



FLUVANNA COUNTY BOARD OF SUPERVISORS
REGULAR MEETING AGENDA
Circuit Courtroom, Fluvanna Courts Building
September 18, 2024 at 6:00 pm

TAB AGENDA ITEMS

1 - CALL TO ORDER

2 - PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

3 – ADOPTION OF AGENDA

4 – COUNTY ADMINISTRATOR’S REPORT

5 – PUBLIC COMMENTS #1 (5 minutes each)

6 – APPOINTMENTS

7 – PRESENTATIONS (normally not to exceed 10 minutes each)

A Fluvanna County Public Schools Funding Appropriation Method – Eric Dahl, County Administrator and Dr. Peter Gretz, FCPS Superintendent

8 – ACTION MATTERS

B Authorization to Advertise Dangerous Dogs Ordinance Amendment – Dan Whitten, County Attorney

C January 2025 Board of Supervisor Meeting Dates – Eric Dahl, County Administrator

9 – PUBLIC HEARING

D Readoption of the 2015 Comprehensive Plan – Todd Fortune, Director of Planning and Zoning

E ZTA 24:03 Planning and Zoning Fees – Todd Fortune, Director of Planning and Zoning

10 – CONSENT AGENDA

F Minutes of September 4, 2024 – Caitlin Solis, Clerk to the Board

G Equipment Purchase Contract with Stryker Sales, LLC – Dan Whitten, County Attorney

H FY25 DMV Police Traffic Services Grant – Theresa McAllister, Management Analyst I

11 – UNFINISHED BUSINESS

TBD

12 – NEW BUSINESS

TBD

13 – PUBLIC COMMENTS #2 (5 minutes each)

14 – CLOSED MEETING

TBD

15 – ADJOURN

County Administrator Review

Fluvanna County is committed to providing an excellent quality of life for our citizens and businesses through the efficient delivery of core services and programs, while preserving the unique identity and rural character of the County.

PLEDGE OF ALLEGIANCE

I pledge allegiance, to the flag,
of the United States of America,
and to the Republic for which it stands,
one nation, under God, indivisible,
with liberty and justice for all.

GENERAL RULES OF ORDER

1. It shall be the duty of the Chairman to maintain order and decorum at meetings. The Chairman shall speak to points of order in preference to all other members.
2. In maintaining decorum and propriety of conduct, the Chairman shall not be challenged and no debate shall be allowed until after the Chairman declares that order has been restored. In the event the Board wishes to debate the matter of the disorder or the bringing of order; the regular business may be suspended by vote of the Board to discuss the matter.
3. No member or citizen shall be allowed to use defamatory or abusive language directed at any member of the Board or other person, to create excessive noise, or in any way incite persons to use such tactics. The Chair shall be the judge of such breaches, however, the Board may by majority vote of the Board members present and voting to overrule the judgment of the Chair.
4. When a person engages in such breaches, the Chairman shall order the person's removal from the building, or may order the person to stand silent, or may, if necessary, order the person removed from the County property.

RULES OF PROCEDURE FOR PUBLIC HEARINGS

1. PURPOSE
 - The purpose of a public hearing is to receive testimony from the public on certain resolutions, ordinances or amendments prior to taking action.
 - A hearing is not a dialogue or debate. Its express purpose is to receive additional facts, comments and opinion on subject items.
2. SPEAKERS
 - Speakers should approach the lectern so they may be visible and audible to the Board.
 - Each speaker should clearly state his/her name and address.
 - All comments should be directed to the Board.
 - All questions should be directed to the Chairman. Members of the Board are not expected to respond to questions, and response to questions shall be made at the Chairman's discretion.
 - Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
 - Speakers with questions are encouraged to call County staff prior to the public hearing.
 - Speakers should be brief and avoid repetition of previously presented comments.
3. ACTION
 - At the conclusion of the public hearing on each item, the Chairman will close the public hearing.
 - The Board will proceed with its deliberation and will act on or formally postpone action on such item prior to proceeding to other agenda items.
 - Further public comment after the public hearing has been closed generally will not be permitted.

Fluvanna County is committed to providing an excellent quality of life for our citizens and businesses through the efficient delivery of core services and programs, while preserving the unique identity and rural character of the County.

**FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT**

TAB A

MEETING DATE:	September 18, 2024				
AGENDA TITLE:	Fluvanna County Public Schools Funding Appropriation Method				
MOTION(s):	N/A				
BOS 2 YEAR GOALS?	Yes	No	If yes, which goal(s):		
		X			
AGENDA CATEGORY:	Presentation	Action Matter	Public Hearing	Consent Agenda	Other
	X				
STAFF CONTACT(S):	Eric Dahl, County Administrator				
PRESENTER(S):	Eric Dahl, County Administrator and Dr. Peter Gretz, FCPS Superintendent				
RECOMMENDATION:	N/A				
TIMING:	Routine				
DISCUSSION:	<p>The County currently funds the school board appropriations based upon a total only. Once the total only appropriation is set as part of the annual adopted budget resolution, the school board maintains control of expenditure classification within its budget. The school board uses the below major classifications to report expenditures internally and to the County as part of the annual audit.</p> <ul style="list-style-type: none"> • Instruction • Administration, Attendance and Health • Pupil Transportation • Operation and Maintenance • Technology • School Food Services <p>The Code of Virginia allows the local governing body to appropriate the funds to the local school board by total only or major classification.</p> <p>§ 22.1-89. Management of funds. Each school board shall manage and control the funds made available to the school board for public schools and may incur costs and expenses. If funds are appropriated to the school board by major classification as provided in § 22.1-94, no funds shall be expended by the school board except in accordance with such classifications without the consent of the governing body appropriating the funds.</p> <p>§ 22.1-91. Limitation on expenditures; penalty. No school board shall expend or contract to expend, in any fiscal year, any sum of money in excess of the funds available for school purposes for that fiscal year without the consent of the governing body or bodies appropriating funds to the school board.</p>				

	<p>Any member of a school board or any division superintendent or other school officer violating, causing to be violated or voting to violate any provision of this section shall be guilty of malfeasance in office.</p> <p>§ 22.1-94. Appropriations by county, city or town governing body for public schools. A governing body may make appropriations to a school board from the funds derived from local levies and from any other funds available, for operation, capital outlay and debt service in the public schools. Such appropriations shall be not less than the cost apportioned to the governing body for maintaining an educational program meeting the standards of quality for the several school divisions prescribed as provided by law. The amount appropriated by the governing body for public schools shall relate to its total only or to such major classifications prescribed by the Board of Education pursuant to § 22.1-115. The appropriations may be made on the same periodic basis as the governing body makes appropriations to other departments and agencies.</p> <p>§ 22.1-115. System of accounting; statements of funds available; classification of expenditures. The State Board, in conjunction with the Auditor of Public Accounts, shall establish and require of each school division a modern system of accounting for all school funds, state and local, and the treasurer or other fiscal agent of each school division shall render each month to the school board a statement of the funds in his hands available for school purposes. The Board shall prescribe the following major classifications for expenditures of school funds: (i) instruction, (ii) administration, attendance and health, (iii) pupil transportation, (iv) operation and maintenance, (v) school food services and other noninstructional operations, (vi) facilities, (vii) debt and fund transfers, (viii) technology, and (ix) contingency reserves.</p>				
FISCAL IMPACT:	N/A				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	None.				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
		X			X

**FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT**

TAB B

MEETING DATE:	September 18, 2024				
AGENDA TITLE:	Advertise for a public hearing to repeal Section 4-2-3 and enact Sections 4-2-3.1 through 4-2-3.6 relating to control of dangerous and vicious dogs and make other changes conforming to the VA Code.				
MOTION(s):	I move that the Board of Supervisors advertise a public hearing to be held October 16, 2024 to repeal County Code Section 4-2-3 and enact Sections 4-2-3.1 through 4-2-3.6				
BOS 2 YEAR GOAL?	Yes	No	If yes, list goal(s):		
		X			
AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
		X			
STAFF CONTACT(S):	Dan Whitten, County Attorney				
PRESENTER(S):	Dan Whitten, County Attorney				
RECOMMENDATION:	Advertise a Public Hearing on October 16, 2024 to amend the County Code				
TIMING:	Ordinance is effective after a public hearing and Board approval				
DISCUSSION:	<p>Fluvanna Code 4-2-3 has not been updated since 2015; since that time the corresponding Virginia statute has been amended several times. These Fluvanna Code changes conform County code to the Virginia statute. Changes include:</p> <ul style="list-style-type: none"> • Extending the time permitted for the court to adjudicate dangerous dog cases, and allows a court to defer proceedings with conditions placed upon owner. • Allows the court to compel implantation of electronic identification if adjudication is deferred. • Limits appeal of dangerous dog adjudication to 30 days. • Requires the owner of a dangerous dog to spay or neuter the dog, and to carry and annually provide evidence of liability insurance of at least \$100,000 that covers animal bites. • A subsequent attack by a dog already found to be a dangerous dog is a Class 2 misdemeanor if a companion animal belonging to another owner is injured or killed, and a Class 1 misdemeanor if a human is bitten or attacked and injured. • Creates notification requirements for moving or disposing of a dangerous dog, a violation of which is a Class 3 misdemeanor. • Defines “vicious dog” and states that any willful act or omission in the care of such a dog that causes serious injury to a person is a Class 6 felony. 				
FISCAL IMPACT:	N/A				

POLICY IMPACT:	Amendment to the County Code				
LEGISLATIVE HISTORY:	None				
ENCLOSURES:	<ul style="list-style-type: none"> • Proposed ordinance to repeal County Code Section 4-2-3 and enact Sections 4-2-3.1 through 4-2-3.6 • Advertisement for Public Hearing 				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
	X				X

ORDINANCE TO AMEND “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA,” BY REPEALING § 4-2-3 OF THE CODE AND ENACTING §§4-2-3.1 THROUGH 4-2-3.6, RELATING TO CONTROL OF DANGEROUS DOGS, OBLIGATIONS FOLLOWING A DANGEROUS DOG FINDING, VIOLATION OF LAW BY THE OWNER OF A DANGEROUS DOG, AND PENALTIES FOR A VICIOUS DOG TO CONFORM WITH THE VIRGINIA CODE

BE IT ORDAINED by the Board of Supervisors of Fluvanna County:

(1) That the Code of the County of Fluvanna, Virginia is amended by repealing § 4-2-3 and replacing it with §§ 4-2-3.1 through 4-2-3.6 as follows:

~~Sec. 4-2-3. Control of dangerous or vicious dogs.~~

~~(A) As used in this section:~~

~~Dangerous dog means a canine or canine crossbreed that has bitten, attacked, or inflicted injury on a person or companion animal, or killed a companion animal that is a dog or cat; however, when a dog attacks or bites a companion animal that is a dog or cat, the attacking or biting dog shall not be deemed dangerous (i) if no serious physical injury as determined by a licensed veterinarian has occurred to the dog or cat as a result of the attack or bite or (ii) both animals are owned by the same person, (iii) if such attack occurs on the property of the attacking or biting dog's owner or custodian, or (iv) for other good cause as determined by the court. No dog shall be found to be a dangerous dog as a result of biting, attacking or inflicting injury on a dog or cat while engaged with an owner or custodian as part of lawful hunting or participating in an organized, lawful dog handling event. No dog that has bitten, attacked or inflicted injury on a person shall be found to be a dangerous dog if the court determines, based on the totality of the evidence before it, that the dog is not dangerous or a threat to the community.~~

~~Serious injury means an injury having a reasonable potential to cause death or any injury other than a sprain or strain including serious disfigurement, serious impairment of health, or serious impairment of bodily function and requiring significant medical attention.~~

~~Vicious dog means a canine or canine crossbreed that has (i) killed a person; (ii) inflicted serious injury to a person; or (iii) continued to exhibit the behavior that resulted in a previous finding by a court or, on or before July 1, 2006, an animal control officer as authorized by local ordinance that it is a dangerous dog, provided that its owner has been given notice of that finding.~~

~~(B) Any law enforcement officer or animal control officer who has reason to believe that a canine or canine crossbreed within his jurisdiction is a dangerous dog or vicious dog shall apply to a magistrate of the jurisdiction for the issuance of a summons requiring the owner or custodian, if known, to appear before a general district court at a specified time. The summons shall advise the owner of the nature of the proceeding and the matters at issue. If a law enforcement officer successfully makes an application for the issuance of a summons, he shall contact the local animal control officer and inform him of the location of the dog and the relevant facts pertaining to his belief that the dog is dangerous or vicious. The animal control officer shall confine the animal he has reason to believe is dangerous or vicious until such time as evidence shall be heard and a verdict rendered. With respect to allegedly dangerous animals only, if the animal control officer determines that the owner or custodian can confine the animal the officer has reason to believe is dangerous in a manner that protects the public safety, the officer may permit the owner or custodian to confine the animal until such time as evidence shall be heard and a verdict rendered. The court, through its contempt powers, may compel the owner, custodian or harbinger of the~~

animal to produce the animal. If, after hearing the evidence, the court finds that the animal is a dangerous dog, the court shall order the animal's owner to comply with the provisions of this section. If, after hearing the evidence, the court finds that the animal is a vicious dog, the court shall order the animal euthanized in accordance with the provisions of section 3.2-6562 of the Code of Virginia. The procedure for appeal and trial shall be the same as provided by law for misdemeanors. Trial by jury shall be as provided in article 4 (section 19.2-260 et seq.) of chapter 15 of title 19.2 of the Code of Virginia. The Commonwealth shall be required to prove its case beyond a reasonable doubt.

(C) No canine or canine crossbreed shall be found to be a dangerous dog or vicious dog solely because it is a particular breed, nor is the ownership of a particular breed of canine or canine crossbreed prohibited. No animal shall be found to be a dangerous dog or vicious dog if the threat, injury or damage was sustained by a person who was (i) committing, at the time, a crime upon the premises occupied by the animal's owner or custodian, (ii) committing, at the time, a willful trespass or other tort upon the premises occupied by the animal's owner or custodian, or (iii) provoking, tormenting, or physically abusing the animal, or can be shown

to have repeatedly provoked, tormented, abused, or assaulted the animal at other times. No police dog that was engaged in the performance of its duties as such at the time of the acts complained of shall be found to be a dangerous dog or a vicious dog. No animal which, at the time of the acts complained of, was responding to pain or injury, or was protecting itself, its kennel, its offspring, a person, or its owner's or custodian's property, shall be found to be a dangerous dog or a vicious dog.

(D) If the owner of an animal found to be a dangerous dog is a minor, the custodial parent or legal guardian shall be responsible for complying with all requirements of this section.

(E) The owner of any animal found to be a dangerous dog shall, within forty five (45) days of such finding, obtain a dangerous dog registration certificate from the local animal control officer or treasurer for a fee of \$150.00 in addition to other fees that may be authorized by law. The local animal control officer or treasurer shall also provide the owner with a uniformly designed tag that identifies the animal as a dangerous dog. The owner shall affix the tag to the animal's collar and ensure that the animal wears the collar and tag at all times. By January 31 of each year, until such time as the dangerous dog is deceased all certificates obtained pursuant to this subdivision shall be updated and renewed annually for a fee of \$85.00 and in the same manner as the initial certificate was obtained. The animal control officer shall post registration information on the Virginia Dangerous Dog Registry.

(F) All dangerous dog certificates or renewals thereof required to be obtained under this section shall only be issued to persons eighteen (18) years of age or older who present satisfactory evidence (i) of the animal's current rabies vaccination, if applicable, (ii) that the animal has been spayed or neutered, and (iii) that the animal is and will be confined in a proper enclosure or is and will be confined inside the owner's residence or is and will be muzzled and confined in the owner's fenced in yard until the proper enclosure is constructed. In addition, owners who apply for certificates or renewals thereof under this section shall not be issued a certificate or renewal thereof unless they present satisfactory evidence that (i) their residence is and will continue to be posted with clearly visible signs warning both minors and adults of the presence of a dangerous dog on the property and (ii) the animal has been permanently identified by means of electronic implantation. All certificates or renewals thereof required to be obtained under this section shall only be issued to persons who present satisfactory evidence that the owner has liability insurance coverage, to the value of at least \$100,000.00, that covers animal bites. The owner may obtain and maintain a bond in surety, in lieu of liability insurance to the value of at least \$100,000.00.

~~(G) While on the property of its owner, an animal found to be a dangerous dog shall be confined indoors or in a securely enclosed and locked structure of sufficient height and design to prevent its escape or direct contact with or entry by minors, adults or other animals. The structure shall be designed to provide the animal with shelter from the elements of nature. When off its owner's property, an animal found to be a dangerous dog shall be kept on a leash and muzzled in such a manner as not to cause injury to the animal or interfere with the animal's vision or respiration, but so as to prevent it from biting a person or another animal.~~

~~(H) The owner shall cause the local animal control officer to be promptly notified of (i) the names, addresses, and telephone numbers of all owners; (ii) all of the means necessary to locate the owner and the dog at any time; (iii) any complaints of incidents of attack by the dog upon any person or cat or dog; (iv) any claims made or lawsuits brought as a result of any attack; (v) chip identification information; (vi) proof of insurance or surety bond; and (vii) the death of the dog.~~

~~(I) After an animal has been found to be a dangerous dog, the animal's owner shall immediately, upon learning of same, cause the local animal control authority to be notified if the animal (i) is loose or unconfined; (ii) bites a person or attacks another animal; or (iii) is sold, given away, or dies. Any owner of a dangerous dog who relocates to a new address shall, within ten (10) days of relocating, provide written notice to the appropriate local animal control authority for the old address from which the animal has moved and the new address to which the animal has been moved.~~

~~(J) Any owner or custodian of a canine or canine crossbreed or other animal is guilty of a:~~

~~(1) Class 2 misdemeanor if the canine or canine crossbreed previously declared a dangerous dog pursuant to this section, when such declaration arose out of a separate and distinct incident, attacks and injures or kills a cat or dog that is a companion animal belonging to another person;~~

~~(2) Class 1 misdemeanor if the canine or canine crossbreed previously declared a dangerous dog pursuant to this section, when such declaration arose out of a separate and distinct incident, bites a human being or attacks a human being causing bodily injury.~~

~~The provisions of this subsection shall not apply to any animal that, at the time of the acts complained of, was responding to pain or injury, or was protecting itself, its kennel, its offspring, a person, or its owner's or custodian's property, or when the animal is a police dog that is engaged in the performance of its duties at the time of the attack.~~

~~(K) The owner of any animal that has been found to be a dangerous dog who willfully fails to comply with the requirements of this section shall be guilty of a Class 1 misdemeanor. Whenever an owner or custodian of an animal found to be a dangerous dog is charged with a violation of this section, the animal control officer shall confine the dangerous dog until such time as evidence shall be heard and a verdict rendered.~~

~~(L) All fees collected pursuant to this section, less the costs incurred by the animal control authority in producing and distributing the certificates and tags required by this section and fees due to the state veterinarian for maintenance of the Virginia Dangerous Dog Registry, shall be paid into a special dedicated fund in the treasury of the locality for the purpose of paying the expenses of any training course required under section 3.2-6556 of the Code of Virginia.~~

~~(Ord. 2-5-97; Ord. 10-15-03; Ord. 1-17-07; Ord. 11-18-15)~~

Sec. 4-2-3.1. - Control of dangerous dogs.

(A) As used in this section, "dog" includes a hybrid canine as defined in § 3.2-6581 of the Code of Virginia, as amended.

(B) Any law enforcement officer or animal control officer who (i) has reason to believe that an animal is a dangerous dog and (ii) is located in the jurisdiction where the animal resides or in the jurisdiction where the act was committed may apply to a magistrate for the issuance of a summons requiring the owner, if known, to appear before a general district court at a specified time. The summons shall advise the owner of the nature of the proceeding and the matters at issue.

(C) No law enforcement officer or animal control officer shall apply for a summons pursuant to subsection B if, upon investigation, the officer finds (i) in the case of an injury to a companion animal that is a dog or cat, that no serious injury has occurred as a result of the attack or bite, that both animals are owned by the same person, or that the incident originated on the property of the attacking or biting dog's owner or (ii) in the case of an injury to a person, that the injury caused by the dog upon the person consists solely of a single nip or bite resulting only in a scratch, abrasion, or other minor injury. In determining whether serious injury to a companion animal that is a dog or cat has occurred, the officer may consult with a licensed veterinarian.

(D) A law enforcement officer or animal control officer who applies for a summons pursuant to subsection B shall provide the owner with written notice of such application. For 30 days following such provision of written notice, the owner shall not dispose of the animal other than by surrender to the animal control officer or by euthanasia by a licensed veterinarian. Following such provision of written notice, an owner who elects to euthanize a dog that is the subject of a dangerous dog investigation shall provide documentation of such euthanasia to the animal control officer.

(E) If a law enforcement officer successfully makes an application for the issuance of a summons pursuant to subsection B, he shall contact the local animal control officer and inform him of the location of the dog and the relevant facts pertaining to his belief that the dog is dangerous.

(F) Following the issuance of a summons following an application pursuant to subsection B, an animal control officer may confine the animal until the evidence is heard and a verdict rendered. If the animal control officer determines that the owner can confine the animal in a manner that protects the public safety, he may permit the owner to confine the animal until the evidence is heard and a verdict rendered. Upon being served with a summons for a dangerous dog, the owner shall not dispose of the animal, other than by euthanasia, until the case has been adjudicated. The court, through its contempt powers, may compel the owner of the animal to produce the animal and to provide documentation that it has been, or will be within three business days, implanted with electronic identification registered to the owner. The owner shall provide the registration information to the animal control officer.

(G) Nothing in this section shall prohibit an animal control officer or law enforcement officer from securing a summons for a hearing to determine whether a dog that is surrendered but not euthanized is a dangerous dog.

(H) Unless good cause is determined by the court, the evidentiary hearing pursuant to the dangerous dog summons shall be within 30 days or as soon as practicable from the issuance of the summons. The procedure for appeal and trial shall be the same as provided by law for misdemeanors. Trial by jury shall be as provided in Article 4 (§ 19.2-260 et seq.) of Chapter 15 of Title 19.2 of the Code of Virginia, as amended. The Commonwealth shall be required to prove its case beyond a reasonable doubt. The court shall determine that the animal is a dangerous dog if the evidence shows that it (i) killed a companion animal that is a dog or cat or inflicted serious injury on a companion animal that is a dog or cat, including a serious impairment of health or bodily function that requires significant medical attention, a serious disfigurement, any injury that has a reasonable potential to cause death, or any injury other than a sprain or strain or (ii) directly caused serious injury to a person, including laceration, broken bone, or substantial puncture of skin by teeth. Unless good cause is determined by the court, the appeal of a dangerous dog finding shall be heard within 30 days.

(I) If after hearing the evidence the court finds that the animal is a dangerous dog, the court:

(1) Shall order the animal's owner to comply with the provisions of this section and §§ 3.2-6540.01, 3.2-6542, and 3.2-6542.1 of the Code of Virginia, as amended;

(2) May order the owner of the animal to pay restitution for actual damages to any person injured by the animal or whose companion animal was injured or killed by the animal. Such order shall not preclude the injured person from pursuing civil remedies, including damages that accrue after the original finding that the animal is a dangerous dog; and

(3) May order the owner to pay all reasonable expenses incurred in caring and providing for such dangerous dog from the time the animal is taken into custody until such time as the animal is disposed of or returned to the owner.

(J) If after hearing the evidence the court decides to defer further proceedings without entering an adjudication that the animal is a dangerous dog, it may do so, notwithstanding any other provision of this section. A court that defers further proceedings shall place specific conditions upon the owner of the dog, including the requirement that the owner provide documentation that the dog has been, or will be within three business days, implanted with electronic identification registered to the owner. The registration information shall be provided to the animal control officer. If the owner violates any of the conditions, the court may enter an adjudication that the animal is a dangerous dog and proceed as otherwise provided in this section. Upon fulfillment of the conditions, the court shall dismiss the proceedings against the animal and the owner without an adjudication that the animal is a dangerous dog.

(K) No animal shall be found by the court to be a dangerous dog:

(1) Solely because it is a particular breed;

(2) If the threat, injury, or damage was sustained by a person who was (i) committing at the time a crime upon the premises occupied by the animal's owner; (ii) committing at the time a willful trespass upon the premises occupied by the animal's owner; or (iii) provoking, tormenting, or physically abusing the animal or can be shown to have repeatedly provoked, tormented, abused, or assaulted the animal at other times;

(3) If the animal is a police dog that was engaged in the performance of its duties as such at the time of the act complained of;

(4) If at the time of the acts complained of the animal was responding to pain or injury or was protecting itself, its kennel, its offspring, a person, or its owner's property;

(5) As a result of killing or inflicting serious injury on a dog or cat while engaged with its owner as part of lawful hunting or participating in an organized, lawful dog handling event; or

(6) If the court determines based on the totality of the evidence before it, or for other good cause, that the dog is not dangerous or a threat to the community.

(L) If the owner of an animal found to be a dangerous dog is a minor, the custodial parent or legal guardian shall be responsible for complying with all requirements of this section and §§ 3.2-6540.01, 3.2-6540.02, 3.2-6540.03, 3.2-6540.04, 3.2-6542, and 3.2-6542.1 of the Code of Virginia, as amended.

State Law reference - Code of Va., § 3.2-6540, as amended.

Sec. 4-2-3.2. Obligations of officer and owner following dangerous dog finding.

(A) After an animal is found to be a dangerous dog pursuant to § 4-2-3.1, the local animal control officer or Treasurer shall provide the owner with a uniformly designed tag that identifies the animal as a dangerous dog. The owner shall affix the tag to the animal's collar and ensure that the animal wears the collar and tag at all times.

(B) Within 30 days of the finding that an animal is a dangerous dog pursuant to § 4-2-3.1 the owner shall:

(1) Provide documentation that the animal has been neutered or spayed;

(2) Provide documentation that the animal has been implanted with electronic identification registered to the owner. The registration information shall be provided to the animal control officer;

(3) Present satisfactory evidence to the animal control officer of liability insurance coverage, to the value of at least \$100,000, that covers animal bites. The owner may obtain and maintain a bond in surety to the value of at least \$100,000 in lieu of liability insurance;

(4) Pay to the Treasurer a fee of \$150 and under the direction of the animal control officer complete a dangerous dog registration certificate issued by the Virginia Department of Agriculture and Consumer Services pursuant to §3.2-6542 of the Code of Virginia, as amended. No dangerous dog registration certificate required to be obtained under this section shall be issued to any person younger than 18 years of age; and

(5) Post the residence where the animal is housed with clearly visible signs warning both minors and adults of the presence of a dangerous dog on the property. Such signs shall remain posted at all points of entry to the home and yard as long as the animal remains on the property.

(C) Any dangerous dog not confined inside a locked enclosure constructed pursuant to subsection D shall be (i) confined inside the owner's residence or (ii) if outdoors, controlled by a physical leash employed by the responsible adult owner and securely muzzled in a manner that does not cause injury to the animal or interfere with the animal's vision or respiration but prevents it from biting a person or another animal.

(D) Any owner of a dangerous dog who keeps the dog outdoors and not within the immediate physical presence of its owner shall, within 30 days of the finding that an animal is a dangerous dog, cause to be constructed a secure, locked enclosure of sufficient height and design to prevent escape by the animal or entry by or direct physical contact with any person or other animal. While so confined within the structure, the animal shall be provided for according to § 3.2-6503 of the Code of Virginia, as amended.

(E) The owner of a dog found to be dangerous shall cause the animal control officer to be promptly notified of (i) any change in the manner of locating the owner or the dog at any time; (ii) any transfer of ownership of the dog to a new owner, including the name and address of the new owner; (iii) any instance in which the animal is loose or unconfined; (iv) any complaint or incident of attack or bite by the dog upon any person or cat or dog; (v) any claim made or lawsuit brought as a result of any attack; and (vi) the escape, loss, or death of the dog.

(F) Unless for good cause shown, the owner of a dangerous dog shall notify the animal control officer at least 10 days prior to moving or relocating the animal and the officer shall update the dangerous dog registry accordingly.

(G) Any dangerous dog not reclaimed by the owner from the animal control officer within 10 days of notice to do so by such animal control officer shall be considered abandoned and may be disposed of according to the provisions of § 3.2-6546 of the Code of Virginia, as amended.

(H) Any contract or agreement for the use of real property, including a recorded restrictive covenant, condominium instrument of a condominium created pursuant to the Virginia Condominium Act (§ 55.1-1900 et seq.), declaration of a common interest community as defined in § 54.1-2345, or cooperative instrument of a cooperative created pursuant to the Virginia Real Estate Cooperative Act (§ 55.1-2100 et seq.), all as amended, may prohibit the keeping of a dangerous dog or otherwise impose conditions that are more restrictive than those provided in subsection B.

(I) The owner of a dog found to be dangerous shall maintain the liability insurance coverage or bond in surety required by subdivision (B)3 as long as he owns the dangerous dog and shall submit a certificate of insurance or evidence of such bond to the animal control officer on an annual basis.

State Law reference - Code of Va., § 3.2-6540.01, as amended.

Sec. 4-2-3.3. - Notice of dangerous dog finding; penalty.

(A) Any releasing agency transferring or releasing for adoption within the County an animal found to be a dangerous dog pursuant to § 4-2-3.1 shall notify in writing the receiving party of the requirements of this section and §§ 4-2-3.1, 4-2-3.2, 4-2-3.4, and 4-2-3.5.

(B) Any releasing agency transferring or releasing for adoption outside the County an animal found to be a dangerous dog pursuant to § 4-3-2.1 shall notify the appropriate animal control officer in the receiving jurisdiction that the animal has been so adjudicated.

(C) Any owner of an animal found to be a dangerous dog in another state shall, upon bringing such animal to reside within the County, notify the animal control officer of the jurisdiction in which the owner resides that the animal has been so adjudicated.

(D) Any owner who disposes by surrender to a releasing agency, gift, sale, transfer, or trade of an animal found to be a dangerous dog pursuant to § 4-3-2.1 shall notify the receiver in writing that the animal has been so adjudicated. A violation of this subsection is a Class 3 misdemeanor.

State Law reference - Code of Va., § 3.2-6540.02, as amended.

Sec. 4-2-3.4. - Violation of law by owner of dangerous dog; penalty.

(A) If an owner of an animal previously found to be a dangerous dog pursuant to § 4-2-3.1 is charged with a violation of § 4-2-3.1, 4-2-3.2, 4-2-3.3, or 4-2-3.5, the animal control

officer shall confine the dangerous dog until such time as evidence shall be heard and a verdict rendered pursuant to § 4-2-3.1 Unless good cause is determined by the court, such evidentiary hearing shall be held within 30 days or as soon as practicable of the issuance of the summons. The court, through its contempt powers, may compel the owner of the animal to produce the animal.

(B) Upon conviction, the court may (i) order the dangerous dog to be disposed of pursuant to § 3.2-6562 of the Code of Virginia, as amended or (ii) grant the owner up to 30 days to comply with the requirements of § 4-2-3.2, during which time the dangerous dog shall remain in the custody of the animal control officer until compliance has been verified. If the owner fails to achieve compliance within the time specified by the court, the court shall order the dangerous dog to be disposed of pursuant to § 3.2-6562 of the Code of Virginia, as amended. The court may order the owner to pay all reasonable expenses incurred in caring and providing for such dangerous dog from the time the animal is taken into custody until such time that the animal is disposed of or returned to the owner.

(C) Any owner of a dangerous dog who is charged with a violation pursuant to subsection (A) and is found to have willfully failed to comply with the requirements of § 4-2-3.1, 4-2-3.2, 4-2-3.3, or 4-2-3.5 is guilty of a Class 1 misdemeanor. The court may determine that a person convicted under this subsection shall be prohibited from owning, possessing, or residing on the same property with a dog.

State Law reference - Code of Va., § 3.2-6540.03, as amended.

Sec. 4-2-3.5. - Subsequent attack or bite by dangerous dog; penalty.

(A) Any owner of an animal found to be a dangerous dog pursuant to § 4-2-3.1, when such finding arose out of a separate and distinct incident, is guilty of a:

(1) Class 2 misdemeanor if such dog attacks and injures or kills a cat or dog that is a companion animal belonging to another person; or

(2) Class 1 misdemeanor if such dog bites a human being or attacks a human being causing bodily injury.

(B) The provisions of subsection A shall not apply to any animal that at the time of the act complained of was responding to pain or injury, was protecting itself, its kennel, its offspring, a person, or its owner's property, or was a police dog engaged in the performance of its duties at the time of the attack.

(C) The court may determine that a person convicted under this section shall be prohibited from owning, possessing, or residing on the same property with a dog.

State Law reference - Code of Va., § 3.2-6540.04, as amended.

Sec. 4-2-3.6. - Vicious dogs; penalties.

(A) As used in this section:

"Serious injury" means an injury having a reasonable potential to cause death or any injury other than a sprain or strain, including serious disfigurement, serious impairment of health, or serious impairment of bodily function and requiring significant medical attention.

"Vicious dog" means a canine or canine crossbreed that has (i) killed a person, (ii) inflicted serious injury to a person, or (iii) continued to exhibit the behavior that resulted in a previous finding by a court or, on or before July 1, 2006, by an animal control officer as authorized by ordinance that it is a dangerous dog, provided that its owner has been given notice of that finding.

(B) If any Fluvanna County law enforcement officer or animal control officer has reason to believe that a canine or canine crossbreed is a vicious dog and (i) the dog resides in the County or (ii) has committed an act in the County set forth in the definition above, the officer shall apply to a magistrate serving Fluvanna County for the issuance of a summons requiring the owner or custodian, if known, to appear before a general district court at a specified time. The summons shall advise the owner of the nature of the proceeding and the matters at issue. If a law enforcement officer successfully makes an application for the issuance of a summons, he shall contact the animal control officer and inform him of the location of the dog and the relevant facts pertaining to his belief that the dog is vicious. The animal control officer shall confine the animal until such time as evidence shall be heard and a verdict rendered. Unless good cause is determined by the court, the evidentiary hearing shall be held not more than 30 days from the issuance of the summons. The court, through its contempt powers, may compel the owner, custodian, or harbinger of the animal to produce the animal. If, after hearing the evidence, the court finds that the animal is a vicious dog, the court shall order the animal euthanized in accordance with the provisions of § 3.2-6562 of the Code of Virginia, as amended. The court, upon finding the animal to be a vicious dog, may order the owner, custodian, or harbinger thereof to pay restitution for actual damages to any person injured by the animal or to the estate of any person killed by the animal. The court, in its discretion, may also order the owner to pay all reasonable expenses incurred in caring and providing for such vicious dog from the time the animal is taken into custody until such time as the animal is disposed of. The procedure for appeal and trial shall be the same as provided by law for misdemeanors, except that unless good cause is determined by the court, an appeal shall be heard within 30 days. Trial by jury shall be as provided in Article 4 (§ 19.2-260 et seq.) of Chapter 15 of Title 19.2 of the Code of Virginia, as amended. The Commonwealth shall be required to prove its case beyond a reasonable doubt.

(C) No canine or canine crossbreed shall be found to be a vicious dog solely because it is a particular breed, nor is the ownership of a particular breed of canine or canine crossbreed prohibited. No animal shall be found to be a vicious dog if the threat, injury, or damage was

sustained by a person who was (i) committing, at the time, a crime upon the premises occupied by the animal's owner or custodian; (ii) committing, at the time, a willful trespass upon the premises occupied by the animal's owner or custodian; or (iii) provoking, tormenting, or physically abusing the animal, or can be shown to have repeatedly provoked, tormented, abused, or assaulted the animal at other times. No police dog that was engaged in the performance of its duties as such at the time of the acts complained of shall be found to be a vicious dog. No animal that, at the time of the acts complained of, was responding to pain or injury or was protecting itself, its kennel, its offspring, a person, or its owner's or custodian's property, shall be found to be a vicious dog.

(D) Any owner or custodian of a canine or canine crossbreed or other animal whose willful act or omission in the care, control, or containment of a canine, canine crossbreed, or other animal is so gross, wanton, and culpable as to show a reckless disregard for human life and is the proximate cause of such dog or other animal attacking and causing serious injury to any person is guilty of a Class 6 felony. The provisions of this subsection shall not apply to any animal that, at the time of the acts complained of, was responding to pain or injury or was protecting itself, its kennel, its offspring, a person, or its owner's or custodian's property, or when the animal is a police dog that is engaged in the performance of its duties at the time of the attack.

State Law reference - Code of Va., § 3.2-6540.1, as amended.

(2) That the Ordinance shall be effective upon adoption.

ORDINANCE TO AMEND “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA,” BY REPEALING § 4-2-3 OF THE CODE AND ENACTING §§4-2-3.1 THROUGH 4-2-3.6, RELATING TO CONTROL OF DANGEROUS DOGS, OBLIGATIONS FOLLOWING A DANGEROUS DOG FINDING, VIOLATION OF LAW BY THE OWNER OF A DANGEROUS DOG, AND PENALTIES FOR A VICIOUS DOG TO CONFORM WITH THE VIRGINIA CODE

BE IT ORDAINED by the Board of Supervisors of Fluvanna County:

(1) That the Code of the County of Fluvanna, Virginia is amended by repealing § 4-2-3 and replacing it with §§ 4-2-3.1 through 4-2-3.6 as follows:

Sec. 4-2-3.1. - Control of dangerous dogs.

(A) As used in this section, "dog" includes a hybrid canine as defined in § 3.2-6581 of the Code of Virginia, as amended.

(B) Any law enforcement officer or animal control officer who (i) has reason to believe that an animal is a dangerous dog and (ii) is located in the jurisdiction where the animal resides or in the jurisdiction where the act was committed may apply to a magistrate for the issuance of a summons requiring the owner, if known, to appear before a general district court at a specified time. The summons shall advise the owner of the nature of the proceeding and the matters at issue.

(C) No law enforcement officer or animal control officer shall apply for a summons pursuant to subsection B if, upon investigation, the officer finds (i) in the case of an injury to a companion animal that is a dog or cat, that no serious injury has occurred as a result of the attack or bite, that both animals are owned by the same person, or that the incident originated on the property of the attacking or biting dog's owner or (ii) in the case of an injury to a person, that the injury caused by the dog upon the person consists solely of a single nip or bite resulting only in a scratch, abrasion, or other minor injury. In determining whether serious injury to a companion animal that is a dog or cat has occurred, the officer may consult with a licensed veterinarian.

(D) A law enforcement officer or animal control officer who applies for a summons pursuant to subsection B shall provide the owner with written notice of such application. For 30 days following such provision of written notice, the owner shall not dispose of the animal other than by surrender to the animal control officer or by euthanasia by a licensed veterinarian. Following such provision of written notice, an owner who elects to euthanize a dog that is the subject of a dangerous dog investigation shall provide documentation of such euthanasia to the animal control officer.

(E) If a law enforcement officer successfully makes an application for the issuance of a summons pursuant to subsection B, he shall contact the local animal control officer and inform him of the location of the dog and the relevant facts pertaining to his belief that the dog is dangerous.

(F) Following the issuance of a summons following an application pursuant to subsection B, an animal control officer may confine the animal until the evidence is heard and a verdict rendered. If the animal control officer determines that the owner can confine the animal in a manner that protects the public safety, he may permit the owner to confine the animal until the evidence is heard and a verdict rendered. Upon being served with a summons for a dangerous dog, the owner shall not dispose of the animal, other than by euthanasia, until the case has been adjudicated. The court, through its contempt powers, may compel the owner of the animal to produce the animal and to provide documentation that it has been, or will be within three business days, implanted with electronic identification registered to the owner. The owner shall provide the registration information to the animal control officer.

(G) Nothing in this section shall prohibit an animal control officer or law enforcement officer from securing a summons for a hearing to determine whether a dog that is surrendered but not euthanized is a dangerous dog.

(H) Unless good cause is determined by the court, the evidentiary hearing pursuant to the dangerous dog summons shall be within 30 days or as soon as practicable from the issuance of the summons. The procedure for appeal and trial shall be the same as provided by law for misdemeanors. Trial by jury shall be as provided in Article 4 (§ 19.2-260 et seq.) of Chapter 15 of Title 19.2 of the Code of Virginia, as amended. The Commonwealth shall be required to prove its case beyond a reasonable doubt. The court shall determine that the animal is a dangerous dog if the evidence shows that it (i) killed a companion animal that is a dog or cat or inflicted serious injury on a companion animal that is a dog or cat, including a serious impairment of health or bodily function that requires significant medical attention, a serious disfigurement, any injury that has a reasonable potential to cause death, or any injury other than a sprain or strain or (ii) directly caused serious injury to a person, including laceration, broken bone, or substantial puncture of skin by teeth. Unless good cause is determined by the court, the appeal of a dangerous dog finding shall be heard within 30 days.

(I) If after hearing the evidence the court finds that the animal is a dangerous dog, the court:

(1) Shall order the animal's owner to comply with the provisions of this section and §§ 3.2-6540.01, 3.2-6542, and 3.2-6542.1 of the Code of Virginia, as amended;

(2) May order the owner of the animal to pay restitution for actual damages to any person injured by the animal or whose companion animal was injured or killed by the animal. Such order shall not preclude the injured person from pursuing civil remedies, including damages that accrue after the original finding that the animal is a dangerous dog; and

(3) May order the owner to pay all reasonable expenses incurred in caring and providing for such dangerous dog from the time the animal is taken into custody until such time as the animal is disposed of or returned to the owner.

(J) If after hearing the evidence the court decides to defer further proceedings without entering an adjudication that the animal is a dangerous dog, it may do so, notwithstanding any other provision of this section. A court that defers further proceedings shall place specific conditions

upon the owner of the dog, including the requirement that the owner provide documentation that the dog has been, or will be within three business days, implanted with electronic identification registered to the owner. The registration information shall be provided to the animal control officer. If the owner violates any of the conditions, the court may enter an adjudication that the animal is a dangerous dog and proceed as otherwise provided in this section. Upon fulfillment of the conditions, the court shall dismiss the proceedings against the animal and the owner without an adjudication that the animal is a dangerous dog.

(K) No animal shall be found by the court to be a dangerous dog:

- (1) Solely because it is a particular breed;
- (2) If the threat, injury, or damage was sustained by a person who was (i) committing at the time a crime upon the premises occupied by the animal's owner; (ii) committing at the time a willful trespass upon the premises occupied by the animal's owner; or (iii) provoking, tormenting, or physically abusing the animal or can be shown to have repeatedly provoked, tormented, abused, or assaulted the animal at other times;
- (3) If the animal is a police dog that was engaged in the performance of its duties as such at the time of the act complained of;
- (4) If at the time of the acts complained of the animal was responding to pain or injury or was protecting itself, its kennel, its offspring, a person, or its owner's property;
- (5) As a result of killing or inflicting serious injury on a dog or cat while engaged with its owner as part of lawful hunting or participating in an organized, lawful dog handling event; or
- (6) If the court determines based on the totality of the evidence before it, or for other good cause, that the dog is not dangerous or a threat to the community.

