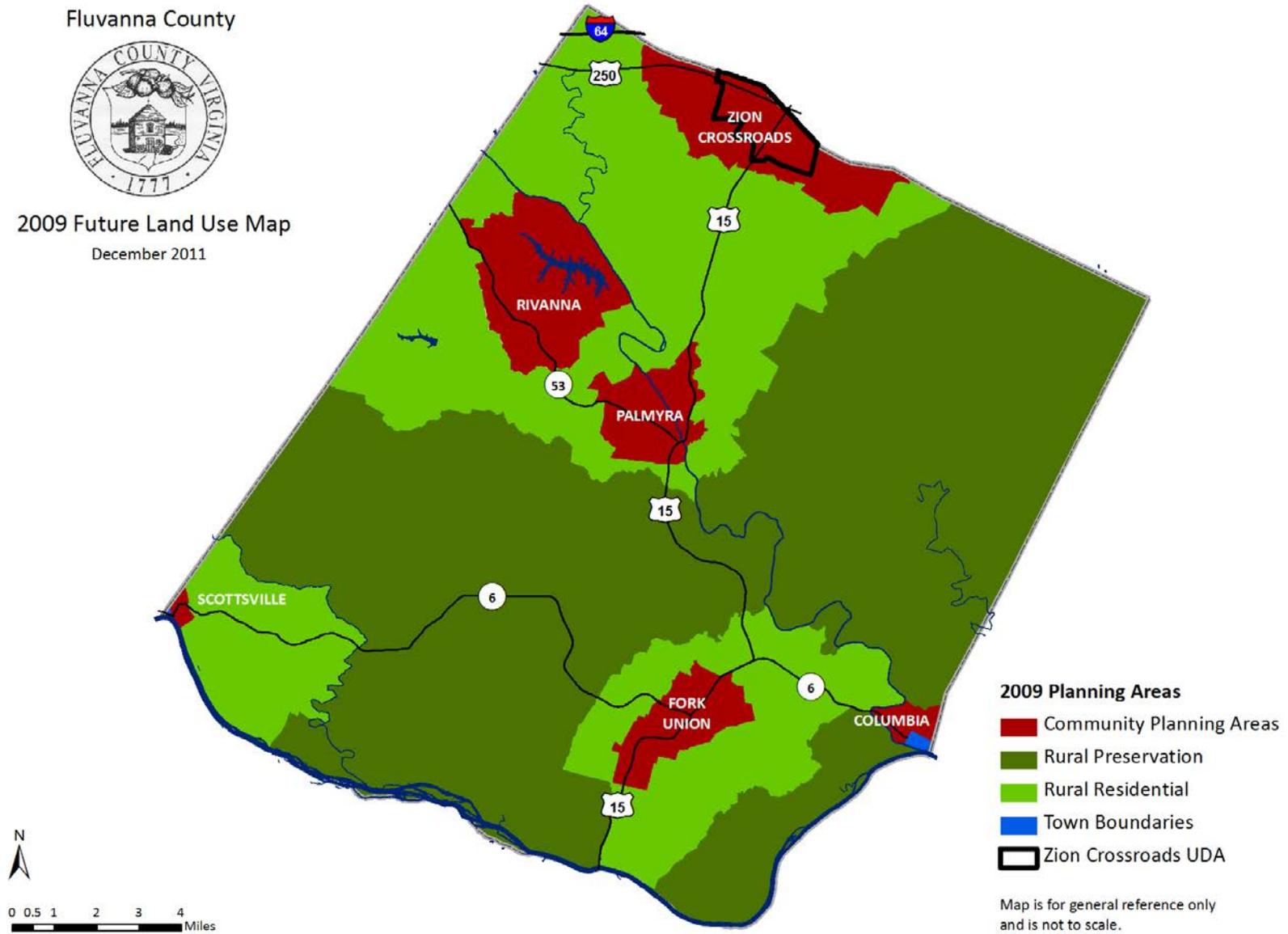
APPENDIX A: 2009 COMPREHENSIVE PLAN FUTURE LAND USE MAP

Fluvanna County



2009 Future Land Use Map

December 2011



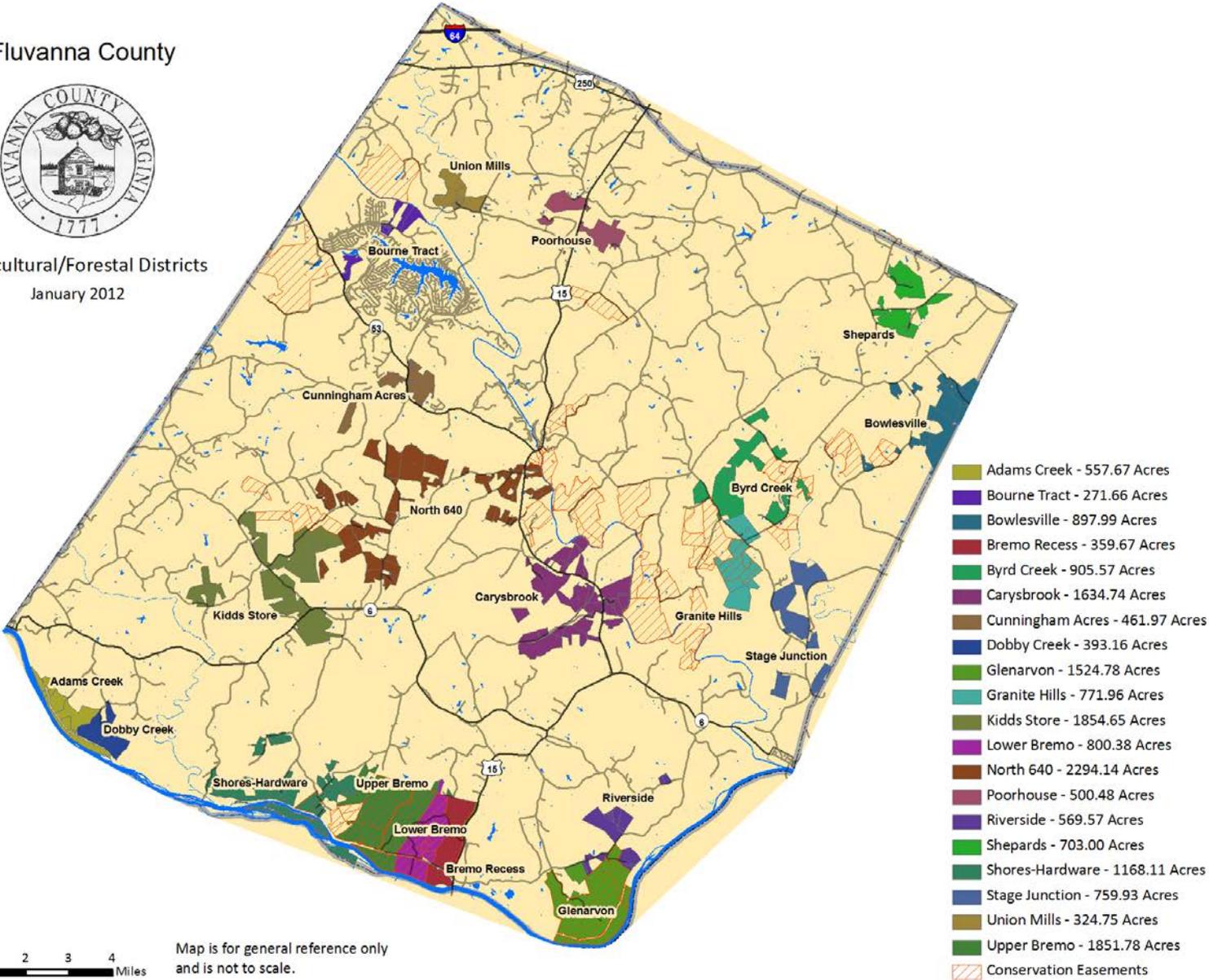
0 0.5 1 2 3 4 Miles

APPENDIX B: MAP OF AGRICULTURAL & FORESTAL DISTRICTS

Fluvanna County



Agricultural/Forestal Districts
January 2012



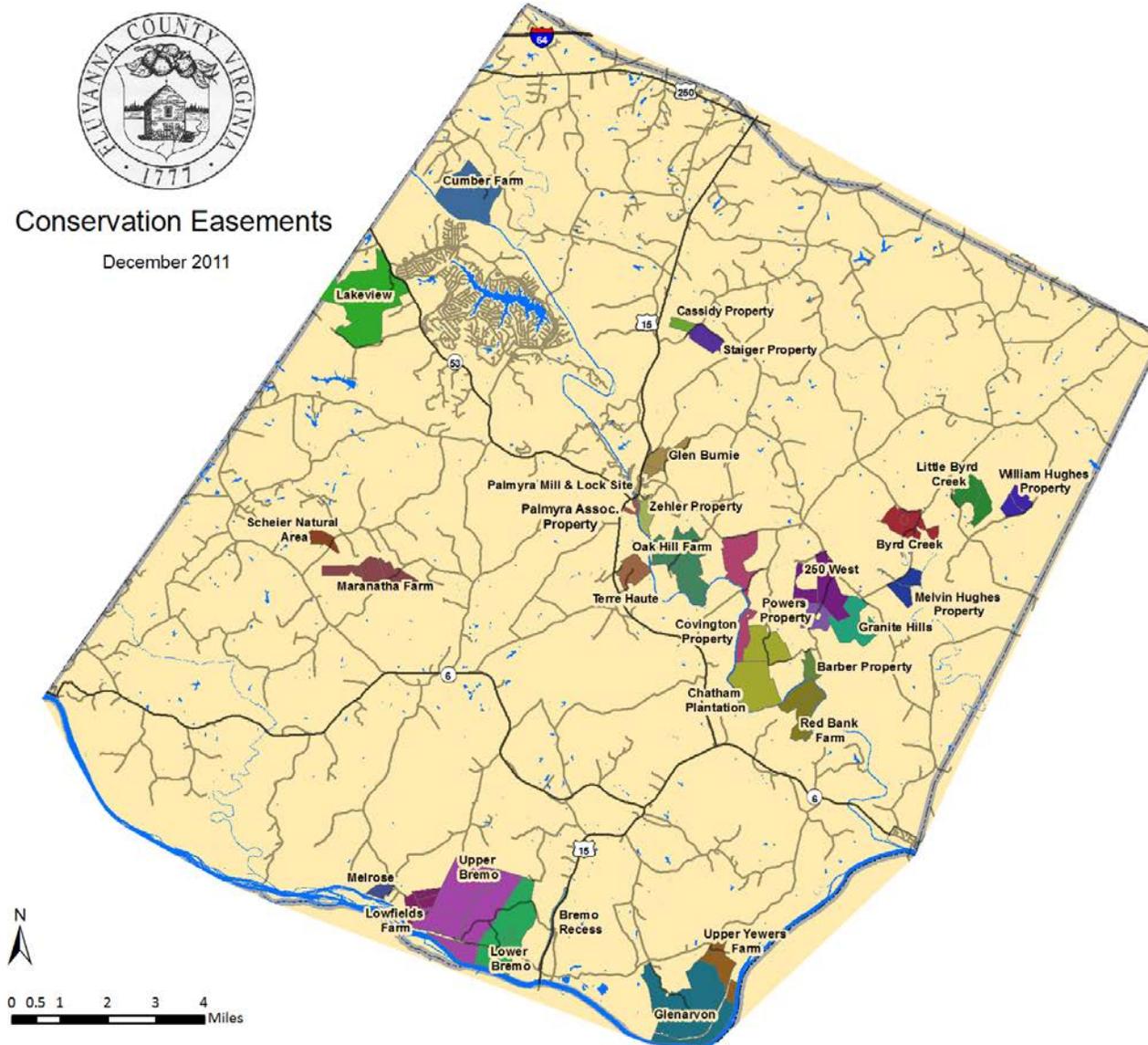
APPENDIX C: MAP OF CONSERVATION EASEMENTS

Fluvanna County



Conservation Easements

December 2011



0 0.5 1 2 3 4 Miles

Conservation Easements

- 250 West
- Barber Property
- Bremo Recess
- Byrd Creek
- Cassidy Property
- Chatham Plantation
- Covington Property
- Cumber Farm
- Glen Burnie
- Glenarvon
- Granite Hills
- Lakeview
- Little Byrd Creek
- Lower Bremo
- Lowfields Farm
- Maranatha Farm
- Melrose
- Melvin Hughes Property
- Oak Hill Farm
- Palmyra Assoc. Property
- Palmyra Mill & Lock Site
- Powers Property
- Red Bank Farm
- Scheier Natural Area
- Staiger Property
- Terre Haute
- Upper Bremo
- Upper Yewers Farm
- William Hughes Property
- Zehler Property

Map is for general reference only and is not to scale.

APPENDIX D: STATUS OF COMPREHENSIVE PLAN STRATEGIES

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Community Design	1: To preserve and enhance Fluvanna's unique identity and rural character.	01: Continue to enhance the cluster development provisions in the subdivision and zoning ordinances, particularly with regard to density and open-space orientation and utilization, among other considerations.	Future	High
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.	03: Discourage large subdivisions in the rural preservation area and control the density and size of major subdivisions in the rural residential areas.	Future	High
Community Design	1: To preserve and enhance Fluvanna's unique identity and rural character.	04: Require vegetated buffer zones between existing agricultural land and new developments to protect the interests of both the active farmer and the future residents.	Future	Medium
Community Design	1: To preserve and enhance Fluvanna's unique identity and rural character.	05: Enhance the county's alternative transportation systems through the development process.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Community Design	1: To preserve and enhance Fluvanna's unique identity and rural character.	06: Promote energy-efficient building practices to reduce the life cycle cost of development and increase sustainability.	Future	Medium
Community Design	1: To preserve and enhance Fluvanna's unique identity and rural character.	07: Support and promote federal and state incentives for net-zero-energy buildings.	Future	Medium
Community Design	1: To preserve and enhance Fluvanna's unique identity and rural character.	08: Protect the forest, wildlife habitats, and the rural community landscape as part of a development's green infrastructure.	Future	High
Community Design	1: To preserve and enhance Fluvanna's unique identity and rural character.	09: Require developments located in fire-prone areas such as pine plantations to implement Firewise practices and other defensible space techniques as recommended by the Virginia Dept. of Forestry and local public safety officials.	Future	Medium
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