(L) If the owner of an animal found to be a dangerous dog is a minor, the custodial parent or legal guardian shall be responsible for complying with all requirements of this section and §§ 3.2-6540.01, 3.2-6540.02, 3.2-6540.03, 3.2-6540.04, 3.2-6542, and 3.2-6542.1 of the Code of Virginia, as amended.

State Law reference - Code of Va., § 3.2-6540, as amended.

Sec. 4-2-3.2. Obligations of officer and owner following dangerous dog finding.

(A) After an animal is found to be a dangerous dog pursuant to § 4-2-3.1, the local animal control officer or Treasurer shall provide the owner with a uniformly designed tag that identifies the animal as a dangerous dog. The owner shall affix the tag to the animal's collar and ensure that the animal wears the collar and tag at all times.

(B) Within 30 days of the finding that an animal is a dangerous dog pursuant to § 4-2-3.1 the owner shall:

- (1) Provide documentation that the animal has been neutered or spayed;
- (2) Provide documentation that the animal has been implanted with electronic identification registered to the owner. The registration information shall be provided to the animal control officer;
- (3) Present satisfactory evidence to the animal control officer of liability insurance coverage, to the value of at least \$100,000, that covers animal bites. The owner may obtain and maintain a bond in surety to the value of at least \$100,000 in lieu of liability insurance;
- (4) Pay to the Treasurer a fee of \$150 and under the direction of the animal control officer complete a dangerous dog registration certificate issued by the Virginia Department of Agriculture and Consumer Services pursuant to §3.2-6542 of the Code of Virginia, as amended. No dangerous dog registration certificate required to be obtained under this section shall be issued to any person younger than 18 years of age; and
- (5) Post the residence where the animal is housed with clearly visible signs warning both minors and adults of the presence of a dangerous dog on the property. Such signs shall remain posted at all points of entry to the home and yard as long as the animal remains on the property.

(C) Any dangerous dog not confined inside a locked enclosure constructed pursuant to subsection D shall be (i) confined inside the owner's residence or (ii) if outdoors, controlled by a physical leash employed by the responsible adult owner and securely muzzled in a manner that does not cause injury to the animal or interfere with the animal's vision or respiration but prevents it from biting a person or another animal.

(D) Any owner of a dangerous dog who keeps the dog outdoors and not within the immediate physical presence of its owner shall, within 30 days of the finding that an animal is a dangerous dog, cause to be constructed a secure, locked enclosure of sufficient height and design to prevent escape by the animal or entry by or direct physical contact with any person or other animal. While so confined within the structure, the animal shall be provided for according to § 3.2-6503 of the Code of Virginia, as amended.

(E) The owner of a dog found to be dangerous shall cause the animal control officer to be promptly notified of (i) any change in the manner of locating the owner or the dog at any time; (ii) any transfer of ownership of the dog to a new owner, including the name and address of the new owner; (iii) any instance in which the animal is loose or unconfined; (iv) any complaint or incident of attack or bite by the dog upon any person or cat or dog; (v) any claim made or lawsuit brought as a result of any attack; and (vi) the escape, loss, or death of the dog.

(F) Unless for good cause shown, the owner of a dangerous dog shall notify the animal control officer at least 10 days prior to moving or relocating the animal and the officer shall update the dangerous dog registry accordingly.

(G) Any dangerous dog not reclaimed by the owner from the animal control officer within 10 days of notice to do so by such animal control officer shall be considered abandoned and may be disposed of according to the provisions of § 3.2-6546 of the Code of Virginia, as amended.

(H) Any contract or agreement for the use of real property, including a recorded restrictive covenant, condominium instrument of a condominium created pursuant to the Virginia Condominium Act (§ 55.1-1900 et seq.), declaration of a common interest community as defined in § 54.1-2345, or cooperative instrument of a cooperative created pursuant to the Virginia Real Estate Cooperative Act (§ 55.1-2100 et seq.), all as amended, may prohibit the keeping of a dangerous dog or otherwise impose conditions that are more restrictive than those provided in subsection B.

(I) The owner of a dog found to be dangerous shall maintain the liability insurance coverage or bond in surety required by subdivision (B)3 as long as he owns the dangerous dog and shall submit a certificate of insurance or evidence of such bond to the animal control officer on an annual basis.

State Law reference - Code of Va., § 3.2-6540.01, as amended.

Sec. 4-2-3.3. - Notice of dangerous dog finding; penalty.

(A) Any releasing agency transferring or releasing for adoption within the County an animal found to be a dangerous dog pursuant to § 4-2-3.1 shall notify in writing the receiving party of the requirements of this section and §§ 4-2-3.1, 4-2-3.2, 4-2-3.4, and 4-2-3.5.

(B) Any releasing agency transferring or releasing for adoption outside the County an animal found to be a dangerous dog pursuant to § 4-3-2.1 shall notify the appropriate animal control officer in the receiving jurisdiction that the animal has been so adjudicated.

(C) Any owner of an animal found to be a dangerous dog in another state shall, upon bringing such animal to reside within the County, notify the animal control officer of the jurisdiction in which the owner resides that the animal has been so adjudicated.

(D) Any owner who disposes by surrender to a releasing agency, gift, sale, transfer, or trade of an animal found to be a dangerous dog pursuant to § 4-3-2.1 shall notify the receiver in writing that the animal has been so adjudicated. A violation of this subsection is a Class 3 misdemeanor.

State Law reference - Code of Va., § 3.2-6540.02, as amended.

Sec. 4-2-3.4. - Violation of law by owner of dangerous dog; penalty.

(A) If an owner of an animal previously found to be a dangerous dog pursuant to § 4-2-3.1 is charged with a violation of § 4-2-3.1, 4-2-3.2, 4-2-3.3, or 4-2-3.5, the animal control officer shall confine the dangerous dog until such time as evidence shall be heard and a verdict rendered pursuant to § 4-2-3.1 Unless good cause is determined by the court, such evidentiary hearing shall be held within 30 days or as soon as practicable of the issuance of the summons. The court, through its contempt powers, may compel the owner of the animal to produce the animal.

(B) Upon conviction, the court may (i) order the dangerous dog to be disposed of pursuant to § 3.2-6562 of the Code of Virginia, as amended or (ii) grant the owner up to 30 days to comply with the requirements of § 4-2-3.2, during which time the dangerous dog shall remain in the custody of the animal control officer until compliance has been verified. If the owner fails to achieve compliance within the time specified by the court, the court shall order the dangerous dog to be disposed of pursuant to § 3.2-6562 of the Code of Virginia, as amended. The court may order the owner to pay all reasonable expenses incurred in caring and providing for such dangerous dog from the time the animal is taken into custody until such time that the animal is disposed of or returned to the owner.

(C) Any owner of a dangerous dog who is charged with a violation pursuant to subsection (A) and is found to have willfully failed to comply with the requirements of § 4-2-3.1, 4-2-3.2, 4-2-3.3, or 4-2-3.5 is guilty of a Class 1 misdemeanor. The court may determine that a person convicted under this subsection shall be prohibited from owning, possessing, or residing on the same property with a dog.

State Law reference - Code of Va., § 3.2-6540.03, as amended.

Sec. 4-2-3.5. - Subsequent attack or bite by dangerous dog; penalty.

(A) Any owner of an animal found to be a dangerous dog pursuant to § 4-2-3.1, when such finding arose out of a separate and distinct incident, is guilty of a:

(1) Class 2 misdemeanor if such dog attacks and injures or kills a cat or dog that is a companion animal belonging to another person; or

(2) Class 1 misdemeanor if such dog bites a human being or attacks a human being causing bodily injury.

(B) The provisions of subsection A shall not apply to any animal that at the time of the act complained of was responding to pain or injury, was protecting itself, its kennel, its offspring, a person, or its owner's property, or was a police dog engaged in the performance of its duties at the time of the attack.

(C) The court may determine that a person convicted under this section shall be prohibited from owning, possessing, or residing on the same property with a dog.

State Law reference - Code of Va., § 3.2-6540.04, as amended.

Sec. 4-2-3.6. - Vicious dogs; penalties.

(A) As used in this section:

"Serious injury" means an injury having a reasonable potential to cause death or any injury other than a sprain or strain, including serious disfigurement, serious impairment of health, or serious impairment of bodily function and requiring significant medical attention.

"Vicious dog" means a canine or canine crossbreed that has (i) killed a person, (ii) inflicted serious injury to a person, or (iii) continued to exhibit the behavior that resulted in a previous finding by a court or, on or before July 1, 2006, by an animal control officer as authorized by ordinance that it is a dangerous dog, provided that its owner has been given notice of that finding.

(B) If any Fluvanna County law enforcement officer or animal control officer has reason to believe that a canine or canine crossbreed is a vicious dog and (i) the dog resides in the County or (ii) has committed an act in the County set forth in the definition above, the officer shall apply to a magistrate serving Fluvanna County for the issuance of a summons requiring the owner or custodian, if known, to appear before a general district court at a specified time. The summons shall advise the owner of the nature of the proceeding and the matters at issue. If a law enforcement officer successfully makes an application for the issuance of a summons, he shall contact the animal control officer and inform him of the location of the dog and the relevant facts pertaining to his belief that the dog is vicious. The animal control officer shall confine the animal until such time as evidence shall be heard and a verdict rendered. Unless good cause is determined by the court, the evidentiary hearing shall be held not more than 30 days from the issuance of the summons. The court, through its contempt powers, may compel the owner, custodian, or harbinger of the animal to produce the animal. If, after hearing the evidence, the court finds that the animal is a vicious dog, the court shall order the animal euthanized in accordance with the provisions of § 3.2-6562 of the Code of Virginia, as amended. The court, upon finding the animal to be a vicious dog, may order the owner, custodian, or harbinger thereof to pay restitution for actual damages to any person injured by the animal or to the estate of any person killed by the animal. The court, in its discretion, may also order the owner to pay all reasonable expenses incurred in caring and providing for such vicious dog from the time the animal is taken into custody until such time as the animal is disposed of. The procedure for appeal and trial shall be the same as provided by law for misdemeanors, except that unless good cause is determined by the court, an appeal shall be heard within 30 days. Trial by jury shall be as provided in Article 4 (§ 19.2-260 et seq.) of Chapter 15 of Title 19.2 of the Code of Virginia, as amended. The Commonwealth shall be required to prove its case beyond a reasonable doubt.

(C) No canine or canine crossbreed shall be found to be a vicious dog solely because it is a particular breed, nor is the ownership of a particular breed of canine or canine crossbreed prohibited. No animal shall be found to be a vicious dog if the threat, injury, or damage was sustained by a person who was (i) committing, at the time, a crime upon the premises occupied by the animal's owner or custodian; (ii) committing, at the time, a willful trespass upon the premises occupied by the animal's owner or custodian; or (iii) provoking, tormenting, or physically abusing the animal, or can be shown to have repeatedly provoked, tormented, abused,

or assaulted the animal at other times. No police dog that was engaged in the performance of its duties as such at the time of the acts complained of shall be found to be a vicious dog. No animal that, at the time of the acts complained of, was responding to pain or injury or was protecting itself, its kennel, its offspring, a person, or its owner's or custodian's property, shall be found to be a vicious dog.

(D) Any owner or custodian of a canine or canine crossbreed or other animal whose willful act or omission in the care, control, or containment of a canine, canine crossbreed, or other animal is so gross, wanton, and culpable as to show a reckless disregard for human life and is the proximate cause of such dog or other animal attacking and causing serious injury to any person is guilty of a Class 6 felony. The provisions of this subsection shall not apply to any animal that, at the time of the acts complained of, was responding to pain or injury or was protecting itself, its kennel, its offspring, a person, or its owner's or custodian's property, or when the animal is a police dog that is engaged in the performance of its duties at the time of the attack.

State Law reference - Code of Va., § 3.2-6540.1, as amended.

(2) That the Ordinance shall be effective upon adoption.

(Seal)

PUBLIC HEARING
Fluvanna County Board of Supervisors
Wednesday, October 16, 2024, at 7:00 p.m.

Pursuant to Virginia Code Section 15.2-1427, a Public Hearing will be held in the Fluvanna County Circuit Court, at 72 Main Street, Palmyra, VA 22963 Virginia for citizens of the County to have the opportunity to appear before and be heard by the Board of Supervisors for the following item:

Ordinance to amend and reordain “Code of the County of Fluvanna, Virginia,” by repealing § 4-2-3 and enacting §§ 4-2-3.1 through 4-2-3.6 relating to the control of dangerous dogs, obligations following a dangerous dog finding, violation of law by the owner of a dangerous dog, and penalties for a vicious dog to conform with the Virginia Code.

A copy of the full text of the ordinance is available for review by the public on the County’s website and in the office of the County Administrator during regular office hours.

All interested persons wishing to be heard are invited to attend the public hearing.

TO: Fluvanna Review

Advertise on the following dates: September 26 & October 3, 2024

Authorized by: Fluvanna County Board of Supervisors

Bill to: Board of Supervisors

CONTACT INFORMATION:

Caitlin Solis
Clerk, Board of Supervisors
Fluvanna County
P. O. Box 540
Palmyra, VA 22963
csolis@fluvannacounty.org
434-591-1910
434-591-1913

**FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT**

TAB C

MEETING DATE:	September 18, 2024				
AGENDA TITLE:	January 2025 Board of Supervisors Meeting Dates				
MOTION(s):	I move the Board of Supervisors approve moving the January 2025 meeting dates from January 2, 2025 and January 15, 2025 to January 8, 2025 and January 22, 2025, and further reflect the changes in the FY26 Budget Calendar.				
BOS 2 YEAR GOALS?	Yes	No	If yes, which goal(s):		
		X			
AGENDA CATEGORY:	Presentation	Action Matter	Public Hearing	Consent Agenda	Other
		X			
STAFF CONTACT(S):	Eric Dahl, County Administrator				
PRESENTER(S):	Eric Dahl, County Administrator				
RECOMMENDATION:	Approve				
TIMING:	Routine				
DISCUSSION:	The typical meeting dates for the Board of Supervisors meeting are the first and third Wednesdays of the month. Due to the holiday schedule, staff recommends moving the meeting dates to the second and third Wednesday of January 2025.				
FISCAL IMPACT:	N/A				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	FY26 Adopted Budget Calendar				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
		X			X



FY26 BUDGET CALENDAR

Adopted August 7, 2024

Holiday - Offices Closed

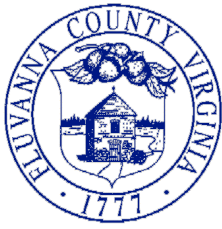
DAY	DATE	DESCRIPTION	TIME/LOCATION	Su	M	T	W	Th	F	Sa
Aug-2024										
Thurs	Aug 1	CIP Packet Released	Finance Email					1	2	3
Wed	Aug 7	BOS Regular Meeting	5:00 pm; Circuit Court Room	4	5	6	7	8	9	10
Wed	Aug 21	BOS Regular Meeting	6:00 pm; Circuit Court Room	11	12	13	14	15	16	17
				18	19	20	21	22	23	24
				25	26	27	28	29	30	31
Sep-2024										
Tues	Sep 3	CIP Submissions Due to Finance	5:00 pm; Email Finance	1	2	3	4	5	6	7
Wed	Sep 4	BOS Regular Meeting	5:00 pm; Circuit Court Room	8	9	10	11	12	13	14
Mon	Sep 9	County Administrator's CIP Review Committee	3:00 pm; Morris Room	15	16	17	18	19	20	21
Wed	Sep 18	BOS Regular Meeting	6:00 pm; Circuit Court Room	22	23	24	25	26	27	28
				19	30					
Oct-2024										
Wed	Oct 2	BOS Regular Meeting	5:00 pm; Circuit Court Room			1	2	3	4	5
Tues	Oct 8	Planning Commission Work Session/Meeting - CIP Review	6:00 pm; Morris Room	6	7	8	9	10	11	12
Wed	Oct 16	BOS Regular Meeting	6:00 pm; Circuit Court Room	13	14	15	16	17	18	19
Fri	Oct 18	FY25 Operating Budget Kick-Off	Budget Packet Email	20	21	22	23	24	25	26
				27	28	29	30	31		
Nov-2024										
Wed	Nov 6	BOS Regular Meeting	5:00 pm; Circuit Court Room						1	2
Tues	Nov 12	Planning Commission Work Session/Meeting - CIP Review	6:00 pm; Morris Room	3	4	5	6	7	8	9
Wed	Nov 20	BOS Regular Meeting	6:00 pm; Circuit Court Room	10	11	12	13	14	15	16
Wed	Nov 27	Operating Budgets Due to Finance (COB)	Email to Finance	17	18	19	20	21	22	23
				24	25	26	27	28	29	30
Dec-2024										
	Dec 2-11	County Administrator Oper. Budget Reviews w/ CO's, DH's, & Agencies	TBD; Morris Room	1	2	3	4	5	6	7
Wed	Dec 4	BOS Regular Meeting	5:00 pm; Circuit Court Room	8	9	10	11	12	13	14
Wed	Dec 4	BOS Work Session - FCPS And County Preliminary Budget Discussion	7:00 pm; Circuit Court Room	15	16	17	18	19	20	21
Tues	Dec 10	Planning Commission Meeting - CIP Public Hearing/Recommendation	6:00 pm; Morris Room	22	23	24	25	26	27	28
Wed	Dec 18	BOS Budget Work Session - Non-Profit Presentations	5:00 pm; Circuit Court Room	29	30	31				
Wed	Dec 18	BOS Regular Meeting	6:00 pm; Circuit Court Room							
Jan-2025										
Thurs	Jan 2	BOS Regular Meeting	5:00 pm; Circuit Court Room				1	2	3	4
Thurs	Jan 2	BOS Budget Work Session - Non-Profit Presentations	7:00 pm; Circuit Court Room	5	6	7	8	9	10	11
Wed	Jan 15	BOS Budget Work Session - Non-Profit Presentations	5:00 pm; Circuit Court Room	12	13	14	15	16	17	18
Wed	Jan 15	BOS Regular Meeting	6:00 pm; Circuit Court Room	19	20	21	22	23	24	25
	Jan 29-31	BOS Budget Briefs	TBD; TBD	26	27	28	29	30	31	
Feb-2025										
Wed	Feb 5	BOS Regular Meeting	5:00 pm; Circuit Court Room							1
		County Administrator's FY26 Budget Proposal and Revenue/Expenditure Brief	7:00 pm; Circuit Court Room	2	3	4	5	6	7	8
Wed	Feb 5	School Board Work Session - Superintendent's Budget (TBD) and Public Hearing	5:30 pm; School Board	9	10	11	12	13	14	15
Wed	Feb 12	School Board Meeting - Budget Adoption (TBD)	6:30 pm; School Board	16	17	18	19	20	21	22
Wed	Feb 12	BOS Budget Work Session - Constitutional Officer Briefs	5:30 pm; Morris Room	23	24	25	26	27	28	
Wed	Feb 19	BOS Budget Work Session - FCPS FY26 Adopted Budget Presentation	5:00 pm; Circuit Court Room							
Wed	Feb 19	BOS Regular Meeting	6:00 pm; Circuit Court Room							
Wed	Feb 26	BOS Budget Work Session - County Agency Briefs - Set Max RE Tax Rate for Advertising	5:30 pm; Morris Room							
Mar-2025										
Wed	Mar 5	BOS Regular Meeting	5:00 pm; Circuit Court Room							1
Wed	Mar 5	BOS Budget Work Session - County Department Briefs/CIP Review	7:00 pm; Circuit Court Room	2	3	4	5	6	7	8
Wed	Mar 12	BOS Budget Work Session	5:30 pm; Morris Room	9	10	11	12	13	14	15
Wed	Mar 19	BOS Budget Work Session	5:00 pm; Circuit Court Room	16	17	18	19	20	21	22
Wed	Mar 19	BOS Regular Meeting - Set Proposed FY26 Budget & CY25 Tax Rates for Advertising	6:00 pm; Circuit Court Room	23	24	25	26	27	28	29
Wed	Mar 26	BOS Budget Work Session - TBD	5:30 pm; Morris Room	30	31					
Apr-2025										
Wed	Apr 2	BOS Regular Meeting	5:00 pm; Circuit Court Room			1	2	3	4	5
Wed	Apr 2	BOS Budget Work Session - TBD	7:00 pm; Circuit Court Room	6	7	8	9	10	11	12
Wed	Apr 9	BOS Special Meeting - Public Hearing for Equalized RE Tax Rate - Public Hearing for FY26 Budget and CY25 Tax Rate	7:00 pm; Circuit Court Room	13	14	15	16	17	18	19
Wed	Apr 16	BOS Regular Meeting - Adopt FY25 Budget and CY24 Tax Rate *	6:00 pm; Circuit Court Room	20	21	22	23	24	25	26
Wed	Apr 23	BOS Special Meeting - TBD - Adopt FY26 Budget and CY25 Tax Rate *	6:00 pm; Circuit Court Room	27	28	29	30			

* Can adopt at Regular Meeting on April 16th or hold special meeting on April 23th to adopt

**FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT**

TAB D

MEETING DATE:	September 18, 2024				
AGENDA TITLE:	Readoption of the 2015 Comprehensive Plan				
MOTION(s):	I move that the Board of Supervisors adopt the Fluvanna County 2015 Comprehensive Plan – 2024 Update.				
BOS 2 YEAR GOALS?	Yes	No	If yes, which goal(s):		
		X			
AGENDA CATEGORY:	Presentation	Action Matter	Public Hearing	Consent Agenda	Other
		X			
STAFF CONTACT(S):	Todd Fortune, Director of Planning				
PRESENTER(S):	Todd Fortune, Director of Planning				
RECOMMENDATION:	Adoption				
TIMING:	Routine				
DISCUSSION:	<p>Fluvanna County’s Comprehensive Plan was last updated in 2015. Since Fluvanna County is currently out of compliance with Code of Virginia requirements, this will be a re-adoption of the 2015 Plan with changes to the following sections:</p> <ul style="list-style-type: none"> • Update Chapter 2: Land Use and Community Design • Update Chapter 5: Economic Development (data only) • Update Chapter 6: Historic Preservation 				
FISCAL IMPACT:	None				
POLICY IMPACT:	Adoption of the 2015 Comprehensive Plan – 2024 Update would allow the County to remain in compliance with Code of Virginia requirements while staff and the Planning Commission work on a comprehensive update.				
LEGISLATIVE HISTORY:	Fluvanna County’s Comprehensive Plan was last updated in 2015. An update of the Plan was started with the intent to have it complete by 2020. However, due to COVID and staff turnover, the Plan update was not completed. This will be a re-adoption of the 2015 Plan with changes to three sections to keep the County in compliance with Code of Virginia Requirements (Sections 15.2-2223 and 15.2-2230).				
ENCLOSURES:	<ul style="list-style-type: none"> • Fluvanna County 2015 Comprehensive Plan – 2024 Update • Historic Preservation Group Final Report • Rural Preservation Group Final Report • Morris Minority Report • Morris Vision Statement 				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
	X				X



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

BOS 2024-09-18 p.33/304
132 Main Street
P.O. Box 540
Palmyra, VA 22963
434.591.1910
www.fluvannacounty.org

BOARD OF SUPERVISORS STAFF REPORT

To: Fluvanna County Board of Supervisors

From: Todd Fortune, Director of Planning

Case: Fluvanna County Comp Plan Update

District: Countywide

Date: September 18, 2024

General Information:

Public Hearing to be held at the September 18, 2024 Board of Supervisors meeting, 6:00 p.m. in the Circuit Courtroom, Fluvanna County Courts Building.

Requested Action:

Adoption of the Fluvanna County 2015 Comprehensive Plan-2024 Update.

History/Background:

Comprehensive Plans are covered by the Code of Virginia.

§ 15.2-2223. Comprehensive plan to be prepared and adopted; scope and purpose.

- **A. The local planning commission shall prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction and every governing body shall adopt a comprehensive plan for the territory under its jurisdiction.**

§ 15.2-2230. Plan to be reviewed at least once every five years.

- **At least once every five years the comprehensive plan shall be reviewed by the local planning commission to determine whether it is advisable to amend the plan.**

Fluvanna County's Comprehensive Plan was last updated in 2015. Since Fluvanna County is currently out of compliance with Code of Virginia requirements, this will be a re-adoption of the 2015 Plan with changes to the following sections:

- Update Chapter 2: Land Use and Community Design
- Update Chapter 5: Economic Development (data only)
- Update Chapter 6: Historic Preservation

Adoption of this update will keep the County in compliance with State Code regulations while staff and the Planning Commission work on a comprehensive update.

Staff comments:

At the August 2024 Planning Commission meeting, the Commission voted to recommend adoption of the Plan. The document is presented to the Board for its consideration.

Adoption of the Fluvanna County 2015 Comprehensive Plan-2024 Update will bring the County back into compliance with Code of Virginia Requirements. Once this Plan is adopted, it is the intention of staff to begin a full, comprehensive update of the Comprehensive Plan. Therefore, staff recommend **approval** of this request.

Suggested Motion:

I move that the Board of Supervisors adopt the Fluvanna County 2015 Comprehensive Plan-2024 Update.

Attachments:

- A – Fluvanna County 2015 Comprehensive Plan-2024 Update
- B – Historic Preservation Group Final Report
- C – Rural Preservation Group Final Report
- D – Morris Minority Report
- E – Morris Vision Statement

(Seal)
PUBLIC HEARING
Fluvanna County Board of Supervisors
September 18, 2024 at 7:00 pm

Pursuant to Virginia Code Sections 15.2-1427 and 15.2-2204, a Public Hearing will be held in the Fluvanna County Circuit Court, at 72 Main Street, Palmyra, VA 22963 for citizens of the County to have the opportunity to have the opportunity to appear before and be heard by the Board of Supervisors on the following items:

ZTA 24:03 – ORDINANCE TO AMEND AND REORDAIN “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA” BY AMENDING §§ 19-9-6 AND 22-17-7 TO INCREASE CERTAIN PLAN REVIEW FEES

READOPTED OF THE 2015 COMPREHENSIVE PLAN WITH AMENDMENTS TO CHAPTER 2 (LAND USE AND COMMUNITY DESIGN), CHAPTER 5 (ECONOMIC DEVELOPMENT) AND CHAPTER 6 (HISTORIC PRESERVATION). THE COMPREHENSIVE PLAN IS THE COUNTY’S KEY POLICY DOCUMENT FOR LAND USE, DEVELOPMENT, HOUSING, INFRASTRUCTURE, TRANSPORTATION AND RELATED ECONOMIC AND SOCIAL ISSUES.

Copies of the complete text of the above ordinance is available for public review at <http://www.fluvannacounty.org/> and at the Office of the Fluvanna County Administrator during normal business hours. Questions may be directed to the Planning & Zoning Department at (434) 591-1910. Interested persons may submit written comments prior to the scheduled public hearing to planning@fluvannacounty.org. All interested persons wishing to be heard are invited to attend the public hearing.

To: Fluvanna Review
From: Kayla Polychrones, Administrative Programs Specialist
Email: kpolychrones@fluvannacounty.org

Advertise on the following dates: Thursdays, August 29 & September 5, 2024

Bill to: Fluvanna County Planning & Zoning Department
Post Office Box 540, Palmyra, Virginia 22963
Attn: Kayla Polychrones, Administrative Programs Specialist
Email: kpolychrones@fluvannacounty.org
Phone: (434) 591-1910



Fluvanna County

2015 Comprehensive Plan

2024 Review
Draft April 2024

FLUVANNA

.....

*The heart of
Virginia and your
gateway to the future.*



2024 Comprehensive Plan Acknowledgments

Sincere thanks are due to the many residents, stakeholders, and appointed and elected officials who contributed to the Fluvanna County 2024 Comprehensive Plan Update. Thank you!

2024 Board of Supervisors

Chris Fairchild, Chair <i>Cunningham District</i>	Mike Goad <i>Fork Union District</i>
John M. (Mike) Sheridan, Vice Chair <i>Columbia District</i>	Timothy M. Hodge <i>Palmyra District</i>
Anthony P. (Tony) O'Brien <i>Rivanna District</i>	

2024 Planning Commission

Barry Bibb, Chair <i>Cunningham District</i>	Lorretta Johnson-Morgan <i>Columbia District</i>
Howard Lagomarsino, Vice Chair <i>Palmyra District</i>	Eddie Shifflett <i>Rivanna District</i>
Kathleen Kilpatrick <i>Columbia District</i>	

Fluvanna County Administration

Eric Dahl, <i>County Administrator</i>	Kelly Harris, <i>Assistant County Administrator</i>
Caitlin Solis, <i>Clerk to the Board</i>	Dan Whitten, <i>County Attorney</i>

Fluvanna County Planning

Todd Fortune, <i>Planning Director</i>	Jason Overstreet, <i>Senior Planner</i>
Kayla Polychrones, <i>Administrative Programs Specialist</i>	Joanna Lehtinen, <i>Planner</i>
	Ben Frashure, <i>Code Compliance</i>

Appointed Advisory Groups

Rural Crossroads & Rural Preservation

Overton McGehee, Kathleen S. Miller, Suzy Morris, Marvin Moss, Gibson Worsham

Zion Crossroads Gateway Plan Stakeholders

Joshua Bower, Steven Hurwitz, Andy Sorrell, Steve Smith

Fluvanna County Historical Preservation

Donna D'Aguanno, Marvin Moss, Judith Mickelson, Deborah Murdock, Haden Parrish, Kathleen Kilpatrick

The 2015 Comprehensive Plan – 2024 Update is available online at www.fluvannacounty.org.

Hard copies are available at the public library and the County Administrative Building.

For more information on Fluvanna's Comprehensive Plan, please call (434) 591-1910.

2015 Comprehensive Plan



Fluvanna County, Virginia

A great place to live, learn, work, and play!

September 2015

Fluvanna Comprehensive Plan Acknowledgments

Sincere thanks are due to the many citizens, stakeholders, and appointed and elected officials (both past and present) who contributed to the development of Fluvanna County's 2015 Comprehensive Plan. It was the support and assistance of the participants that made the plan what it is—a reflection of the community's desires and hopes, with strategic steps to achieve that future. Thank you!

Board of Supervisors

Mozell H. Booker, Chair
Robert (Bob) Ullenbruch, Vice-Chair
Anthony P. (Tony) O'Brien
John M. (Mike) Sheridan
Donald W. Weaver

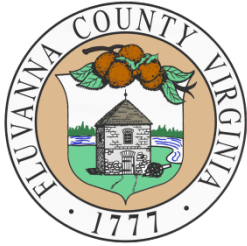
Planning Commission

Barry Bibb, Chair
Edward Zimmer, Vice-Chair
Patricia Eager
Donald Gaines
Lewis Johnson

Special thanks to Steven M. Nichols, County Administrator,
and Frederick W. Payne, County Attorney

The 2015 Comprehensive Plan is available on CD-ROM and is online at www.fluvannacounty.org.
Hard copies are available at the public library and the County Administrative Building.

For more information on Fluvanna's Comprehensive Plan, please call (434) 591-1910.



County of Fluvanna

2015 COMPREHENSIVE PLAN

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EXECUTIVE SUMMARY

The *Comprehensive Plan* is divided into twelve interconnected subjects. The plan sets forth a vision for each, describes the existing conditions regarding that issue, and recommends a course of action with specific goals and implementation strategies.

Chapter 1, *Natural Environment:*

The context for all land-based activity within the county is provided. This chapter details Fluvanna's physical characteristics and natural resources.

Chapter 2, *Land Use and Community Design:*

This section combines two closely related chapters from the 2009 plan. The new chapter focuses on where development is encouraged and discouraged. This chapter includes the Future Land Use Map, which shows the county's urban development area and recommended growth areas. Each community area is discussed, and this chapter is a primary land-use guide for the county. The primary emphasis is that development must be well planned, mixed-use, and mixed-income. It should efficiently utilize county resources, protect rural areas, and promote development areas as a place where land uses, facilities, and services exist and support the county's future growth goals and needs. The form and function of development within and outside the growth areas, called community planning areas, is also covered here.

Chapter 3, *Infrastructure:*

This is an integral component of development, and the use of water, sewer, stormwater, communications, and other infrastructure is highlighted. This chapter ties development to the natural environment and emphasizes the need for sustainable, energy-efficient, and fiscally responsible development.

Chapter 4, *Transportation:*

The roadways in Fluvanna County are an integral part of development and need to be routinely reevaluated as state funds for construction and maintenance diminish.

Chapter 5, *Economic Development:*

Economic development is essential to a sustainable Fluvanna County. The chapter reinforces the growth-area concept and sets forth the strategy for implementing the Zion Crossroads Urban Development Area and community planning areas.

Chapter 6, *Historic Preservation:*

Heritage, nature, and agricultural tourism are critical components of healthy community and economic development strategies. Chapter 7 explores the cultural amenities and heritage of the county.

Chapter 7, *Parks and Recreation:*

The county's recreational plans and facilities will define the degree to which Fluvanna is successful in becoming a more livable community.

Chapter 8, *Housing*:

To remain sustainable and livable, the community needs diverse and affordable housing. Affordable housing serves homes making 80 percent or less of the area median income (AMI). Rent or mortgage plus utilities also must not exceed 30 percent of monthly gross income. This chapter explores the challenges of providing a diversity of homes for everyone in order to achieve a sustainable community.

Chapter 9, *Human Services*:

Human service needs, particularly for low- and moderate-income families, are related to affordable housing, and demand for services in Fluvanna County continues to rise. This chapter explores the programs offered by the Department of Social Services and other critical agencies that provide complementary services.

Chapter 10, *Education*:

The chapter discusses the county's most important investment. Engagement and investment in the community, in terms of a viable workforce and productive citizenry, are vital to the future of Fluvanna. Continuing education and workforce preparedness are as critical as college degrees to the future success of the county's economic health.

Chapter 11, *Public Safety*:

This chapter discusses the importance of adequate human and capital resources for maintaining an effective public safety system. Efficient and effective communication, among agencies and mutual aid localities, is the top priority for improving the provision of emergency services.

Chapter 12, *Financial Sustainability*:

This chapter emphasizes the importance of managing the fiscal demands of a growing county. Expenditures and financial obligations are entered into only when it is in the citizens' best interest. The Capital Improvement Program, annual budget, and fiscal policies are explored.

Implementation Goals and Strategies

The concluding Implementation section discusses the steps necessary to let the Comprehensive Plan be amended as necessary to strengthen the Vision, and to implement the recommended goals and strategies. These strategies will be tracked and reassessed annually to determine the success of the plan's implementation. This section emphasizes accountability; every goal is given a timeline for completion and person, agency, or department to carry it out.

This plan prepares Fluvanna to accommodate anticipated growth while sustaining the county's rural character and livability. Land use and other government policy decisions must balance the desire to remain rural and "small town" while welcoming new people and businesses. Each chapter addresses important issues for Fluvanna over the next twenty years. The county's vision must be balanced and implemented according to the available financial resources anticipated over this period.

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INTRODUCTION (2024)

The Fluvanna County 2009 *Comprehensive Plan* was given a complete overhaul in 2015 and the 2015 iteration remains a well thought out and robust plan to guide the growth and stewardship of Fluvanna County. Virginia Code § 15.2-2230 requires comprehensive plans to be reviewed every five years; this review of the 2015 Comprehensive Plan was begun in 2020 shortly before the world changed and “pandemic” became a household word. With the introduction of COVID-19, priorities shifted, the ability to conduct meetings in person was restricted, and the five year review of the Plan was moved down the list of priorities. However, it was not forgotten.

In 2022, the Planning Commission appointed members of the community to two advisory groups: the Historic Preservation Advisory Group and the Rural Preservation Advisory Group. These groups met throughout 2022, and presented recommendations to the Planning Commission in the Fall of 2022. The recommendations of the two groups have been included in an appendix to this document.

Out of the many months of review, community meetings, and shared concerns, it became apparent that the residents of Fluvanna County have a deep and abiding desire to maintain the rural character and charm that has long been a hallmark of life in the County. However, rather than promote a wholesale stop to development, it was equally obvious that it was with an eye toward balanced development and growth that the advisory groups moved forward.

The 2015 *Comprehensive Plan* is not a perfect document for 2024; much has changed in the intervening years. The *Comprehensive Plan* can be viewed as a living document that can and should respond when new pressures are felt in the County. For instance, the Virginia Clean Economy Act (VCEA) (previously the Virginia Clean Energy Act) was adopted by the General Assembly in 2020 and requires a transition to clean energy by 2050. This has in turn spurred a demand for more solar generated power. The 2015 *Comprehensive Plan* only marginally contemplated what has since become a topic of much importance and urgency to the residents of Fluvanna County, with only one mention of “solar” in the Plan. This and many other items of concern will certainly be on the minds of those who are tasked with reviewing and updating the 2025 Comprehensive Plan.

VISION 2035

Mission:

Fluvanna County is committed to providing an excellent quality of life for our citizens and businesses through the efficient delivery of core services and programs, while preserving the unique identity and rural character of the county. (*Updated August 2022.*)

Vision Statement:

Fluvanna County...The heart of central Virginia and your gateway to the future. *A great place to live, learn, work, and play.*

Fluvanna County's vision is based on the following key principles, which are used as guides for future development, governance, and land use policies for the county:

- That our government should reflect the values and principles of the people,
- That solidarity and prosperity are the proper means of fostering communities,
- That people forge economies and communities,
- That our rural character and natural resources are part of Fluvanna's unique heritage, and should be preserved where practical,
- That a comprehensive, accessible, and quality system of education enabling a modern, highly skilled 21st century workforce is to be fostered,
- That future development be fiscally prudent while respecting individual property rights,
- That our infrastructure requirements are maintained and first-class,
- That our public safety personnel are properly equipped and compensated in a manner and means that respects their sacrifice,
- That Fluvanna's rich community heritage and our history be the cornerstones of our shared identity moving forward into the 21st century.

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Chapter 1

NATURAL ENVIRONMENT

Fluvanna's Natural Resources

Fluvanna conserves its natural resources and manages growth by directing development into specified growth areas called community planning areas, and by specifying how development can have a positive impact on the county. Well-managed forests and farms are still a primary land use, and a key component of the county's historic and rural character and economic viability.

The James, Rivanna, and Hardware rivers are critical to the history and ecology of the county. They are healthy, viable rivers with a diversity of aquatic life. Vegetative buffers along floodplains, sensitive development within the watersheds, and other development and preservation techniques protect these natural resources. Groundwater is protected and serves as the primary water source for the rural areas of the county.

Well-planned, compact development that efficiently utilizes green infrastructure to create interconnected, walkable, and fiscally sustainable communities that employ the latest in environmental controls is desirable. Fluvanna County's government strives for energy efficiency and the use of renewable technologies.

Conservation easements and lower land-use assessment taxes continue to be valuable tools for land preservation and conservation. Agricultural/forestal ("ag/forestal") districts are also abundant in rural areas, and permanent open spaces including greenways, parks, and buffer areas are preserved as part of the development process. The growth areas and surrounding rural areas are connected through this open-space network.

EXISTING CONDITIONS

Geology

Fluvanna County lies entirely within the Piedmont region, between the Blue Ridge to the west and Coastal Plain (Tidewater) to the east. Some of the bedrock of Fluvanna was formed locally, while some was transported here by natural events over time. As it broke down, this diverse bedrock left the numerous soil types found in the county.

Approximately 8,500 acres of soil in Fluvanna are underlain by subsoils with clays that become plastic to very plastic when wet, and are indicators of "shrink/swell" soils (USDA Soil Survey, ca. 1950). These soils should be evaluated by professionals to determine site-specific conditions if the construction of buildings or roads is contemplated. These soil types can also restrict the installation of traditional septic fields, which historically has limited development.