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Community Design	1: To preserve and enhance Fluvanna's unique identity and rural character.	11: Develop a master plan for telecommunication technology.	Completed	High
Community Design	1: To preserve and enhance Fluvanna's unique identity and rural character.	12: Promote rehabilitation of run-down areas by enforcing building maintenance code and providing tax incentives for rehabilitated properties.	Future	Low
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.	2: Develop and implement land-use tools and incentive programs such as transfer of development rights (TDR) to encourage developers to build in the community planning areas of the county.	Future	Medium

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.	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
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

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Community Design	4: To preserve and enhance historic areas and properties of the county.	1: Develop historic overlay districts to establish and implement design guidelines for new developments in historic areas of the county.	Future	Medium
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.	1: The Economic Development Commission (EDC) will actively engage the Board of Supervisors and Planning Commission to keep the lines of communication open, and the goals and strategies used to achieve the economic development vision current.	Future	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.	3: Create a full-time position, with support staff, to focus on economic development issues by working with the EDC, EDA, Planning Commission, and other related entities, and advancing the adopted goals and strategies of the Board of Supervisors.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
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.	Completed	High
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

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Economic Development	2: To implement the county's community planning areas, as shown on the Future Land Use Map.	4: Create financial incentives to encourage the relocation of non-tax generating uses from land within the community planning areas, particularly prime industrial and commercial land.	Future	Medium
Economic Development	3: To protect rural areas through economic development.	1: Work with large landowners to utilize their land for larger-scale agricultural, horticultural, or forestal activities that will economically benefit the county, landowner, and business, and help preserve the rural character of the county.	Future	Medium
Economic Development	3: To protect rural areas through economic development.	2: Utilize the county's natural resources, culture, and historic and recreational sites to capitalize on heritage, ecological, and recreational tourism, as well as attract other visitors.	Future	Medium
Economic Development	3: To protect rural areas through economic development.	3: Support the development of local economies, locally owned businesses, and entrepreneurial opportunities, particularly those that are of rural character and will require little provision of infrastructure.	Future	Medium
Economic Development	3: To protect rural areas through economic development.	4: Offer incentives for building mixed-income housing in the community planning areas to maximize the use of existing transportation corridors, creating the level of density needed for attracting mixed-use development and creating diverse neighborhoods.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Economic Development	3: To protect rural areas through economic development.	5: Promote local and regional markets for value-added agricultural and forestry enterprises and products.	Future	Medium
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
Economic Development	4: To diversify and strengthen the county's tax base.	4: Streamline the application and permitting process by working with businesses to help them locate in the appropriate areas of the county.	Future	Medium

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
Economic Development	4: To diversify and strengthen the county's tax base.	6: Provide a more educated and skilled workforce through cooperative efforts with the Fluvanna County school system and the local technical schools, community colleges, and universities.	Future	High
Economic Development	5: To develop a stronger regional presence.	1: Enhance the county's role in regional economic development activities.	Future	Medium
Economic Development	5: To develop a stronger regional presence.	2: Coordinate development activity at Fluvanna's border with Louisa County.	Future	High
Economic Development	5: To develop a stronger regional presence.	3: Coordinate with surrounding economic development organizations.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
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

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
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
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

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
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	1: To provide instructional programs supporting the Standards of Learning (SOLs).	13: Work with area school systems to effectively promote the teaching profession, equitable salaries and benefits, and necessary training opportunities.	Future	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.	1: Strengthen regional partnerships to make available a wider range of vocational offerings along with apprenticeships and entrepreneurships.	Future	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.	2: Continue specific career exploration opportunities in the middle school grades.	In Progress	Medium

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

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
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
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.	2: Plan for any renovations, replacements, or capital repairs in the "out" years of the CIP.	Future	Medium
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

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.	5: Plan to renovate the Abrams Building for continued educational use.	Future	Medium
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	1: Synchronize the Capital Improvements Program (CIP) with the Comprehensive Plan, level-of-services standards, and impact fee/proffer programs.	2: Align the CIP with level-of-services standards and impact fee/proffer programs so that development helps to finance public services and improvements that it will require, resulting in a revenue neutral or positive impact to the County.	Future	High
Financial Sustainability	1: Synchronize the Capital Improvements Program (CIP) with the Comprehensive Plan, level-of-services standards, and impact fee/proffer programs.	3: Expand CIP form to include justification as to how each agency request supports the Comprehensive Plan.	Future	High
Financial Sustainability	2: Seek to maximize revenue streams from new development.	1: Establish level-of-services standards that must be met by every residential, commercial and industrial development as a condition of rezoning.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Financial Sustainability	2: Seek to maximize revenue streams from new development.	2: Develop a comprehensive policy with guidelines regarding proffers (cash or otherwise) and/or impact fees to mitigate capital and services costs, as appropriate, to minimize the impact on County resources.	Future	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.	3: Establish a Financial Sustainability Task Force, consisting of County officials and citizens, to identify and develop best practices necessary to ensure County operations and policies are, and remain, cost-effective.	Future	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
Financial Sustainability	3: Achieve maximum cost savings through efficiency and effectiveness in County operations.	2: Fully fund the Comprehensive Classification, Pay and Benefits Study and update current procedures to reduce costs and reduce costly turnover.	Future	High

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Historic Preservation	1: To protect and conserve the county's historic and cultural resources.	1: Assess the value and impact of zoning overlay districts that would create "historic conservation zones," to include natural and built attributes, scenic byways, and corridors.	Future	Medium
Historic Preservation	1: To protect and conserve the county's historic and cultural resources.	2: Evaluate the potential costs and benefits of zoning overlay districts for individual community planning areas that would help preserve and protect the renovation of existing structures, and establish design criteria for new and infill development.	Future	Medium
Historic Preservation	1: To protect and conserve the county's historic and cultural resources.	3: Study the enactment of ordinances that would provide alternative solutions to the demolition of a significant (contributing) building or alteration of a natural site within a defined historic conservation zone.	Future	Medium
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

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Historic Preservation	1: To protect and conserve the county's historic and cultural resources.	6: Enhance historic areas with streetscape or other infrastructure improvements consistent with the period and style.	Future	Medium
Historic Preservation	1: To protect and conserve the county's historic and cultural resources.	7: Enact further zoning to facilitate historic preservation, to discourage inappropriate demolition of structures, and to ensure that new development in historic areas is consistent with scale, period, and type of historic structures.	Future	Medium
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