Fluvanna County: Septic Field Restrictions

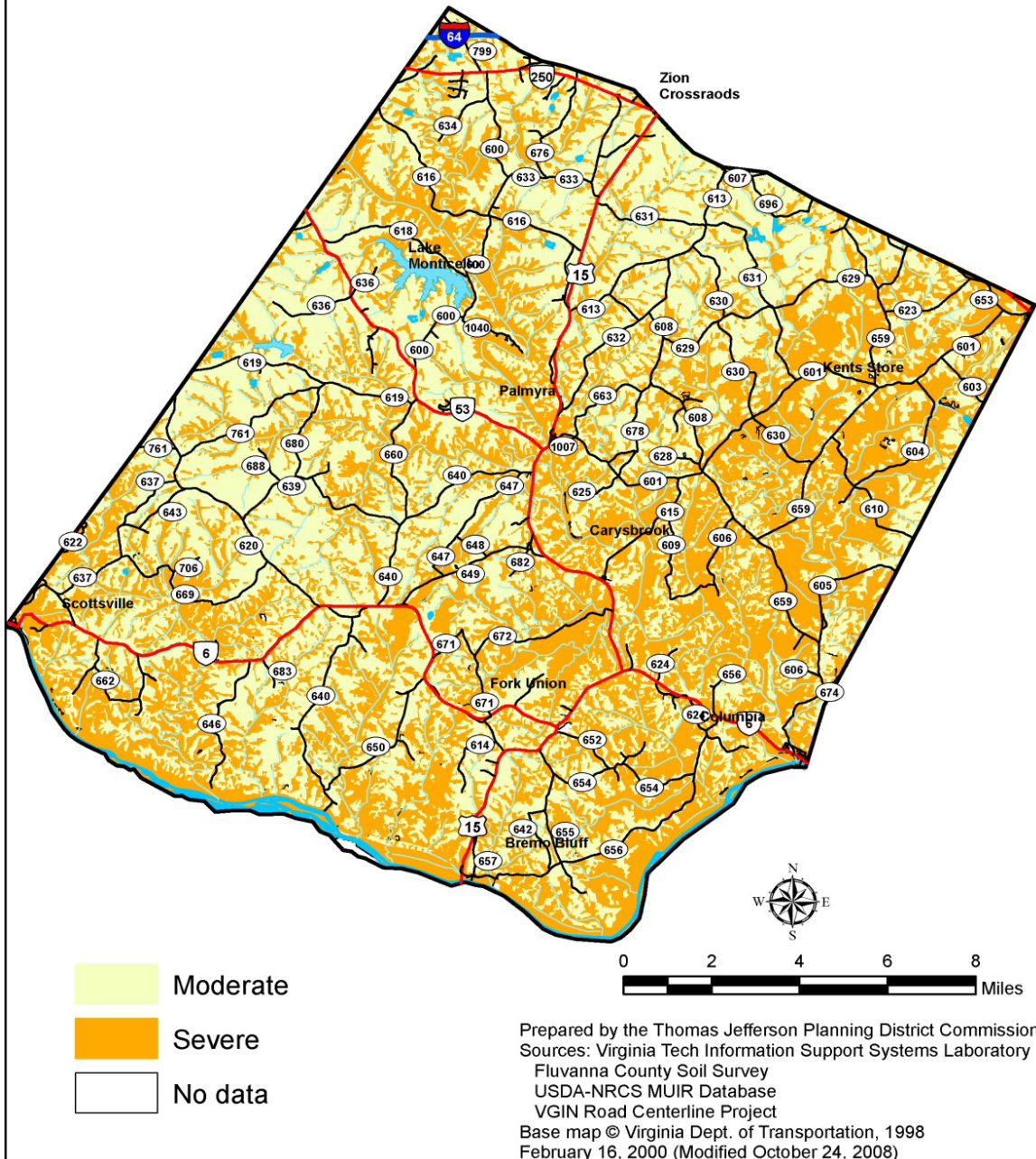


Figure NE-1, Septic Field Restrictions

Fluvanna County: Prime Farmland

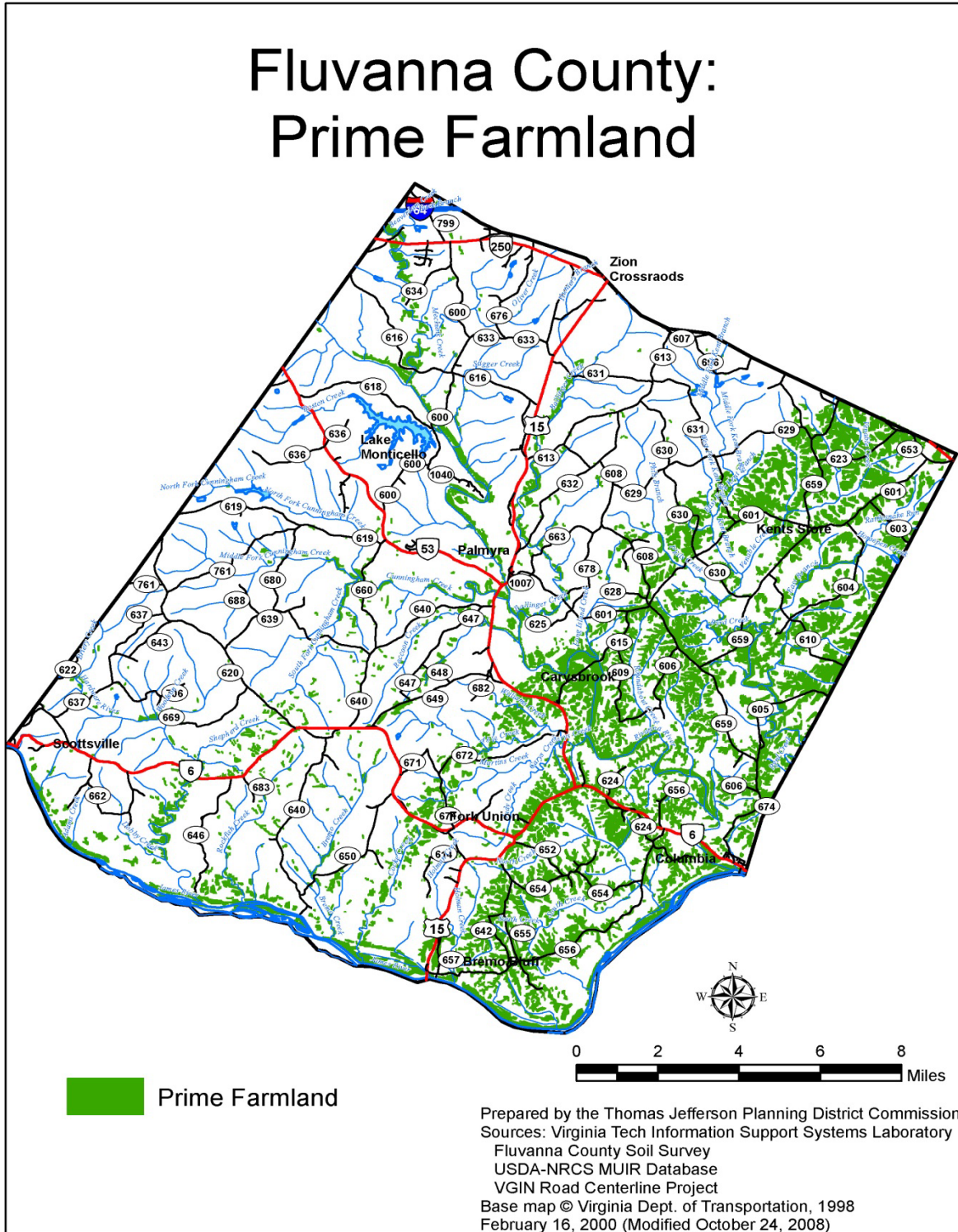


Figure NE-2, Prime Farmland

Present Conditions

Fluvanna contains 180,480 acres, or 282 square miles of land. The upland areas of the county are no higher than 548 feet above sea level and slope gently toward the James and Rivanna rivers, which are approximately 200–275 feet above sea level. There are no mountains in Fluvanna County; the terrain is rolling Piedmont.



Figure NE-3, Native Vegetation

The average rainfall for the county is roughly 43 inches, and the average growing season is 160 days. The growing season usually begins around April 18 and extends to October 18. Average temperature highs range from 46°F in January to 86°F in July.

Forest Resources

The predominant land cover in the county is forest, with 113,336 acres, averaging about 62.79%. The income from timber sales provides the incentive for landowners to grow timber. Fluvanna County's annual forest harvests are currently averaging \$1,500,000.

Cleaner air and water, and other ecoservices, are no-cost byproducts of responsible forest management. Aside from direct economic and aesthetic benefits, forests contribute services like stormwater management, wildlife habitat protection, reduced erosion, groundwater recharge, carbon sequestration, and insect pollination.

Fluvanna's stream corridors are an important part of its overall environmental health. The Rivanna River bisects the county and is the Commonwealth's first designated scenic river. The James River is Fluvanna's southern border. Other significant rivers and streams are the Hardware River, Cunningham Creek, Byrd Creek, and Mechunk Creek.

The Rivanna River

The Rivanna River, which stretches over 42 miles long, drains an approximately 769-square-mile watershed that is home to approximately 155,000 in 2024. The basin's rivers and streams offer indispensable services in the form of water supply and waste treatment capability. About 72% of the basin is forested, and much of the aquatic system retains its exceptional natural assets, including some of the healthiest small Piedmont streams in the mid-Atlantic region.

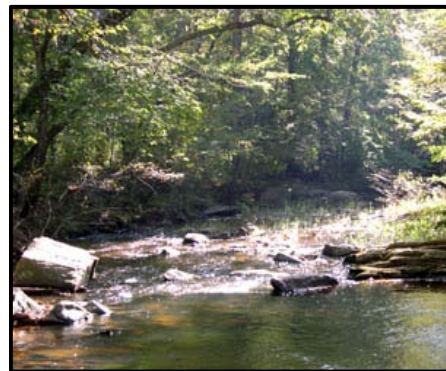


Figure NE-4, Rivanna River

These waterways provide habitat to wildlife, including river otters, bald eagles, and over eighty species of fish. For some organisms, such as the globally threatened James River spiny mussel, the Rivanna basin is one of few places in the world suitable for survival and reproduction. The

streams of the Rivanna also provide recreational opportunities to hikers, canoeists, kayakers, and fishermen.

The James River

The 340 mile James River is Virginia's longest, flowing across the entire state to its mouth at the Chesapeake Bay. The James is Virginia's largest tributary to the Chesapeake Bay.

The James River watershed encompasses approximately 10,000 square miles, or almost 25% of the state. Home to one-third of all Virginians in 39 counties and 19 cities and towns, it touches the lives of more Virginians than any other feature on the landscape. (Source: James River Association).



Figure NE-5, James River

Open Space

Open space in Fluvanna can be categorized in three primary ways:

1. Privately owned open space is associated with a farm or a home and is usually not open to public access.
2. Common open space is reserved for open space in a development and is intended solely for use by that development's residents.
3. Publicly owned open space is intended for use by the entire community.



Figure NE-6, Open Space

All three types of open space contribute to quality of life in the community. Open spaces also help to preserve and protect natural features such as groundwater recharge areas, steep slopes, and wildlife habitats. The protection of open spaces will play an important role in the county's future.

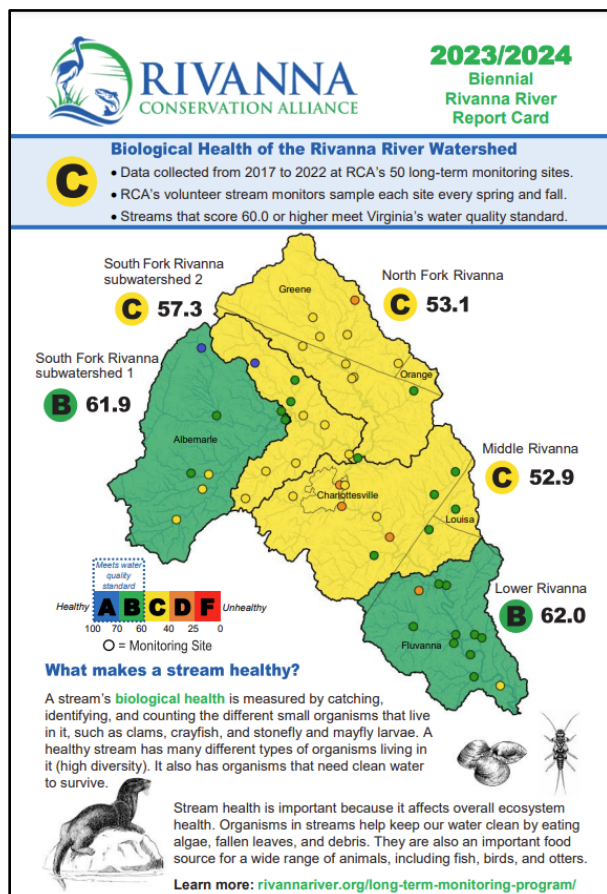
Challenges

Water Quality and Quantity

Surface Water

Surface water is tested by the Virginia Department of Environmental Quality (DEQ). The DEQ has tried to increase its monitoring capacity by encouraging local monitoring programs. The Rivanna Conservation Alliance was created by the merging of the Rivanna Conservation Society and Streamwatch, which now engages the community to develop useful data. The organization is guided and funded by a formal partnership of local governments, resource management agencies, and nongovernmental organizations. It coordinates volunteer water quality monitoring and continues to support environmental sustainability along the Rivanna.

In 2017-2022, the Rivanna Conservation Alliance summarized the biological health of the Rivanna River Watershed at fifty long-term monitoring sites. Of the eleven sites in Fluvanna, nine sites received a rating of B, with an average score of 62. Streams that score 60.0 or higher meet Virginia's water quality standard. The remaining two sites received a C and D. Fluvanna's stream quality appears to generally outperform the watershed as a whole.



The Rivanna River Basin Commission, an independent local entity representing Fluvanna, Albemarle, and Green Counties and the city of Charlottesville, also works to resolve issues affecting the basin's water quality and quantity, and provides guidance for the stewardship of the Rivanna River Basin.

In good weather, water quality in Fluvanna's streams is generally fair-to-good. In high flows from storms, phosphorus, suspended solids, and fecal coliform reduce water quality. Nitrogen, phosphorus, and sediment threaten aquatic life and fecal coliform is a health hazard. The Hardware River, Byrd Creek, and portions of the Rivanna River and the Middle Fork of Cunningham Creek are listed as impaired by the Virginia Department of Environmental Quality.

Flooding, drainage problems, erosion and sedimentation, groundwater pollution, failed

septic systems, and construction problems are all possible if soil characteristics are not considered when developing land. Fluvanna's topography includes slopes greater than 7 percent, which are susceptible to soil erosion. These areas of high erosion potential are interspersed throughout the county. Groundwater availability and vulnerability to contamination is determined by factors related to soils, saprolite (weathered rock), and bedrock geology.

Groundwater

Fluvanna citizens have major concerns about groundwater availability. Development should be required to show its projected impact on surrounding groundwater supplies, particularly within the context of the diminishing and limited supply of water available. Mitigating this impact, along with others such as stormwater and traffic on surrounding property owners, is of utmost importance in any discretionary zoning action.

Hydrogeological Testing

Hydrogeologic investigation and testing is an evaluation of groundwater quantity and quality and the potential effects that a proposed land development may have on water resources in Fluvanna County. The evaluation consists of on-site hydrogeologic investigation and testing, as well as compilation of existing and readily available information.

Hydrogeologic investigations, testing and reports should be required and specifically defined for the two basic types of residential subdivisions:

- Residential subdivisions not served by a central water system (i.e. served by individual wells); and
- Residential subdivisions served by a newly proposed or expanded central water system not owned and/or operated by Fluvanna County, FUSD, or other public entity.

Stormwater

As of April 2014, the county has elected to “opt out” of administering new stormwater regulations. This does not mean that stormwater will not be regulated; for the near-future, the Department of Environmental Quality will administer stormwater management for the county. As the regulatory process becomes more established and county staff becomes more familiar with the new stormwater requirements, responsibility will shift to the county. Stormwater ordinances address quality and quantity of stormwater runoff and outline the use of low-impact development practices.

Riparian buffers, the forested areas along stream banks, are the best use of land near streams; however, many of the county’s rivers and streams do not have adequate riparian buffers, or the buffers are threatened by development. Riparian buffers filter nutrients, sediments, and other pollutants before they can enter a waterway. The U.S. Department of Agriculture (USDA) recommends that over 80 percent of nutrients and sediments be captured by a hundred-foot-deep forest buffer. Additionally, riparian buffers offer a great habitat for plants and wildlife.

Flood Protection

Fluvanna County has added a flood protection ordinance to its zoning code in Chapter 22 Article 17. Additionally, updated flood maps will be posted to the county website come 2024. The purpose of these provisions is to prevent the loss of life and property, health and safety hazards, the disruption of commerce and governmental services expenditure of public funds for flood protection and relief, and the impairment of the tax base.

The ordinance regulates uses, activities, and development that will increase flood heights, velocities, and frequencies; restricting certain uses, activities, and development within districts subject to flooding; requiring all those uses, activities, and developments in flood-prone districts to be protected and/or flood-proofed; and discouraging individuals from buying land and structures that are unsuitable because of flood hazards. These provisions apply to all lands within Fluvanna County identified as being in the hundred-year floodplain by the Federal Insurance & Mitigation Administration.



Figure NE-7, Wheat Field

Erosion and Sedimentation

The predominant soils in Fluvanna County are silt loams, many of which have high clay content. These soils support significant areas of marginal farmland, with some prime land in river bottoms, predominantly in the southern part of the county.

Fluvanna County has adopted an erosion and sediment control ordinance in compliance with state regulations. This ordinance promotes the health and welfare of the people of Fluvanna by establishing requirements and enforcement procedures for the control of erosion and sedimentation.

Air Quality and Energy

Fluvanna's air quality is a major asset to the county. The Environmental Protection Agency (EPA) establishes standards monitored by the Department of Environmental Quality, which determine whether a region is an "air quality attainment area" or not. Fluvanna County lies within a region that achieves this designation.

Air pollutants come primarily from the combustion of fossil fuels from stationary and mobile sources, not only locally but also from other areas. Motor vehicle emissions are the major local source. Preserving or planting appropriate trees species throughout vehicular corridors is a good way to mitigate the effects of automobile emissions.

The best way to support air quality and conserve resources is to reduce energy use, thus decreasing fossil fuel combustion and air pollutant emissions. Transportation accounts for most of the energy consumed in the county. The county can improve its energy efficiency and reduce emissions with a compact development pattern, and by developing a greenway, bikeway, and walkway system. Infill, cluster, and mixed-use development reduce residents' transportation energy needs, while alternatives to driving reduce energy use and improve community health.

Energy consumed by buildings accounts for another portion of the county's energy consumption. Improving the efficiency of buildings is essential to increased energy efficiency, and resulting energy savings often translate into financial savings.

Conservation

Efforts to conserve land are ongoing throughout the county. Some examples are Virginia's land-use taxation program, agricultural and forestal districts (AFDs), conservation easements, and cluster development.



Figure NE-8, Tenaska

Land-Use Taxation

In Virginia, localities may elect to reduce the real estate tax burden on land used for agriculture, horticulture, silviculture, viticulture, aquaculture, improved pasturage, and open space. The Commissioner of the Revenue determines if the land is suitable for such land-use valuation. When the locality accepts the application for the land-use valuation, the property tax reflects productivity rather than fair market value, resulting in lower real property taxes on the land. During years of general reassessments, the Commissioner of the Revenue reviews the recommendations of the State Land Evaluation Advisory Council (SLEAC) and then establishes rates for the productive value of the land when calculating the real property tax obligation of the landowner. Land-use values are determined for agriculture, horticulture, forestry, and open space.

The locality may take an individual property out of land-use assessment when a landowner changes the use. Examples include the owner harvesting timber with no provision to reforest, or a landowner causing pollution by not following accepted best management practices, or the property being developed. Landowners may elect at any time to remove the property from land use to take advantage of demand for development property. Although this taxation program does not offer long-term conservation, it removes some of the financial pressure for sale and development of land. The open-space class of lands, such as scenic rivers and Virginia byways, makes properties automatically eligible for the special land-use tax program (*Virginia Outdoors Plan, 2007, Ch. 3*).

Ag/Forestal Districts

Agricultural lands provide economic value and contribute to the unique character of the county. A challenge in preserving this valuable land use is the fact that land suitable for agricultural use is also suitable for development.

Magisterial District	Number of Parcels	Ag Acres	Horticultural	Forest Acres	Open Space Acres	Total Land Use (Acres)
Palmyra	525	5,142.46	8.52	15,857.15	458.39	21,466.52
Columbia	541	4,739.69	4.55	20,353.51	25,643.13	25,643.13
Cunningham	780	9,318.36	80.63	25,179.56	35,089.03	35,089.03
Fork Union Sanitary District	157	1,454.02	0	5,071.88	6,721.41	6,721.41
Fork Union	398	4,770.13	27.24	14,075.13	19,164.04	19,164.04
Lake Monticello	0	0	0	0	0	0
Town of Columbia	0	0	0	0	0	0
Town of Scottsville	0	0	0	0	0	0
Total	2,401	25,424.66	120.94	80,537.23	2,001.30	108,084.13

Figure NE-9, Fluvanna County Land Use District Totals as of January 1, 2024 provided by the Commissioner of the Revenue

Agricultural and forestal districts were established to conserve, protect, and encourage the development of agricultural and forestal lands for food and other agricultural and forestal products. The districts conserve and protect agricultural and forestal lands as valued natural and ecological resources that provide open space for watershed protection, wildlife habitat, and aesthetic purposes. As of 2024, 105,000 acres of land were within Fluvanna's Agricultural/Forestal Districts. The majority of these districts are roughly located throughout the midsection of the county (see figure NE-10).

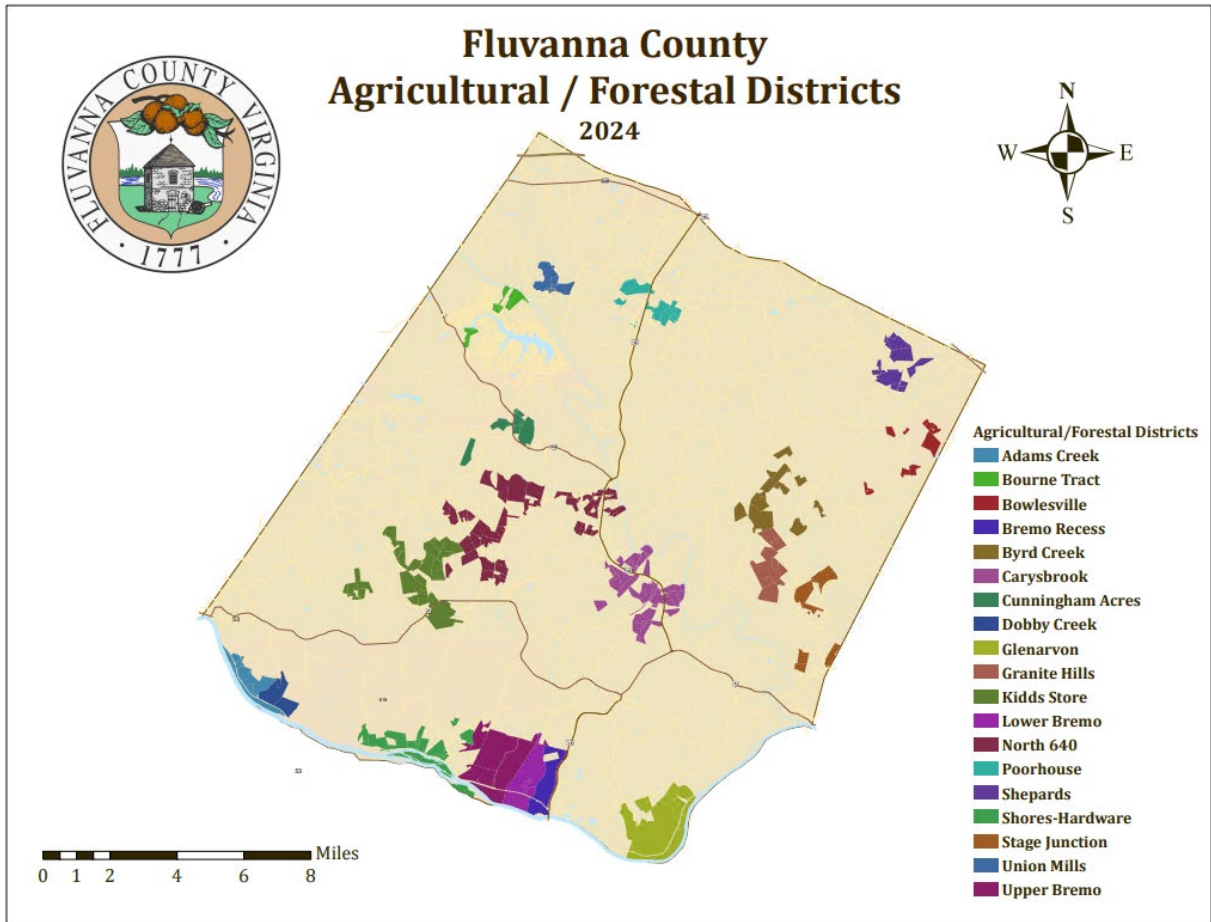
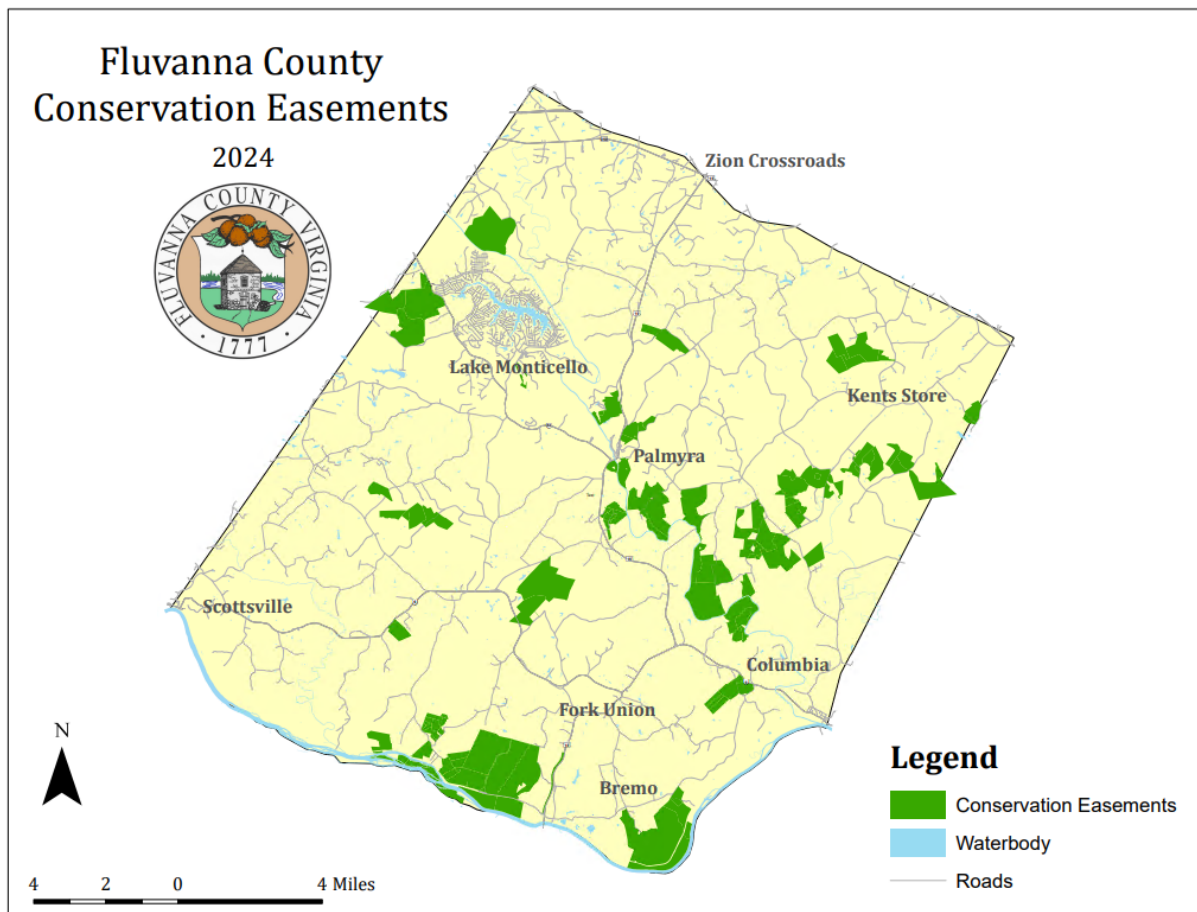


Figure NE-10, Ag/Forestal Districts

Conservation Easements

The Board of Supervisors created an easement program whereby the jurisdiction may hold and protect easements and, in 2007, Fluvanna County accepted the first easement under its conservation easement program. As of January 1, 2024, there were 45 conservation and historic easements in the county, totaling 16,638.33 acres. Most of the easements are owned by the Virginia Outdoors Foundation and the Virginia Department of Forestry.



Cluster Development

The county adopted cluster development zoning in 2004 to help conserve open space. Cluster developments in the residential (R-1) zoning district require 50 percent open space, while in the agricultural (A-1) zoning district they require 75 percent open space. Environmentally, this development scenario will help to reduce the impacts of erosion, sedimentation, and quantity of stormwater runoff.

Low-Impact Development (LID)

LID is an approach to site development and stormwater management designed to mitigate development impacts to land, water, and air. The approach emphasizes site design and planning techniques that conserve natural systems and hydrologic functions on a site. The practice has been integrated into municipal development codes and stormwater management ordinances

throughout the country. LID begins with the site planning process, and is more sustainable than traditional development practices.

LID:

- Preserves open space and minimizes land disturbance;
- Protects natural systems (drainage ways, vegetation, soils, sensitive areas);
- Reexamines the use and sizing of traditional site infrastructure (lots, streets, curbs, gutters, sidewalks);
- Customizes site design to each site;
- Incorporates natural site elements (wetlands, stream corridors, mature forests) as design elements; and
- Decentralizes and manages stormwater at its source.

Economic Development

The county's natural resources deserve consideration as economic development tools – forestry and agriculture are essential parts of the local economy, and Fluvanna's trails, rivers, and wildlife attract people from other communities for recreation. At the same time, preserving the county's natural resources depends on the continuing health of the local economy. The more economic activity our natural resources can support, the safer those resources will remain. Future discussions about economic development should include natural resources, and economic development efforts should include protecting, enhancing, and promoting these resources.

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Chapter 2

LAND USE AND COMMUNITY DESIGN

Mapping Fluvanna's Future Form

The county wants a balance between individual property rights and the community's development goals. Private choices affect public policy concerning land uses, providing public facilities and services, anticipating transportation needs, and safeguarding the environment. Public policy affects housing location and costs through the provision of utilities, zoning, subdivision regulations, and building codes. Growth should be guided to ensure that adequate public services are provided and proper transitions exist between land uses.

This approach encourages development that diversifies the tax base, allows the population to increase at sustainable levels, minimizes the impact on existing infrastructure, and accounts for impacts including stormwater runoff, traffic, public safety, schools, and water and sewer capacity. The way a community chooses to grow, or not grow, directly impacts the tax base and the taxes paid by existing citizens. Responsible land-use policies result in fiscally self-sustaining development that will have a positive impact on taxpayers. Growth models should show a healthy, balanced mix of business and residential uses that provide a net gain to the community.

In Central Virginia, the debate is not about whether to grow or not to grow—the area is too attractive to newcomers, both economically and environmentally—but rather how we should grow. Fluvanna chooses to manage its growth in a way that strengthens the community and protects areas identified for preservation. Change is inevitable, but how a community changes depends on how closely it adheres to its vision, goals, and strategies for making the vision a reality.

EXISTING CONDITIONS

The location of development has long-reaching impacts on the community. This chapter discusses how to balance economic growth with quality of life, and should reflect the community's goals for the location and character of growth. As importantly, it should reflect the areas to be preserved. Challenges include determining where growth is appropriate (given the rural nature of the county), existing and future traffic patterns, and the relationship to current and future infrastructure.

This chapter can be used to:

- Assist in identifying where to locate infrastructure and public facilities;
- Serve as a guide for evaluating proposed developments;
- Establish the framework to develop policies that will promote the desired land-use development patterns;

- Assist federal, state, and local agencies in coordinating their work, such as planning for future road and infrastructure needs; and
- Reflect the land-use opportunities and needs identified in other Comprehensive Plan chapters.
- Explain the desired elements for successful community design.

Land-Use Patterns

Fluvanna County is a rural community with a few small manufacturing firms and a desire for a sustainable and agriculturally friendly economy. Development has generally occurred close to primary road networks and community services. The county has retained its rural character despite continued growth. Development has been dispersed throughout the county and in the communities of Fork Union, Bremono Bluff, Palmyra, and Lake Monticello, along with the towns of Columbia (its citizens voted to dissolve the town in January 2015) and Scottsville. Other smaller communities are associated with rural stores that existed throughout the county.

Lake Monticello, established in the early 1970s, was the county's primary residential growth area through the end of the twentieth century. While Lake Monticello houses approximately 40 percent of the county's population, no traditional urban center has developed there.

Commercial and industrial development has seen changes as well. As the county's population has grown, so has the demand for goods and services. Commercial and industrial growth has centered around Lake Monticello and Zion Crossroads. These areas are ideally situated to attract more development.

Development around Lake Monticello has primarily been strip commercial development that serves the needs of the local population. Zion Crossroads is poised to become the new center of industry and commerce for the county. Its location in relation to existing and proposed infrastructure, an interstate interchange, and the intersection of Routes 250 and 15 makes it a logical choice for business development. Additionally, rapid commercial development on the Louisa County side of Zion Crossroads will likely bring even more development to Fluvanna County. The Northwest Fluvanna / Southwest Louisa Multimodal Corridor Study, developed in conjunction with the Thomas Jefferson Planning District Commission, projects that there will be 28,000 additional jobs in the area by 2050.

To further enhance development opportunities in the Zion Crossroads area, the counties of Fluvanna and Louisa have joined together to ensure that the infrastructure needs of the area are met. A joint pipeline from the James River **is in the early stages of construction.**

Recent Trends

Increased growth has brought pressure to develop agricultural and forested lands. In 2024, 60 percent, **or approximately 108,084.13 acres,** of the county was in land-use assessment status. Of the total land use acres, farmland accounted for 23.5 percent of that total, 74.51 percent was forested, 0.11% was horticultural, and less than 1 percent was open space.¹

¹ Fluvanna County Commissioner of the Revenue.

In response to requests from landowners, the Board of Supervisors approved fifteen agricultural and forestal districts in 1999 and 2000. As of April 2024, 20 districts, totaling 17,005 acres, had been established in Fluvanna County.

District Name	Planning Area	Approval Date	Review Period	Review Date	Total Acreage
Adams Creek	Rural Residential	05/05/2021	10 Years	05/16/2031	557.58
Bourne Tract	Rural Preservation	08/16/2023	8 Years	08/01/2033	282.09
Bowlesville	Rural Preservation	08/16/2023	8 Years	08/01/2033	394.49
Bremo Recess	Rural Preservation	02/17/2021	10 Years	01/17/2031	359.67
Byrd Creek	Rural Preservation	08/07/2019	10 Years	07/21/2029	690.39
Carysbrook	Rural Preservation	08/07/2019	10 Years	07/21/2029	1,285.38
Cunningham Acres	Rural Preservation & Residential	01/08/2020	10 Years	11/17/29	366.95
Dobby Creek	Rural Residential	02/17/2021	10 Years	01/17/2031	393.16
Glenarvon Farm	Rural Preservation	01/08/2020	10 Years	11/17/2029	1,730.36
Granite Hills	Rural Preservation	08/07/2019	10 Years	08/04/2029	771.97
Kidds Store	Rural Preservation	02/19/2020	10 Years	12/15/2029	1,327.26
Lower Bremo	Rural Preservation	02/17/2021	10 Years	01/17/2031	800.38
North 640	Rural Preservation	01/22/2020	10 Years	11/17/2029	2,369.95
Poorhouse	Rural Residential	02/19/2020	10 Years	01/19/2030	494.87
Sheperds	Rural Preservation	11/06/2020	10 Years	11/15/2030	706.53
Shores-Hardware	Rural Preservation	02/17/2021	10 Years	01/17/2031	1117.99
Stage Junction	Rural Preservation	05/20/2021	10 Years	06/07/2030	707.27
Union Mills	Rural Preservation	05/18/2022	10 Years	05/15/2032	393.16
Upper Bremo	Rural Preservation	09/16/2020	10 Years	09/20/2030	1,851.78
Quaint Lea of Nahor	Rural Residential	01/17/2024	10 Years	01/17/2034	404.1
Total Acreage					17,005.33
% of Total County Acreage within Agricultural & Forestal Districts					9.42%

Figure LU-1, Open Space, According to Fluvanna County Planning Department Records

In 2006 the Board adopted a county conservation easement program. As of January 1, 2024, there are 45 conservation and historic easements in Fluvanna County. **These easements protect approximately 16,638 acres, or approximately 9.22% of the County.** The Virginia Department of Forestry (VDOT), Virginia Department of Historic Resources, Virginia Outdoors Foundation, and Fluvanna County itself hold easements countywide.

Future Trends

Population

According to US Census data, Fluvanna's population grew from 25,691 in 2010 to 27,249 in 2020 (6% growth).

Year	Population
2030	28,394
2040	31,523
2050	35,124

Source: Weldon Cooper Center

Figure LU-2, Population Projections

Pattern of Development

Fluvanna's rate of growth and pattern of development create challenges to maintaining the rural character of the county. **With Lake Monticello nearing build-out, an increasing number of homes have been built elsewhere in the county. Between 2001 and 2013, 37 percent of new homes built in the county were within Lake Monticello proper. From 2009 through 2013, however, only 8 percent of Fluvanna homes were built in the Lake.²**

A primary cause of sprawl is the sporadic rezoning of properties throughout a locality. Spot zoning is the reclassifying of one or more tracts of land primarily for the private interests of one or more landowners instead of furthering the welfare of the entire community as part of an overall zoning plan. There must be valid reasons for any zoning amendment that are substantially related to the public welfare and necessity. **It is not sufficient that an applicant merely show that there is no neighborhood objection to the requested amendment.**

Three questions may be asked as a litmus test for spot zoning:

- (1) Is the proposed change contrary to the established land-use pattern?
- (2) Is the proposed land-use change in conformance with the Comprehensive Plan?
- (3) Would the proposal create an isolated zoning district unrelated to similar districts?

Zoning applications should be well planned and complementary to the vision for that area. Critical items include buffers and screening between incompatible uses, connectivity and

² Fluvanna County Building Inspections Dept.

walkability, adequate infrastructure, sustainable and attractive design, and other factors that will mitigate any adverse impacts.

Rezoning applications that do not compliment the community's vision and address all anticipated adverse impacts from the project are not approved. Successful applicants will meet with the community and county officials in advance of application submittal. This process benefits the project, and results in development that improves the overall quality of the community.

It is not sufficient for an applicant to receive approval for a rezoning simply because a property is within a community planning area. Each application is considered by the county to see if the proposed development is well planned within the context of the surrounding community.

Applications that do not address a project's external costs to the community and provide a clear fiscal benefit to the county will not be favorably received. This decision is subjective, and completely within the purview of the Board of Supervisors; however, the Comprehensive Plan will be used as a reference in evaluating all such discretionary projects.

Future Land-Use Tools

Utilities, specifically sewerage systems, need to be carefully controlled and regulated. Both centralized and decentralized systems have serious long-term maintenance challenges that need to be proactively addressed by the county in coordination with the Virginia Department of Health. These regulations and controls are designed not to control land use but rather to assist the prescribed land-use plan in a sustainable and environmentally responsible manner.

Design Approaches

The 2000 Comprehensive Plan established three land-use designations to further guide development—community planning, rural residential, and rural preservation. The community planning areas, designated growth areas established pursuant to the Code of Virginia, section §15.2-2223.1, direct new development to communities which have infrastructure to support population growth and sustainable development. The growth-area plan allows conservation of the rural preservation areas by slowing and controlling development in these areas.

Six areas—Lake Monticello (Rivanna), Palmyra, Zion Crossroads, Scottsville, Fork Union, and Columbia—are designated growth areas established pursuant to the Code of Virginia, section §15.2-2223.1. These areas are also referred to as Community Planning Areas, or CPAs. Areas outside the community planning areas—the rural residential and rural preservation areas—complete the continuum from the more dense community areas to the more rural and natural areas. Since 2000, Lake Monticello (Rivanna), Palmyra, Zion Crossroads, and Fork Union have had community plans developed to further refine how those areas should grow.

The preference for the dispersion of new development within these land use classifications is:

- 70 percent in community planning areas;
- 20 percent in rural residential areas; and
- 10 percent in rural preservation area.

A review of actual building permits issued in 2014 shows that 38.6 percent of these permits were issued in the community planning areas. 61.4% percent were in rural areas. This balance is the reverse of the desired development pattern, with the most development occurring in the areas intended for the lowest density and most preservation of open space. The future development of approved subdivisions could provide significant challenges to the preservation of rural character.

The 2009 Comprehensive Plan retained the same goals for development distribution among the land use designations. These changes are intended to strengthen the land-use vision of the county, more effectively implement the community planning areas established pursuant to the Code of Virginia, section §15.2-2223.1, and better buffer the rural residential and rural preservation areas.

Design Elements and Standards

The design elements and standards described in this section detail how development should occur and what type of development should be permitted.

Community Elements

- Most new growth occurs at Zion Crossroads, which develops into a regional mixed-use center featuring employment centers and a diverse mix of retail opportunities and housing options. The Zion Crossroads Community Planning Area will serve as the county's Urban Development Area, established pursuant to the Code of Virginia, section §15.2-2223.1.
- The current retail centers surrounding Lake Monticello, in the Rivanna community planning area, develop into neighborhood mixed-use centers with smaller-scale retail opportunities and housing options.
- Growth in the courthouse area of Palmyra should be scaled to match that of the surrounding village.
- Fork Union should continue to develop as a village in the core area near Fork Union Military Academy, surrounded by residential neighborhoods.
- Developments in rural areas should be limited to rural housing clusters and limited residential development with a large open-space component.

Regional Center

The regional center is comprised of regional mixed-use and regional employment. These two elements are similar, and may overlap at some points. As the county's Urban Development Area (established pursuant to the Code of Virginia, section §15.2-2223.1), Zion Crossroads remains the ideal location for such uses.

Regional Mixed-Use

The regional mixed-use center is a focal point for the region; it reinforces this through its scale of development and rich range of land uses. Regional mixed-use development is characterized by a higher intensity and mixture of land uses than surrounding areas. Larger-scale commercial uses, such as big-box stores, are situated along the main arterial roadway, with slower-speed streets and smaller block sizes off of the busy arterial.

Regional Employment

The regional employment center is predominantly devoted to employment, but maintains a mixed-use component to serve employees and surrounding residents. Employment uses may include professional office space, research facilities, storefront offices, and warehouse and light industrial uses.

Office uses are recommended at the core, while warehousing and light industry are appropriate at the periphery. It is important to link single-use areas with adjacent mixed-use development. Live-work units are recommended to maximize the residential capacity of regional employment centers. Although some uses may require large blocks, smaller block sizes should be maintained wherever possible.

Compact blocks around a mixed-use main street define the core of the regional center. The main street must provide a comfortable pedestrian environment between small shops, stores, and offices. Higher-density residential areas are encouraged within close walking distance to the main street.

Street Types

The regional employment center's main street provides wide sidewalks, shade trees, and safe crosswalks. When larger-scale commercial roads pass through regional mixed-use and employment centers, the cross section should be scaled to balance vehicular traffic with the presence of pedestrians. Large commercial uses may front onto the commercial street, with smaller retail uses lining the main street and surrounding streets set back from the higher-speed commercial street.

Connectivity and Block Size

Because of building density and desire for walkability, small block sizes are appropriate in the regional center. Block sizes may be expanded to accommodate larger retail stores, or office and light industrial campuses, without disrupting the overall block network. Buildings should line the perimeter of blocks, with the center of the block used for surface parking and courtyards. The tight street network provides many routes for pedestrians, connects parking lots, and joins the residential and mixed-use areas.

Building Height and Frontage

The tallest buildings along the main street should provide a sense of enclosure, creating an "urban room" for pedestrians. Setbacks should be minimized, with no setback along primary streets, particularly those with retail uses. Residential uses toward the edge may have lower building heights and small setbacks.

Parking

On-street parking is encouraged along both commercial and residential streets. Surface parking should be placed to the rear of buildings, shielded from the sidewalk and main street setting. As density increases over time, structured parking may become an option.