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Historic Preservation	2: To identify and classify significant historic resources.	4: Seek partnerships with higher education that will aid in the identification and possible rehabilitation of historic resources.	Future	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
Historic Preservation	3: To identify areas with tourism potential based on historic, cultural, recreational and other relevant resources.	4: Enhance tourism potential through the development of high-quality projects that are appropriate for and compatible with surrounding historic sites.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Historic Preservation	3: To identify areas with tourism potential based on historic, cultural, recreational and other relevant resources.	5: Include the rehabilitation or restoration of historic, cultural, or recreational resources as part of development projects, and through the establishment of other partnerships.	Future	Medium
Housing	1: To provide for most of the county's future housing needs within the community planning areas.	1: Provide adequate infrastructure including, but not limited to, water, sewer, transportation, and communications in the designated growth areas served.	Future	High
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
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

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
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

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	2: To provide a variety of well-planned housing choices.	7: Allow for manufactured housing parks only in areas with appropriate infrastructure.	Future	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.	2: Create a homebuyers' assistance program for qualifying low- and moderate-income persons to provide low- or no-interest loans for downpayment assistance (e.g., cash proffers dedicated for affordable housing assistance).	Future	High
Housing	3: To increase the affordability of both new and existing housing stock for low- and moderate-income individuals and families.	3: Encourage proffers that achieve a target of 20 percent affordable units for developments with residential housing.	Future	High

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
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.	5: Encourage the provision of low- or no-cost land for affordable housing.	Future	High
Housing	3: To increase the affordability of both new and existing housing stock for low- and moderate-income individuals and families.	6: Appoint an affordable housing committee to make policy recommendations to the Board of Supervisors and keep up-to-date on the provision and quality of housing in the county.	Future	High
Housing	3: To increase the affordability of both new and existing housing stock for low- and moderate-income individuals and families.	7: Work with the Thomas Jefferson Planning District to lobby the General Assembly to allow all localities to more effectively address affordable housing issues.	Future	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

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Housing	4: To improve Fluvanna County's housing database and available information to facilitate the planning process.	1: Create a comprehensive repository of county housing information in cooperation with all public and private agencies that collect and use housing data.	Future	Medium
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
Housing	4: To improve Fluvanna County's housing database and available information to facilitate the planning process.	3: Utilize GIS to assist the above programs as both technology and housing data and policies continue to evolve.	Future	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.	Completed	Medium
Human Services	1: To provide a single point of entry for human services information/referral.	2: Improve the coordination of volunteers for community service activities and sharing of public resources.	Future	High

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
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
Human Services	2: To provide adequate funding and staffing to ensure that human service needs of citizens are met.	1: Seek grant funding available from state, federal, and private sources to meet identified agency needs.	Future	High
Human Services	2: To provide adequate funding and staffing to ensure that human service needs of citizens are met.	2: Reduce Social Service case backlog by at least 25% with additional staff.	Future	Medium
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	3: To provide adequate services for adolescent and teen populations.	1: Establish an adolescent/teen multi-program center that offers opportunities for enrichment and social interaction.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Human Services	3: To provide adequate services for adolescent and teen populations.	2: Create programs and opportunities for multigenerational interaction at the center for mentoring and enrichment of both ages.	Future	Medium
Human Services	3: To provide adequate services for adolescent and teen populations.	3: Expand programming for children and youth so that 10% of school-age children are involved in 4-H programs.	Future	Medium
Human Services	3: To provide adequate services for adolescent and teen populations.	4: Develop a list of available youth and family activities and services.	Future	Medium
Human Services	3: To provide adequate services for adolescent and teen populations.	5: Create a statistical resource to be used for periodic assessment of what county youth are accomplishing and what barriers to success exist, allowing the results of the assessment to guide the development and expansion of new and existing services.	Future	Medium
Human Services	3: To provide adequate services for adolescent and teen populations.	6: Conduct surveys on an annual basis to assess the needs and concerns of youth throughout Fluvanna.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Human Services	4: To provide adequate services for elderly, disabled, and mentally ill or impaired citizens.	1: Develop a variety of housing options for aging citizens.	Future	Medium
Human Services	4: To provide adequate services for elderly, disabled, and mentally ill or impaired citizens.	2: Expand the development of nursing home facilities to meet the needs of the growing population.	Future	Medium
Human Services	4: To provide adequate services for elderly, disabled, and mentally ill or impaired citizens.	3: Establish passive, active, and therapeutic activities for the senior, disabled, and mentally ill populations.	Future	Medium
Human Services	4: To provide adequate services for elderly, disabled, and mentally ill or impaired citizens.	4: Develop partnerships with public or private provider(s) to make health visits to homebound individuals who do not have insurance to provide these types of services.	Future	Medium
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

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Human Services	4: To provide adequate services for elderly, disabled, and mentally ill or impaired citizens.	6: Establish a program to teach computer skills and provide space for their ongoing use.	Future	Medium
Human Services	5: To provide high-quality and affordable child-care services.	1: Expand after-school care programs to adequately serve an expanding population.	Future	Medium
Human Services	5: To provide high-quality and affordable child-care services.	2: Expand parent education and support programs for families.	Future	Medium
Human Services	6: To prevent drug and substance abuse.	1: Provide education to the citizens of Fluvanna regarding drug and substance abuse.	Future	Medium
Human Services	6: To prevent drug and substance abuse.	2: Provide proper treatment for drug and substance abuse.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Human Services	6: To prevent drug and substance abuse.	3: Establish services and support groups that target specific needs.	Future	Medium
Human Services	7: To provide appropriate and adequate medical, health, and safety service facilities that are available to all populations.	1: Provide an adequate supply of medical and dental care providers in the county.	Future	Medium
Human Services	7: To provide appropriate and adequate medical, health, and safety service facilities that are available to all populations.	2: Expand medical transport services in the county to ensure adequate service for an aging population.	Future	Medium
Human Services	7: To provide appropriate and adequate medical, health, and safety service facilities that are available to all populations.	3: Work with interested health providers to establish a regional emergency services center to serve the area's residents.	Future	Medium
Human Services	7: To provide appropriate and adequate medical, health, and safety service facilities that are available to all populations.	4: Educate the public on communicable and zoonotic diseases, and the importance of proper immunizations of humans and companion animals.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Human Services	7: To provide appropriate and adequate medical, health, and safety service facilities that are available to all populations.	5: Actively support county volunteers who provide medical care and rescue services.	Future	Medium
Human Services	8: To provide for the safety and well-being of our citizens.	1: Maintain and update annually a health disaster plan.	Future	Medium
Human Services	8: To provide for the safety and well-being of our citizens.	2: Inform the citizens of these plans through local media.	Future	Medium
Human Services	8: To provide for the safety and well-being of our citizens.	3: Maintain the emergency shelter at Carysbrook and provide necessary facilities (i.e. showers, generator, food supply).	Future	Medium
Human Services	8: To provide for the safety and well-being of our citizens.	4: Support the use of low-cost rabies vaccinations for companion animals as needed.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
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.	2: Partner with developers to receive land dedications, as appropriate, to be owned and operated by the county as public parks and greenways.	Future	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.	4: Encourage and support renewable energy generation by allowing such facilities in the zoning ordinance (e.g., wind mills, solar panels, biofuel production, and so on).	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
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.	On Hold	High
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