Mix of Uses

The regional mixed-use center has the largest diversity of uses, combining retail and office in close connection to residential and other varied uses. This mixed-use quality is important for creating a vibrant Main Street core and an energized streetscape for residents, patrons, and workers.

The regional employment center is primarily composed of office uses and related services. Despite this focus, the employment center should incorporate mixed-use elements, including restaurants, retail, and some multifamily residential. This mixed-use quality is important for the establishment of a desirable workplace, and its relationship to surrounding development.

Density

The regional center is a high-density community element. Large parking areas should be minimized in order to optimize the potential density of the center. Residential uses are primarily multifamily, taking form as apartments and townhouses. Larger uses, such as large-footprint commercial, office, and light industrial, should be placed toward the edge of the development area.

Integration of Open Spaces

With its intense style of development, the regional center has limited opportunities for open space. A town square is the most appropriate type of open space for the mixed-use center, and can serve as a public civic space at the core of the downtown area. Pocket parks are the most appropriate open space in employment centers, and can be distributed throughout the area. Greenways may provide connections to downtown and from surrounding areas.

Neighborhood Mixed-Use

The neighborhood mixed-use community element incorporates multiple uses in a walkable, pedestrian-friendly environment with compact block sizes. Neighborhood mixed-use areas include a mix of retail and office uses at the center, with connected residential uses at the edge. A centralized public space is encouraged as a focal point and civic space for the community.

Street Types

Commercial areas within neighborhood mixed-use elements should incorporate Main Street standards. As land use transitions to residential, neighborhood streets should be used. Where larger, high-speed roads enter the pedestrian-oriented core of a neighborhood mixed-use elements, the cross section should feature commercial streets, to balance vehicular and pedestrian needs.

Connectivity and Block Size

Small block sizes are appropriate for the neighborhood mixed-use element. Block sizes for commercial uses must expand to accommodate large retail stores without disrupting the overall block network. Where there are smaller-scale storefronts, office uses, and residential, block sizes should be minimized.

Building Height and Frontage

The tallest buildings making up the neighborhood mixed-use element should be concentrated around the main street to provide a sense of enclosure, creating an “urban room” for pedestrians. Setbacks should be minimized, with no setback along areas serving as the main street.

Parking

On-street parking is encouraged along commercial and residential streets. Surface parking should be placed to the rear of buildings, shielded from the sidewalk and main street setting. Large surface parking lots should be placed within the interior of blocks and arranged to maximize sharing between uses.

Mix of Uses

Although the neighborhood mixed-use element favors retail, other uses, including storefront retail, office, civic, and residential, are recommended. This mix of uses is important to the vibrancy of the center, creating an energized streetscape for residents, customers, and workers.

Density

The neighborhood mixed-use element combines higher-density retail and residential uses. Large parking areas should be minimized in order to optimize density. Most residential uses should be multi-family, with single-family residences only appropriate as a transition into neighborhood residential areas.

Integration of Open Spaces

Due to its development intensity, the neighborhood mixed-use element allows limited opportunities for open space. A town square or pocket park is the most appropriate type of open space at the core. Greenways may connect the center and peripheral areas. Recreational parks may be integrated at the edge of the commercial area to serve the community.

Neighborhood Residential

Neighborhood residential areas should provide a range of residential housing types and lot sizes. Generally, this includes a balance of single-family residences and multifamily housing. A central neighborhood park is an excellent asset for a neighborhood center, and is strongly encouraged. Connections should be made to surrounding neighborhoods and commercial centers where possible. Neighborhood residential centers typically border higher-density neighborhood mixed-use areas. In some cases, small commercial and institutional uses may be incorporated into the neighborhood residential community element.

Street Types

Neighborhood streets are the primary street type within the neighborhood residential element. Because of the residential character of these centers, commercial streets are limited.

Connectivity and Block Size

Block size should relate to lot size and density. Higher-density blocks allow for smaller block sizes, where lower-density areas may have larger-scale blocks. Connectivity with adjacent land uses, primarily nearby neighborhoods, is encouraged. Where street connections are not feasible, greenways are recommended.

Building Height and Frontage

The majority of buildings in neighborhood residential areas are residences. Buildings have a reduced scale and greater setbacks in comparison to regional centers and neighborhood mixed use. Shorter setbacks are recommended for higher-density residential blocks.



Figure LU-3, Residential Streetscape

Parking

On-street parking is suggested in higher-density residential areas. Where block sizes are bigger, on-street parking may give way to residential driveways and garages. Where garages are present, it is important to set them to the side or rear of the residence, so they do not dominate the residential frontage.

Mix of Uses

While predominantly single-family residential, neighborhood residential areas should incorporate some degree of mixed use, primarily multifamily residential, storefront retail and office may be integrated at a residential scale.

Density

The neighborhood residential element is primarily composed of single-family residences. Residential development should strive to maintain a reasonable density (e.g., less than quarter-acre lots), freeing green space as a shared amenity.

Integration of Open Spaces

The neighborhood residential element can incorporate a shared green space at its core. Neighborhood parks vary in scale, but serve local residents as recreational and gathering space. If possible, greenway trails should be integrated to link the neighborhood to surrounding neighborhoods and open spaces.

Village

Villages are characterized by a small, mixed-use core surrounded by residential uses and a connection to natural features and open spaces. Despite their limited scale and density, villages typically favor mixed use (often a major civic use). Outside of a small mixed-use center, villages

are characterized by single-family residential uses. A green buffer may be created at the perimeter of the village to integrate open spaces with the developed area.

Street Types

Main streets and neighborhood streets are the primary street types within villages. When higher-speed roads approach the walkable core of a village, the street should better balance vehicular and pedestrian needs.

Connectivity and Block Size

The mixed-use village core should have small blocks to accommodate a limited but dense collection of small retail uses. Residential block size should relate to the lot size and density of residences. Higher-density blocks allow for smaller block sizes, where lower-density areas may have larger-scale blocks.



Figure LU-4, Neighborhood Street

Building Height and Frontage

The majority of buildings in villages are residential. Buildings have a reduced scale and greater setbacks in comparison to downtown and commercial centers. Due to the varying rural quality of villages, setback requirements should remain flexible.

Parking

On-street parking is suggested in higher-density residential areas. Where block sizes are bigger, on-street parking may give way to residential driveways and garages. Where garages are present, it is important to set them to the side or rear of the residence, so that they do not dominate the residential frontage.

Mix of Uses

While predominantly single-family residential, villages should incorporate mixed use at their core, including small-scale storefront retail and office. Multifamily residential may also be integrated at the core and within surrounding blocks.

Density

The village element combines a range of uses and densities. In general, development should strive to maintain a reasonably high density, in turn freeing green space for community use or for use as a natural buffer.

Integration of Open Spaces

Villages provide a great opportunity for open-space preservation, typically at the periphery surrounding the developed area. Neighborhood parks are recommended at the core. If possible, greenway trails may be integrated to link villages with surrounding neighborhoods and open spaces.

Rural Clusters

Rural clusters are small-scale residential areas surrounded by farmland, preservation zones, or otherwise environmentally sensitive land. Although they are small in scale, clusters should strive to maintain density similar to that of the neighborhood residential community element. This will maximize preserved land by clustering homes on small lots. Rural cluster planning must be sensitive to existing natural features, agricultural land, and viewsheds when positioning development. Rural clusters are predominantly single-family residential, but may incorporate limited multifamily residential, small-scale retail, and farm uses.

Street Types

Within their developed area, rural clusters primarily use neighborhood streets and are connected to other places in the region by rural roads. Because of the rural character of these centers, streets do not require curbs and gutters or fixed sidewalks. Off-road paths are often a more appropriate pedestrian facility than formal sidewalks.

Connectivity and Block Size

When a rural cluster takes a compact form, block sizes should remain relatively small. However, some situations do not allow for typical defined blocks, in which case no maximum block size is applicable. In such situations, it is still important to maintain a connected street network.

Building Height and Frontage

Most buildings in rural clusters are residential and have a reduced scale and greater setbacks in comparison to those in neighborhood settings. Setback requirements should remain flexible, due to the varying rural quality of rural areas.

Parking

In a rural setting, formal on-street parking is rarely required or appropriate. For residential parking, it is important to set garages to the side or rear of the residence, so that they do not dominate the residential frontage.

Mix of Uses

While predominantly single-family residential, rural clusters may incorporate a limited multifamily residential component. This is typically found at the center of the developed area.

Density

The rural cluster element concentrates development in a compact area, leaving the remaining land for preservation and common use. In general, development should strive to maintain a reasonable net density (i.e., within the non-open-space portion of a development), to maximize preservation.

Integration of Open Spaces

Rural clusters provide an opportunity for open-space preservation, typically at the periphery surrounding the developed area. Open space should be clustered to maximize large areas of open space whenever possible. Neighborhood parks are recommended at the core. If possible, greenway trails may be integrated to link rural neighborhoods with surrounding neighborhoods and open spaces.

Rural Preservation

Development in the rural preservation areas should consist of farmland, preservation zones, or otherwise environmentally sensitive land with scattered housing.

Street Types

This area is characterized by rural roads that connect farmland to markets. Because of the rural character of this area, curbs and gutters or fixed sidewalks are not appropriate. Where stormwater management is needed, it should be managed with grass swales.

Connectivity and Block Size

Farms and scattered housing are connected to main roads by informal private drives. Because the housing is dispersed, there is no block size requirement.

Building Height and Frontage

The majority of buildings in the preservation area consist of residential and farm use. Building types should be limited to single-family residential and agricultural uses, with the height of structures varying with use. Setback requirements should remain flexible, due to the varying rural quality of this area.

Parking

In a rural setting, formal on-street parking is rarely required or appropriate.

Mix of Uses

The rural preservation area consists primarily of open space and agricultural and forestry uses with scattered single-family residential.

Density

In general, development should strive to maintain a very low density in order to maximize the opportunity for continued preservation of farms and open space.

Integration of Open Spaces

Development in the rural preservation area should maximize open space. Open space should be clustered to maximize large areas of open space whenever possible. If possible, greenway trails may be integrated to link rural neighborhoods with surrounding neighborhoods and open spaces.

Community Element Standards

Figure LU-21 provides a development matrix on the seven community elements that provide suggested development standards. These standards should be used as a general guide for development proposals such as planned unit development projects, but it should be recognized that each project will have unique characteristics, and will not always adhere to the standards recommended in the matrix.








COMMUNITY ELEMENT MATRIX						
urban ←			→ rural			
						
Regional Center				Rural Areas		
Regional Mixed Use	Regional Employment	Neighborhood Mixed Use	Neighborhood Residential	Village	Rural Cluster	Rural Preservation
Street Types						
Commercial street Main street Neighborhood street	Commercial street Main street Neighborhood street	Commercial street Main street Neighborhood street	Neighborhood street	Commercial street Neighborhood street Rural road	Neighborhood street Rural road	Rural road
Block Size						
400–800 ft.	400–800 ft.	300–600 ft.	200–600 ft.	200–600 ft.	200 ft.–varies	Varies
Building Height						
2–6 stories	2–6 stories	2–4 stories	1–3 stories	1–3 stories	1–2 stories	1–2 stories
Frontage						
Commercial storefront	Commercial storefront	Storefront Porch	Storefront Porch Residential yard	Storefront Porch Residential yard	Porch Residential yard	Porch Residential yard Open space
Parking						
Structured On-street Surface	On-street Surface	On-street Surface Residential	On-street Surface Residential	On-street Surface Residential	Residential	Residential Unstructured
Mix of Uses						
Large commercial (25–40%) Storefront retail (25–40%) Civic (10–25%) Office (10–25%) Restaurant (10–25%) Multifamily residential (5–20%)	Office (25–75%) Health/medical (10–25%) Light industrial (10–25%) Storefront retail (5–20%) Multifamily residential (5–20%)	Storefront retail (25–75%) Civic (10–25%) Office (10–25%) Restaurant (10–25%) Multifamily residential (10–35%) Single-family residential (5–20%)	Single-family residential (50–75%) Multifamily residential (10–25%) Limited retail (10–25%)	Storefront retail (10–25%) Civic (10–25%) Office (10–25%) Restaurant (5–20%) Multifamily residential (25–50%) Single-family residential (25–75%)	Single-family residential (50–100%) Multifamily residential (25–50%) Limited retail (10–25%)	Single-family residential (10%) Country stores (5%)
Density						
Commercial FAR: 2.0 Residential DUA: 10–15	Commercial FAR: 2.0 Residential DUA: 10–15	Commercial FAR: 1.0 Residential DUA: 8–10	Commercial FAR: 0.5 Residential DUA: 4–8	Commercial FAR: 0.75 Residential DUA: 4–6	Commercial FAR: 0.5 Residential DUA: 2–6 (net)	Commercial FAR: 0.1 Residential DUA: 0.5–0.1
Open Space						
Town square Pocket park	Pocket park	Town square Pocket park Neighborhood park	Neighborhood park Recreational park	Neighborhood park Recreational park Passive open space	Neighborhood park Recreational park Passive open space	Recreational park Agriculture and forest land Passive open space

Figure LU-5, Community Element Matrix

Residential Areas

Residential development within the community planning areas should respect the rural design theme, particularly at the periphery of the growth area and the rural fringe. A variety of housing types should be included as part of neighborhood mixed-use communities. Neighborhood residential that is primarily single-family should not be the only housing within the growth areas. Due to the limited amount of developable land within community planning areas, single-family subdivisions are inefficient. Within single-family residential developments, a variety of housing sizes and styles should be available.

Affordable housing and workforce housing are vital to the community. Many affordable homes will be single-family attached, townhouse, duplex, condominium, or other multifamily structures. Some smaller single-family detached homes are affordable to median-income families and should be part of a neighborhood's design.

Workforce housing is generally price-constrained and marketed toward middle-class homeowners. Market-rate housing is not price-constrained and is available to any buyer at any income level.



Figure LU-6, Mixed-Income Neighborhood

Commercial Areas

The county's designated growth areas, established pursuant to the Code of Virginia, section §15.2-2223.1, are places where, because of existing populations, established villages, commercial services, employment, and infrastructure such as highway access, growth has occurred and should continue to grow. Zion Crossroads, with an interstate interchange and the intersection of Routes 250 and 15, and its existing and planned infrastructure, is an ideal location for a regional employment and mixed-use center. Rapid commercial development on the Louisa County side of Zion Crossroads will likely bring more development to Fluvanna County.

Fluvanna and Louisa County are working together to ensure that the infrastructure needs of the area are met. **A joint water pipeline from the James River is in the initial stages of construction.** Additionally, Louisa County may be able to extend waste treatment lines into the area for some capacity, along with the development of future wastewater capacity for the area as part of major mixed-use development. This infrastructure will be supplemented by sewer and water provided by the Fluvanna Correctional Center for Women on Route 250.

Palmyra is the county seat and Fluvanna's historic center of development. The Rivanna Planning Area is centered around Lake Monticello, which was the county's primary development area from the early 1970s until recently, when the Lake began to approach its build-out capacity. These two areas will continue to grow, but should do so in an integrated, sustainable way that compliments existing development and the history of each area. Much of this growth will fill the role of traditional infill development.

Mixing commercial uses on the ground floor with residential uses on upper floors enhances street-level vitality attracting both pedestrians and “downtown” residents along Main Street. Additionally, the concept of “eyes on the street” argues that crime is reduced when people use a street or other public area for a greater period of time than during normal business hours.

In order to create a more functional and appealing pedestrian environment, parking lots should be less visible from the street. This means parking should be relegated to the back or sides of building, or within structures. This approach engages and attracts pedestrians and “walk-in” customers.

Walkable Community

The primary functions of streets include providing thoroughfares for pedestrians and traffic, access for emergency vehicles, and accommodating parking. Streets are important open-space features. The streetscape—building facades, sidewalks, benches, lighting, trees, and other characteristics—influences the character of the surrounding environment. Well-designed streetscapes are pedestrian-friendly environments. Pedestrian promenades create areas for people to gather and walk.

Phasing

Another important element in designing a sustainable project is the phasing of a project. Rarely will a project be developed all at once. Larger projects, in particular, will need to be phased, which should be discussed during the rezoning/master plan phase of the project.

Plans can be proffered in a certain order, during certain time frames, or in contingency on the provision of certain infrastructure. For instance, a developer could proffer that a project’s residential component would not commence until an adequate public water supply was in place. Such a proffer assures the community that this infrastructure will be in place prior to additional demand being placed on the existing community’s resources. The wording of proffers made during a rezoning process should be clear and concise, so that those commitments can be met if the project is approved.

Architecture

The design, style, and material quality of building impact the aesthetics and sustainability of the community. Low-maintenance, sturdy, but attractive products should be used as a standard in lieu of lower-grade materials like vinyl or metal siding, asphalt shingles, or flat tarpaper roofing. State-of-the-art materials are more energy-efficient and require less upkeep. Current products vary widely but include HardiePlank siding, composite decking, nontoxic cellulose wall insulation, low-VOC caulks, adhesives, and paints, low-E argon-filled windows, and Energy Star light fixtures. Recycled or renewable products such as bamboo floors reduce the environmental footprint of development. Brick, block, standing seam metal roofing, green roofs, higher-grade asphalt shingles, and other traditional materials are also encouraged.

Architectural styles can and should vary among developments, but should remain consistent within a project. Quality of material and sustainability should not vary widely, and should not be compromised by low-quality, high-maintenance materials. While it is not desirable to regulate

specific materials, it is reasonable and feasible for a developer to commit to specific material types and styles as part of a project’s approval, preferably through legally binding proffers.

The Relationship between Community Elements and the Community Planning Areas

Each community element correlates to a community planning area (or land use designation) and the urban development area. The community elements may be appropriate in different configurations within each community planning area as shown below and discussed previously.

Community Element	Community Planning Area
Regional mixed use	Zion Crossroads
Regional employment	
Neighborhood mixed use	Columbia, Fork Union, Palmyra, Rivanna, Scottsville, Zion Crossroads
Neighborhood residential	Columbia, Fork Union, Palmyra, Rivanna, Scottsville, Zion Crossroads
Village	Columbia, Fork Union, Palmyra, Scottsville
Rural cluster	Rural residential Rural preservation
Rural preservation	Rural preservation

Figure LU-7, Land-Use Relationships

In practice, the specific recommendations for each type of community element should guide the design of a development depending on its location, both in terms of the specific community planning area as well as the precise location within a planning area. The Comprehensive Plan lays out the framework and basic parameters of each land-use designation, including the community planning areas and urban development area (established pursuant to the Code of Virginia, section §15.2-2223.1), in the context of the various community elements.

Community Plans

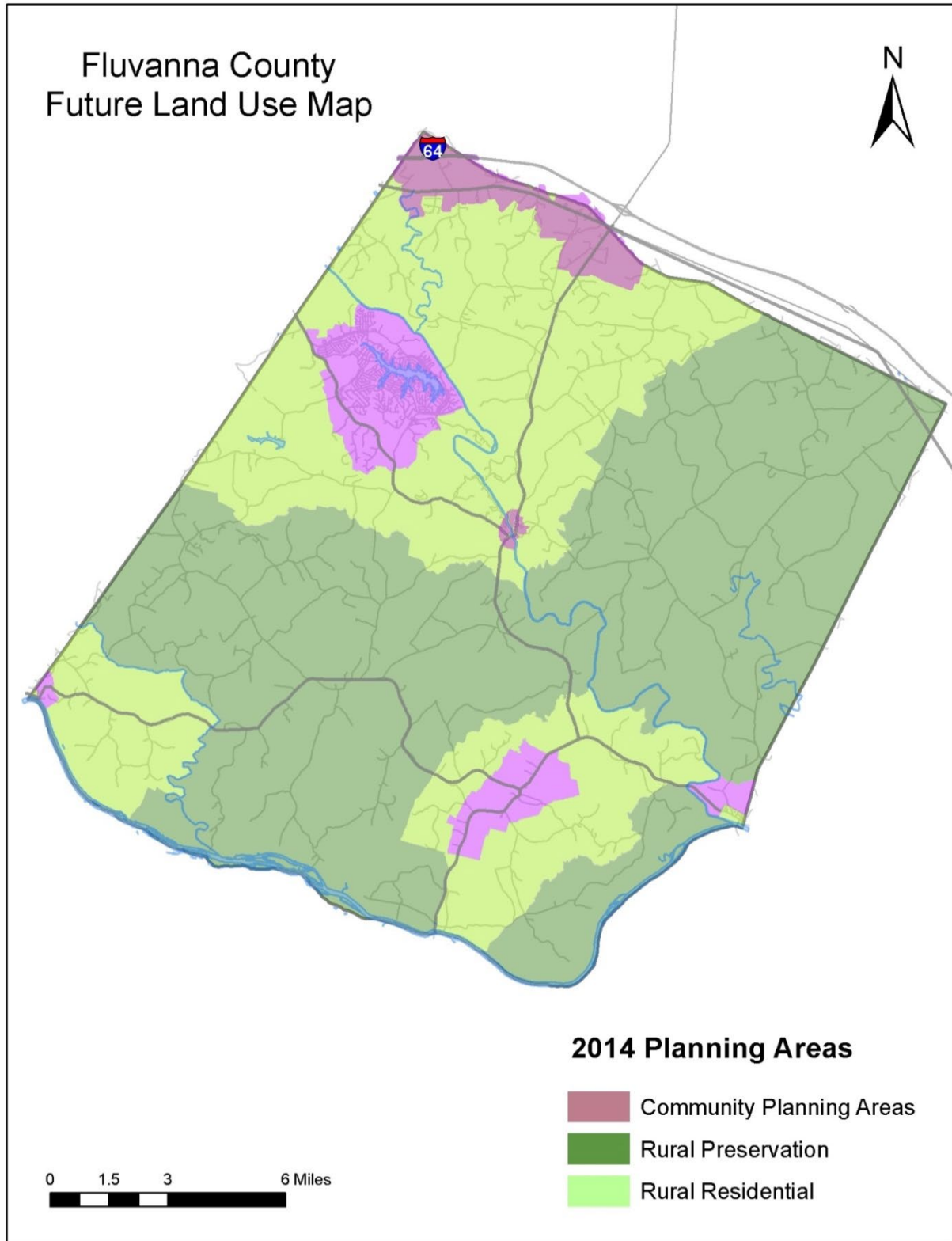


Figure LU-8, 2029 Future Land Use Map

Zion Crossroads Community Plan

Overview

Located at the crossroads that connect Charlottesville, Richmond, and destinations to the north and south, Zion Crossroads is situated to contribute to Fluvanna County's goals for the future. The county seeks to expand the services, recreation, restaurant, and retail options available to its residents, while at the same time retaining the area's rural character.

Zion Crossroads is the primary gateway to Fluvanna County, and should be enhanced to provide a scenic welcome to residents and tourists. It should develop as an employment, retail, commercial, and recreation destination for county residents and travelers along Routes 64, 15, and 250.

As the county's Urban Development Area established pursuant to the Code of Virginia, section §15.2-2223.1, Zion Crossroads is envisioned to be the most intensely developed part of the county, consisting of regional mixed-use, regional employment, and neighborhood mixed-use developments. This area is the county's primary regional economic development area and is targeted as a regional employment center with primarily mixed-use, mixed-income development.

Commercial and neighborhood streets make up the primary transportation network, along with sidewalks, trails, and bicycle lanes. Other open space consists of green infrastructure such as streams, storm channels, and small pocket parks or town squares.

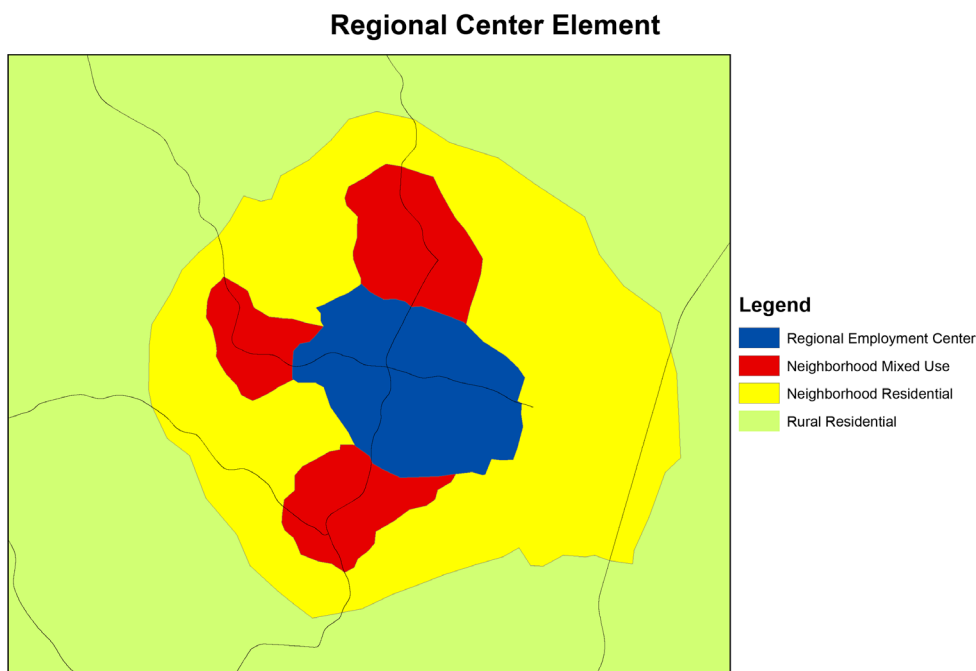


Figure LU-9, Regional Center Element

Large, medium, and small commercial businesses, along with office, civic, and multifamily residential uses, combine to form a neotraditional development or series of interconnected developments. Commercial and office structures do not exceed six stories, and residential density is up to ten dwelling units per acre (10 du/ac). Density may be increased with incentives such as open space, affordable housing, or transfer of development rights, depending on the zoning district standards.

Zion Crossroads lacks an adequate transportation system, especially to serve new development. Sidewalks, bicycle lanes, and transit service are nonexistent. Moreover, Zion Crossroads lacks a center of commerce and has no clear identity beyond the through-traffic amenities such as service stations and fast food chains.

Recommendations

The following recommendations focus on the potential of Zion Crossroads as a center of commerce, employment, and higher-density residential uses. This includes creating an identity for Zion Crossroads, improving transportation for pedestrians, bicyclists and vehicles, protecting the natural features of Zion Crossroads through compact, efficient development, and enhancing economic and employment options.

Create an identity by constructing gateways to Zion Crossroads. Through street design and road enhancements, a Zion Crossroads gateway can be formally established. The Route 250 and Route 15 intersection presents an opportunity to introduce travelers to the rural character of Fluvanna County. Wide lanes, the absence of sidewalks and bicycle lanes, and a flat median contribute to the auto-oriented nature of this roadway. At high speeds, motorists barely notice the rural surroundings or local businesses. The traffic signal, overhead utility lines, and cluttered signage contribute to the poor visual quality of this gateway to Zion Crossroads. Addressing these functional and visual issues will greatly improve people’s first impression of Fluvanna County.

Define a village-scaled center. At the heart of this recommendation are two village-scaled complexes: one as a center for residential, neighborhood-scaled commercial and recreation, and the second as a higher-intensity commercial area, anchored by a major retail establishment.

A village-scaled center concentrates growth within clearly defined boundaries. Within these boundaries there is a mix of uses—residential, recreational, small-scale and more intensive commercial—as well as a clearly defined Main Street and recreation amenities. Much of the Fluvanna County portion of Zion Crossroads is rural. In order to retain this rural character, new growth should occur in specific areas that are clearly defined.

Zion Crossroads lacks a distinct town center, without which Zion could grow in a conventional strip development pattern. Higher-density, village-scaled development would distinguish Zion Crossroads as a regional center. Village-scaled development provides the necessary framework for economic activity and community-oriented services while protecting the environment beyond the edge of the village center.

Support mixed-use development. Mixed-use development appropriate for Zion Crossroads should include multifamily housing, small, locally owned shops, larger retail development, and light industry. Zion Crossroads is also favored for more intensive uses that stimulate the county economy, provide jobs, offer a range of retail stores, and provide for leisure activity through parks and playing fields within the defined growth area. It may be appropriate to introduce a more flexible zoning classification to the area, in order to make economic development easier.

In any area, development needs to be paired with the availability of appropriate infrastructure (e.g., water, sewer). Intensive mixed-use development in Zion Crossroads must be appropriately phased with enhancements to the supporting infrastructure. As the county moves towards acquiring such infrastructure, economic development will become more feasible.

Improve the safety and efficiency of the transportation system. Coordinate safety improvements for Routes 250 and 15. Route 15 southbound from Interstate 64 is of particular concern, as many through travelers stop for fuel and food. The new diamond interchange alters existing traffic patterns, and these impacts should be studied. Traffic drops off significantly on



Figure LU-10. Roundabout

Route 15 after its intersection with Route 250. Much of the traffic on Route 250 now uses Interstate 64. The Route 250 / Route 15 intersection is an ideal roundabout location. A roundabout would improve the flow of traffic, provide safer pedestrian and bicycle access, and facilitate the creation of an attractive gateway from each of the four approaches. Roundabouts make intersections more attractive and safe for motorists, bicyclists, and pedestrians.

Other improvements can be implemented in the Zion Crossroads area for safety, overall attractiveness, and accessibility for all modes of travel. Crosswalks and sidewalks will further improve pedestrian safety and encourage activity along the corridor. Financial impacts and quantities of impervious surfaces (which contribute to stormwater runoff) can be reduced by installing sidewalks only on one side of the street.

The Northwest Fluvanna / Southeast Louisa Multimodal Corridor Study, which focuses on Route 15, Route 64, and Route 250 throughout northwest Fluvanna, southwest Louisa, and eastern Albemarle corridor to create a transportation plan for the area, provides excellent descriptions and illustrations of the types of improvements desired along the corridor. Despite the time elapsed since the study was published, most of the elements discussed remain desirable and should continue to influence development in Zion Crossroads.



Figure LU-11, Pedestrian Oriented Roadway Section

Increase alternative transportation options. RideShare provides a free service to match travelers who are going to similar areas at similar times, and provide a car or vanpool service. RideShare participants are also enrolled in the Guaranteed Ride Home program, which provides free rides home in an emergency to users of alternative transportation. RideShare can work with employers in the Zion Crossroads area to develop and implement traffic-reduction programs that target the specific needs of the area’s travelers. RideShare also maintains park-and-ride lots. Currently, there is one park-and-ride lot in the Zion Crossroads area (Louisa County) and a park-and-ride lot located in Jefferson Village Shopping Center near Lake Monticello. New mixed-use development may also create new opportunities for park-and-ride lots, and for pairing park-and-ride lots with JAUNT transit service.

JAUNT provides transportation service throughout the region (City of Charlottesville, Fluvanna, Albemarle, Buckingham, Greene, Louisa, and Nelson counties). JAUNT is funded by local governments in the area, and uses federal, state, and local funding to supplement the fares its users pay.

Protect the rural features of the Zion Crossroads area. The development of Zion Crossroads need not come at the expense of its rural and environmental features. Two techniques serve to enhance both the rural and environmental features and the village-scaled development recommended in this plan. Siting development in areas that do not compromise natural features will preserve prominent rural and environmental features. If development is so sited, residents, shoppers, and employees will be in close proximity to these natural features, making the development areas more attractive and appropriate.

Mitigate runoff through green street techniques, bio-swales, and reduced impervious surface in all new and remodeled development. The county should encourage development that leaves natural features as intact as possible. Site disturbances such as excessive grading, unnecessary removal of helpful plants and trees, and large quantities of impervious surfaces all contribute to stormwater runoff and sedimentation (degrading the county’s rivers and streams), reduces groundwater recharge, and generally results in a more attractive site. This low-impact approach to development often reduces a developer’s costs, and allows the county to meet its stormwater management obligations. Best of all, it frequently requires little more than creative site planning.

Green street solutions help control stormwater while enriching the character of neighborhoods. Pedestrian-oriented street facilities can be designed to achieve water management and pedestrian goals. In particular, the same landscaping components of a street that add to pedestrian comfort can also perform stormwater retention and treatment functions, contributing to better flood control and water quality. Planting strips, planted medians, tree wells, and other planted areas can reduce urban runoff by retaining stormwater. The soils in these planted areas also remove pollutants, providing natural water treatment. Paved areas, such as parking lots and vehicle and bike lanes, sidewalks, and ball courts, if designed with porous surfaces and ample reservoir or infiltration capabilities beneath, can be used to improve water management. Considering these ideas will ensure that environmental sustainability and quality-of-life objectives are incorporated into the planning and engineering analyses of collection system improvements.

Protect existing open, forested, and agricultural areas by clustering growth into defined areas. As described above, new development should be clustered in carefully defined growth areas and sensitively placed in the context of rural and environmental features.



Figure LU-12, Open Space

Employ conservation and open-space easements. Conservation and open-space easements are designed to hold land in perpetuity. Nonprofit corporations, local governments, individual landowners, and subdivision landowners may set aside such an easement as defined by a homeowners association.

Support economic development and community-based services. Since much of what constitutes Zion Crossroads is in Louisa County,

the main opportunities in Fluvanna County lie south of the Route 15 and Route 250 intersection. The current industrial park on Route 250 just east of this intersection is in both Fluvanna and Louisa counties and may have the potential for additional development. **Cross-county cooperation on economic development is encouraged.**

At present there is the potential for three centers or nodes in Zion Crossroads. First, north of Interstate 64 interchange in Louisa County; second, along the Route 15 strip between Interstate 64 and the Route 250 and Route 15 intersection, also in Louisa County; and third, south of the Route 250 and Route 15 intersection in Fluvanna County. This third center is undeveloped but has the potential for a mix of uses such as residential development of varying densities, large and small-scale commercial development, and light industry.

Develop a marketing strategy and marketing plan. Identify the community's strengths in appealing to businesses and set goals that build on the identified strengths. These goals can then be used to prepare a marketing plan. A marketing plan identifies the specific actions to be taken to achieve the goals.

Expand and diversify local tax revenue. An expanded and diversified tax base can result from a diversity of uses as recommended in this plan. Higher-intensity commercial, locally based businesses and retail establishments, a workplace center, and light industry all contribute to an expanded and diverse tax base.

Develop higher-intensity commercial use. Zion Crossroads offers the greatest potential for higher-intensity commercial development. An “anchor” store with smaller retail establishments can serve as a regional center for shoppers.

Encourage locally based businesses and retail establishments. Care must be taken to avoid too many conventional, nationally based retail shops at the expense of local businesses. Locally based business and retail help distinguish the unique character of Zion Crossroads and tend to have a greater impact on the local economy.

Site an integrated workplace development center in Zion Crossroads. An integrated workplace center offers opportunities for offices and businesses, integrated into a walkable, mixed-use center. A campus-style complex offers an attractive workplace and, with sufficient infrastructure, could become a site for a corporate headquarters.

Support development of additional light industry. Light industry is usually less capital-intensive than heavy industry, and is more consumer- than business-oriented (light industry products are produced for end users—consumers—rather than as components for use by other industries). Light industry has less environmental impact than heavy industry and is more compatible with residential areas, albeit with an appropriate buffer. Increasing the flexibility of zoning in Zion Crossroads could help support industrial growth.

Enhance tourism and related recreation. Fluvanna County has many sites and facilities of interest to tourists. With its proximity to Interstate 64, Zion Crossroads is an excellent location for a tourism / visitors’ center.

Improve the quality of employment opportunities. Good pay, upward mobility, and employee benefits are all important to improving the quality of employment opportunities. A workplace center/office park, as opposed to retail establishments, offers more opportunities for full-time employment with benefits and opportunities for advancement. Efforts and incentives to recruit employers should make this priority apparent.

Study the feasibility of Zion Crossroads as a satellite location for Piedmont Virginia Community College. An adult distant learning campus, with classes for professional advancement, can contribute to improvements in the quality of employment. Educational facilities also draw additional people and businesses to the area, which directly helps the economy. If the satellite location focuses on career development, it can act as an anchor for further economic development. For example, a nursing program could attract urgent care or geriatric facilities to Zion Crossroads.

Support the vocational and technical job demands of the current and future job market. The Virginia Workforce Network offers employment services, with key services based in Charlottesville. Zion Crossroads could be a future site for a satellite center or, at a minimum, a location for a workforce information booth.

Rivanna (Lake Monticello) Community Plan

Overview

The Lake Monticello area of Fluvanna County has grown rapidly in recent years. As the Lake approaches build-out, its proportion of the county's growth has diminished, although the area surrounding the Lake still sees robust growth. The private Lake Monticello community has a dominant presence in this part of the county, and a significant number of residents live close by. Lake Monticello and the surrounding area make up the Rivanna District and a portion of the Cunningham and Palmyra Districts of Fluvanna County.

The private community of Lake Monticello encompasses approximately 3,500 acres, containing over 4,600 lots. The lake itself is 350 acres. Residents include retirees, young families, and commuters to Charlottesville and Richmond. Residents pay dues to the Lake Monticello Owners' Association (LMOA), which is responsible for community services and general maintenance of community infrastructure, including sixty-two miles of private roads. Water and sewer service is provided through a private source.

While there are a range of opinions on the extent and type of growth desired, most residents agree that it is important to take steps to maintain the rural character of the surrounding area, enhance the "country suburban" character of the community, promote a vibrant quality of life for residents, and plan for the future.

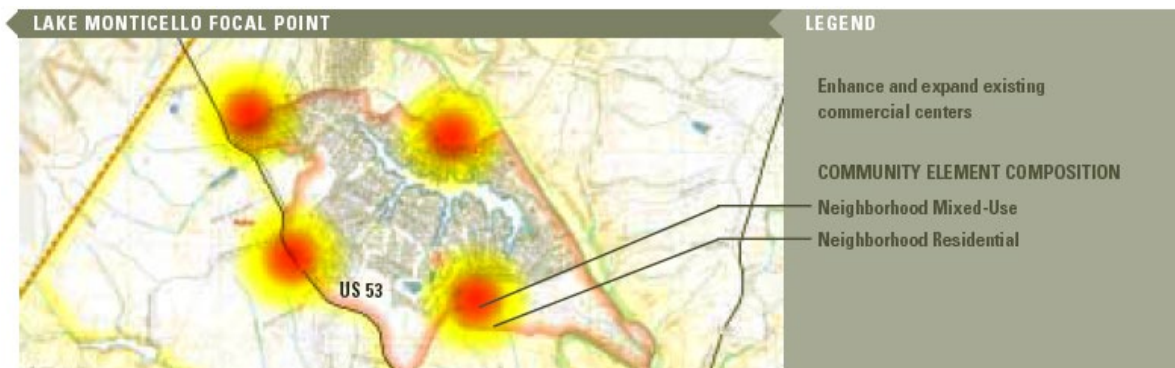


Figure LU-13, Neighborhood Mixed Use around Lake Monticello

The Lake proper is nearing build-out, but there is significant growth outside of the Lake. The desirable form of growth at the "Lake gates" is neighborhood mixed-use. Beyond the gates, growth should be neighborhood residential development.

Home to approximately half of the county's residents, largely in the Lake Monticello community, this community planning area (established pursuant to the Code of Virginia, section §15.2-2223.1) lies adjacent to the municipal services of the Palmyra area, but also has the significant

private infrastructure of the Lake community. The area is traditionally neighborhood residential, with primarily single-family detached dwellings. Surrounding growth should be a mixture of uses and residential dwelling types that serve a variety of incomes. Neighborhood mixed-use is

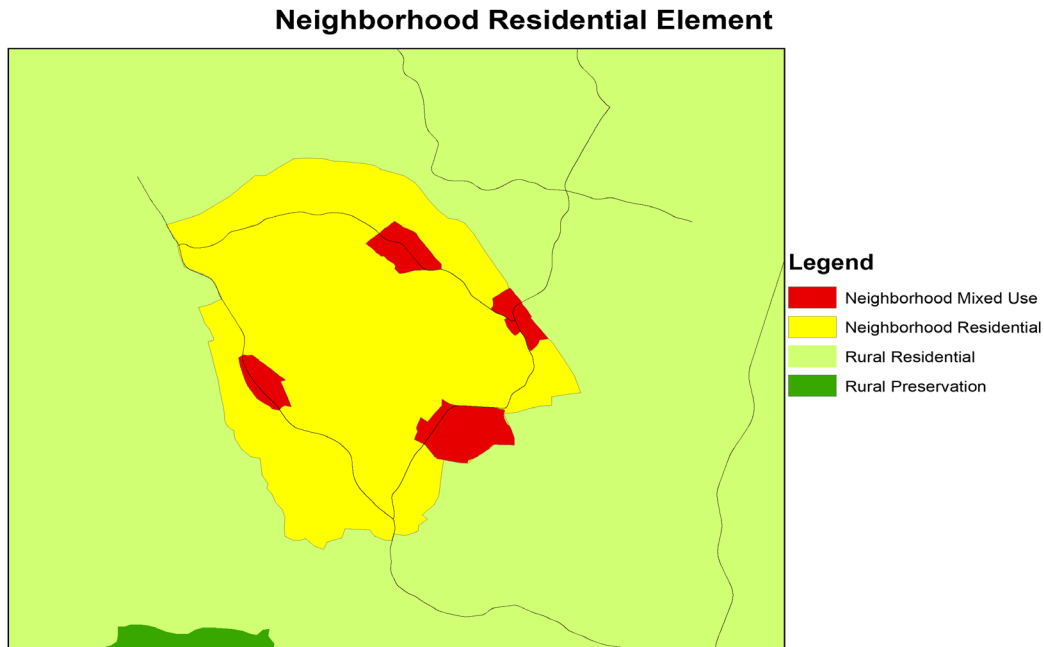


Figure LU-14, Neighborhood Residential Element

needed to help offset the volume of single-family residential development in this community. Additional services and infrastructure are needed to accommodate more growth. Commercial and neighborhood streets, along with rural roads, make up the transportation network, along with sidewalks, trails, and bicycle lanes in the newly developed areas. Open space includes access to Pleasant Grove, neighborhood parks, and greenways.

Medium and small commercial uses, along with office, civic, and residential uses, combine to form a series of neotraditional developments that are interconnected with surrounding development. Commercial and office structures do not exceed four stories, and residential density is up to six dwelling units per acre (6 du/ac). Density may be increased with incentives such as open space, affordable housing, or transfer of development rights, depending on the zoning district standards.

Summary of Community Plan

In previous studies, residents identified key strategies and projects to improve the quality of life for residents inside and outside of Lake Monticello. Participants agreed upon several priorities, including:

- To increase traffic safety and improve flow at key intersections.
- To enhance existing commercial centers in appearance, design, and available services, focusing on “village center” concepts.
- To provide housing choices for a variety of age groups and income levels, appropriate to the area.