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Infrastructure	2: To develop a comprehensive public water system to serve the county's community planning areas.	5: Provide additional water resources for the Columbia community planning area as part of a large, comprehensive, well-planned mixed-use development project (or projects) to revitalize the area.	Future	Medium
Infrastructure	2: To develop a comprehensive public water system to serve the county's community planning areas.	6: Establish a unified structure for the operation of public water utilities.	Future	High
Infrastructure	2: To develop a comprehensive public water system to serve the county's community planning areas.	7: Consider requiring a hydrogeological study to determine groundwater capacity for development that proposes to use wells to serve the project.	Future	Medium
Infrastructure	2: To develop a comprehensive public water system to serve the county's community planning areas.	8: Discourage connections to, or extensions of, the public water line into the rural residential and rural preservation planning areas.	Future	High
Infrastructure	2: To develop a comprehensive public water system to serve the county's community planning areas.	9: Construct water storage facilities to increase both the volume and pressurization of water for emergency conditions such as extended power outages, drought, floods, and other natural disasters.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Infrastructure	3: To provide central sewer to the community planning areas.	1: Provide central sewer service in the Zion Crossroads UDA in partnership with both Louisa County and private developers.	Future	Medium
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.	Completed	High
Infrastructure	3: To provide central sewer to the community planning areas.	3: Expand the 40,000 gallons-per-day public sewer system for the Palmyra community planning area as needed.	Future	Medium
Infrastructure	3: To provide central sewer to the community planning areas.	4: Work with the private sector to develop a public sewer system to serve the Fork Union community planning area to enable future growth in this area, and to assist current residents with their aging (and increasingly failing) septic systems.	Future	Medium
Infrastructure	3: To provide central sewer to the community planning areas.	5: Work with development projects in all community planning areas for the provision of central sewer, whether publicly or privately owned and operated.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Infrastructure	3: To provide central sewer to the community planning areas.	6: Utilize the unified structure for the operation of public water utilities for public sewer as well.	Future	High
Infrastructure	4: To regulate private utilities, whether centralized or decentralized.	1: Require development to determine future septic suitability and groundwater resources for the proposed project, and its potential impact on surrounding wells.	Future	Medium
Infrastructure	4: To regulate private utilities, whether centralized or decentralized.	2: Develop enforceable maintenance requirements for alternative sewer systems to ensure their proper and continued operation and maintenance.	Future	Medium
Infrastructure	4: To regulate private utilities, whether centralized or decentralized.	3: Discourage the use of new septic systems within community planning areas and require the connection to central sewer as existing systems fail.	Future	Medium
Infrastructure	4: To regulate private utilities, whether centralized or decentralized.	4: Revise zoning and subdivision regulations to ensure proper maintenance of all permitted wastewater systems, both centralized and decentralized.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Infrastructure	4: To regulate private utilities, whether centralized or decentralized.	5: Discourage the use of central sewer in the rural preservation areas and carefully limit its use in the rural residential areas to primarily cluster developments.	Future	Medium
Infrastructure	5: To maintain a comprehensive, long-range solid waste management program.	1: Continue the annual collection of household hazardous waste and publicize the importance of the program.	Future	Low
Infrastructure	5: To maintain a comprehensive, long-range solid waste management program.	2: Establish a yard waste composting program on a regional basis in partnership with other public or private utilities.	Future	Medium
Infrastructure	5: To maintain a comprehensive, long-range solid waste management program.	3: Continue a countywide education program on the advantages of waste reduction, recycling, and reuse, as well as the continued use of the recycle center at the county landfill site.	Future	Medium
Infrastructure	5: To maintain a comprehensive, long-range solid waste management program.	4: Examine the feasibility of establishing recycling and refuse collection sites throughout the county.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Infrastructure	6: To facilitate the deployment of a comprehensive communications network that ensures the reliability of public safety, wireless and broadband services.	1: Adopt a comprehensive telecommunications master plan that establishes location criteria that reflects the priorities and goals of the county's residents and stakeholders.	Future	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
Infrastructure	6: To facilitate the deployment of a comprehensive communications network that ensures the reliability of public safety, wireless and broadband services.	4: Install conduit in the ground for future fiber-optic lines or other high-tech cable uses whenever and wherever the installation of other utility lines is under way, particularly main lines that connect community planning areas.	Future	Medium
Infrastructure	7: To evaluate private developments and public investments, such as capital improvement projects, within a fiscal framework as approved by the Board of Supervisors.	1: Provide a fiscal impact statement, including an examination of alternative solutions and their costs and benefits, for all capital improvements over \$100,000.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Infrastructure	7: To evaluate private developments and public investments, such as capital improvement projects, within a fiscal framework as approved by the Board of Supervisors.	2: Analyze capital project costs, including the debt service over the life of the loan period, to accurately project the financial (tax) impact.	Future	Medium
Infrastructure	7: To evaluate private developments and public investments, such as capital improvement projects, within a fiscal framework as approved by the Board of Supervisors.	3: Amend the Comprehensive Plan as needed to include all projects that are projected in the capital improvements program (CIP).	Future	Medium
Infrastructure	7: To evaluate private developments and public investments, such as capital improvement projects, within a fiscal framework as approved by the Board of Supervisors.	4: Adopt a system of cash proffers, impact fees, level-of-service standards or some combination thereof, and collect at the earliest possible time while allowing for feasible implementation of the project.	Future	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
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

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.	3: Amend the current R-3 zoning district to allow for TND, and other neotraditional planning concepts, within the community planning areas as appropriate.	Future	Medium
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	1: To effectively implement the Comprehensive Plan land-use strategies and the Future Land Use Map.	6: Construct a public water line to the county's UDA and community planning areas as feasible, and require development projects to provide any necessary infrastructure such as waste treatment facilities, telecommunication services, road improvements, etc.	Future	High
Land Use	2: To enable well-planned, coordinated, and sustainable development to occur throughout the county.	1: Amend the subdivision ordinance to require that new developments provide easements for connection to future developments, including utilities, transportation, and recreation/open space.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
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.	3: Require new development within service districts to install necessary infrastructure for the project to county standards and for potential public ownership and operation.	Future	Medium
Land Use	2: To enable well-planned, coordinated, and sustainable development to occur throughout the county.	4: Employ fiscal impact modeling and studies to evaluate future land use changes prior to rezoning approvals. Appropriate planning/phasing of development to match the service/infrastructure availability and capacity should also be established.	Future	Medium
Land Use	2: To enable well-planned, coordinated, and sustainable development to occur throughout the county.	5: Develop either a cash proffer ordinance, impact fee ordinance, level-of-services standards, or all three, in accordance with state code to fairly assess the fiscal impact of development on public services and infrastructure.	Future	High
Land Use	2: To enable well-planned, coordinated, and sustainable development to occur throughout the county.	6: Examine the merit of collecting cash proffers or impact fees with the approval of the final plat as opposed to the building permit application process.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
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
Land Use	3: To promote infill development in existing communities.	2: Ensure adequate infrastructure is constructed or upgraded to support development in existing communities.	Future	High
Land Use	4: To develop a transfer of development rights (TDR) or purchase of development rights (PDR) program.	1: Enact TDR or PDR regulations to provide incentives for property owners to preserve land in identified areas (e.g., the rural preservation and rural residential areas) by providing enough development right value to make them marketable.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Land Use	4: To develop a transfer of development rights (TDR) or purchase of development rights (PDR) program.	2: Seek special legislation from the General Assembly to allow the same TDR banking rights recently granted to Albemarle County.	Future	Medium
Land Use	4: To develop a transfer of development rights (TDR) or purchase of development rights (PDR) program.	3: Create density bonuses for identified receiving areas to provide economic incentives for developers to purchase and transfer development rights.	Future	Medium
Land Use	4: To develop a transfer of development rights (TDR) or purchase of development rights (PDR) program.	4: Establish a PDR policy that allows the county to purchase development rights for property that has been identified as being in the public interest to preserve.	Future	Medium
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

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
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

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	High

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.	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
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

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.	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
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

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
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	2: To protect environmental resources.	6: Work with appropriate state agencies to evaluate the potential impacts of public or private central water systems to extract, treat, and distribute water; and central sewer systems to collect, treat, and discharge treated wastewater.	Future	Low
Natural Environment	3: To manage and protect surface water and groundwater resources.	01: Promote annual testing of residential well water with testing kits available through the Virginia Department of Health.	Future	Low
Natural Environment	3: To manage and protect surface water and groundwater resources.	02: Monitor and mitigate potential groundwater pollution sources, including on-site waste treatment systems and underground storage tanks.	Future	Low
Natural Environment	3: To manage and protect surface water and groundwater resources.	03: Work with the Virginia Dept. of Health to evaluate and develop local regulations for alternative waste treatment systems (e.g. Wisconsin mounds or other systems that alter the natural topography or hydrology).	Future	Low

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Natural Environment	3: To manage and protect surface water and groundwater resources.	04: Participate in, and cooperate with, federal and state groundwater protection programs, including sole-source aquifer designation for important drinking water supplies.	Future	Medium
Natural Environment	3: To manage and protect surface water and groundwater resources.	05: Evaluate and adopt a more stringent standard than the Dept. of Health's one-gallon-per-minute requirement for well yield, especially for larger developments.	Future	Medium
Natural Environment	3: To manage and protect surface water and groundwater resources.	06: Incorporate the well-drilling logs provided by the Virginia Dept. of Environmental Quality into the county's geographic information system (GIS).	Future	Medium
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
Natural Environment	3: To manage and protect surface water and groundwater resources.	08: Require riparian buffers adjacent to waterways to protect local and regional water resources such as perennial streams, floodplains, wetlands, steep slopes, and highly erodible soils.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Natural Environment	3: To manage and protect surface water and groundwater resources.	09: Proactively educate the public on the values and benefits of preserving river and stream corridors.	Future	Medium
Natural Environment	3: To manage and protect surface water and groundwater resources.	10: Pursue the state designation of the Hardware River as a Tier 3 stream, classifying it as exceptional surface water not subject to degradation.	Future	Low
Natural Environment	3: To manage and protect surface water and groundwater resources.	11: Promote fencing of livestock away from streams, and the creation of ponds and reservoirs for farm use to protect streams, watersheds, and the water table.	Future	Medium
Natural Environment	3: To manage and protect surface water and groundwater resources.	12: Recognize and reward landowners who protect streams from pollution by employing best management practices (BMPs) as identified by state university professionals.	Future	Medium
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

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Natural Environment	4: To effectively use floodplains to protect human life and property, as well as water quality.	1: Permit only nonstructural open-space uses that are least subject to loss of life and property damage in hundred-year floodplains (e.g., trails, multiuse fields).	Future	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	4: To effectively use floodplains to protect human life and property, as well as water quality.	4: Improve access to streams and rivers through the creation of greenways, trails, and other facilities that will protect the future integrity of the floodplain.	Future	Medium
Natural Environment	5: To promote energy efficiency throughout the county to improve air quality and reduce the county's dependence on fossil fuels.	1: Promote energy efficiency in developments and throughout the community including the use of solar, geothermal, wind, and other decentralized energy technologies, as well as the use of state-of-the-art development techniques.	Future	High

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
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.	3: During the site plan review process, encourage developers and designers to incorporate energy-efficient design, environmental lighting, and mass transit provisions in commercial and residential developments.	Future	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.	5: Encourage and support renewable energy generation by allowing such uses in the zoning ordinance (windmills, solar panels, biofuel production, and so on).	Future	Medium
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

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Natural Environment	5: To promote energy efficiency throughout the county to improve air quality and reduce the county's dependence on fossil fuels.	7: Begin converting county-owned vehicles to alternative fuel sources to reduce dependence on fossil fuels and to promote energy efficiency by example.	Future	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
Parks and Recreation	1: To upgrade or maintain existing facilities to allow for effective program delivery and community use.	1: Carysbrook should remain an important part of the county's recreational offerings, with a greater effort toward providing varied activities for all ages: upgrade the fitness center equipment; replace the gym floor; improve the HVAC system.	Future	Medium
Parks and Recreation	1: To upgrade or maintain existing facilities to allow for effective program delivery and community use.	2: FCCC should continue to serve the Fork Union area as a community center and community park. Design a park plan for the 100 acres surrounding the community center.	Future	Medium
Parks and Recreation	1: To upgrade or maintain existing facilities to allow for effective program delivery and community use.	3: Brema should continue to serve the Fork Union area as a community center and community park.	Future	Medium

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	1: To upgrade or maintain existing facilities to allow for effective program delivery and community use.	5: Continue to adequately maintain facilities to ensure healthy and safe environments for recreational activities and programs, through interagency cooperation.	Future	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.	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.	2: Expand the athletic fields and courts at the Pleasant Grove Sports Park per the master plan.	Future	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.	3: Develop a revenue-generating aquatic facility that will accommodate identified program and recreational needs for the high school and community at large.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
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.	4: Install athletic field lighting to expand program capacity, particularly during fall and winter months, and to alleviate some activity on the Carysbrook fields.	Future	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.	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.	6: Work with local equestrian enthusiasts to enhance the equestrian trails and amenities at Pleasant Grove.	Future	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.	7: Renovate the existing caretaker's house to provide an outdoor recreation center that would include camping and other wilderness-based activities and associated equipment (e.g., tents, sleeping bags, canoes, kayaks, oars, and so on).	Future	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