- To preserve the rural character of the surrounding area and protect natural resources.

Recommendations

Improve traffic safety. Large volumes of traffic on small country roads lead to safety problems. Improving intersections, paving shoulders, and adding features for pedestrians and bicycles can alleviate traffic and promote safety. This becomes essential as the county’s population grows. Roundabouts can improve pedestrian access and safety over typical intersections.



Figure LU-15, Median splitter islands and set-back crosswalks

Create walking and biking trails. Biking and walking trails provide safe access for residents to commercial areas, decrease traffic for short trips, and provide recreational facilities. There are dirt footpaths in many areas, showing where people walk from the gates to commercial areas.

Enhance commercial areas as village-scaled communities. There are existing commercial areas just outside of the Lake Monticello gates, including Piedmont Village, Crofton Plaza, and Jefferson Centre. Clustering development around existing centers preserves rural areas.

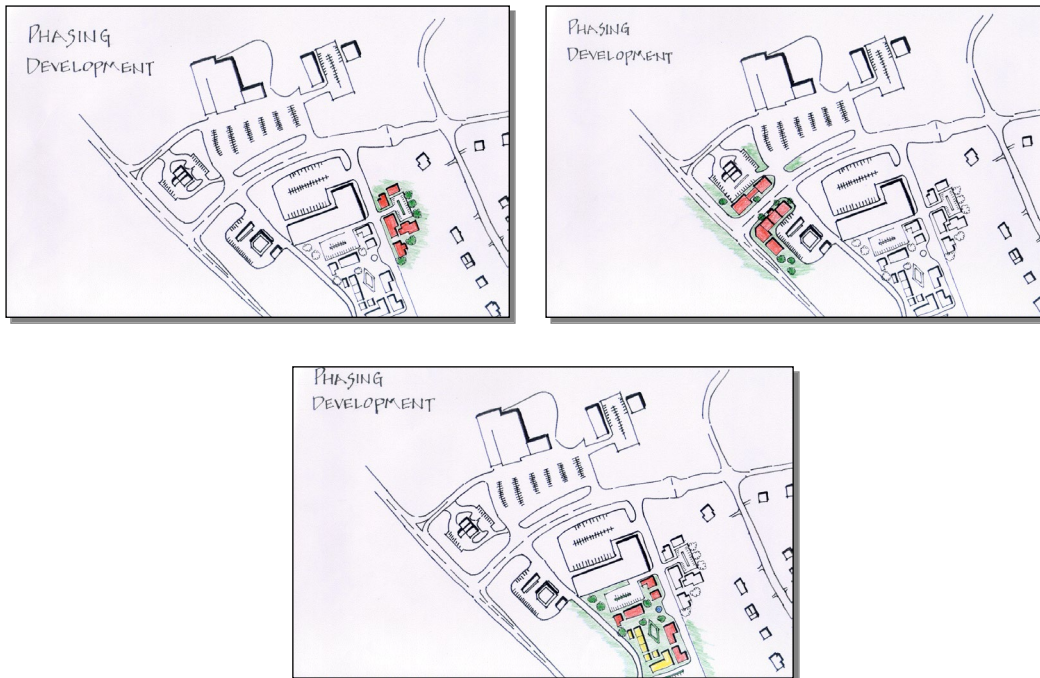


Figure LU-16, Several conceptual options for village-scaled infill development in the Turkeysgate shopping center

Preserve natural resources and rural character. The health of the Lake and surrounding land and waterways is important to the health and vitality of the environment and economy of Lake Monticello.

Provide community services and amenities. Cultivating community services and amenities improves the quality of life for residents of all ages, decreases traffic to and from Charlottesville, and connects neighbors. Suggestions for services include a post office, library, senior services and adult day care, hiking/biking trails, and a movie theater.

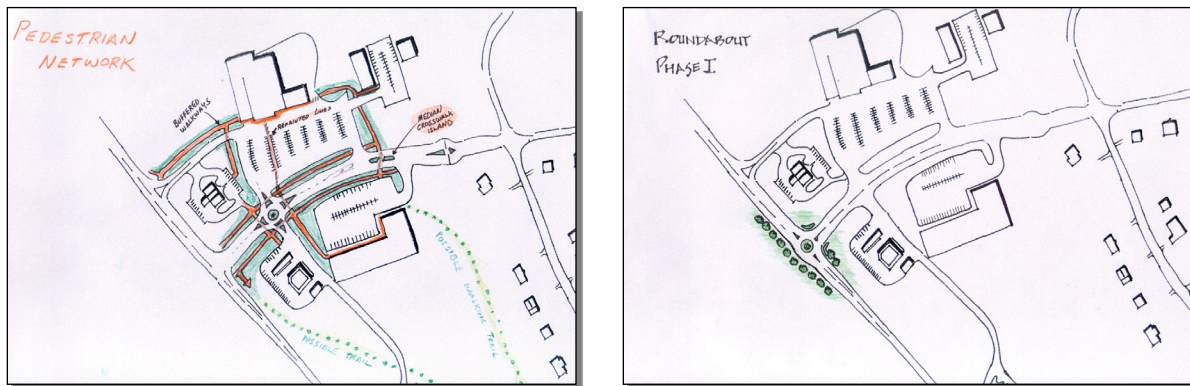


Figure LU-17, Potential pedestrian network (left), and possible roundabout at entry (right) for capacity and safety

Encourage housing for seniors and a growing workforce. Healthy communities include housing for people in a range of income levels and ages. Although housing is more affordable than in nearby urban areas, prices are rising steadily.

Palmyra Community Plan

Overview

Centrally located, Palmyra serves as the county seat and governmental center. The village has natural and social resources that form a village atmosphere. These include the historic courthouse, Old Stone Jail and Main Street residences and businesses, the county administrative offices and courthouse, and the businesses that front Routes 15 and 53. Palmyra is one of the county's designated growth areas (established pursuant to the Code of Virginia, section §15.2-2223.1).

The area to the immediate south and southwest of the village should develop as a neighborhood mixed-use area. The area directly to the north and east of the village acts as a transition to the county's more rural elements, and future development should reflect this.

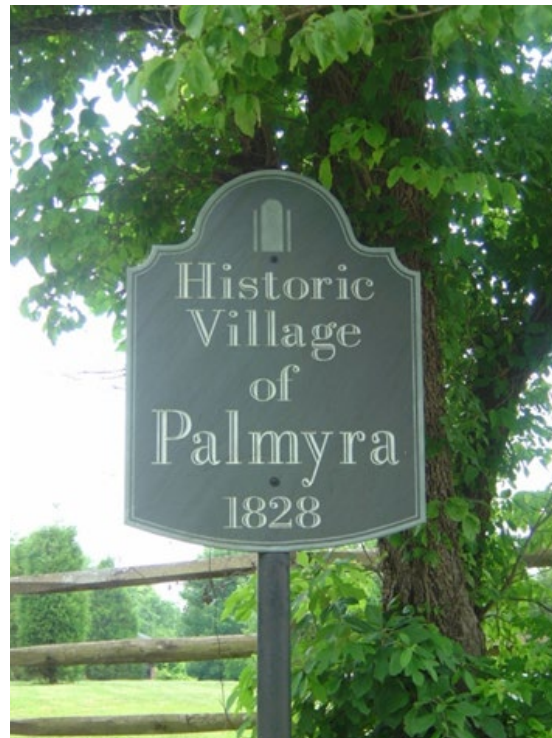


Figure LU-18, Sign for Village of Palmyra



Figure LU-19, Old Stone Jail

Commercial and neighborhood streets, along with rural roads, make up the transportation network, along with sidewalks, trails, and bicycle lanes. Open space includes Pleasant Grove, neighborhood parks, and greenways, along with the town square.

A mix of medium and small commercial businesses combines with office, civic and residential uses to form a village-like neotraditional development or series of interconnected developments. Commercial and office structures do not exceed three stories, and residential density is up to four dwelling units per acre (4 du/ac). Density may be increased with incentives such as open space, affordable housing, or transfer of development rights, depending on the zoning district standards.

Growth in the Palmyra area should occur at the village scale described in the previous chapter ("Community Elements Standards"), with economic and residential development complementing the existing conditions and fostering street life. Existing and new development must be served by a safe, efficient, multimodal transportation system that respects pedestrians and cyclists. New development should not compromise the natural and social fabric unique to Palmyra.

New housing should complement existing historic resources and expand the population base for local businesses. Economic development is desired in this area, and opportunities for tourism, such as commercial uses that complement the historic aspects of Palmyra, should be promoted.

The Palmyra Community Plan aims to fulfill the following goals:

- To enhance and maintain the village-scale atmosphere of Palmyra.
- To improve the safety, efficiency, and diversity of the transportation system.
- To protect the social and environmental resources of the area.

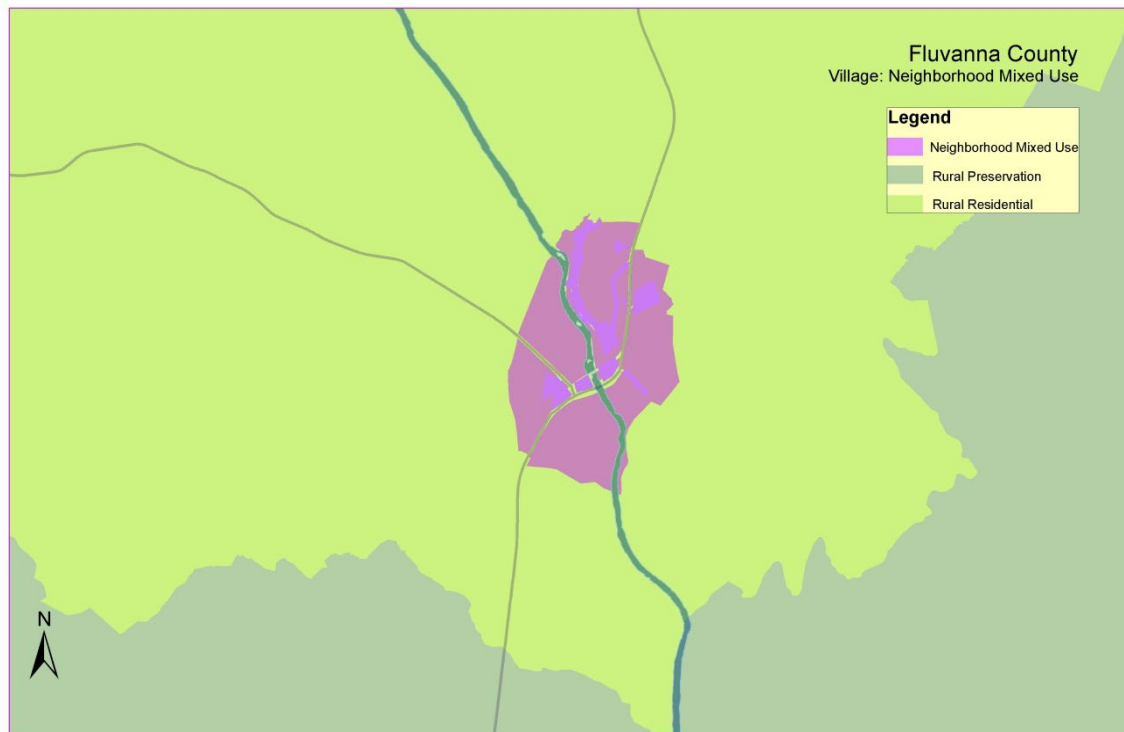


Figure LU-20, Neighborhood Mixed Use Village

Recommendations

Enhance village character.

- Remove the rural edges of the Palmyra CPA.
- Consider additional zoning or regulations to preserve the rural character at the edges of the Palmyra CPA.
- Improve the streetscape by burying utility lines, completing the sidewalk network through the village, installing streetlamps, and constructing a centrally located town clock.
- Install a gateway median and welcome signs on Route 15.
- Consider design guidelines for development around the Route 15 gateway.

Guide village-scaled development.

- Develop guidelines to foster village-scaled developments that include a mix of building types, commercial uses, local jobs, increased retail options such as shopping, cafés and restaurants, and affordable housing.
- Seek out commercial uses that complement historic features and integrate new development with existing assets.
- Explore expansion of the historic district to include the area south of Stoneleigh Road and east of Route 15.



Figure LU-21, Historic Courthouse

Improve the safety and efficiency of the transportation system.

- Increase transportation choices by improving bus service, promoting participation in RideShare, and developing visible and accessible park-and-ride locations.
- Implement a plan to improve safety on Route 15 that includes roundabouts or other safety and capacity improvements, a median island, and curb and gutter enhancements for access management.
- Improve connectivity to Pleasant Grove.
- Enhance the pedestrian network by improving access and incorporating streetscape enhancements and traffic-calming measures.
- Ensure that pedestrian and bicycle facilities on Route 15 mirror those on the new Route 15 bridge.

Protect social and environmental resources.

- Encourage development that fosters social interaction and takes advantage of the natural beauty of the area.
- Actively preserve open space and the rural character of the area by clustering new development on a village scale, partnering with local and regional agencies, and analyzing the size of the Palmyra community planning area.
- Support the county's efforts to develop a stormwater management ordinance and a dark-sky ordinance.

Fork Union Community Plan**Overview**

Located in the southeastern center of Fluvanna County, the Fork Union CPA contains 4,792 residents. This includes the village of Fork Union as well as the surrounding areas such as West Bottom, Thessalonias, Cloverdale, Weber City, and Dixie. While certain areas of the county have experienced dramatic growth in recent years, others have struggled to maintain economic viability. According to 2022 U.S. Census American Community Survey (ACS) estimates, 6.0 percent of the area's families were living below the poverty level. Fork Union is a designated growth area (established pursuant to the Code of Virginia, section §15.2-2223.1).

Most people who live in Fork Union commute out of the area to work. According to 2022 U.S. Census ACS estimates, the mean travel time to work for Fork Union residents was 37.2 minutes, compared to 32.0 for Fluvanna as a whole. This indicates that many people commute to Charlottesville or possibly to Richmond for work. With many of its residents commuting long distances to work, maintaining a sense of place and community can be difficult. With the advent of additional roadways easing traffic flow from Richmond, it is anticipated that more people who work in Richmond will move to the area, and more Fork Union residents will commute to Richmond for work.

The county has received several transportation enhancement grants for streetscape and traffic safety improvements in Fork Union. Design has begun on village signage, crosswalks, improved sidewalks, and street lighting in Fork Union Village.

This historic village area is home to the Fork Union Military Academy and has access to some of the academy's recreational amenities and open space. The area should remain a village, and surrounding growth should be a mixture of uses and residential dwelling types that serve a variety of incomes.

Recommendations

Enhance village character. Areas along Route 6 and West River Road in Fork Union proper should continue to be developed as a village, and the areas to the northeast should develop as neighborhood residential areas. One of the major obstacles to achieving the development needed to revitalize Fork Union is the lack of an adequate sewer system. Securing an improved sewer and water system in Fork Union is a necessary step to redeveloping the village of Fork Union.

Fork Union would benefit from a stronger sense of community, making it a comfortable and desirable location for residents and visitors. This can be done by creating visual entrances to the village of Fork Union, beautifying buildings and landscaping, and encouraging compact growth in the downtown area, while preserving the rural nature of the surrounding areas.

Create community support and activities. Fork Union has many resources, including dedicated residents and business owners, natural beauty, a community center, and religious and education institutions. In order to build upon these resources, community members should consider establishing an organization to implement priority projects and organize community events.

Improve the community transportation network. Commercial and neighborhood streets, along with rural roads, make up the transportation network, along with sidewalks, trails, and bicycle lanes. Neighborhood parks and greenways are an integral part of new development. A mix of smaller-scale commercial businesses, along with office, civic, and residential uses, form a village-like neotraditional development or series of interconnected developments. Neighborhood residential development is also appropriate within the community planning area. Commercial and office structures do not exceed three stories, and residential density is up to four dwelling units per acre (4 du/ac). Density may be increased with incentives such as open space, affordable housing, or transfer of development rights, depending on the zoning district standards.

Several transportation-related improvements, such as the streetscape enhancement project, will enhance the safety and appearance of Fork Union.



Figure LU-22, Open Pasture near Fork Union

Foster a thriving economy with local conveniences. Possible locations for economic development include downtown (Routes 6 and 15) and the Village Shopping Center. Encourage development in the existing commercial areas to preserve rural feel. Assess existing services and determine what demands are not met. Prioritize renovation over new construction.

Provide affordable housing. Healthy communities include housing for people of all income levels.



Figure LU-23, Possible Bike Path in Fork Union

Preserve natural and historic resources. The Fork Union District is full of natural and historic resources to be valued and protected.

Ensure adequate infrastructure to support existing and future needs. Chief among the obstacles to revitalizing Fork Union's downtown are the lack of an adequate sewer system and limited well capacity. Securing an improved sewer and water system is vital to developing the village of Fork Union.

Columbia Community Planning Area

Overview

In March 2015, the citizens of the town of Columbia voted to annul and repeal the town charter and fully absorb into Fluvanna. Columbia was one of Virginia's smallest incorporated towns. The county will now be responsible for developing and implementing a plan that will enhance the area's natural and historic assets while ensuring that its residents are not unfairly displaced or deprived of necessary services.

This area lies mostly within a floodplain and needs to be comprehensively revitalized either as a village or neighborhood mixed-use project. There are potentially beautiful views of the Rivanna and James Rivers, but development is highly constrained by the existing floodplain and the presence of blighted buildings.

In the future, the existing rail line along the northern bank of the Rivanna and James Rivers could be used for commuter transportation to Richmond, as well as increased freight. This historic town once relied heavily on the confluence of the rivers for commerce, and this feature can still be an excellent heritage and ecotourism destination, with the rail line serving as a commerce and commuter lifeline.

Village Element

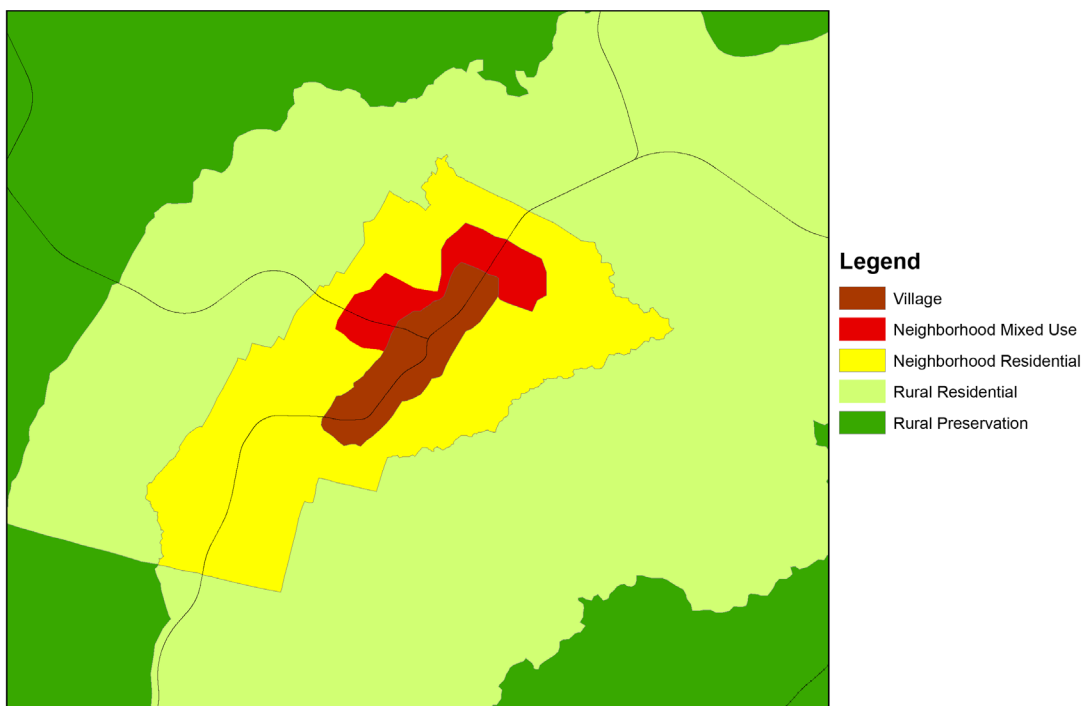


Figure LU-24, Village Element

Neighborhood streets with a main street, along with rural roads such as Route 6, comprise the transportation network. Sidewalks, trails, and bicycle lanes are needed. The floodplain in this area, while unusable for residential and commercial structures, lends itself to an extensive park, greenway, and trail network.

Columbia's status has changed – Its citizens made it clear in 2015 that Columbia's future is as an area of Fluvanna and not as a separate town, and the change became official in 2016. As Fluvanna and Columbia face this change together, Fluvanna's leaders and staff will be responsible for making the transition a smooth one. Columbia needs effective zoning and subdivision regulations, a plan for future infrastructure, improved transportation, and the removal of current

blight. These goals must be approached strategically – revitalization measures should complement one another and the rest of the Comprehensive Plan. Communication with residents will play an indispensable role in pursuing these goals for the area. Residents are the ultimate stakeholders, and their well-being and ability to have a voice in this process is essential.

Scottsville Community Planning Area

The county's newest community planning area, Scottsville is also a historic town that lends itself to well-planned neighborhood mixed-use development with some limited neighborhood residential on the periphery. All development should enhance the character of the area and reinforce the village-like atmosphere of the town.

Neighborhood streets, along with rural roads such as Route 6, comprise the transportation network. Sidewalks, trails, and bicycle lanes are needed. The rail line also could be used for commuter transportation to Charlottesville and Richmond, as well as increased freight.

A mix of smaller-scale commercial businesses, and office and residential uses, forms a village-like neotraditional development or series of interconnected developments. Commercial and office structures do not exceed two stories, and residential density is up to four dwelling units per acre (4 du/ac). Density may be increased with incentives such as open space, affordable housing, or transfer of development rights, depending on the zoning district standards.

To most efficiently serve the Scottsville community, it is desirable that Fluvanna, Albemarle, and the town of Scottsville cooperate. This can occur through shared resources and collaborative planning.

Rural Areas

Maintaining the rural character of the county is the principle vision that drives this plan (see Appendix A, "2006 Planning Issues Survey"). Two land-use designations with that goal in mind were identified in the 2000 Comprehensive Plan: rural residential and rural preservation.

Rural Residential

Rural residential areas are linked to the rural cluster community element and generally surround the six community planning areas. Rural residential areas conserve open space by clustering development or developing on larger lots. Projects should achieve the goal of preserving as much open space, and thus rural character, as possible. The open space should be strategically located to preserve viewsheds from roads and existing developments, and to be used by the residents of the planned community. Open spaces in subdivisions should be available to the community for rural uses such as farming, wildlife, and recreation.

Streets are neighborhood streets within developments, or rural roads. Commercial and multifamily developments are limited, neighborhood-oriented, and smaller in scale. Multiuse trails should connect rural cluster developments wherever possible. Provisions should be made for future connections.

Some mixed-use development may be possible at a very small, rural neighborhood scale, but most development is single-family or two-family residential projects with limited commercial uses. Structures do not exceed two stories, and residential density is up to one unit every two acres gross (i.e., counting the acreage for the whole parcel), or six units per acre net (i.e., just the developable area, not including the permanent open space), whichever is most restrictive. There are no density incentives outside of the cluster development concept in the rural residential areas. Larger subdivisions should be located within identified community planning areas and discouraged in the rural residential areas.

Rural Preservation

The rural preservation areas are intended to be the least developed areas of the county. Large parks, agricultural and forestal districts, working farms, and passive open spaces should comprise most of the land use, with very low-density residential development. The open space should be strategically located to preserve viewsheds from roads and existing developments, and to be used by the residents of the planned community. Open spaces in subdivisions should be available to the community, be available for rural uses such as farming, wildlife, and recreation, and minimize or exclude utilities such as wells and septic fields or reserve areas.

Large subdivisions in the rural preservation areas should be discouraged. Rural roads, two-story structures, single-family dwellings, home occupations, and country stores are examples of the most intense developments that should generally occur.

Rural Design

Preserving the character of the rural preservation and rural residential areas presents a special challenge for the county, particularly with existing by-right development rights (one dwelling unit per two acres). These areas contain the majority of the county's land mass, and with the evolution of alternative wastewater systems, will be subject to intense development pressures as Fluvanna's population continues to grow. Current zoning encourages a majority of developed land to remain as significant open space to maintain the county's rural atmosphere and to provide large contiguous expanses of green space.



Figure LU-25, Rural Cluster

Rural design means that clear boundaries exist between rural and development areas. This principle minimizes sprawl in the rural areas and supports the efficient development of growth areas. Historically, Fluvanna's villages had discrete boundaries with rural land surrounding the village. Rural design reinforces this historical trend.

In 2004, the Board of Supervisors adopted residential cluster development regulations. Cluster development became mandatory for the subdivision of more than 5 lots in the A-1 district and an alternative development style in other residential districts. For A-1 clusters a minimum of 75 percent open space is required, but this open space can be configured in a variety of ways and

with a diverse number of uses. Cluster developments in the R-1, R-2, and R-4 zoning districts are required to preserve no less than 50 percent of the site as permanent open space, while the R-3 district requires 25 percent. Clustering single-family homes on small lots decreases infrastructure costs for the developer, and reduces long-term maintenance costs. Clustering has other advantages, such as preserving open space and agricultural land, protecting environmentally sensitive areas, helping to maintain viewsheds, and reducing pollution.

Open Space

The common element among all rural development is open space. The utilization of green infrastructure in a project is the key to its long-term success or failure. Green infrastructure means efficiently using the land upon which a project is located. Greenways, parks, trails, and undisturbed areas all comprise a project's green infrastructure and allow it to fit into a rural environment. Open space can buffer residential development from surrounding agricultural uses, which is a benefit to both the residents and the farmers. Open space can separate different uses within a development, and is particularly effective within compact developments in growth areas.

Open space reaches its true potential when arranged contiguously (sharing boundaries). Contiguous open space provides vital habitat and corridors for plants and wildlife, resulting in healthier and more diverse natural areas. Contiguous open space is more effective at protecting streams and ponds from runoff pollution and at recharging groundwater. Contiguous open space provides larger recreational areas and contributes to a more natural, rural feeling community. Additional organization and coordination is required to arrange open space contiguously, but the associated advantages and efficiencies reward such efforts. When considering developments, the presence of contiguous space enhances a project's desirability.

Scenic Views and the Rural Landscape

Preserve Rural Community and Landscape

The small town and rural character of the community is a major asset, and depends on the quietness of the area, its relative remoteness, the scattered village centers, farmhouses, isolated homes, open land scattered with forests and wildlife, and livestock. If Fluvanna is to remain rural, these qualities must be protected.

Protect and Enhance Natural Features

Natural features – streams and rivers, steep slopes, prime agricultural land – contribute to the ecological health and scenic quality of the county. Clustering of development in rural areas can protect these natural features and the systems they comprise. Through technical analysis of a site, natural resources can be identified. Once identified, they can be protected by clustering residences on areas without sensitive natural features. Not only are scenic vistas preserved; trails can be built to provide access to natural areas, to the benefit of residents.

Protect Scenic Views

Comments from the citizens focus on the need to preserve the scenic beauty of Fluvanna County. Threats to this resource include incompatible development, inconsistent or insufficient

regulations, growth pressures, and pollution and litter. These scenic views are often located along important corridors, and can serve as “gateways” into the community. Special measures, such as “scenic corridor” regulations, could be taken to preserve these views.

Gateways and Corridors

Primary Gateways and Corridors

- Route 250 (Richmond / Broad Street Rd)
- Route 15 (James Madison Highway)
- Route 53 (Thomas Jefferson Parkway)
- Route 6 (East and West River Road)

Secondary Gateways and Corridors

- Route 600 (North / South Boston Road)
- Route 601 (Courthouse / Venable Road)
- Route 610 (Community House Road)
- Route 659 (Stage Junction Road)
- Route 613 (Bybees Church Road)
- Route 616 (Union Mills Road)
- Route 619 (Ruritan Lake Road)
- Route 620 (Rolling Road South)
- Route 637 (Antioch Road)
- Route 640 (Haden Martin / Shores Road)
- Route 649 (Central Plains Road)
- Route 659 (Cedar Lane / Kents Store)



Figure LU-26, Tree-lined Street

Features such as open space, signs, landscaping, and parking areas affect the visual quality of gateways and corridors. Informal and formal measures are available to address the needs of these corridors. These methods include increased regulation of design within corridors, the Virginia Department of Transportation’s Adopt-a-Highway program, community cleanup drives, and entrance-area landscaping.

Rural residential and rural preservation planning areas comprise the majority of the county. These areas are a mix of residential subdivisions, open space, and agricultural and forestal districts as well as farmland and historic resources. These areas have scattered housing and the least commercial and industrial development. It is the desire of county that these areas should remain primarily rural, with an appropriate mix of land uses.

Environment

The rural residential and rural preservation planning areas encompass much of the county’s prime forest and farmland. The largest ag/forestal districts are located there, as well as most conservation easements. These planning areas comprise a large portion of the county’s watershed.

Development in these planning areas should be designed to manage erosion, stormwater, and nutrient loads into streams and rivers. To achieve this goal it is necessary to minimize site disturbances such as excess grading and removal of vegetation. Traditional developments are not appropriate for these areas but large-lot or rural cluster neighborhoods that employ

sustainability and preservation development techniques could be very compatible with these rural areas.

Agricultural and forestry operations that institute best management practices to minimize soil loss and nutrient loading of streams ought to be encouraged.

The county should encourage wider use of conservation easements and expansion of ag/forestal districts as a means of protecting natural resources and open space.

Economic Development

The rural residential and rural preservation planning areas currently offer very limited commercial and industrial uses. Some additional commercial services for the convenience of those living out in the country are appropriate and may be considered if these uses are designed and arranged to complement the rural character of the area and its surrounding uses. These uses are especially encouraged around existing communities from the county's past, including Kents Store, Kidds Store, and Cunningham. However, agricultural and forestal districts that will limit development opportunities surround many of these areas.

Landholders in these planning areas should be given the opportunity to pursue options that will supplement their income. This is particularly the case for landowners who may need to supplement their income in order to maintain rural land uses. Although these areas do not have the population base or location attributes to attract much commercial development, other types of development may be appropriate and should be reviewed on an individual basis.

For example, farmers or foresters could augment their income with a small cluster development of residences sheltered off the road and a farmhouse-style office building. In this manner, most of the land could be retained for farm or forestry use while also providing work and housing in a pastoral setting. To the maximum extent possible, nonagricultural land uses should complement agricultural lands and operations. When development occurs, appropriate buffering should also be required when differing uses adjoin each other.

Housing

There is growing pressure for housing development in the rural residential and rural preservation areas. Until recently, they had the fewest number of subdivision lots approved in the county; however, with Lake Monticello nearing build-out, several large subdivisions have received preliminary approval. In order to preserve the rural nature of these planning areas, most housing development should be redirected to the community planning areas.

Current zoning encourages cluster development, but still allows for individual lots (i.e., strip development) along rural roads, which is contrary to the desired pattern of development in many ways. Housing developments should minimize access points and be adequately set back from roads. Housing developments of a significant magnitude should be clustered and incorporate open space or limited to large lots. Open-space provisions could enhance rural character and be used to buffer residential subdivisions from adjacent agricultural uses. Areas of farmland should be identified and preserved for future agricultural needs. Requirements for dry hydrants should be explored for all housing developments.

Infrastructure

Private wells and septic systems serve the vast majority of this planning area. Large-lot subdivisions are typically dispersed enough to utilize traditional well and septic systems. However, due to environmental concerns regarding failing septic systems and recurring drought, newly approved major cluster subdivisions should have carefully designed water and sewer systems that ensure ongoing and proper maintenance.

The Fork Union Sanitary District provides water to portions of Carysbrook and its middle school; in order to limit development primarily to the community planning area, however, the expansion of this infrastructure is not recommended outside of the Fork Union planning area. As a whole, the extension of utilities and other growth-inducing public facilities should be discouraged in these areas, but may have limited availability for specific uses and locations.

Transportation

Route 616 and Route 619 are two of the major secondary roads that traverse through rural residential and rural preservation planning areas. Route 616 is the most heavily traveled secondary road in the county and is quite scenic. Route 619 is part of the U.S. Bicycle Route 76.

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Chapter 3

INFRASTRUCTURE

Building Blocks of the Community

The term “infrastructure” can describe more than one thing:

- Water, sewer, transportation, and open space are integral to each community planning area. The county’s taxpayers benefit from a diverse mix of uses and incomes within projects, which is made possible through the provision of green and traditional infrastructure.
- Green infrastructure includes stormwater management and other development techniques that are sustainable, and are a fundamental component of development that respects the physical environment.

Infrastructure improvements require significant funding for initial development and continual maintenance and operation. Comprehensive planning is vital to ensure the highest benefit is provided to the citizens in exchange for the cost of these services.

Sustainable infrastructure is the result of careful planning, design, and implementation. The development community, with input and direction from the county and other government agencies, is essential to this process. Infrastructure should be designed in accordance with the best available technologies and environmental practices. Renewable sources of energy generation are encouraged and supported.

The county’s capital improvement program (CIP) guides development of large-scale projects for which costs exceed the amount normally available in the annual budgeting process, such as water and sewer, or government buildings. The CIP ensures that major projects, considered together, are within the fiscal reach of the county. The county continually reexamines the efficiency and cost savings in its operations.

The cost-effectiveness and efficiency of water and sewer infrastructure is critical to the county. These systems are carefully managed and require cooperation from the county and state, with particular attention to future operation and maintenance needs. Central systems are bonded if privately operated and maintained, and carefully regulated by state agencies.

Green infrastructure addresses stormwater issues by reducing quantities of stormwater runoff and associated pollutants. Stormwater controls throughout the county, placed with cooperation from major developments and individual landowners, protect critical drainage areas. The county also enforces its own stormwater management ordinance.

Telecommunications infrastructure is now critical for daily life and economic development. The county will continue to seek ways to improve telecommunications infrastructure in a manner that minimizes the proliferation of towers and the impact to the county's viewshed.

EXISTING CONDITIONS

Lake Monticello, a community of over 4,200 homes, has its own water and sewer infrastructure. As Lake Monticello nears its building capacity, the county's growth has slowed to what is comparable to the mid- to late 1970s. Fluvanna and Louisa counties are planning to provide water to the Zion Crossroads area and the Route 250 corridor. This new infrastructure will direct development to community planning areas (primarily Zion Crossroads - established pursuant to the Code of Virginia, section §15.2-2223.1), making it paramount to rural conservation.

Local Government Facilities

The county must manage its own facilities well. This requires planning and budgeting for periodic renovations, major capital repairs, asset replacement (vehicles, HVAC systems, and so on), and new facilities. Many of these items can be planned for in advance, but maintaining existing infrastructure and facilities requires rapid response to unexpected needs such as premature equipment or structure failure.

Please see attached spreadsheet for an over-view of work which is known to be needed at County-owned buildings. The list is not complete since all buildings have not yet been fully inspected/studied. A comprehensive analysis is currently underway of the Administration Building. Results are forthcoming. A staff-level Space Study is also underway in an effort to identify needs and maximize efficient use of every building.

School, park, and public safety improvements are detailed in chapters 8, "Education," 11, "Parks and Recreation," and 12, "Public Safety."



Figure I-1, Fluvanna Courthouse

Water Systems

The county has one large, private, central water system and several smaller systems. The largest water system serves the Lake Monticello community, where over 40 percent of Fluvanna's population resides. This private water system is owned by Aqua Virginia and draws from the Rivanna River. The maximum daily withdrawal rate for the plant is 2.5 million gallons per day (mgd) with an annual withdrawal of 400 million gallons (which equates to a 1.1 mgd average withdrawal rate). River flows in the Rivanna are usually adequate, but also highly variable and occasionally subject to periods of severe drought. During such low-water periods, in-stream flow may be restricted by natural conditions and the demands of upstream localities and industrial users.

The James River Water Project (JRWP), a joint project with Louisa County and administered by the James River Water Authority (JRWA), will ensure a long-term water solution for both counties, and is in the final planning stages.

Other systems include the Fork Union Sanitary District, the Central Elementary system, the Fluvanna County High School system, and privately owned systems operating in Palmyra and Columbia. All of these systems draw from public wells. The county's other residents draw their water from private sources such as wells or springs.

The Fork Union Sanitary District provides water through twenty-six miles of pipe to roughly 425 customers, including residences, small businesses, Dominion's Bremono Bluff power plant, the Fork Union Military Academy, Carysbrook, and Fluvanna County Middle School. The district's service area includes Bremono Bluff, Fork Union, Thessalonia, Cloverdale, West Bottom, and portions of Carysbrook. In 2007, the system enhanced its volume and pressure by replacing two ground-level standpipe storage tanks with two elevated storage tanks. While this increased pressure was a positive step for the system, it highlighted the fact that the remaining infrastructure was aging.

The availability of water and sewer infrastructure can be considered the primary constraint on development in the county. The economic development of Zion Crossroads depends on the provision of water and sewer, and development in the rest of the county will be largely influenced by the location, availability, and capacity of new infrastructure. Infrastructure plans vary for different parts of the county. All of these options, and more, are the issues which require comprehensive analysis during the ongoing process of developing a County-wide Water & Sewer Master Plan.

Zion Crossroads

The county is preparing to issue a request for proposals (RFP) for the water system's design. The initial source and capacity of water and sewer will come from the purchase of excess from the Department of Corrections (DOC), whose Women's Correctional Facility is located on Route 250, west of Zion Crossroads. Potential additional water sources include groundwater, an upgrade of DOC's Water Treatment Plant, and JRWA raw water, which could be treated by either Louisa County or the construction of a new treatment plant.

Potential additional sources of sewer capacity include an expansion of DOC's Wastewater Treatment Plant, a purchase of capacity from a neighboring municipality such as Louisa or Albemarle County, or the construction of a wastewater treatment plant with sub-surface disposal.

Fork Union

The county is investigating two existing wells as potential additional water sources (Carysbrook & FUMA). A rate increase is being sought to fund system improvements. Major maintenance and repairs are needed for the Morris and Omohundro wells and water treatment plants. A hydrogeologic study is recommended when funding becomes available. Extending or expanding FUSD water system is not advisable until an additional water source is on-line and certain water line improvements/replacements have been completed. To date, it does not appear the provision of sewer service to the Fork Union area has been seriously investigated.

Palmyra

There is an existing water system, owned by Aqua in Palmyra (formerly held by Sydnor) which must be accounted for when considering the provision of public water service to the area. Fluvanna County owns several wells at Pleasant Grove, which serve various portions of the park and the municipal buildings located there. Fluvanna County also owns a well which serves the Courts building with domestic water and fire control service.

Potential sources of water for a future public water system in Palmyra include existing and newly developed groundwater resources, a feeder line from Zion Crossroads or Fork Union/Carysbrook, a purchase of excess water from Lake Monticello, or the establishment of a water treatment plant (WTP) in or near Palmyra. The Palmyra WWTP has limited sewer capacity, and according to the DEQ's nutrient regulations, limited-to-no ability to expand.

Sewer Systems

The primary resources available to provide sewage collection and treatment in the area are the activated sludge treatment plants serving Lake Monticello and the package plant in the Palmyra area. Lake Monticello is presently permitted for 600,000 gallons per day (gpd) with space and preliminary designs to expand to at least 3.75 million gallons per day (mgd). According to the Department of Environmental Quality (DEQ), there are currently no permitting problems with the effluent amount discharged into the Rivanna River from the Lake Monticello treatment plant, as long as standards for industrial waste treatment are met.

The package plant in Palmyra has a potential permitted capacity of 150,000 gpd. It is currently constructed with a capacity to treat 40,000 gpd.

In support of economic development at the Zion Crossroads area, and with the James River water feed coming online, sewer is the logical next step. Additional sewerage capacity will be needed in this area for both Fluvanna and Louisa counties. Private, mixed-use development may offer the benefit of providing or significantly contributing to a package plant that may ultimately be publicly owned and operated. The location of this facility will depend on the exact nature of the proposed development for the Zion Crossroads area, as well as its location within the area.

A significant constraining factor in the expansion of sewer services is the fact that the Department of Environmental Quality (DEQ) requires permits for additional effluent discharge. This reality will have a continuing influence on the county's land use and infrastructure decisions.

Pipelines

Natural Gas

Williams operates several pipelines throughout the country, including the 10,500 miles of the Transco pipeline system that traverses the country from Houston to New York City, including its northern route through the western part of Fluvanna County. The Transco pipeline system is a major provider of natural gas to the northeastern and southeastern states. Its compressor stations help move gas from the Gulf Coast to twelve southeastern and Atlantic seaboard states, including major metropolitan areas in New York, New Jersey, and Pennsylvania (http://www.williams.com/gas_pipeline).



Figure I-3, Transco Pipeline

Liquid Petroleum

Colonial Pipeline Company is an interstate common carrier of refined petroleum products in over 5,500 miles of pipeline. Colonial has two lines—a 32-inch and a 36-inch line—that cross the southern and eastern parts of the country from Houston to New York City, including Virginia destinations such as Roanoke and Norfolk. These lines carry multiple petroleum products, including diesel, gasoline, and kerosene, simultaneously and under pressure, flowing at the rate of 13 million gallons per day. The pipeline supplies 20 percent of the country's petroleum and 70 percent of the state's.

Excavators and homeowners should use the one-call system before starting any digging project such as fences, landscaping, storage buildings, foundations, swimming pools, ground clearing, deep plowing, or laying underground pipe or wiring. By taking the time to call, contractors can prevent disruption of service, accidents, injuries, and possibly death. Call Miss Utility at 811 or 1-800-552-7001 (<http://www.missutilityofvirginia.com>) at least forty hours in advance of digging.

Colonial Pipeline recommends a minimum setback for all structures of seventy-five feet from the edge of its easement.

Aerial patrol is the only practical method of inspecting thousands of miles of right-of-way. This can succeed only if the surface of the rights-of-way can be observed from the air. Trees and large shrubs prevent effective inspection of the rights-of-way. Tree roots pose a danger to the coatings that protect pipelines from corrosion, and trees can hinder repair crew access to the pipelines. For these reasons, it is essential that Colonial regularly clear its rights-of-way corridors. The federal government requires that easements be inspected twenty-six times a year, but Colonial inspects its lines weekly, weather permitting (<http://www.colpipe.com>).