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
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.	9: Develop a wildlife management and natural resource plan for Pleasant Grove to conserve and protect the open space and passive recreational opportunities.	Future	Medium
Parks and Recreation	3: To plan and construct additional recreational facilities that will diversify and strengthen the existing parks and programs.	1: Amend the subdivision ordinance to require the development of neighborhood playgrounds in cluster and higher density developments.	Future	Medium
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	3: To plan and construct additional recreational facilities that will diversify and strengthen the existing parks and programs.	3: Master plan the area surrounding the Fluvanna County Community Center for renovation and expansion.	Future	Medium
Parks and Recreation	3: To plan and construct additional recreational facilities that will diversify and strengthen the existing parks and programs.	4: Construct a fitness loop trail between the Western Heritage Trail comfort station and the sports fields.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Parks and Recreation	3: To plan and construct additional recreational facilities that will diversify and strengthen the existing parks and programs.	5: Provide a public swim beach area at Ruritan Lake in cooperation with the Virginia Department of Game and Inland Fisheries.	Future	Medium
Parks and Recreation	3: To plan and construct additional recreational facilities that will diversify and strengthen the existing parks and programs.	6: Design and construct a multigenerational recreation center that would expand indoor programming activities (e.g., indoor playground, game room, kitchen, meeting space).	Future	Medium
Parks and Recreation	3: To plan and construct additional recreational facilities that will diversify and strengthen the existing parks and programs.	7: Develop a greenway and parks master plan that will coordinate and plan for an integrated open space network that includes multiuse trails, bikeways, and walkways that function as both recreational and alternative transportation amenities.	Future	Medium
Parks and Recreation	4: To increase recreational programming opportunities for all age groups and special populations.	1: Expand after school recreational program opportunities for at-risk and not-at-risk youth populations.	Future	Medium
Parks and Recreation	4: To increase recreational programming opportunities for all age groups and special populations.	2: Develop a supervised after school youth center and mentoring program for school-age children from sixth to twelfth grade.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Parks and Recreation	4: To increase recreational programming opportunities for all age groups and special populations.	3: Continue to explore and offer nontraditional recreational activities that will appeal to segments of the population not represented by traditional recreation and sports.	Future	Medium
Parks and Recreation	4: To increase recreational programming opportunities for all age groups and special populations.	4: Identify special hunting days for youth and the physically disabled.	Future	High
Parks and Recreation	4: To increase recreational programming opportunities for all age groups and special populations.	5: Develop an outdoor sports and recreation program.	Future	Medium
Parks and Recreation	5: To foster public-private partnerships with recreation-based organizations or other interested parties, for facility construction and program implementation.	1: Provide organized transportation for children to allow better access to recreational programs and facilities.	Future	Medium
Parks and Recreation	5: To foster public-private partnerships with recreation-based organizations or other interested parties, for facility construction and program implementation.	2: Coordinate with county-based sports organizations to plan for the development and maintenance of sport fields and their amenities.	Future	High

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
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.	4: Provide increased access to swimming opportunities, including local rivers, lakes and pools.	Future	Medium
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
Public Safety	1: To improve public safety infrastructure and operability in order to provide excellent service and protection to County residents.	1: Upgrade the public safety radio communications system to accommodate narrow band technology and improve internal and external communication.	Future	High
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

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.	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.	Completed	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