Solid Waste

As a result of the state-mandated closing of the county's landfill in 2007, alternative waste disposal methods have been implemented. These include a convenience center at the former landfill site for residential waste and an agreement with Allied Waste for collection of commercial trash from haulers at their site on Route 250. The county's Convenience Center, located in Fork Union on West River Road, opened in 2010. Recycling at the Convenience Center is free. Other options for waste disposal include numerous private waste-disposal companies.

The county conducts a comprehensive set of monitoring tests on groundwater to determine whether the former landfill is the source of any contamination deriving from the solid waste in the closed landfill. This testing will continue for at least the next thirty years. If any contamination is found to be leaving the site, an appropriate corrective action plan will be developed and implemented.

Communication Infrastructure

Public Safety Communications

The existing public safety communications system is in need of a substantial upgrade or replacement. A number of factors have contributed to this circumstance. The county is currently operating four frequencies (two for law enforcement and two for fire and rescue) on a wide-band VHF system. The system has an inadequate coverage area that appears to be degrading. There is a single transmitting site, and three receiver sites. In some areas at the farthest points from the transmit site, there is little or no communication capability (including wireless). This is an obviously dangerous situation that the county is committed to alleviating.

The county commissioned a study in 2000 that includes detailed propagation maps and demonstrated that the county's options are clear: (1) joining the Charlottesville/Albemarle 800 MHz system, (2) using a stand-alone 800 MHz system, (3) using a UHF simulcast trunked system, or (4) using a VHF simulcast trunked system.

The purpose of the communications master plan that deals with this aspect of communications is to detail and rate each upgrade option based on factors such as ability to meet or exceed system expectations, cost, and ongoing maintenance.

Wireless Communication

The purpose of the wireless communications portion of the plan, and associated ordinance amendments, is to establish general guidelines for the siting of wireless telecommunications towers, antenna, ground equipment, and related accessory structures. Policies and recommendations should minimize the impacts of wireless communication facilities on surrounding areas by establishing standards for location, structural integrity, and compatibility; encourage the location and colocation of wireless communication equipment on existing structures; accommodate the growing need and demand for wireless communication services; encourage coordination between communication providers; establish consistent and balanced legal language governing wireless communications facilities that take into consideration the

Comprehensive Plan and communications master plan; and maintain compliance with applicable laws, including but not limited to the 1996 Telecommunications Act.

Rural Broadband

While investigating options that may lead to a greater investment in infrastructure for public safety and wireless communications, the county would like to have a plan in place for the provision of rural broadband throughout the underserved areas of the county. This service is intended to serve three functions:

- Provide high-speed internet service at a reasonable cost for Fluvanna County residents and businesses.
- Provide for county-wide use of law enforcement mobile data terminals through this system solely, or a combination of this system and the wireless or public safety communication system if feasible.

The Director of Public Works recommends that water and sewer lines be installed in their own trenches/excavations, and that the sharing of trenches between water/sewer lines and telecommunications lines be avoided wherever possible.

Typically, fiber-optic lines do not share ditch capacity with “wet utilities” unless there are spatial hindrances that require shared ditches. The Rt. 250 Corridor has no such restriction since the VDOT Right-of-way has ample area for both technological utilities and water and sewer.

There was a recent data capacity upgrade along the Rt. 250 corridor in 2013. Most fiber-optic lines are now put in place by boring technology and the need to use open ditch line occurs only at critical crossings of other utilities where there might be a depth conflict.

Television

Cable television service is not available in most areas of the county, although satellite networks have narrowed the cable service gap over the past decade. There are numerous satellite television providers in the area.

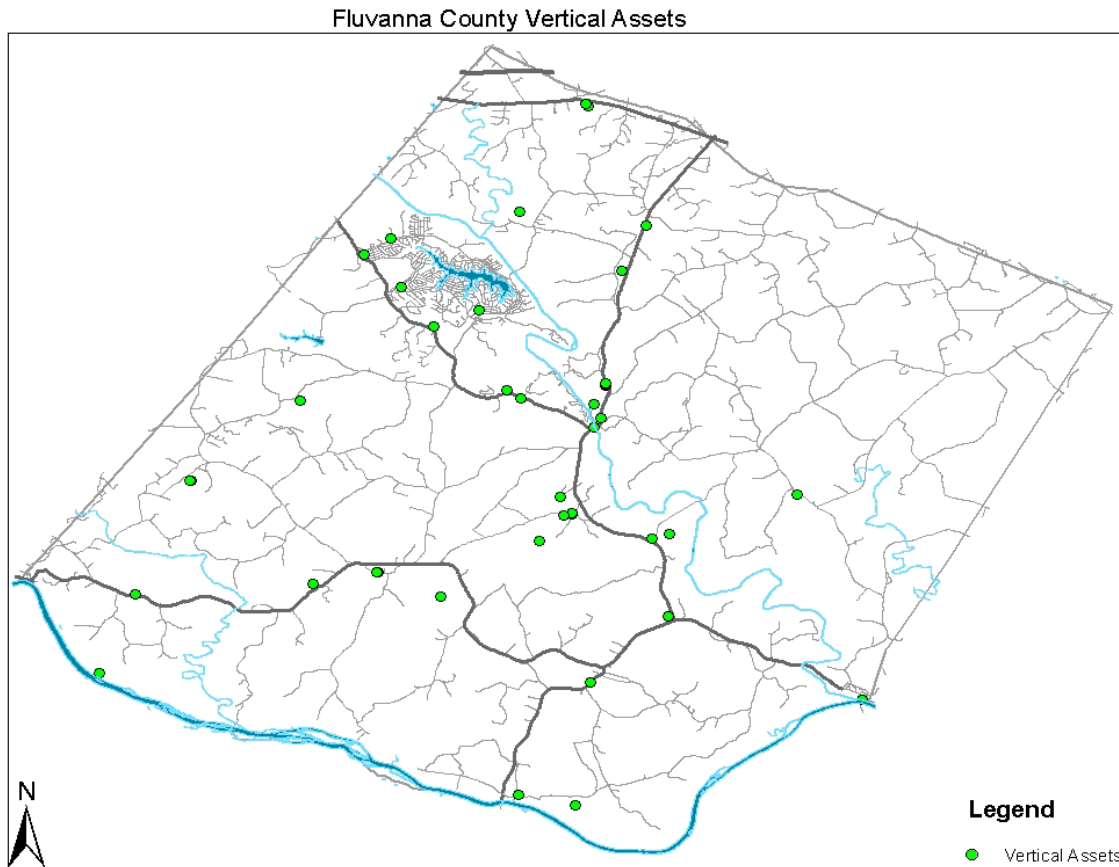


Figure I-4, Vertical Assets

Green Infrastructure

Sensitive development of land is critical to the sustainability of a project and its value to the community. An important goal in development should be to retain as much of a site's natural hydrology (drainage) as possible. Issues to be avoided should include erosion and sedimentation, loss of vegetative cover and topsoil, and the flow of nutrients (nitrogen and phosphorous) into the watershed.

In the past, stormwater was channeled quickly from altered sites, allowing large quantities of water, full of sediment and nutrients, to enter streams and rivers. This method bypassed natural drainage, during which water infiltrates the soil, evaporates off of plants, and recharges groundwater supplies. This problem becomes apparent when it rains and the rivers turn brown from sediment. Through natural drainage and infiltration, the water that does finally enter streams and rivers is reduced in quantity and has lost much of the problematic nutrients and sediments. Addressing these issues is not just important for the county; it is now required by Virginia policy.

The simplest and most powerful options available to developers involve “rooftop disconnection” – in which impervious surfaces, such as roofs and parking areas, are surrounded by permeable surfaces (vegetation, permeable pavers, etc) which allow water to infiltrate the ground instead of rushing towards streams. Rainwater captured on-site can be used for landscaping during dry spells while reducing total runoff. Combining stormwater practices is often especially effective. Additional management practices are available from the Department of Environmental Quality’s Virginia Stormwater BMP Clearinghouse (<http://vwrrc.vt.edu/swc/NonProprietaryBMPs.html>).

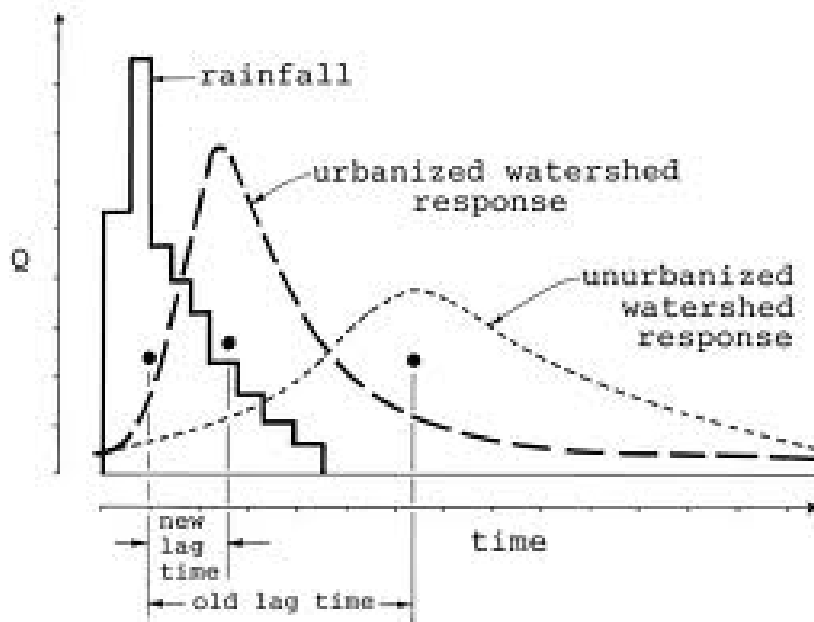


Figure I-6, Pre vs. Post Development Stormwater Runoff

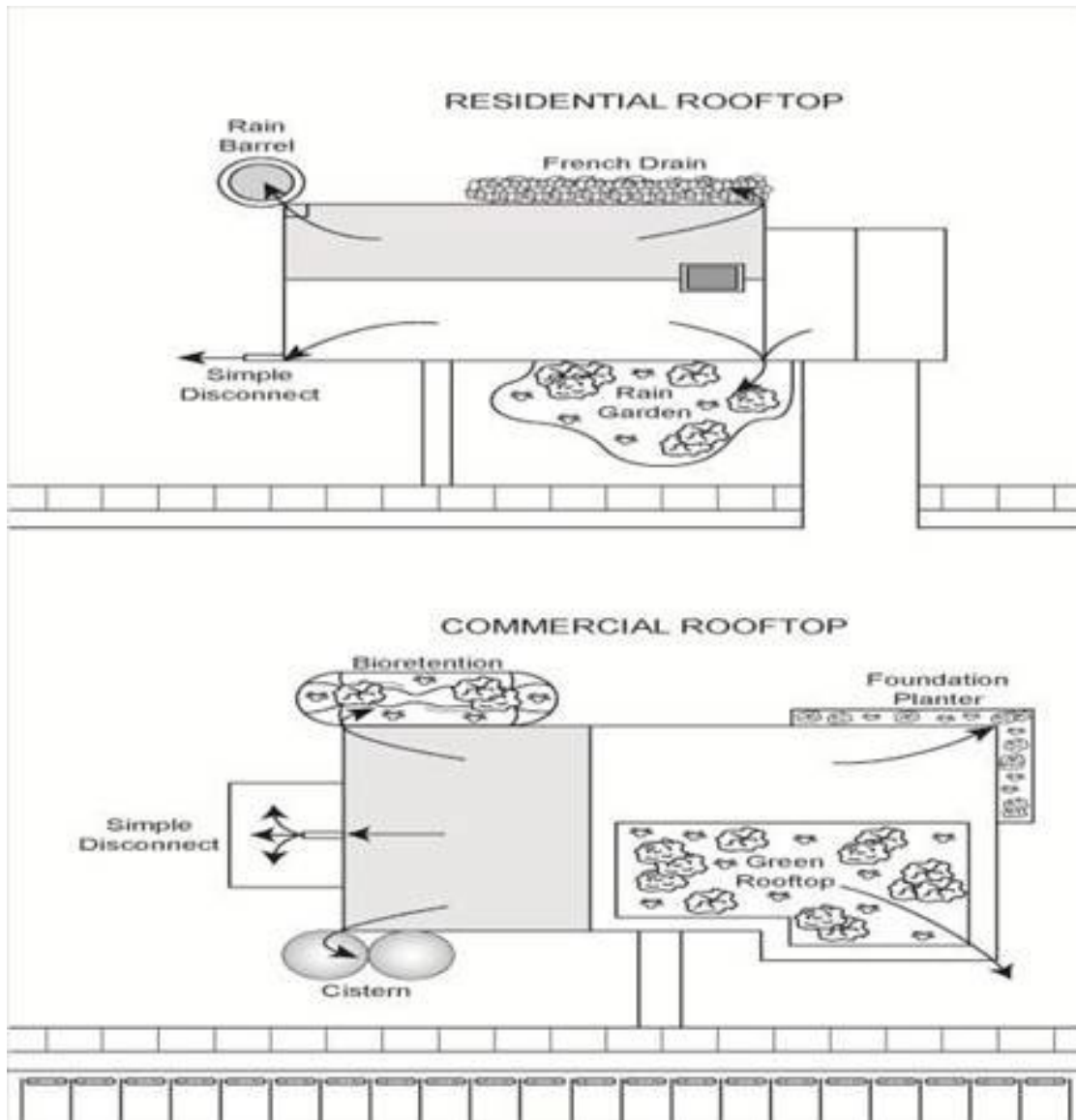


Figure I-6, Rooftop Disconnection

Preservation of wetlands, wildlife corridors, and other sensitive habitats lessens a project's environmental impact and improves the final product. Subdivisions with open spaces, such as greenways and parks, are more attractive and bring a higher market value. Green infrastructure creates integrated neighborhoods and communities as opposed to isolated developments and subdivisions.

All of these techniques can be used in residential and commercial/industrial development, and should either be strongly encouraged or required.

Energy Efficiency

As much as 30 percent of the energy consumed in commercial buildings, including government, is wasted. By diversifying the economic base of the county and reducing direct energy costs, energy efficiency can save taxpayer dollars, create jobs, and improve the overall health of the local economy.

Energy use in commercial and industrial facilities creates over 50 percent of all U.S. carbon emissions. Recycling and renewable resources conserve natural resources. Promoting growth in the community planning areas helps preserve farmland, wildlife habitats, and future recreational and environmental amenities.

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Chapter 4

TRANSPORTATION

Transportation systems are closely correlated with land-use policies for a comprehensive and diverse network of roads and alternative transportation networks. Primary roads serve community planning areas with a well-maintained network of secondary and local roads that are connected to disperse traffic throughout each community.

EXISTING CONDITIONS

Fluvanna's transportation system is comprised of local and regional roads, JAUNT transit service, and limited accommodations for pedestrians and bicyclists. Like most rural localities, Fluvanna's transportation system relies on automobiles. However, recent approaches to land-use planning—most notably community plans for Palmyra, Fork Union, and Lake Monticello—emphasize alternative transportation options, especially walking, biking, and transit, to reduce reliance on automobiles.

There are 53.65 miles of primary roads in Fluvanna County, including US 250, US 15, and Routes 53 and 6. US 15 bisects the County from north to south, and Route 6 runs east to west along the southern end of the County. These roads join in Fork Union. Route 53 enters the County from Albemarle County to intersect with US 15 in Palmyra. These roads, along with secondary Route 616, are heavily used by commuters from the northwest section of the County, including Lake Monticello. As with many rural areas, some secondary roads remain rustic. Increasing commuter and tourist traffic is noteworthy. Parts of US 250 are congested due to increasing traffic from Louisa and Richmond.

Fluvanna shares the Zion Crossroads area, which is anticipated to be a site for commercial and mixed-use development, with Louisa County. Other areas of expected growth include the Lake Monticello area on Routes 618 and 53.

State Code Requirements

The *Code of Virginia*, section 15.2–2223, states specific requirements for the development of a transportation plan. This chapter addresses these *Code of Virginia* requirements and recognizes the integral link between transportation and land-use planning.

Road Classifications

Roads are broken down into three basic categories: arterial, collector, and local. Arterials provide through-movement of traffic; they are classified as either principal or minor. Collector roads provide both through-movement and access to property. Local roads primarily provide access to property.

Roadways are also classified as primary and secondary. Primary roads connect cities and towns with each other and with interstates. Secondary roads are a system of local connector or county roads that serve interregional and localized traffic.

Interstate System

Interstate 64

Interstate 64 crosses the county for 1.5 miles, but roughly parallels its northern boundary. All of I-64's exits are in adjacent localities. Commuters to Charlottesville and Richmond from the northern part of the county and elsewhere usually access I-64 at Boyd Tavern, Zion Crossroads, Ferncliff, or Shannon Hill.

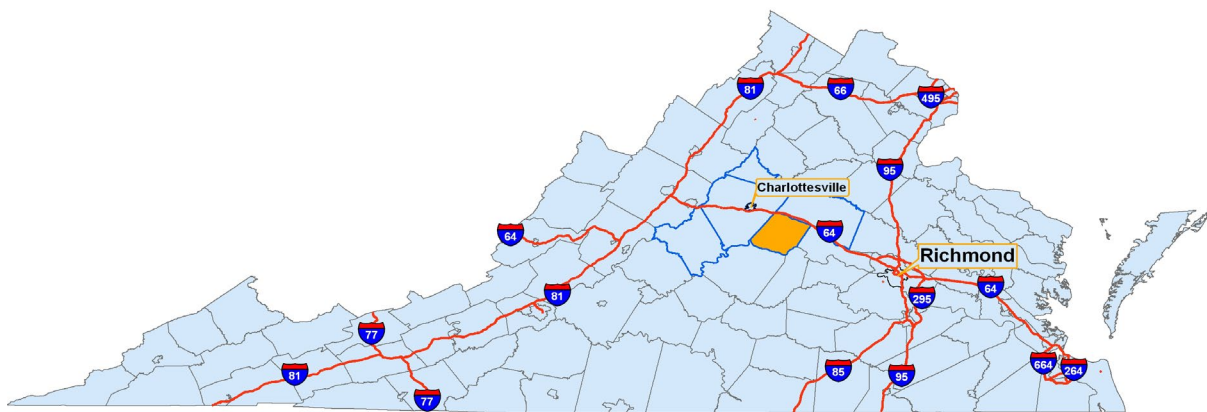


Figure T-1, Major Interstates

Interstate 64 has an interchange at Zion Crossroads (in Louisa County) connecting to Route 15 and Route 250. Interstate 64 connects to Interstate 81 to the west and Interstate 95 to the east. In 2010, approximately 32,000 vehicles per day traveled Interstate 64 in Fluvanna County; in 2007 this number was 17,000. Interstate 64 offers access to Charlottesville/Albemarle and Richmond, providing a commuter route for residents of Fluvanna to get to work. Vanpooling is available from Zion Crossroads to Richmond, Virginia, to allow commuters to avoid driving. In addition, Interstate 64 connects economic growth in Zion Crossroads with neighboring populations.

County Road System

Primary Roads

Primary roads in the county include US Route 250 (Richmond Road west of Zion Crossroads, Broad Street Road in the northeast corner of the county), US Route 15 (James Madison Highway), State Route 6 (East River Road east of Route 15, West River Road west of Route 15), and State Route 53 (Thomas Jefferson Parkway).

US Route 250 roughly parallels I-64. It is a two-lane road spanning 6 miles in the county between Zion Crossroads and the Albemarle County line (Richmond Road), and 0.71 miles at the northeast

end of the county (Broad Street Road). In 2010, approximately 5,500 vehicles per day traveled Interstate 64 in Fluvanna County. Route 250 is becoming more commercial and industrial from Zion Crossroads west, and VDOT plans to expand it to four lanes within the next twenty years.

US Route 15 is a two-lane highway that runs through the middle of the county from Zion Crossroads in the north, through Palmyra, Dixie, and Fork Union, to Bremono Bluff in the south. Segments from Wildwood through Palmyra to Cunningham Creek, and from Dixie through Fork Union to Weber City, could benefit from efforts to mitigate problems with tight curves, low shoulders, sight distance, and grading. The new bridge over the Rivanna River at Palmyra was completed in September 2007. Along with the construction of the new bridge, a portion of Route 15 was realigned, mitigating some of the tight curves through Palmyra.

Route 6 from Richmond to Afton Mountain is a state-designated Virginia Byway - a corridor of aesthetic or cultural value near areas of historic, natural, or recreational significance. Local use in the western part of the county is primarily for commuting to Scottsville and Charlottesville. Use in the east is primarily for commuting to Richmond and for trucks to join and exit US Route 15 at Dixie.

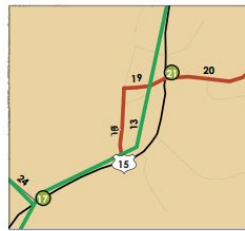
State Route 53 (Thomas Jefferson Parkway) runs from Palmyra northwestward through Cunningham and past Lake Monticello to the Albemarle County line. The road then continues past Monticello to the south side of Charlottesville. Route 53 stretches for roughly nine miles in Fluvanna and ends at Route 15 in Palmyra. As part of the Route 15 realignment, upgrades were made to Route 53 as it approaches Palmyra. Other intersection upgrades include the Route 618 (Lake Monticello Road) intersection with Route 53 and the Turkeysag intersection at Lake Monticello. US Bicycle Route 76 is located on the eastern portion of Route 53.

2035 Rural Long Range Transportation Plan

The included map comes from Thomas Jefferson Planning District Commission and VDOT's 2035 Rural Long Range Transportation Plan. This project is designed to "create regional transportation plans in rural and small urban areas that complement those in Virginia's metropolitan areas." The regional planning process included a number of transportation recommendations for Fluvanna, to address the anticipated impacts of population and employment growth on the transportation system. These plans will be used as a basis to identify transportation funding priorities (TJPDC *2035 Rural Long Range Transportation Plan*).

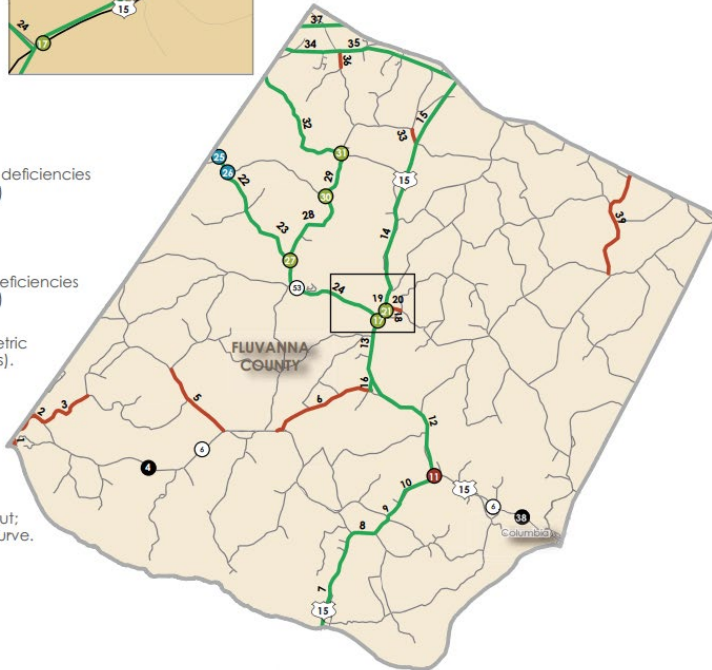
FLUVANNA COUNTY RECOMMENDATIONS

- 12 US 15/VA 673 to VA 6 East**
Long-term reconstruct road to address geometric deficiencies (including full-width lanes and shoulders). (Local Priority)
- 13 US 15/VA 632 to VA 637**
Long-term reconstruct road to address geometric deficiencies (including full-width lanes and shoulders). (Local Priority)
- 14 US 15/VA 616 to VA 632**
Long-term reconstruct road to address geometric deficiencies (including full-width lanes and shoulders). (Local Priority)
- 15 US 15/Louisa County Line to VA 616**
Long-term reconstruct road to address geometric deficiencies (including full-width lanes and shoulders). (Local Priority)
- 17 VA 53/US 15**
Long-term reconstruct a roundabout. (Local Priority)
- 22 VA 53/Albemarle County Line to VA 636**
Long-term reconstruct road to address geometric deficiencies (including full-width lanes and shoulders). (Local Priority)
- 23 VA 53/VA 636 to VA 660**
Long-term reconstruct road to address geometric deficiencies (including full-width lanes and shoulders). (Local Priority)
- 24 VA 53/VA 660 to US 15**
Long-term reconstruct road to address geometric deficiencies (including full-width lanes and shoulders). (Local Priority)
- 26 VA 53 (Thomas Jefferson Pkwy.)/VA 618 (Lake Monticello Rd.)**
Mid-term add turn lanes and consider a roundabout; Long-term reconstruct roadway to lower vertical curve. (Local Priority)
- 27 VA 600/VA 53**
Long-term construct a roundabout. (Local Priority)
- 28 VA 600/US 53 to VA 618 (Lake Monticello Rd.)**
Long-term widen to four lanes. (Local Priority)
- 29 VA 600/VA 618 (Lake Monticello Rd.) to VA 616**
Long-term widen to four lanes. (Local Priority)
- 30 VA 600/VA 618**
Mid-term add turn lanes and consider a roundabout; Long-term reconstruct roadway to lower vertical curve. (Local Priority)
- 31 VA 616 (Union Mills Rd.)/VA 600 (Boston Rd.)**
Long-term consider roundabout or signalization and addition of turn lanes. (Local Priority)
- 32 VA 616/VA 600 to Albemarle County Line**
Long-term widen to four lanes. (Local Priority)
- 34 VA 250/Albemarle County Line to VA 600**
Long-term widen to four lanes with median. (Local Priority)
- 35 VA 250/VA 600 to Louisa County Line**
Long-term widen to four lanes with median. (Local Priority)
- 1 VA 637/VA 6 to Scottsville City Limit**
Long-term reconstruct road to address geometric deficiencies (including full-width lanes and shoulders).
- 2 VA 637 (Poplar Spring Rd.)/Albemarle County Line to VA 773 South**
Long-term reconstruct road to address geometric deficiencies (including full-width lanes and shoulders).
- 3 VA 669/VA 773 to VA 669**
Long-term reconstruct road to address geometric deficiencies (including full-width lanes and shoulders).
- 4 US 6 Over Hardware River**
Short-term replace bridge.
- 5 VA 620/VA 6 to VA 639**
Long-term reconstruct road to address geometric deficiencies (including full-width lanes and shoulders).
- 6 VA 649/VA 6 to VA 673**
Long-term reconstruct road to address geometric deficiencies (including full-width lanes and shoulders).



FLUVANNA COUNTY DEFICIENCIES

- Legend
- Segment Deficiency
 - Operation Deficiency
 - Safety Deficiency
 - Geometric Deficiency
 - Intersection Deficiency
- Operation Deficiency
 - Safety Deficiency
 - Both Deficiencies
 - Other Deficiency



- 7 US 15/Buckingham County Line to VA 695**
Long-term reconstruct road to address geometric deficiencies (including full-width lanes and shoulders).
- 8 US 15/VA 695 to VA 652**
Long-term reconstruct road to address geometric deficiencies (including full-width lanes and shoulders).
- 9 US 15/VA 652 to VA 702**
Long-term reconstruct road to address geometric deficiencies (including full-width lanes and shoulders).
- 10 US 15/VA 702 to VA 6 East**
Long-term reconstruct road to address geometric deficiencies (including full-width lanes and shoulders). Seek to reserve rights-of-way (through setbacks) in order to allow for potential widening to four lanes with a median. (Local Priority)
- 11 US 15/VA 6**
Long-term reconstruct intersection as one-lane roundabout.
- 14 VA 649/VA 673 (Bethel Church Rd.) to US 15**
Long-term widen road to increase capacity and accommodate existing and future travel demand.
- 18 VA 1001 (Main St.)/US 15 South to VA 1003**
Long-term reconstruct road to address geometric deficiencies (including full-width lanes and shoulders).
- 17 VA 1003/VA 1001 to US 15**
Long-term reconstruct road to address geometric deficiencies (including full-width lanes and shoulders).
- 20 VA 601 (Courthouse Rd.)/US 15 to VA 663 (Courthouse Rd.)**
Long-term reconstruct road to address geometric deficiencies (including full-width lanes and shoulders).
- 21 US 15/VA 1003**
Long-term construct a roundabout.
- 25 VA 53 (Thomas Jefferson Pkwy.)/VA 618 (Martin Kings Rd.)**
Short-term maintenance and replace signage.
- 33 VA 631 (Troy Rd.)/US 15 to VA 633**
Long-term reconstruct road to address geometric deficiencies (including full-width lanes and shoulders).
- 36 VA 600/VA 634 to US 250**
Long-term reconstruct road to address geometric deficiencies (including full-width lanes and shoulders).
- 37 I-64/Albemarle County Line to Louisa County Line**
Long-term widen road to increase capacity and/or accommodate travel demand on alternate corridors or modes.

Secondary Roads

Secondary roads are numbered 600 and above. There are 285 miles of roads in the secondary system, with 261 paved miles and 24 stabilized dirt (gravel) miles. Aside from funding, the most significant hindrance to improvement on many roads is inadequate right-of-way. Relatively few of the miles have the required fifty-foot right-of-way needed for adequate bank cut, shoulders, and drainage. Utilities, both above- and below ground, challenge the limits of the narrow rights-of-way. The secondary road system has thirty-six bridges and twenty-six major culverts of various designs and construction methods, with fifty-two being two-lane and ten being one-lane.

Former gravel roads, currently being paved, have eighteen feet of pavement, mitigated curves, and wide shoulders. New bridges and culverts installed as individual projects are wide enough to accommodate later road upgrades. Many secondary roads serve as heavily traveled commuter routes, commercial routes, and emergency detours during natural disasters.

An annual allocation of funds to the county from VDOT provides for improvements to the secondary road system. These funds are used as decided by the Board of Supervisors with advice of VDOT's Louisa Area Land Use Engineer and through input at annual public hearings.

Private Roads

There are numerous private roads in the county, ranging from primitive logging roads to the fifty-eight-mile paved system of Lake Monticello. The Department of Game and Inland Fisheries and the Department of Conservation and Recreation have a limited road presence in the county. The county has some direct responsibility for roads such as those in the Carysbrook complex and the landfill access road.

Alternative Transportation

Pedestrians

Fluvanna County's rural setting and narrow roads constrain pedestrian mobility. Very few places in the county have designated walkways, and most pedestrians walk along the side of the road. There are few sidewalks in populous areas of the county, and many are in disrepair. Fork Union has sidewalks and the County's only crosswalks, but these sidewalks are often impeded by utility poles.

The state is now required to provide pedestrian accommodations for all VDOT construction projects. New subdivisions should provide for pedestrian access within the development and in conjunction with adjoining housing developments and businesses in order to reduce vehicle trips.

Previous County plans have called for improved pedestrian amenities. The 2000 Comprehensive Plan suggested the importance of these amenities in its *Vision for 2020*:

In designated growth areas, subdivisions and businesses are linked by hard surface paths so that bicycling and walking are a practical means of transportation . . . Pedestrian and bicycle access are also provided in other appropriate settings, such as across bridges and in rural subdivisions and towns . . . children are able to walk to a park or playground.

Bicycles

Fluvanna lacks many of the on-road facilities necessary to support bicycling in the County as anything more than a recreational activity. The US Bicycle Route 76 trail and numerous back roads allow cyclists to take short trips or longer recreational treks, but the lack of amenities and connectivity constrains the growth of bicycling as a viable way to get around the County. As the County grows, incorporation of bicycle infrastructure will become more important.

Bicyclists frequently ride Route 616 (Union Mills Road) and many other roads in the county without any special facilities or cautionary markings. There are no public facilities for off-road bicycle riding, but Pleasant Grove may be suitable for that purpose.

US Bicycle Route 76 was designated for cyclists during the National Bicentennial. The bike route enters the county from Albemarle on Route 620 (Rolling Road South) and continues to Route 619 (Ruritan Lake Road) and Route 53. From Route 53 it runs east to Route 15, north to the middle of Palmyra, and east on Route 601 (Courthouse Road / Venable Road) through Wilmington and Kents Store. Bike lanes have been added to Venable Road wherever stretches of the road have been resurfaced. It continues east on Route 603 (Tabscott Lane) to the Goochland County line, eventually ending in Yorktown, Virginia.

Segment	Role	Type	Signage	Level of Service	Recreational Value	Recommendations
Ruritan Lake Road	Bypasses Rte. 53; links Albemarle and Fluvanna	Rural Two-Lane	8 Rte. 76 signs; no other bike-related signs	C: high traffic and narrow lanes	Low: no amenities or resources	<ul style="list-style-type: none"> • Additional signage • Shoulder improvements
Palmyra Area (53 and 15)	Goes through central Fluvanna including Palmyra Village	Rural Two-Lane	6 Rte. 76 signs; no other bike-related signs	C-D: no shoulder on 53; volume and speed of traffic; trucks and guardrails	High: scenic views, historical assets, parks and trails	<ul style="list-style-type: none"> • Additional signage • Designate shoulders as bike lanes • Road widening • Shoulders at guardrails • Minor Rerouting
Courthouse Road	Links Palmyra Village with eastern Fluvanna	Rural Two-Lane	4 Rte. 76 signs; no other bike-related signs	C: narrow lanes; no shoulder; guardrails	Low: no amenities or resources	<ul style="list-style-type: none"> • Additional signage • Maintain vegetation • Road widening • Bike lanes at guardrails

Venable and Tabscott Roads	Links eastern Fluvanna with Louisa County	Rural Two-Lane	8 Rte. 76 signs; no other bike-related signs	B-C: low traffic offsets narrow lanes; few trucks; bike lanes offset guardrail	Low: no amenities or resources ; historic scenery	<ul style="list-style-type: none"> • Additional signage • Maintain vegetation
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In its 2014 *Route 76 Corridor Study*, Thomas Jefferson Planning District Commission has analyzed the road segments which make up Route 76, and made suggestions for improvements:

Rail Access

AMTRAK passenger rail service is available in Charlottesville, with at least two trains daily. The Crescent travels between New Orleans and New York City, stopping in Charlottesville in the morning on the way north, and in the evening on the way south. A second train, the Cardinal, travels between New York (by way of Washington, D.C.) and Chicago three times a week.

Freight rail serving Fluvanna County is the CSX line, whose single track follows the James River along the county’s southern border from Columbia in the southeast to Scottsville in the southwest.

Buckingham Branch Railroad is a shortline railroad from Dillwyn in Buckingham that has leases to use CSX and Norfolk Southern lines. The east - west (E-W) rail line that goes from Louisa to past Crozet is a N-S line leased by BB.

Public Transportation and RideShare

The majority of workers commute to Richmond and Charlottesville for employment, with commuting distances averaging sixty miles and twenty-five to thirty miles, respectively. These distances and the cost of commuting leave many low-income families struggling to improve their economic conditions. Elderly, infirm, and indigent persons usually have to travel to Richmond or Charlottesville for medical care and other basic services but frequently require transportation assistance.

The number of commuters to Richmond and Charlottesville increases congestion on roads. A majority of commuters travel by automobile with a single occupant. The Thomas Jefferson Planning District Commission’s RideShare program is designed to reduce congestion and increase mobility throughout the region by offering free carpool and “SchoolPool” services. RideShare is also responsible for marketing the region’s park-and-ride lots.

JAUNT provides transportation opportunities for those who are unable to afford the high cost of commuting while also reducing the congestion on the roadways throughout the region. JAUNT offers two daily commuter routes and advance-notice request-response transportation, along with intra-county service three days a week and service to Charlottesville three days a week, operating between the commuter route times.

Air Travel

Richmond International Airport, within a one-hour drive from the Zion Crossroads exit on I-64, is the nearest major air transportation hub. The closest passenger and commercial airport—the

Charlottesville-Albemarle Airport (CHO) in Albemarle County—is a non-hub commercial service airport offering daily nonstop flights to and from Charlotte, Philadelphia, New York/LaGuardia, Washington/Dulles, Cincinnati, Detroit, and Atlanta. There are also one-stop international and domestic destinations. The facility includes a 60,000-square-foot terminal facility with modern customer amenities.

Louisa County Industrial Airpark is a general aviation airport that provides local, charter air service. The airport has a 4,300-foot runway. There are approximately forty-six hangars now located at the airport, with space for more.

There are two private airfields in the county: Camp Friendship Airfield and Fork Union Military Academy Airfield. These are used for small private aircraft only.

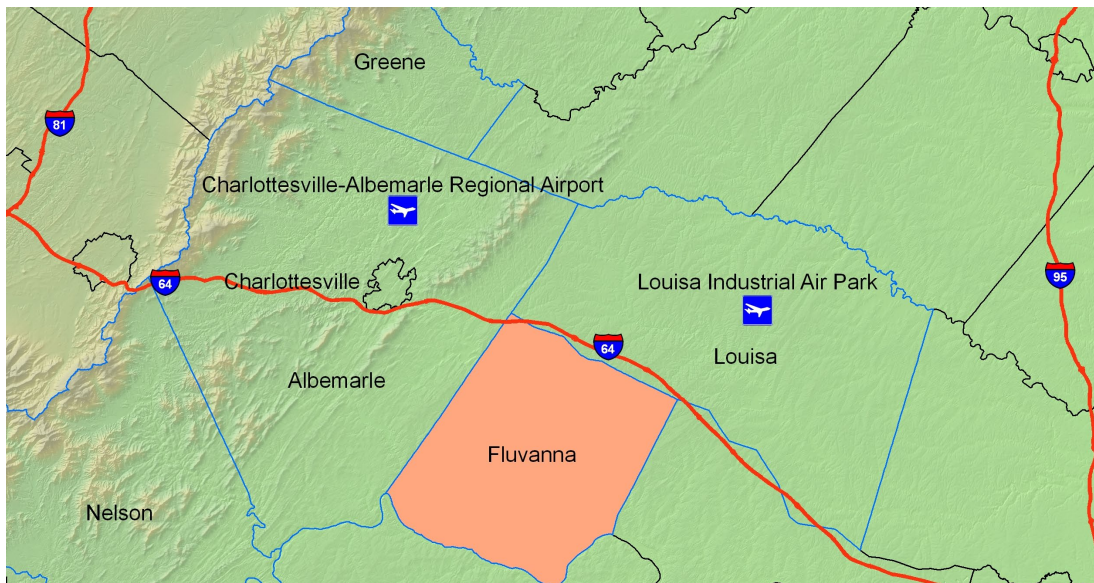


Figure T-2, Regional Airports

FY15 Six Year Improvement Program

The Six-Year Improvement Program (SYIP) outlines spending for transportation projects proposed for construction, development, or study for the next six years. The SYIP is updated annually. The SYIP also identifies planned program funding for the succeeding five fiscal years. The FY15 Six Year Improvement Program according to VDOT calls for a number of improvements in Fluvanna:

1. Palmyra Sidewalk Improvements for safety of pedestrians and bicyclists
2. Bridge replacement over Rivanna River on Route 6
3. Adding roundabouts to Troy Road (631) and Route 250 to improve safety
4. Route 600/618 Intersection Improvements to improve safety
5. Surface treat Route 677, Rural Rustic Road

6. Bridge replacement on Route 759 over Mechunk Creek
7. Countywide engineering & survey: minor survey and preliminary engineering for budget items and incidental type work
8. Countywide traffic services including secondary speed zones, speed studies, other new secondary signs to improve safety
9. Countywide right of way engineering
10. Fluvanna County District Grant unpaved funds balance entry account

Figure T-3, Six Year Plan

Community Plans

Each of the three community plans prepared by the county and the Thomas Jefferson Planning District Commission—Lake Monticello (Rivanna), Palmyra, and Fork Union—make recommendations for transportation improvements.

Rivanna (Lake Monticello) Community Plan

One of the key recommendations of this community plan is to improve traffic safety. Large volumes of traffic on small country roads can lead to safety problems. Improving intersections, paving shoulders, and adding features for pedestrians, bicycles, and slow-moving vehicles in congested areas can alleviate traffic and promote safety. This may be particularly important as the county's population continues to grow.

- Provide paved shoulders to improve the safety of walking and biking on the surrounding roads. Shoulders can also be safer for slow-moving vehicles such as cars and trucks with trailers, and for pull-offs for disabled vehicles. This improves the overall safety of the roadway while retaining its rural character.
- Ensure that the county's zoning code encourages safe pedestrian access to shopping and residential areas, especially in compact village development areas (requiring sidewalks, crosswalks, and safe access to commercial areas).
- Work with county and local residents to establish a park-and-ride lot at Effort Baptist Church, near the main gate, or at the Lake Monticello Clubhouse.
- Encourage participation in RideShare, which encourages alternative forms of transportation and pairs up commuters in carpools, vanpools, and SchoolPools. For more information, go to www.rideshareinfo.org.
- Consider establishing transit target stops at key shopping-center parking lots (and possibly within the Lake gates) so that JAUNT and other commuter services can have fixed stops where possible. With trails connecting residential areas to these service areas, alternatives to single-occupant commuting will be more attractive.
- Consider roundabouts at key intersections, particularly where traffic enters and exits commercial areas or the main gate, and for entrances to new developments.

Roundabouts are safer than signalized intersections or stop signs. A recent study by Virginia's own Insurance Institute for Highway Safety reviewed before-and-after crash data for twenty-four roundabouts in eight states that had replaced either signals or three- and four-way stop signs. The study found highly significant reductions in crashes, injuries, and fatalities:

- ❑ 39% reduction for all crash severities combined;
- ❑ 76% reduction for all injury crashes;
- ❑ 90% reduction for fatal and incapacitating injury crashes.

Palmyra Community Plan

- Increase alternative transportation options by improving bus service (JAUNT), including creating transit target stops in the Village. Also, encourage greater participation in RideShare and construct visible and accessible park-and-ride locations. Future locations should be determined by RideShare, JAUNT, local officials, and citizens.
- Develop a coordinated plan to improve traffic safety on Route 15 while maintaining capacity in accordance with VDOT requirements and reflecting changing vehicular activity as a result of the new Palmyra Bridge. As part of the plan, explore the following improvements:
 - Enhance the pedestrian and bicycle network. For the transportation system to operate at optimal efficiency, continue creating a pedestrian and bicycle network within the village and surrounding area.
 - Pedestrian improvements should be coordinated with traffic-calming measures on Route 15 to improve pedestrian access to areas east of the highway.
 - Install curb and gutters along Route 15 through the commercial district. The priority areas for curb and gutters are noted on the Transportation Master Plan.
 - Ensure pedestrian and bicycle features similar to those on the new Route 15 bridge will be built on north- and southbound Route 15.
 - Create connections to Pleasant Grove. In the short term, residents can use the Route 15 bridge; citizens could pursue a pedestrian/bicycle bridge over the Rivanna River at a location that increases connectivity to both sides of the river and between Palmyra and Pleasant Grove.
 - The pedestrian and bicycle network will not be complete until direct connections are established between the historic village and Pleasant Grove. Trails should also be constructed to Lake Monticello, and the rail trail should be expanded.