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.	8: Provide funding for emergency preparedness training and administration.	In Progress	High
Public Safety	1: To improve public safety infrastructure and operability in order to provide excellent service and protection to County residents.	9: Implement a cost recovery program, at no cost to the tax payer, to help offset the increased costs associated with paid fire and rescue personnel and county-owned equipment.	Future	High
Public Safety	2: To promote the effectiveness of community-based programs.	1: Hire crime prevention specialist officer in order to initiate a community policing program throughout the county.	Future	Medium
Public Safety	2: To promote the effectiveness of community-based programs.	2: Community policing will foster Neighborhood Watch programs to enhance security within neighborhoods.	Future	Medium
Public Safety	2: To promote the effectiveness of community-based programs.	3: Maintain a high level of communication between the Sheriff's Office, and other emergency services, and the ARES/RACES community resources to ensure a redundant and robust emergency communications system.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Public Safety	2: To promote the effectiveness of community-based programs.	4: Conduct hunter safety classes in cooperation with the Game Warden or other local law enforcement officials at least twice a year through the Parks Department at no charge.	Future	Medium
Public Safety	2: To promote the effectiveness of community-based programs.	5: Advance the dialogue between law enforcement and the community concerning the need to reduce adult and juvenile crime rates through education and citizen participation at county events such as the county fair, Old Farm Day, Senior Citizen Day, etc.	Future	Medium
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
Public Safety	3: To strengthen the human capital component of emergency services.	1: Support fire and rescue volunteers with open communication between the county government and volunteer organizations.	Future	Medium
Public Safety	3: To strengthen the human capital component of emergency services.	2: Hire a director of public safety to enhance Fluvanna's emergency preparedness, provide assistance to the fire chiefs and rescue captains, and provide coordination between emergency services, government agencies, citizens, and state and federal agencies.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Public Safety	3: To strengthen the human capital component of emergency services.	3: Create paid positions for fire and rescue operations.	Future	Medium
Public Safety	3: To strengthen the human capital component of emergency services.	4: Maintain a school resource officer in the middle and high schools to provide safer campuses and additional resources for school officials.	Future	Medium
Public Safety	3: To strengthen the human capital component of emergency services.	5: Establish and maintain funding levels that are competitive within the region, and for Fluvanna's population and growth rate, in order to provide the most efficient and effective public safety services.	Future	Medium
Public Safety	4: To integrate the provision of emergency services with other county and regional policies.	1: Amend the subdivision ordinance to restrict the construction of hammer-head roads.	Future	Medium
Public Safety	4: To integrate the provision of emergency services with other county and regional policies.	2: Modify fire code and ordinances to require notification of intent to burn brush.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Public Safety	4: To integrate the provision of emergency services with other county and regional policies.	3: Amend the subdivision ordinance to require defensible space provisions as recommended by the Virginia Department of Forestry.	Future	Medium
Public Safety	4: To integrate the provision of emergency services with other county and regional policies.	4: Educate citizens on existing health and disaster plans, such as the state mandated Hazard Mitigation Plan.	Future	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.	In Progress	Medium
Transportation	1: To make needed improvements to primary roads.	2: Prioritize all unsafe intersections with secondary roads and schedule for implementation accordingly, including adding guard rails where necessary.	Future	Medium
Transportation	1: To make needed improvements to primary roads.	3: Encourage the straightening of Route 6 west from Route 773 (The Cross Road). Any improvements to Route 6 should be compatible with its status as a Scenic Byway.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Transportation	1: To make needed improvements to primary roads.	4: Development along state Scenic Byways and bicycle routes should be carefully screened to ensure that development is compatible with the scenic character and tourist value of the route.	Future	Medium
Transportation	1: To make needed improvements to primary roads.	5: Upgrade or replace the Route 15 intersections at Dixie and at Camp Friendship.	Future	Medium
Transportation	1: To make needed improvements to primary roads.	6: Nominate Route 53 as a state Scenic Byway.	In Progress	Medium
Transportation	1: To make needed improvements to primary roads.	7: Identify and construct priority access controls such as parallel service roads, especially in commercial areas.	Future	Medium
Transportation	1: To make needed improvements to primary roads.	8: Work with VDOT and adjacent counties to plan for and design necessary improvements to U.S. Route 250.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Transportation	1: To make needed improvements to primary roads.	9: Evaluate potential need for traffic-calming measures such as traffic lights, roundabouts, and so on at certain intersections.	Future	Medium
Transportation	2: To improve secondary roads with the assistance of VDOT.	1: The county should develop its "priority secondary road corridors" and ensure that its priorities conform to the six-year plan (e.g., Route 659 from Kents Store to Ferncliff).	Future	Medium
Transportation	2: To improve secondary roads with the assistance of VDOT.	2: Prioritize the marking of centerlines and pavement edges on all secondary road corridors for increased safety, and implement accordingly.	Future	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	2: To improve secondary roads with the assistance of VDOT.	4: Lead cooperative efforts with adjoining localities in upgrading roadways.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Transportation	2: To improve secondary roads with the assistance of VDOT.	5: Identify how to make all secondary roads safely passable to school buses and all emergency vehicles, and then prioritize and implement accordingly.	Future	High
Transportation	2: To improve secondary roads with the assistance of VDOT.	6: Reconstruct intersections that have obstructed vision or unsafe angles.	Future	Medium
Transportation	2: To improve secondary roads with the assistance of VDOT.	7: Follow up the Board of Supervisors request of VDOT to widen and mark centerlines and pavement edges for Route 600 from Route 618 to Route 250 and for Route 633 from the intersection with Route 600 to Route 250.	Future	High
Transportation	2: To improve secondary roads with the assistance of VDOT.	8: Accept proffers of road right-of-way and widening from developers whose projects will significantly increase traffic on secondary roads.	Future	High
Transportation	2: To improve secondary roads with the assistance of VDOT.	9: Identify key traffic bottlenecks, such as one-lane bridges serving two-lane roads, and prioritize improvements needed to eliminate such bottlenecks.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
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	3: To improve pedestrian and bicycle access to roads and provide off-road trails and walkways.	2: When improvements to roadways that are recognized as "present need" are conducted, every effort should be made to also encourage the development of off-road walking and/or biking paths on those roads which are also noted as potential bike routes.	Future	Medium
Transportation	3: To improve pedestrian and bicycle access to roads and provide off-road trails and walkways.	3: Erect cautionary signs to alert motorists where frequent bicycle travel exists.	Future	Medium
Transportation	3: To improve pedestrian and bicycle access to roads and provide off-road trails and walkways.	4: Mark bicycle lanes on all bridges and roads (even short stretches) that are wide enough to provide such lanes.	Future	Medium
Transportation	3: To improve pedestrian and bicycle access to roads and provide off-road trails and walkways.	5: Clearly mark U.S. Bicycle Route 76 for the safety of bicycle riders.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Transportation	3: To improve pedestrian and bicycle access to roads and provide off-road trails and walkways.	6: Install secure bicycle racks at all park and ride locations and at strategic JAUNT locations.	Future	Medium
Transportation	4: To improve the availability and quality of public transportation in the county.	1: Increase regional transit including JAUNT funding and routes when and where appropriate. Also, explore partnerships with Charlottesville Transit.	Future	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.	3: Construct park-and-ride lots on public and private property selected so as to minimize automobile trips on public roads.	Future	Medium
Transportation	4: To improve the availability and quality of public transportation in the county.	4: Require all major residential subdivisions to provide park-and-ride lots for their property owners, and for identified park-and-ride partners with those owners, in appropriate areas of the county.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Transportation	4: To improve the availability and quality of public transportation in the county.	5: Improve access procedures for public transportation to gated communities.	Future	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
Transportation	4: To improve the availability and quality of public transportation in the county.	7: Appoint a coordinator to utilize regional, public, and volunteer resources to provide transportation, and to assist citizens with finding carpools and other group or public transportation resources.	Future	Medium
Transportation	4: To improve the availability and quality of public transportation in the county.	8: Provide affordable mass transit to employment centers and commercial areas.	Future	Medium
Transportation	4: To improve the availability and quality of public transportation in the county.	9: Provide secure bicycle storage shelters at all public facilities, and require or give parking space credits for commercial developments.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Transportation	5: To ensure the delivery of railroad services in the county.	1: Preserve existing sidings and rights-of-way.	Future	Low
Transportation	5: To ensure the delivery of railroad services in the county.	2: Designate sufficient upland area in proximity to existing rail facilities for commercial and industrial development.	Future	Low
Transportation	5: To ensure the delivery of railroad services in the county.	3: Pursue economic development based on the availability of rail facilities.	Future	Low
Transportation	6: To support road construction and maintenance.	1: Draft a consistent and coherent primary road plan, and present the plan well at VDOT's annual Culpeper districting meeting. The Board of Supervisors should pursue identified projects with members of the General Assembly to ensure their implementation.	Future	High
Transportation	6: To support road construction and maintenance.	2: Concentrate resources on rebuilding secondary corridors rather than on further improving minor roads.	Future	Medium

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Transportation	6: To support road construction and maintenance.	3: Establish a traffic impact fee ordinance and cash proffer policy to help fund traffic and road improvements.	Future	High
Transportation	6: To support road construction and maintenance.	4: Private roads should be built to designated specifications based upon the level of trips generated by the development.	Future	High
Transportation	6: To support road construction and maintenance.	5: Work with VDOT to evaluate the use of cul-de-sacs in subdivisions and amend the subdivision ordinance accordingly.	Future	Medium
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

Chapters	Goals	Implementation Strategy	Status	Strategy Priority
Transportation	6: To support road construction and maintenance.	8: Work with the Board of Supervisors to periodically reevaluate this chapter of the Comprehensive Plan, particularly with regard to prioritizing recommended improvements to the state's six-year Transportation Improvement Program.	Future	High
Transportation	6: To support road construction and maintenance.	9: Lobby the General Assembly, in coordination with the Thomas Jefferson Planning District Commission, to give localities the authority to utilize alternative funding sources to help locally fund road improvements.	Future	High
Transportation	7: To control litter.	1: Actively support ongoing litter control programs and seek the formation of new initiatives to maintain litter-free roads.	Future	Medium
Transportation	7: To control litter.	2: Encourage residents to utilize VDOT's adopt-a-highway program.	Future	Medium

APPENDIX E: LONG-RANGE PLANNING SCHEDULE (2012)

Project	Research/Preparation	Work Sessions/Draft Revisions	Planning Commission Public Hearing
Amend Parking and Landscaping Sections of the Zoning Ordinance	January - February	January – March	April
Review of the Sign Ordinance	February - March	March	April
Amend A-1 zoning district, create new rural zoning district	Complete	May	June
Cash Proffers	May – June	June	July
TDR/PDR (To be discussed with rural zoning issues, however, to develop specific program policies will take additional research and discussion)	June - August	August - September	October
Review of Conservation Easements Program	October - November	November	December