Fork Union Community Plan

There are several transportation-related improvements that can be done to improve the safety and appearance of Fork Union.

- Add a walking/biking trail between the Community Center and "downtown." Determine whether a sidewalk setback from Route 15 or a trail behind houses, such as the Fluvanna Heritage Trail, would be more appropriate. Both options require consent from landowners.
- Conduct an engineering analysis to determine whether traffic-calming devices (curb extensions, median crossings, roundabouts) can be installed at key intersections.
- Install marked crosswalks along Route 15 in strategic places.
- Improve existing sidewalks and add additional sidewalks along Route 15 connecting downtown to the Village Shopping Center.

- Consider adding bike lanes, which make the roads safer for cyclists and slow traffic by narrowing lanes, on wide roads.
- Review building and zoning codes and recommend relevant changes to allow the type of development and infrastructure desired by residents.

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Chapter 5

ECONOMIC DEVELOPMENT

A Sustainable Plan for the Future

Zion Crossroads is the county's primary commercial node, with primarily retail, office uses, and light industrial, it also incorporates mixed-use, mixed-income residential development. Route 250 is a vital alternative to Interstate 64 and is a primary gateway into Fluvanna.

Residential development within the community planning areas encourages a diverse workforce. Varied housing types and income levels ensure a labor pool for a variety of businesses. Concentrations of employment and residential development reduce congestion on the county's roads and infrastructure, minimizing the cost to the community while maximizing the revenue from businesses.



Figure ED-1, Eco-friendly Business

EXISTING CONDITIONS

Fluvanna's location between Charlottesville and Richmond creates employment options for residents. In 2021, 1,755 people live and work in Fluvanna, 2,655 people commute into the County, and 9,477 county residents commute elsewhere. This means that currently, 6,822 more people commute *from* Fluvanna for work every day, than *to* it.

Local sales tax revenues brought Fluvanna \$2,278,57 in 2020. This continues an overall positive trend over the past decade (sales tax revenue brought in \$1,400,149 in 2013). The county's tax base currently relies on personal and real property taxes to finance approximately 69 percent of local needs.

Business Climate Factors

Strong and supportive government, quality education and labor resources, public safety, favorable taxation policies, and loyal consumers are just some of the important factors that contribute to a positive business climate. Increased risk, uncertainty, and instability, in the marketplace and in the community, negatively impact businesses.

Workforce Preparedness and Education

Fluvanna County is located near a major university and two community colleges. Fluvanna County High School has a strong relationship with a local technical education center, Charlottesville Albemarle Technical Education Center (CATEC). Fluvanna County High School is a top-quality public school with new (opened 2012) facilities (<http://www.fluco.org>).

Institutions of higher learning offer partnering opportunities for industry to pursue research, development, and production. They are economic generators for the region, offer a variety of cultural activities for the entire community, and create opportunities for residents.

University of Virginia

The University of Virginia (UVA) is located in Charlottesville, less than thirty miles west of Palmyra (the County Seat). The University has ten schools that offer bachelor's, master's, educational specialist, first-professional (law and medicine), and doctoral degrees. There were just over 23,700 students enrolled in the Fall of 2022. UVA continues to rank in the top twenty-five among all national universities, public and private. The University of Virginia health system is a nationally renowned academic medical center (<http://www.virginia.edu>).

Piedmont Virginia Community College

Piedmont Virginia Community College (PVCC) was established in 1972 and is a nonresidential two-year institution of higher education that serves central Virginia—principally residents of Charlottesville, Albemarle, Buckingham, Fluvanna, Greene, Louisa, and Nelson Counties. PVCC is located in Albemarle County, less than 30 miles west of Palmyra. The college offers fifty-two associate degrees and certificate programs to meet educational and career goals. PVCC also offers noncredit workforce classes and certificates as well as individual classes for personal enrichment (<http://www.pvcc.edu>).

J. Sargeant Reynolds Community College

J. Sargeant Reynolds has two campuses in Richmond, and one campus in Goochland County. The college was founded in 1972 and is the third largest college in the Virginia Community System, enrolling students at all three major campuses, five off-campus sites, and “virtually” through distance learning. The college currently offers two-year degree programs, occupational/technical certificate programs, two-year college transfer programs, and career studies certificate programs requiring less than one year of full-time study. Over 7,500 students were enrolled for the 2022-23 school year. The school also offers workforce development courses and services through the Community College Workforce Alliance (<http://www.jsr.cc.va.us>).

Charlottesville Albemarle Technical Education Center (CATEC)

CATEC offers students at all ability levels programs designed to respond to the community's employment needs. Students may seek employment upon graduation and/or continue their formal education through apprenticeship programs or advanced study at technical institutes, community colleges, and universities. High school programs include computer repair and maintenance, computer operating systems, computer-aided drafting and design, auto body repair, auto technology, barbering, cosmetology, culinary arts, television and video production, carpentry, electricity, masonry, nurse aide, and horticulture, and landscaping (<http://www.catec.org>).

Other Institutions

There are other colleges, universities, and technical schools within an hour of Fluvanna County, or that offer satellite or online classes and credits. Virginia Commonwealth University, Longwood,

Virginia Tech, Mary Washington, Mary Baldwin, and George Mason are other universities in relatively close proximity, or that have satellite programs available to residents of central Virginia.

Community Safety

Fluvanna County's crime rate is consistently below the state average. The Department of State Police's *Crime in Virginia* report details crime statistics, by type, for each police jurisdiction in the state using the incident-based reporting (IBR) system. Group A crimes are those considered to be the most serious (e.g., murder, rape, kidnapping, drug trafficking, fraud, larceny, vandalism, etc.).

Fluvanna had 225 Class A crimes reported in 2019 - a crime rate of 2,123 offenses per 100,000 residents. This is significantly lower than the state (5,058 per 100,000). By comparison with surrounding localities: Albemarle County reported 3,030 Class A crimes per 100,000 residents; Louisa County reported 4,759 per 100,000; Buckingham County reported 1,476 per 100,000; and Goochland County reported 2,211 per 100,000.

Wages

Businesses typically examine the average wages paid in an area as part of making relocation decisions. Good employers want to pay their employees competitively, and knowing how their compensation compares within a region is valuable information along with the other business climate factors. Fluvanna County had an average weekly wage of \$1,120 in 2023. In comparison, the state average is \$1,401 in 2023.

Utilities and Taxes

The real estate tax rate in Fluvanna County (\$0.844 per \$100 of assessed value) is nearly \$0.09 higher than the regional average of \$0.755, and the machinery and tools tax rate (\$1.90) is lower than the regional average (\$2.33). The personal property tax rate in Fluvanna County (\$4.10 per \$100 of assessed value) is higher than the regional average of \$3.44, and is the second highest in the region.

Regional Tax Rates, 2023			
	Real Estate	Personal Property	Machinery & Tools
Fluvanna County Source: Fluvanna Co. Commissioner of the Revenue	\$0.844	\$4.10	\$1.90
Albemarle County Source: Albemarle Co. Dept. of Finance	\$0.854	3.96% of assessed value	\$3.96
Buckingham County Source: Buckingham Co. Commissioner of the Revenue	\$0.60	\$4.05	\$2.90
City of Charlottesville Source: City of Charlottesville Commissioner of the Revenue	\$0.98	\$4.40	N/A
Goochland County Source: Goochland Co. Treasurer	\$0.53	\$3.75	\$1.00
Louisa County Source: Louisa Co. Commissioner of the Revenue	\$0.72	\$2.43 (vehicles, motorcycles, RVs, trailers, boats) \$1.90 (business property)	\$1.90
Regional Average	\$0.755	\$3.44	\$2.33

Figure ED-2, Regional Tax Rates

Fluvanna's business sector comprised approximately 7 percent of tax-generated revenue in 2013; this is down from 11 percent in 2007. The county's vision is to have at least one-third of its revenue stream come from the business sector. This has been a common measure of economic success over the years in communities—70 percent revenue from residential (real estate taxes) and 30 percent from businesses (real estate, inventory, BPOL, machinery and tools, etc.).

Economic Base Analysis

Economic Sectors

The number of establishments and the number of employees working in these establishments show a positive trend for the period 1997 to 2012.

Statistics by Economic Sector, 1997, 2002, 2006, and 2012								
Industry Description	Number of Establishments				Number of Employees			
	1997	2002	2006	2012	1997	2002	2006	2012
Wholesale trade	10	12	13	14	20-99	100-249	123	113
Retail trade	33	29	32	41	196	243	270	344
Real estate and rental and leasing	9	19	26	15	0-19	36	42	0-19
Professional, scientific and technical services	22	35	42	32	47	95	107	20-99
Administrative and support and waste management and remediation services	6	26	32	45	47	71	157	237
Health care and social assistance	8	17	19	23	72	100-249	306	210
Arts, entertainment, and recreation	1	3	7	6	0-19	0-19	Suppressed	20-99
Accommodation and food services	9	11	14	23	107	173	300	312
Other services (except public administration)	13	22	37	38	48	162	281	235

Source: U.S. Census

Figure ED-3, Economic Sector Statistics

All industries except for arts, entertainment, and recreation show an increase in employees for this period.

The type of growth of the local economy is an indicator of its strength and weaknesses. As figure ED-9 shows, accommodation and food services have shown the greatest increase in new hires, followed by education services and retail trade. Many of these sectors tend to hire entry-level employees at typically lower wages than, for example, professional and technical services, which hired far fewer new employees.

New Hires by Industry 3rd Quarter, 2023	
Industry	Hires
1. Admin. Support and Waste Mgmt	40
2. Retail Trade	72
3. Accommodation and Food Service	61
4. Construction	541
5. Health Care and Social Assistance	60
6. Other Services (except Public Admin.)	67
7. Public administration	78
8. Information	6
9. Finance and Insurance	3
10. Manufacturing	67
11. Transportation and Warehousing	4
12. Real Estate and Rental and Leasing	6
13. Wholesale Trade	13
14. Agriculture, Forestry, Fishing, and Hunting	10
15. Educational Services	100
16. Professional, Scientific, and Technical Services	29

Source: Virginia Employment Commission

Data on the ten largest employers in the county reinforce the emphasis on education services but do not reflect the strong growth of accommodations and food services and retail trade. This may be due to the smaller size of retail establishments, which means that no one retail operation, save for Food Lion, made the top ten.

Ten Largest Employers First Quarter, 2024	
1.	Fluvanna County Public School Board
2.	MMR Contrstructors, Inc.
3.	Fluvanna Correctional Center
4.	County of Fluvanna
5.	Fielders Choice Enterprise, Inc.
6.	Fork Union Military Academy
7.	Food Lion
8.	Silk City Printing
9.	State Farm Automobile Insurance
10.	Macko, Inc.

Source: Virginia Employment Commission

Figure ED-5, Ten Largest Employers

Perhaps as important to the county taxpayer as the top ten employers are the top ten taxpaying companies, which help to diversify the tax base and contribute significantly to the county's revenue stream. In the future, along with these companies, Fluvanna needs to attract low-impact, high-value companies to further strengthen and diversify this list of companies.

Top-10 Taxpaying Companies, 2023		
Business Name	Assessed Value	% of Tax Base
Virginia Electric and Power	\$148,769,623	4.04%
Tenaska Virginia Partners	\$143,579,301	4.18%
Central Virginia Electric Co-op	\$57,976,054	1.63%
Transcontinental Gas Pipeline	\$54,809,662	1.54%
CSX Transportation	\$11,876,850	0.33%
Colonial Pipeline Co.	\$10,905,796	0.31%
Columbia Gas of Virginia	\$9,017,666	0.25%
Aqua Resources, Inc.	\$8,092,136	0.23%
Central Telephone of Virginia	\$4,546,810	0.13%
East Coast Transport	\$2,450,872	0.07%
Total	\$303,255,147	8.67%

Figure ED-6. Top Ten Taxpayers

Employment

Local and state government and construction dominate the number of employees by industry.

Employment by Industry First Quarter, 2024	
Industry Classification	Number of Employees
Local government	968
Administrative and waste services	275
State government	363
Retail Trade	406
Accommodation and Food Services	177
Health Care and Social Assistance	329
Construction	926
Other Services (Except Public Administration)	198
Manufacturing	244
Finance and Insurance	147

Source: Virginia Employment Commission

Figure ED-7, Employment by Industry

Unemployment in the county is consistently lower than in the state, which is in turn lower than the national rate. While unemployment has yet to return to pre-recession levels, the unemployment rate is dropping at a faster pace in Fluvanna than in the state as a whole.

Unemployment Rates: 2012-2022		
Year	Fluvanna Unemployment Rate (%)	Virginia Unemployment Rate (%)
2012	5.1	5.9
2013	4.7	5.6
2014	4.3	5.1
2015	3.7	4.4
2016	3.3	4.0
2017	3.0	3.7
2018	2.5	3.0
2019	2.3	2.8
2020	5.4	6.4
2021	3.2	3.9
2022	2.5	2.8
2023	2.5	2.9

Source: Virginia Employment Commission

The number of people employed in the county is appreciably smaller than the number of employees who are county residents, but work outside the county.

Land Use

Community planning areas established pursuant to the Code of Virginia, section §15.2-2223.1, (particularly Zion Crossroads) need to effectively balance land use, transportation, and economic development in a holistic approach instead of viewing them as individual issues that could negatively impact the county. By concentrating development off primary transportation corridors, and providing additional critical infrastructure such as water and sewer, the county can then direct commercial, industrial, and a significant amount of residential development into these community planning areas. Conversely, this also helps to alleviate the residential growth pressures throughout the rest of the county, particularly in the rural preservation areas.

Open Space

Preservation of open space is an important value in Fluvanna County. Virginia's land-use assessment laws help to encourage this, as well as benefiting businesses that engage in agricultural, horticultural, and forestal activities.

The *Code of Virginia* allows any locality that has adopted a comprehensive land-use plan to enact an ordinance providing for special assessments of agricultural, horticultural, forestal, and open-space real estate. Agricultural and horticultural uses, and open-space real estate, must consist of a minimum of five acres. Forestal land must be a minimum of twenty acres. These assessments are intended to encourage the preservation and proper use of land in order to allow for the production of agricultural, horticultural, and forestal products. These assessments also help

alleviate pressures that result in the conversion of these lands to more intensive uses by keeping the assessed tax rate low.

Fluvanna County has had this land-use assessment policy since 1978. The ordinance allows for land-use value assessments in all categories—agricultural, horticultural, forestal, and open-space real estate.

Infrastructure

To promote growth in the Community Planning Areas, established pursuant to the Code of Virginia, section §15.2-2223.1, infrastructure must be established to attract businesses. Having water and sewer infrastructure will make Fluvanna’s growth areas “move-in ready.”

Despite current sources, water and sewer infrastructure are the primary constraints on community growth. Efforts to expand sewer and water services require partnering with Louisa County and the Department of Corrections. The James River Water Authority is the cooperative body representing the water interests of Fluvanna and Louisa. JRWA’s resources will be supplemented by water and sewer services provided by the Department of Corrections, whose Fluvanna facilities enjoy sewer and water surpluses.

The primary infrastructure service areas will be the Zion Crossroads, Lake Monticello, and Fork Union community planning areas, which established pursuant to the Code of Virginia, section §15.2-2223.1. Of these, Zion Crossroads is considered the most viable area to attract light industrial, technology business, medical facilities, and retail. As part of this development, Zion Crossroads could see several large projects; these could include walkable mixed use areas, retail destinations, healthcare facilities, and industrial or office parks. Collaboration with Louisa will be instrumental in the development of Zion Crossroads, as Fluvanna expands on the visibility and success of the Louisa side.

Multiple electric power resources are available, and several high voltage transmission lines deliver large amounts of electricity to the area. Broadband and wireless telecommunications facilities, while not yet widespread, are expanding throughout the county.

Our Share of a Flourishing Industry

A study commissioned by the Virginia Wine Board indicates that the impact of the wine and winegrape industry on Virginia’s economy was \$747 million in 2012. This includes thousands of jobs and hundreds of millions of dollars in sales. Remarkably, this economic impact represents a 106% increase from 2005 – a period of time which includes the recent economic downturn. (THE ECONOMIC IMPACT OF WINE AND WINE GRAPES ON THE STATE OF VIRGINIA – 2010 updated 2012)

The wine industry’s benefits to Fluvanna could extend far beyond its direct economic impact. As wine tourism in Central Virginia becomes more common, Fluvanna can capitalize on its proximity to other wine destinations, inventory of convenient and scenic byways, and agricultural identity to become a vibrant wine destination in its own right. In order to seize this opportunity, the county should ensure that its policies offer the flexibility to allow wineries and related activities to operate successfully.

Community Efforts

Increased reliance on the economic development function may eventually necessitate dedicated economic development department and the addition of support staff. A professional economic development team will coordinate efforts of the EDA, and Fluvanna Chamber and be the driving force in the economic development of Fluvanna. Strong and consistent economic development management, along with additional resources, will help the county maintain a fiscal balance between residential and economic tax bases. An expanded staff will provide a competitive advantage in the region.

Although the county will continue to rely on the EDA and the Fluvanna Chamber, an expanded staff is ideal for successful economic development. Business recruitment and retention programs are successful only to the extent that the targeted businesses are able to receive the attention they deserve.

The following are examples of key volunteer organizations and efforts that comprise Fluvanna County's current economic development program:

The Economic Development Authority

The Industrial Development Authority was renamed the Economic Development Authority (EDA) in 2008 to reflect the broad interests of the authority and the county. The EDA is a political subdivision of the state that is authorized to issue tax-exempt revenue bonds. Enabled by Virginia's Industrial Development Authority legislation, the EDA may assist in the financing of startup and expansion programs for both private and public economic development projects. The EDA works to identify areas of economic development for the county and provide input for the economic development business plan, as well as financial assistance to facilitate project implementation.

Fluvanna County Chamber

The Fluvanna County Chamber has been serving the community since 1956. This volunteer organization, composed of over 189 members, promotes the commercial and civic interests of the area.

Central Virginia Partnership for Economic Development

The Central Virginia Partnership for Economic Development (CVPED) is the regional economic development marketing organization, funded by member counties and private business contributions. The partnership works to address the issues affecting economic development across the region and offers assistance when needed.

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Chapter 6

HISTORIC PRESERVATION

Discovering Our Cultural Heritage

EXISTING CONDITIONS

Fluvanna County is blessed with many historic and cultural resources. The county is also fortunate to have an active, knowledgeable, and dedicated historical society. In 1993 the Board of Supervisors matched a grant from the Virginia Department of Historic Resources to aid the Fluvanna County Historical Society in producing a study entitled *Architectural History, Identification, and Assessment of Fluvanna County, Virginia*. This publication includes a preservation plan with many goals and provides a list of 480 historical sites identified in the county. Copies of the study are available at the public library or from the society.

The Fluvanna County Historical Society has ownership of and responsibility for four historic properties: the lock and mill site on the Rivanna River at Palmyra, the “Triangle Park” at the north end of Palmyra on Route 15, the Holland Page Log House on Route 601, and Maggie’s House in Palmyra. The society uses Maggie’s House for their offices and archives. These properties are intended to be available for public use and education.

Fluvanna County, the Fluvanna County Historical Society, and the Fluvanna Heritage Trail Foundation have partnered in the restoration of the Summer Kitchen at Pleasant Grove and have completed the restoration of the Haden House at Pleasant Grove. The Old Stone Jail Museum is owned by the county, but is open for tours through the management and efforts of the Historical Society.

Easements

Fluvanna County has taken a proactive position on conservation easements. The Board of Supervisors created a county easement program whereby the county, as a jurisdiction, may hold and protect easements. As of January 1, 2014, there are 33 conservation and historic easements in Fluvanna County. These easements protect 13,266 acres, or approximately 7.2% of the County.

The Virginia Department of Forestry (VDOT), Virginia Department of Historic Resources, Virginia Outdoors Foundation, and Fluvanna County itself hold easements countywide. The County itself currently holds four (4) conservation easements totaling approximately 916 acres. Most of the land protected by conservation and historic easements is located in the eastern portions of the County, along or near the Rivanna and James Rivers. A significant number of properties in the county have been placed under other conservation and historic easements to protect them in perpetuity from overdevelopment. Easements currently exist on Oak Hill Farm, Red Bank Farm, Lower Bremono, Bremono Recess, Cumber Farm, Lakeview, Melrose, Glen Burnie, Chatham Plantation, Maranatha Farm, Lowfields Farm, Glenarvon, Upper Bremono, Upper Yewers Farm, Granite Hills, Little Byrd Creek, the Palmyra mill site and lock, and the Scheier Natural Area

(owned by Rivanna Conservation Society), and the first two county-held conservation easements, on the Barber and Zehler properties.

National Register Historic Districts

Bremo Plantation

This historic district consists of three plantation house groupings and their outbuildings, all built on Bremo Plantation by General John Hartwell Cocke (1780–1866) between 1803 and 1845. The first to be constructed was Bremo Recess (1803–1809); the second and most important of the three, Upper Bremo, was completed in 1820; the last was Lower Bremo, built circa 1844, at the same time Bremo Recess was extensively remodeled.

Noted architectural historian Fiske Kimball has described Upper Bremo as the most nearly perfect of all the houses in the Jeffersonian tradition. Also at Upper Bremo is a large stone barn, which is undoubtedly the finest neoclassical barn in the United States. The entire group of houses and farm buildings at Bremo, taken together, forms one of the most remarkable collections of early-nineteenth-century structures in the country.



Figure HP-1, Upper Bremo



Figure HP-2, Historic Courthouse

Fluvanna County Courthouse Historic District

The first public building erected in Palmyra was the stone jail, completed in 1829. The courthouse was completed in 1831, and has been in continuous use since.



Figure HP-3, Seven Islands

Seven Islands Archaeological and Historic District

The Seven Islands Archaeological and Historic District covers an area of approximately 312 acres and contains archaeological and architectural resources distributed near the confluence of the James and Slate Rivers in Buckingham County and Fluvanna County. A total of eight

archaeological sites have been identified within the district, of which six are considered contributing properties.

National Register Listings

Properties on the State and National Register include the Breomo Plantation Historic District, Fluvanna County Courthouse Historic District, Point of Fork Arsenal Site, Point of Fork Plantation, Glenarvon, Breomo Slave Chapel, Seay's Methodist Church, Glen Burnie, Melrose, Rivanna Farm, The Oaks, Laughton, Western View, Gum Creek, Pleasant Grove, and Union Mills Canal Outlet Locks 1 and 2. In addition, several properties that qualify for listing on the National Register of Historic Places are being processed.



Figure HP-4, Point of Fork Arsenal Site



Figure HP-5, Breomo Slave Chapel

Historic African American Schools

Among Fluvanna's most important historic resources are its early 20th Century African American schools including the New Fork High School and the four existing Rosenwald Schools. Julius Rosenwald donated funds for construction of schools for African American children throughout the south in a concerted effort to bring educational opportunities to everyone. Fluvanna County participated in the program by assisting in the building of six (6) Rosenwald Schools, four (4) of which are still standing. The New Fork High School, a small wooden building on Route 650 in the southern part of the county was the earliest central high school for black students. The NAACP, local churches, and the Fluvanna County Historical Society have launched a program to restore the Dunbar Rosenwald School on Route 650, as well as the New Fork High School, to create a museum of early 20th Century African American educational history.

Other Properties of Historic Significance

The Historic Preservation Task Force, in its 1999 report, recommended that additional historic districts and individual landmarks be recognized either nationally or at the state level. Historic districts would include Palmyra, Wilmington, Columbia, Fork Union, and Breomo Bluff. Properties that may qualify for individual listing on the State and National Registers include Chatham, Cumber, Currin's Tavern, Dunbar School, Mount Airy, Oak Grove, Spring Garden, Jackson House, Roadview, Variety Hill, Bowlesville, and Winnsville. Properties of state and local importance include Allegre's Tavern (Lafayette's Hill Tavern), Carysbrook, Hannum House, Cohasset Railroad Station, Riverview, Twelve Oaks, Weaver's Tavern, Tarnwood, Hill Dale, Hill Grove, Hickory Level, Pleasant Green, Solitude, Groom's Tavern, Union Mills Church, Gilnockie Farm, Locust Grove, Oak Hill, Mount Burgha, Old Orchard, Beaverdam Farm, Eilerslie, Oakland Grange, Quaint Lea, Terre

Haute, Center Hill Farm, and the Oscar Seay House. There may be other properties in the county that have yet to be reviewed or inventoried.

ECONOMIC BENEFITS

Historic preservation can be a key factor in economic growth, stimulating the local economy and providing incentives to improve property maintenance. Properties listed on the National Register qualify for tax credits. Residential properties may qualify for Virginia State tax credits, and commercial properties may also qualify for federal tax credits in addition to the state credits.

Property Values

Property values consistently increase in areas with architectural protection or access to tax incentives. Tax credits and other incentives encourage property owners within historic districts to increase the amount they invest in their properties. This investment improves property maintenance, makes the area more attractive, and encourages individuals to buy real estate. In established historic districts, property values generally increase at a higher rate than for properties located outside the district.

Tourism

Visitors seeking historic or cultural experiences provide an economic benefit. Providing visitors with historic and recreation opportunities encourages them to remain in the area longer, thereby increasing the county's revenues.

Employment

Building rehabilitation is one way to expand employment in the county. The rehabilitation of historic structures is not only cost-competitive but labor-intensive. Both factors increase employment and earnings within the county. For each \$1 million spent on the rehabilitation of older sites, 15.6 construction jobs and 14.2 other jobs are created, and \$779,800 is added to household incomes. This translates into 3.4 more jobs and \$53,000 more added to household incomes than if the same \$1 million was spent on new construction. This difference is due to the variety of skills needed to complete rehabilitation projects.

Adaptive Reuse

Historic structures can be utilized in a variety of ways without disrupting the building's character if appropriate preservation techniques are employed. Converting structures for new uses can help prevent expensive rehabilitation or demolition in the future. The reuse of historic buildings often improves property maintenance for an area, as owners tend to maintain these properties better due to this increased investment. However, historic structures are not suitable for all types of uses. Residential structures converted to business space should only be utilized for low-intensity purposes such as office, home business, or similar uses. The intensity or scale of a new use should not require major alterations or accelerate structural deterioration.

Fluvanna County

Historic Properties on the State and National Register

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Chapter 7

PARKS AND RECREATION

A Master Plan for Tomorrow

Recreational opportunities are vital to the health and well-being of Fluvanna's citizens. Recreational programs provide the means for citizens to learn new skills, improve their physical fitness, and develop an appreciation and understanding of the arts, through the offering of various leisure activities located in a variety of high-quality facilities.

Pleasant Grove is an eight-hundred-acre park, with an historic area, that serves the Fluvanna community as a center for recreational activities. The community's vision through the Pleasant Grove Master Plan, along with funding from state and federal grants, private/public partnerships, and local tax dollars, has built a flagship facility for the whole community.

Community fairs and events give the county a sense of identity and serve to unite the citizens with a common purpose. These events also bring in valuable tourism dollars to the county. The Fluvanna County Fair, the Kite Festival, and Old Farm Day are among the many proud recreational traditions of Fluvanna.

The careful planning and conservation of natural and historic resources, provision of recreational opportunities, and holistic development of mixed-use residential and commercial areas, with interconnected trails and open space, have enabled Fluvanna to reach its full potential in providing the highest quality of life for its citizens.

EXISTING CONDITIONS

Citizen surveys and task forces have been used to assess the demand for recreational facilities and programs in Fluvanna County. These studies suggest citizen demand for trails, a pool, sports fields, a community park, and for additional programs and facilities. The county also encourages private recreational facilities.

Facility Standards

There are five classifications for recreation facilities within the county: regional park, community park, neighborhood park, special use facilities, and district park. These classifications are based upon minimum standards for area and service. These classifications together provide a minimum of 16 acres of parkland per 1,000 citizens, or about 480 total acres for a population of 30,000. The county currently owns approximately 1,000 acres of parkland.

All parks should be designed and constructed in a manner which preserves the natural environment and showcases the natural features of the land. This approach does not preclude the development of amenities commonly provided in parks, but it does encourage

environmentally responsible planning in accordance with the best available technologies and planning practices.

Parks support both active and passive recreational activities, through appropriate buffers around property boundaries and between centers of activity within the park. Design standards maintain that a park should be no more than 50 percent developed, with minimum hundred-foot vegetative buffers along its boundary. Trails or other passive amenities are commonly found within buffer areas. The inclusion of these features depends on the park's specific details.

The Regional Park

Regional parks provide a wide variety of activities for the community, including opportunities for nontraditional recreation. The typical acreage/population ratio for regional parks is 4–5 acres per 1,000 persons. Pleasant Grove (800 acres) is a regional park due to its attraction of specific users from beyond the county's boundaries. Features include or will include a pool, a sports park with ball diamonds, athletic fields, and hard courts, an outdoor classroom/amphitheatre, an equine/agri-expo barn, picnic shelters, several miles of trails, and other amenities.

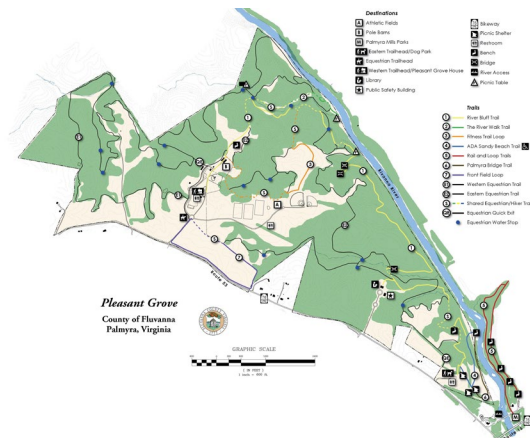


Figure PR-1, Pleasant Grove Park

District Park

District parks may include playgrounds, athletic fields, tennis and volleyball courts, and trails. Infrastructure may include restrooms, concession stands, benches, picnic areas, shelters, and parking areas. District parks are a minimum of fifty acres in size and have a service radius of five miles. Fluvanna does not have a designated district park, but does have various open spaces which may serve a similar function. A typical level of service for district parks is 4 acres per 1,000 persons for district parks; in Fluvanna this would be 120 acres.

Community Park

Community parks serve several neighborhoods. Amenities are similar to those in district parks; differences include varying scales, neighborhood amenities like horseshoes, basketball courts, and recreation centers. Community parks are a minimum of twenty acres and have a service radius of one mile. Access should be along, or near, a major road that is multimodal in nature. A typical ratio for community parks is 3–4 acres per 1,000 persons. For Fluvanna, this ratio calls for 90–120 acres.



Figure PR-2, Carysbrook Rec Complex

Community parks in the county include the Carysbrook Recreation Center complex and the Fork

Union Community Center. The Carysbrook facility includes two lighted ball fields, a multiuse field, a playground, a picnic shelter, a mini skate park, and a community arts center. The Fork Union Community Center hosts a playground, an outdoor basketball court, a community center that houses the Jefferson Area Board for Aging (JABA) senior center, classrooms, an auditorium, and the Parks and Recreation administrative offices.

Neighborhood Park

Neighborhood parks are within walking distance of adjacent neighborhoods. They usually do not provide parking or restrooms. Amenities include playgrounds, shelters, trails, and multipurpose fields. School parks may function as neighborhood parks. Neighborhood parks span a minimum of five acres and have a service radius of one-half mile. A typical ratio for neighborhood parks is 3 acres per 1,000 persons. The Lake Monticello community, Broken Island, and other cluster developments have neighborhood parks that function as community parks with facilities for athletics.



***Figure PR-3,
Lake Monticello LMOA Park***

Special Use Facilities

Special use facilities includes recreation centers, aquatic centers, nature centers, outdoor swimming pools, school parks, mini parks, golf courses, urban spaces, historic sites, and greenways.

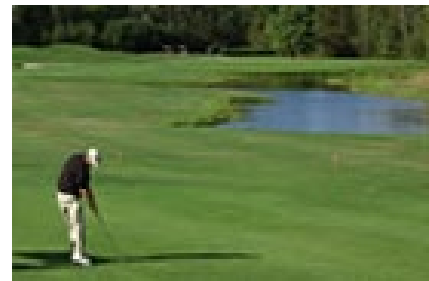


Figure PR-4, Lake Monticello Golf

Public Facilities

It is the mission of the Fluvanna County Parks and Recreation Department to promote opportunities for all residents to pursue safe and enjoyable leisure activities in balance with the protection and conservation of Fluvanna's natural resources, through cooperative development of programs and amenities to meet the needs of Fluvanna County Citizens. Parks and Recreation is comprised of two indoor facilities, three outdoor recreation areas, and various programs for the youth and adults of the county.

The Pleasant Grove Recreation Area, located in Palmyra on Thomas Jefferson Parkway (Route 53), is the central recreational area for citizens of all ages and interests. In 1995, the Board of Supervisors invested \$1 million in the purchase of this public park, which is now 800 acres. Both the Public Safety Building and the library are located on the Pleasant Grove property. Pleasant Grove offers open fields, river overlooks, a pole barn, a historic residence, and a farmers market. Many of the county's signature events have been hosted here in the past, including



***Figure PR-5, Pleasant Grove
Eastern Trail Head***

Old Farm Day, the Kite Festival, and more recently, the Fluvanna County Fair in August of each year.

One-and-a-half miles to the east of the main entrance, the Pleasant Grove Eastern Trailhead offers a dog park, ADA accessible picnic shelters with grills, an ADA accessible trail leading to the Rivanna River, and a permanent restroom. Pleasant Grove has been identified by citizens as one of the county's most valuable resources, and its development will continue according to the updated Pleasant Grove Master Plan adopted by the Board of Supervisors.

The Carysbrook Recreation Center is located on James Madison Highway (Route 15) next to Fluvanna Middle School. The center includes two lighted ball fields, a gymnasium with a multisport court, a fitness center, a playground, a skate park, an outdoor basketball court, and a picnic shelter. Programs are offered through Parks and Recreation and county-based youth sport organizations. The Carysbrook complex houses the Monticello Area Community Action Agency, the Fluvanna County Performing Arts Center, and the Department of Social Services.

The Fluvanna County Community Center is two miles south of Carysbrook on James Madison Highway (Route 15) in Fork Union. Recently renovated, the facility is located in the former Fork Union School and includes several meeting spaces, classrooms, an auditorium, and a kitchen. It is also home to the JABA senior center and the Parks and Recreation administrative offices. This facility is dedicated to the memory and service of Jerome J. Booker, former member of the Board of Supervisors and the first African-American to serve on that body.

The Fluvanna County School System has facilities that are appropriate for community use, and can expand community programs through cooperation with the parks department. Community groups and agencies regularly partner with the schools to provide additional recreational activities. In 2007, the county and the school system entered into a Memorandum of Understanding to make school facilities accessible for the provision of active recreation opportunities. The school system also has after-school programs, including varsity and junior varsity sports, and athletic and special interest clubs.

Private Facilities

A community's private recreational facilities are important for additional recreation amenities in the area. It is important that these private facilities supplement, not substitute for, public recreation facilities. In addition to the facilities described below, Fluvanna citizens can stay fit at any of the private gyms located in the County.

The Scheier Natural Area on Long Acre Road (Route 639) is owned and overseen by the Rivanna Conservation Society, and aims to promote the enjoyment of the outdoors. Recreational uses include strolling, hiking, jogging, fishing, and environmental education. The Scheier Natural Area consists of one hundred acres of mixed upland woodland, pine regrowth, and open fields threaded with over three miles of trails.

Through a VDOT transportation enhancement grant, the Foundation and the county partnered to construct three picnic shelters at the Pleasant Grove Eastern Trailhead, which opened in the spring of 2006. The foundation has also worked with the Fluvanna County Historical Society to provide additional trail connections to the Palmyra Mill Park. Considered part of the Heritage Trail, the park preserves and interprets the river lock and remaining mill foundation. The recently completed Rivanna River Bridge in Palmyra also connects the Palmyra and Pleasant Grove sections of the trail.

The Piedmont section of the **Virginia Birding and Wildlife Trail** comes through Fluvanna and Albemarle counties along the Monticello and Rivanna Loop. The Fluvanna sections are highlighted at Ruritan Lake, the Scheier Natural Area, and along the Heritage Trail. Ruritan Lake is a fifty-acre public lake developed with support from the Fluvanna Ruritan Club. Remnants of an old mill now lie submerged in the lake. The western end of the Fluvanna Heritage Trail begins just behind the historical Pleasant Grove House. This trail leads visitors through open fields of recent agricultural land and regenerating thickets surrounding old home sites. The eastern end of the Fluvanna Heritage Trail has a scenic panorama of the Rivanna River.

Camp Friendship is a private residential camp located in Palmyra on James Madison Highway (Route 15) and offers a variety of recreational opportunities in its off season. Frequently during nonsummer months, its facilities may be used for corporate, church, or family retreats. The camp's environmental education center is available for school field trips, and the tennis courts are available for use by the high school tennis team. The camp's gymnastic center offers gymnastic and dance classes to the community. Camp Friendship has one of the largest equine facilities in the area, with stables, an indoor riding facility, and an outdoor jumping ring. The camp has an outdoor recreation program offering a high and low ropes course, a swimming pool, a small lake, and a Rivanna River access point for canoes and tubing.

Lake Monticello is a private, gated residential community in the northwest area of the county. The community offers a wide array of recreational opportunities for its residents, and is built around a 352-acre lake with developed beaches and boat docks. The lake offers swimming, boating, fishing, and water skiing opportunities for residents and their guests. The community has a summer pool, tennis courts, an eighteen-hole golf course (open to public play), playgrounds, picnic facilities, and a sports field. The lake's amenities serve nearly 40 percent of the county's residents.

Fork Union Military Academy is located on James Madison Highway (Route 15) in Fork Union. The academy offers its students numerous athletic and recreation amenities. Baseball and football fields, a multiuse gymnasium, and an indoor swimming pool are located on the campus. These facilities, while not widely available for public use, are available to community groups with permission.

Private landowners throughout the county have developed their land to meet their personal recreational needs and desires. Private equestrian trails are common, as are hunting preserves. Some landowners have developed sports fields and courts, home fitness centers, and walking/hiking paths on their land for their private, noncommercial use.

New subdivisions are being developed with expanded opportunities for recreation. The development of active and passive recreational opportunities within communities is encouraged and/or required by the Fluvanna County zoning and subdivision ordinances.

Other Recreational Amenities

Private businesses, churches, and community-based organizations offer recreational opportunities for Fluvanna residents. Places of worship, in particular, routinely offer a variety of youth and adult recreational programs, after-school child care, summer camps, and other amenities.

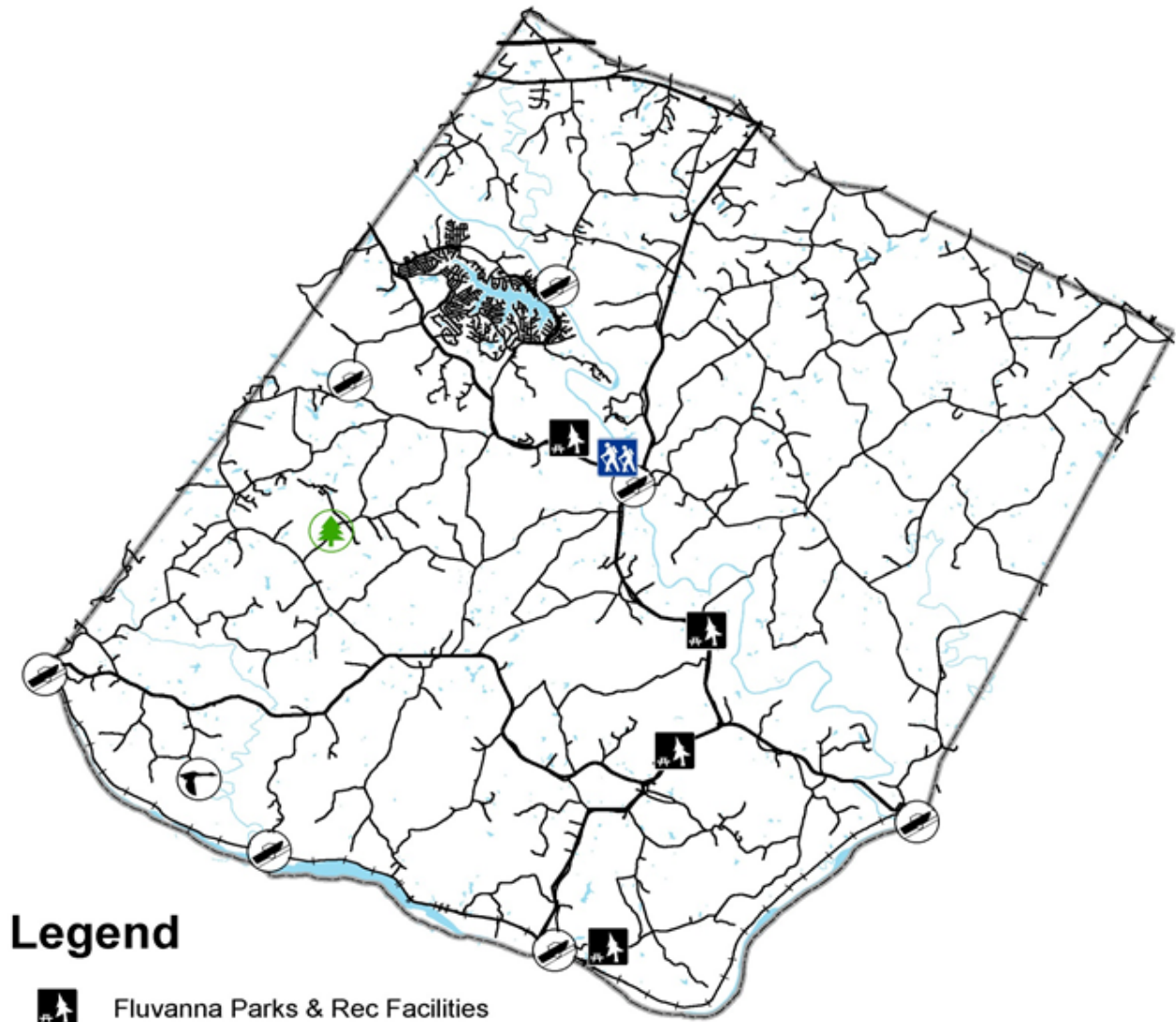
Four primary bodies of water are accessible to the general public for recreation:

- **The James River** runs along the southern boundary of the county, with designated access points at Scottsville (on the Albemarle County line), Hardware, New Canton (in Buckingham County across from Breemo Bluff), and Columbia (in Cumberland County across from Columbia). Except during periods of high water, the James invites unpowered boating throughout the year, with designated points providing half to full-day excursions.
- **The Rivanna River** traverses the county from northwest to southeast, meeting the James River at Columbia. Through the efforts of the Rivanna Conservation Society (RCS), the river has been designated as the Rivanna River Water Trail as part of the Chesapeake Bay Gateways and National Park Service network of canoe and kayak trails. It has adequate access points at Crofton and Palmyra, as well as the Columbia ramp on the James in Cumberland County. Due to old dams and natural obstacles, many stretches of the river are a challenge to navigate about six months of the year. The trip from Crofton to Palmyra is normally quite pleasant; however, it is easy to underestimate the demands of the lengthy trip from Palmyra to Columbia, where the trip culminates in a direct crossing of the powerful James.
- **The Hardware River** traverses the western end of the county to join the James River. The Hardware River Wildlife Management Area is located on Hardware Road (Route 646) in the southwest portion of the county. Recreational uses include hunting, fishing, and camping. The river does not have any designated access points for boat launch, and is navigable for only a few months of the year and with considerable exertion. For experienced boaters it can be an enjoyable trip well worth the effort.
- **Ruritan Lake** is located three miles west of Cunningham off Ruritan Lake Road (Route 619). Along with fishing, unpowered boating is permitted. A parking lot is provided for all visitors, and a concrete boat ramp provides good access for small boats and canoes. Visitors can fish the shoreline near the ramp and along the dam adjacent to the parking area. The development of a beach/swimming area could be explored.

Fluvanna County

Public Parks and Recreation Facilities

Not to Scale



Legend

-  Fluvanna Parks & Rec Facilities
-  Heritage Trail
-  Scheier Natural Area
-  Public Boat Launches
-  Hardware River Wildlife Management Area



Figure PR-7, Park Facilities

Chapter 8 HOUSING

Providing Homes for Everyone

EXISTING CONDITIONS

Fluvanna County is a rural county characterized by a significant amount of open land, farms, and forests. Fluvanna experienced rapid growth in the 1990s, which peaked in 2001, with 453 building permits. Since then the county has seen a steady decrease in the number of building permits, down to 67 in 2011. 2012 and 2013 have seen modest gains, but two years is insufficient for assuming an upward trend. In total, 3,179 housing units have been added in Fluvanna since 2000 – a 43% increase.

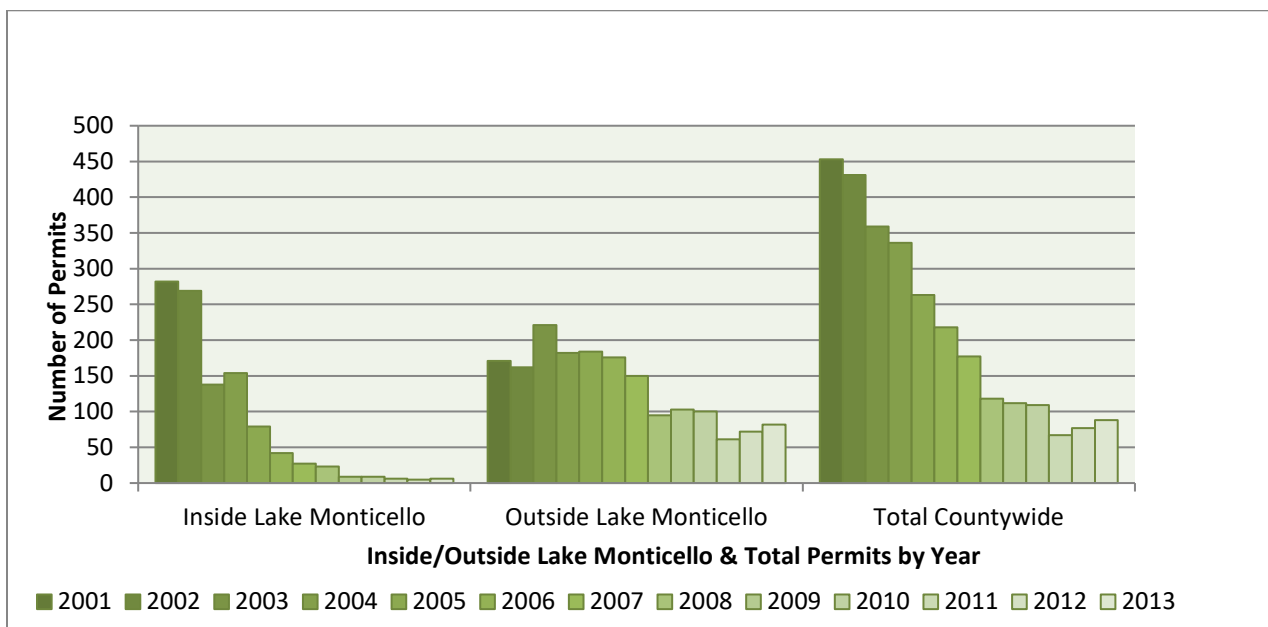


Figure H-1, Building Permits Issued for New Homes, 2001–2013

Lake Monticello, a private, gated community, was designed over forty years ago and began development in the late 1960s and in earnest during the 1970s. About 4,500 residential lots were created, with supporting central infrastructure and recreation facilities to serve the Lake community. Lake Monticello has provided a steady supply of housing, but as the community nears build-out, the number of new homes built in the county has slowed. The homes being built outside the Lake now outnumber those built inside.

Land in the county has increased in value, which in turn has influenced the overall cost of housing. Our slowed growth is due to market forces. Where the county was once considered a best buy, it is now comparable with surrounding counties.

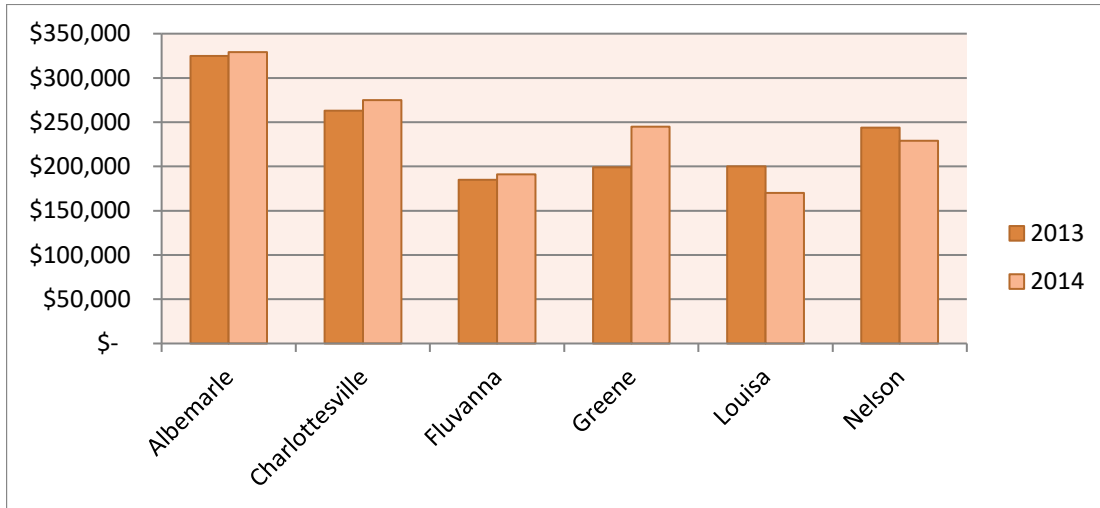


Figure H-2, 2013–2014 Median Sales Price (second quarter)

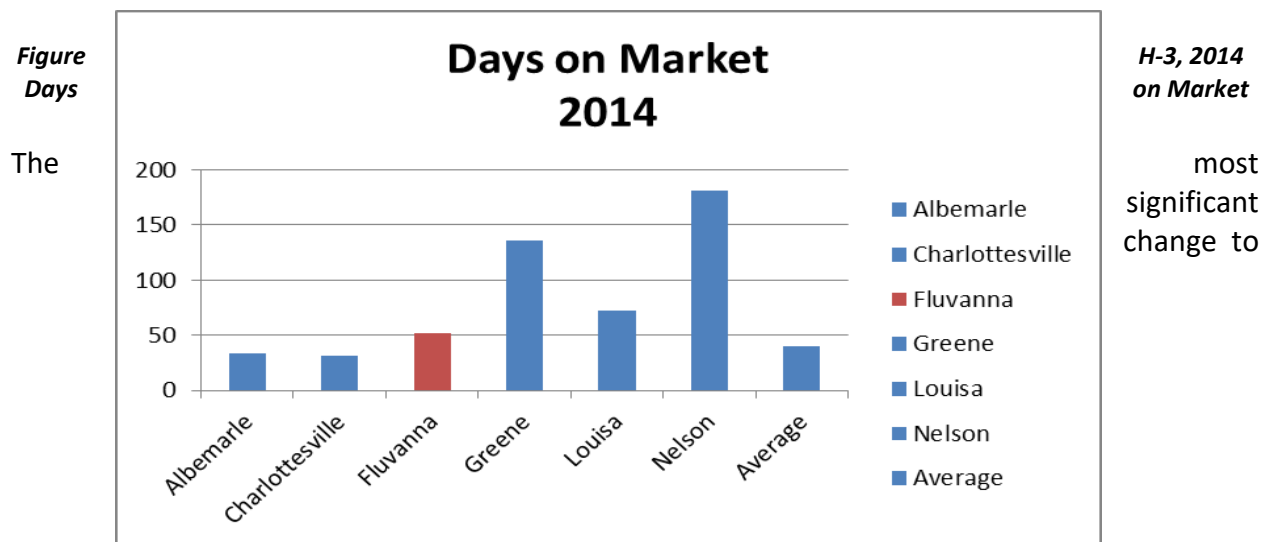


Figure Days

The

H-3, 2014 on Market

most significant change to

Fluvanna’s housing was the adoption of a rural cluster subdivision ordinance in 2004. The rural cluster ordinance replaced the traditional two-acre subdivision. Any subdivision of more than five parcels in the agriculturally zoned areas of the county must be by rural cluster. The gross density of the subdivision did not change, but how the land was to be developed did. Some of the features and benefits of the cluster are:

1. The cluster ordinance requires that 75 percent of the land in any rural cluster development shall be permanently restricted to prohibit further residential, commercial, or industrial development. The open-space parcel may be used for the benefit of the homeowners in the subdivision or may remain a private farm.

2. The remaining 25 percent of the land may be used for the creation of residential lots with the same density possible with the traditional two-acre subdivision. The cluster lots are generally smaller in area than the traditional but with no minimum or maximum area assigned to each lot.
3. Sensitive areas are protected by incorporating them into the open space.
4. Housing is encouraged to be off the main roads and away from view.

Another issue to consider in Fluvanna is the limited infrastructure available for denser housing. Even as building lots inside Lake Monticello reach capacity, there has been continued growth around the Lake. Businesses, shopping, and other conveniences serve the area, and additional subdivisions have settled nearby. The Lake Monticello community makes up approximately 40 percent of the county's population.

Fork Union is served by central water, but sewer treatment is mostly private septic systems. Fork Union Military Academy has a sewage treatment plant to serve the school. The government complex and the people of Palmyra have a sewage treatment plant near the new Route 15 bridge.

Fluvanna are seeking final approval of a three-million-gallons-per-day water withdrawal permit from the Department of Environmental Quality to pump water from the James River. The use of this water resource will certainly affect the future development of the county. Fluvanna and Louisa counties have partnered in the provision of this water. With the development of Zion Crossroads, water to that area will be a priority. Increased housing density in areas served by infrastructure will make planning and directing growth to designated areas possible.

Population Trends

Fluvanna County was, until recently, among the fastest-growing counties in Virginia. According to the Weldon Cooper Center, Fluvanna's population grew 28 percent between 2000 and 2006, from 20,047 to 25,668 people.

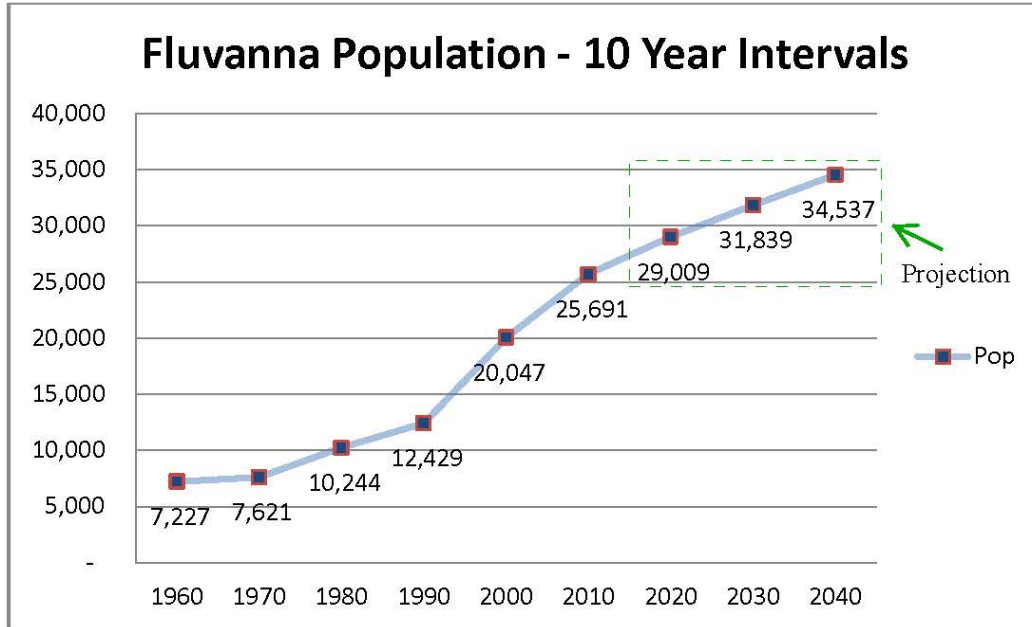


Figure H-4, County Population and Projection

Housing Trends

The 2000 Comprehensive Plan established community planning areas pursuant to the Code of Virginia, section §15.2-2223.1. The remaining 80 percent of the county was designated rural residential or rural preservation. Guidelines for growth in the planning areas recommend that the community planning areas absorb 70 percent of Fluvanna’s growth, while rural residential and rural preservation areas provide for the remaining 30 percent.

While building permits have declined in number from year to year since 2005, new subdivision lots continue to be created, increasing potential housing stock. Most of the new subdivisions have been created in rural preservation and rural residential areas, particularly near the I-64 and Route 250 transportation corridors. Between 2001 and 2013, 3,816 subdivision lots were approved.

The mandatory rural cluster for major subdivisions in the A-1 zone has been successful in creating permanent open space in the county. Ordinances to reduce fragmentation of open space within rural clusters help ensure additional protections. The creation of new lots in the community planning areas has not reached the targeted guidelines, however. Without water and sewer to serve the targeted growth areas, higher density to accommodate growth is not possible.

In Fluvanna County, 2004 and 2005 saw the highest number of building permits issued, with a pattern of tapering off beginning in 2004. This is generally reflective of the regional housing market’s slowdown.

2002–2023 Residential Activity—Subdivisions: Planning Area

Figure H-5, Subdivision Activity

Year	Community Planning Area	Primary Residential Planning Area	Rural Residential Planning Area	Rural Preservation Planning Area	Total	% Change from Previous Year
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%
2012	11	0	11	4	26	18.18%
2013	2	NA*	4	7	13	-50.00%
2014	31	NA*	4	12	47	261.54%
2015	2	NA*	7	16	25	-46.81%
2016	2	NA*	7	10	19	-24%
2017	5	NA*	6	14	25	31%
2018	1	NA*	12	21	34	36%
2019	1	NA*	15	23	39	15%
2020	12	0	2	72	86	121%
2021	12	0	20	29	61	-29%
2022	255	0	21	15	291	377%
2023	0	0	13	10	23	-92%

Type

The majority of Fluvanna County residents currently live in single-family dwellings, either conventionally built or manufactured. The 2000 U.S. Census estimate for total housing units in Fluvanna was 8,018; the 2010 Census estimates total housing units at 9,449. In 2000, 631 households were vacant (7.8%) and in 2010, 934 were vacant (9.8%).

About 2 percent of county residents live in multifamily units. The addition of more multifamily units to the housing mix would increase Fluvanna’s housing options and availability.

Affordability

Affordable housing is defined as housing which costs less than 30 percent of the monthly gross incomes of residents whose household incomes are 80 percent or less of the area median income. Fluvanna’s median household income is \$68,288 and 80% of this is \$54,630.44 or \$4,552.53 per month. The cost of affordable housing, including utilities, in Fluvanna is then 30 percent of \$4,552.53, or \$1365.76. The cost of housing, particularly for new construction, has outpaced family income. Households earning less than \$50,000 are struggling to locate and afford a home.

Transportation is second to housing for costs to household budgets. A 2012 study conducted by the national Center for Housing Policy found that the combined burden of transportation and housing costs for working families averaged 59 percent of annual income. In 2008 this number was 57 percent. Transportation costs are based on auto ownership, auto use, and public transit use, and take into account the cost of commuting, traveling for school, errands, and other daily routines. These expenses subtract from households' income available for housing costs.

Three main barriers to home ownership are: (1) home buyer education and financial planning, (2) money needed for a down payment and closing costs, and (3) the high cost of land and housing. The Regional Home Ownership Center (RHOC), founded by the Charlottesville Regional Chamber of Commerce, the Charlottesville Area Association of Realtors, the Blue Ridge Home Builders Association, and the Piedmont Housing Alliance, helps people achieve home ownership. People meet confidentially with certified housing counselors who review their credit and develop an individual financial strategy to help them buy their home.

The Fluvanna/Louisa Housing Foundation (FLHF) has a full-time housing counselor on staff to meet with individual clients. This nonprofit organization was established by Fluvanna County residents in 1990 to address substandard housing for residents. Since that time the foundation has installed plumbing in over a hundred homes, assisted more than thirty first-time home buyers, and performed hundreds of emergency repairs. The Foundation received no funding from Fluvanna County in 2013.

Availability

According to the Department of Social Services, clients have a hard time finding rental units that fall within the monetary rental limits of the program and which meet HUD's minimum quality standards. This is especially true for one- and two-bedroom units, which are typically rented by elderly clients. Clients often have to go outside the area, particularly to Charlottesville, to find such rental units.

Assistance

The Piedmont Housing Alliance, partnering with Albemarle County and the Charlottesville Area Association of Realtors, established the Piedmont Regional Housing Fund to assist qualified home buyers with down payments and below-market mortgage funds. These funds have limited use and are only for families that live and work in the same community, and for selected occupations in the medical, teaching, police, and fire fields.

Habitat for Humanity constructs new homes for low-income (less than 50 percent of median income) homeowners. The increased cost of residential lots has made it difficult for nonprofit organizations to acquire land.

Planning for an Aging Population

Two age-restricted communities with assisted-living housing and facilities have been approved in the Rivanna community planning area. The southern part of the county is served by a nursing home in Fork Union. Smaller homes to own or rent designed with seniors in mind should be encouraged in the planning process. As the population of the county continues to age, mobility

will become a prominent issue. Rural seniors who are no longer able to drive face serious obstacles in accessing food and medical care. Fluvanna is certain to remain rural and automobile dependent, but creating options for non-drivers (compact, walkable areas, neighborhoods with mixed uses, and access to transit) is essential for allowing residents to thrive here throughout their lives.

Fluvanna County is outperformed by its neighbors in terms of the provision of affordable housing and housing programs. For example, Albemarle and Louisa have implemented down-payment assistance programs and work with agencies on homeowner education and maintenance programs. Louisa County also permits accessory apartments by right throughout the county, which is an important supply of affordable rental housing. Charlottesville requires affordable units associated with special use permits and rezonings that have a floor area ratio (FAR) of one or more (FAR = 1.0); that is, the floor space of the building equals or is greater than the area of the plot the building is set on.

Any rezoning application should be viewed as an opportunity to create some affordable housing (e.g., 15–20 percent of the units in the project). Partnerships are critical to the effective provision of affordable housing, and local governments should not be depended on too heavily. Local government action in collaboration with developers and nonprofit/nongovernmental organizations makes for stronger, more cohesive, and more sustainable housing programs.

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Chapter 9

HUMAN SERVICES

Partnership for a Healthy Community

EXISTING CONDITIONS

“Human services” is not the responsibility of just one group or agency but rather the collaborative efforts of many, including social services, the health department, parks and recreation, the schools and education system, churches, and the community. Some services affect Fluvanna County residents across their life span. These include housing, education, and health services.

Fluvanna’s 2010 U.S. Census data shows that residents under 18 make up 21.7 % of the population (down from 23.6 % in 2000) and that residents over 65 make up 17.6 % of the population (up from 14 % in 2000). Statewide, for comparison, 22.6% of residents are under 18 and 13.4% of residents are over 65. These numbers suggest that the county has a growing senior population, and seniors’ demand for services is likely to increase over time.

From 2008-2012, Census data shows that Fluvanna has a lower percentage than the Commonwealth of people living below the poverty line (6.7% and 11.1%, respectively). Over the last two decades, the proportion of Fluvanna residents living below poverty levels has decreased. In 1990, 10.5 percent of the population was below the poverty line; by 2005, 6 percent of the population was. Despite this change, the demand for human services has continued to expand. Some of the primary agencies and programs for county citizens are discussed in this chapter.

Human Service Agencies

Virginia Department of Social Services

The Virginia Department of Social Services (VDSS) provides programs and services to help people overcome poverty, abuse, and neglect, achieve self-sufficiency, and shape strong futures for themselves and their communities.

Many of the programs are mandated at the national and state level and receive grants, but these resources are often not enough. Caseloads continue to increase, as staff levels are insufficient to meet demand. The Department of Social Services estimates that ten additional staffers are needed to handle 50 percent of the caseload, or eighteen additional staffers to handle 83 percent.

If the county is not able to provide the increased funding, the following impacts will occur:

- Loss of federal and state funding
- Staff turnover
- Ongoing and increasing difficulty in meeting federal and state mandates

- Inability to improve or to continue services at the current resource level

Fluvanna County Social Services

Fluvanna County Social Services' mission is "To be a leader in collaboration with other community agencies, to serve county citizens promoting self-reliance, well-being and the best possible quality of life." In order to achieve this mission, Fluvanna County Social Services offers a number of service programs to meet local needs. Service programs include:

VIEW (Virginia Initiative for Employment not Welfare)

Initiated in 1997, this program assists individuals with employment opportunities and promotes the goal of self-sufficiency. Supportive services are provided as needed and may include child care, transportation, medical and dental services necessary for employment, and other work-related expenses. All Temporary Assistance to Needy Families (TANF) and TANF-UP recipients must participate unless exempt.

Adoption

Registries are maintained of approved for adoption and of children available for adoption, while a variety of efforts attempt to bring these families and children together. Local children's adoptions, including required court reports and home studies of adoptive families, are approved by the local department.

Adult Protective Services

Reports of abuse, neglect, and/or exploitation are investigated regarding adults age sixty and over and disabled adults over the age of eighteen. Services are delivered to protect adults at risk of abuse, neglect, and/or exploitation. Efforts are coordinated with the Commonwealth's attorney, Sheriff's Office, community resources, and family members.

Adult Services

Case management services allow aged or disabled adults to remain in the least restrictive setting and function as independently as possible through family and social support systems. Long-term care services are available and include arrangements for care such as home-based assistance, personal care, adult day care, or placement services. In coordination with the Health Department, prescreenings for Medicaid personal care are performed.

Child Day Care Services

Case management services assist eligible families in procuring day care for children, for less than twenty-four hours per day. Services promote parental choice, consumer education, state health and safety standards, child care and early childhood development resources. Services are constrained by funding.

Child Protective Services

Reports of abuse and neglect of children under the age of eighteen are investigated with the goal of protecting children from physical, mental, sexual, emotional, and medical neglect, and from abuse and exploitation. Services are developed with the family to prevent and alleviate family dysfunction and child abuse and neglect.

Family-Based Services

Services include intake services, prevention and support services, and domestic violence services. These services assist families in cases where a child is likely to enter foster care unless services are provided.

Family Planning

Services are provided to help individuals to determine the number and timing of their children. These services are frequently coordinated with the State Health Department or other medical provider.

Foster Care

Temporary substitute care is arranged for children who cannot be in their own homes. The agency becomes the child's legal custodian, and as such is responsible for the child's care and well-being. In some circumstances, arrangements are made for the parent to retain custody with temporary substitute care for the child.

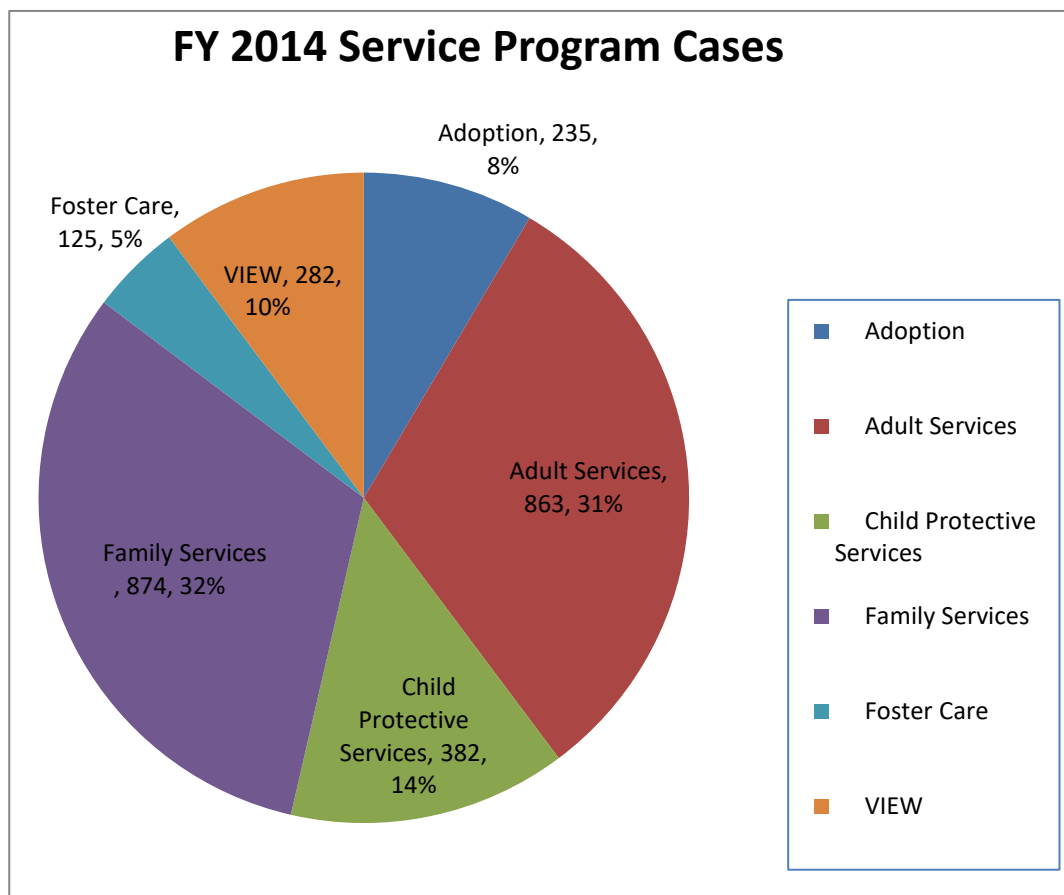


Figure HS-1, FY 2014 Service Program Total Cases

Provider Approval

Local agencies approve the following providers of care: adoptive parents, foster parents, adult family care providers, and companion providers. Child-care providers are either approved by state licensure or Children, Youth and Family Services (CYFS) for family day-care homes.

Fluvanna County Social Services administers benefit programs supported by federal, state, and local funds, including:

Auxiliary Grants Program (AG)

Financial assistance is available for certain needy aged, blind, or disabled persons in adult care residences. The resources of these individuals must be insufficient to cover the cost of their care.

Emergency Assistance to Needy Families' Children

Financial assistance may be paid to a family or provider of service during specific emergency situations.

Energy Assistance Program

Eligible low-income households receive federal energy assistance with their home heating and cooling bills. Faulty heating/cooling systems may also be repaired in households eligible for fuel assistance.

Family Access to Medical Insurance (FAMIS)

This health insurance program provides access to health services for children of working families.

SNAP

This federal program supplements the food budgets of lower-income households. Eligibility is determined by financial need, income, resources, and nonfinancial criteria such as student status and work registration.

General Relief (GR)

This state/local program provides limited assistance for monthly care of a nonrelative child for whom the recipient has custody.

Medicaid

This federal/state program provides medical care for specified needy persons. Eligibility for Medicaid is determined by the local Social Service department according to criteria established by the Department of Medical Assistance Services.

Refugee Resettlement Program

This federal program provides medical and cash assistance to eligible refugees who settle in Virginia.

Temporary Assistance to Needy Families (TANF)

This program provides temporary financial assistance to eligible families with children. To be eligible, a family must meet financial criteria, along with certain other requirements such as citizenship, and have a child living with a parent or other relative.

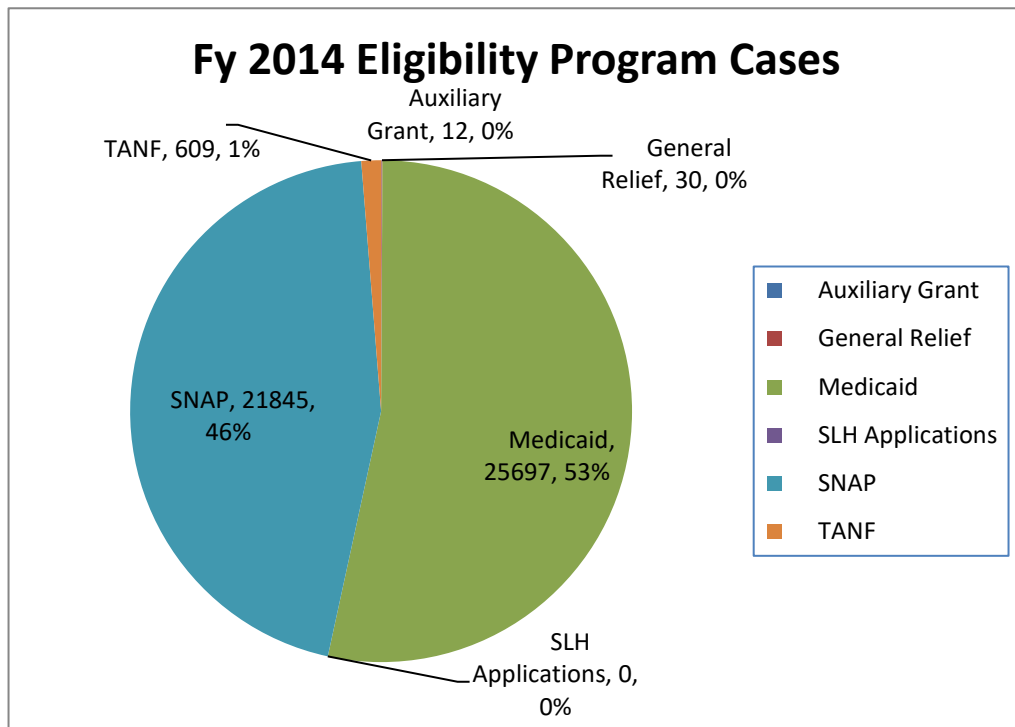


Figure HS-2, FY 2014 Eligibility Program Total Cases

The pie chart above shows the total number of eligibility program cases for Fluvanna County for the 2014 fiscal year. Medicaid cases accounted for 53 percent of the total number of cases, while SNAP cases made up 46 percent. The total number of all other cases accounted for the remaining 1 percent. For these programs, each case represents one use of the program per person.

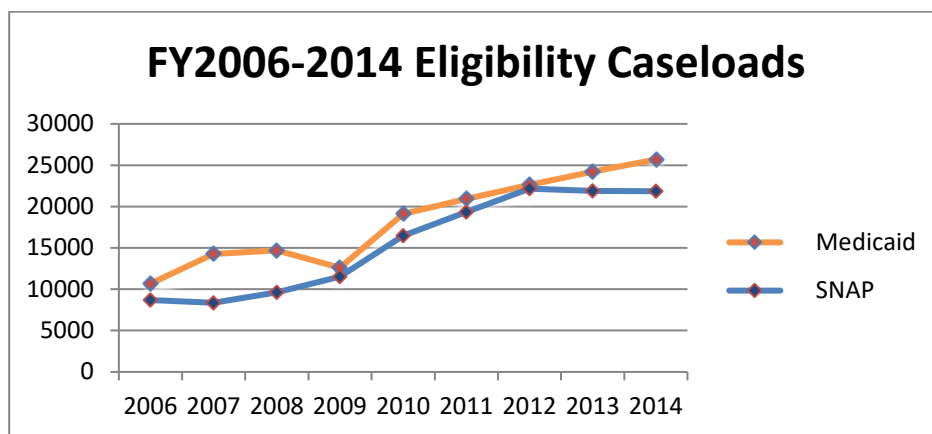


Figure HS-3, FY 2006-2014 Eligibility Program Total Case Load Comparison

The graph above shows the total number of Medicaid and food stamp cases from FY 2006-2014. These statistics do not indicate the percent increase of participants in each program, just the number of times a program benefit was utilized (i.e., a case). Medicaid cases increased over this period by 141%, and SNAP cases increased by 152%.

At present, offices providing human services are located in Palmyra, Carysbrook, and the Fluvanna Community Center in Fork Union. In the past all human services offices were located in Palmyra. A central location for all human services would be helpful to citizens and employees, and there are plans to centralize these services again at the former library site in Carysbrook.

Region Ten Community Services Board

Established in 1969, the Region Ten Community Services Board (CSB) is part of a statewide network of community services boards working to provide mental health, intellectual disability, and substance use services where they are needed—in the local community. An agency of local government, the Region Ten CSB is committed to serving the residents of the city of Charlottesville and the counties of Albemarle, Fluvanna, Greene, Louisa, and Nelson by offering a broad range of services distinguished by innovation and advocacy.

The Fluvanna office of Region Ten offers the following services on site:

- Office-based outpatient mental health therapy (children/adolescents, adults, families)
- Substance abuse services (assessments/drug screening, brief intervention/education, outpatient individual and group counseling for adolescents, adults, and Virginia Alcohol Safety Action Program [VASAP]).
- Anger management classes for adults and for adolescents
- Educational support services (school-based day treatment)
- Mental health case management services (adults, children/adolescents)
- Intellectual disabilities case management services (adults and children)
- Prevention services (school-based prevention services contracted by Fluvanna County schools—provided by the Charlottesville-based prevention team)
- Psychiatric and psychiatric-medication services are offered at our Louisa and Charlottesville offices to persons who are participating in other clinical services in the Fluvanna office.

Virginia Cooperative Extension

The Virginia Cooperative Extension serves all individuals and families of Fluvanna. Programs available are in the areas of agriculture and natural resources, 4-H youth development, family and consumer sciences, and community viability. Examples of classes made available to citizens are a nutritional program called Smart Choices. This class also features gardening instruction in the community garden at Pleasant Grove. Many educational programs, including the benefits of conservation easements, leadership in the community, and food safety and science are part of the service.

The Fluvanna County Health Department

The Fluvanna Health Department provides services to all citizens. Services are not free, but charges are based on income. Inquiries are not made into citizenship and immigration status. Services provided include family planning, WIC (women, infants, and children) nutrition programs, immunizations, tuberculosis testing and treatment, rabies treatment, testing and treatment for sexually transmitted diseases, testing and treatment for HIV (human immunodeficiency virus), and ADAP (AIDS Drug Assistance Program) to help eligible patients

obtain necessary prescription drugs and health education.

CHIP (Children's Health Insurance Program)

Jefferson Area CHIP Inc. is a not-for-profit home visiting program serving children, families, and pregnant women from low-income households. Using a team approach of a nurse and a family support worker, CHIP assists families in meeting both their health and social needs. Services provided include growth and development assessments, home safety assessments, education on improving parenting skills, and assistance in using community resources. Through collaboration and referral to other agencies, CHIP is able to assist families in improving their health and well-being, and promote self-efficiency.

Library

The new library building, completed in 2008, is located next to the Public Safety Building at Pleasant Grove. The new library offers county residents an expanded reading collection, increased computer access, additional programs, additional hours of operation, and two meeting rooms for library and community group use. The library (as of June 30, 2006) owns 42,852 books and audiovisual items. Library users borrow approximately 10,000 items per month. The library is open forty-eight hours per week. There are three full-time and three part-time employees. The library's operating budget for the year ending June 30, 2006, was \$235,287, 75 percent from Fluvanna County and 25 percent from the Commonwealth through the Library of Virginia. The library partners with county government agencies and a variety of community groups to distribute information and to act as a community information resource. The library maintains a deposit collection of paperback books at the Lake Monticello Clubhouse as an additional outlet for library service to satisfy a Library of Virginia requirement. The library is governed by a board of trustees appointed by the Board of Supervisors. The library board hires a library director to manage the daily operations of the library.

Faith-Based and Nonprofit Organizations

The Monticello Area Community Action Agency (MACAA) is a nonprofit, community-based organization dedicated to eliminating both the causes and conditions of poverty in central Virginia, serving the following jurisdictions: Charlottesville, Albemarle, Fluvanna, Louisa, and Nelson. A food pantry and household goods and clothing distribution are made possible through MACAA at their office in Carysbrook.

The Fluvanna Christian Service Society has created the Happy Face Program to give Christmas for children and food baskets at Thanksgiving and Christmas.

The Jefferson Area Board for Aging (JABA) offers a weekly senior program at the Fork Union Community Center and twice monthly at the Scottsville VFW. Activities include health discussions, passive and active recreation, and lunch. Home visits may be made to help provide care or referrals.

The United Way works with the county to provide volunteer opportunities to interested citizens. The United Way Thomas Jefferson Area has a volunteer clearinghouse, and the county has partnered with them to provide training for Fluvanna County agencies that use volunteers, along

with how to register their volunteer opportunities on the United Way Web site, www.BeAVolunteer.info. The county Web site has a link, www.fluvannacounty.org, which allows anyone to search for volunteer opportunities.

Housing and Homelessness

To address the needs of the homeless in the county, the county works with the Thomas Jefferson Coalition for the Homeless to seek a regional approach to the needs of the homeless. The county will continue to coordinate with key local and regional agencies, including the Fluvanna/Louisa Housing Foundation, the Department of Social Services, the Monticello Area Community Action Agency, the Region Ten Community Services Board, the Shelter for Help in Emergency, and the Salvation Army. This is an area of service that needs to be strengthened locally and regionally.

Similarly, affordable home ownership is a continuing and increasing concern as the cost of homes continues to rise much faster than household incomes. The county needs a variety of affordable housing opportunities for home ownership and rentals. Emergency repairs are another need for the county's existing housing.

The Fluvanna/Louisa Housing Foundation (FLHF) serves about one hundred families per year who are in need of affordable rental housing or health- and safety-related home adaptations or repairs. Over the past sixteen years, the foundation has installed plumbing and remodeled over one hundred homes and built twenty-five new homes in the county. Providing rental assistance and home repairs to keep people safe in their existing homes is the foundation's primary focus.

Habitat for Humanity also assists in the construction of affordable homes in the county. Habitat has purchased twelve acres and is planning to use this land for affordable housing for qualified families. The ninth Habitat home was completed in Fluvanna in 2007.

Housing is discussed in more detail in chapter 9, "Housing."

Needs of Children and Youth

Collaborative efforts of the Youth Advisory Council (YAC), Parks and Recreation, schools, and human services agencies are essential to identify the needs of our children and youth. YAC is a Board of Supervisors–appointed advisory group tasked with creating a forum for the exchange of information about youth services, activities, and programs available to youth in Fluvanna County. YAC is committed to supporting new and existing initiatives that help children enjoy learning, recognize and develop their talents, and participate fully in their community. The Children's Services Act (CSA) provides services and funding for youths. CSA has just completed a cost-containment study to recommend improvements to the program and the best use of available funds. Every four years a committee of individuals representing all of the human service agencies, including courts and schools, performs a community-needs assessment. These needs can be addressed in ways that maximize financial resources and human effort.

According to the Children's Services Act cost-containment recommendations, recreation opportunities play a significant role in providing more constructive after-school opportunities for youth populations. Before- and after-school child care and educational and recreational

programs are available through the schools and the Department of Parks and Recreation. Fluvanna County schools offer several opportunities such as structured activities, schoolwork, and recreation as a part of the Extended Education Program at Central Elementary School. Middle school students also may participate in after-school clubs. Additional facilities and programs to meet the demands for youth, such as after-school programs, are needed.

The Parks and Recreation Department provides summer activities and day camps for children. Transportation is often a deterrent to children being able to participate in activities. Transportation for children and youth to programs offered by the Department of Parks and Recreation enhances participation in these programs, particularly for children from low-income families. Some transportation is provided by Parks and Recreation, but JAUNT is a valuable partner to make the programs available to a larger number of children through their youth transportation services.

Beginning in the fall of 2007, parent education was made available to all citizens. A parent educator works out of the local CSA office, and another works with the Virginia Cooperative Extension office, which provides classes for court-referred clients. For all activities and programs offered by the Virginia Cooperative Extension, go to www.ext.vt.edu/offices/fluvanna.

Needs of Senior Adults

Fluvanna County operates several senior centers throughout the County offering active older adults a place to gather and enjoy programs. Parks and Recreation and the Jefferson Area Board for Aging (JABA) offer weekly senior programs at the Center. Activities include health discussions, passive and active recreation, and lunch. Home visits may be made to help provide care or referrals. Senior programs are also held twice monthly at the Scottsville VFW.

With an expanding senior population in Fluvanna, as around the country, the need for senior support programs continues to grow. Current activities are beneficial to all ages and all generations, and multigenerational programs and mentoring is encouraged. However, expansion of these programs to other areas in the county is desired. And while JAUNT provides transportation for some, additional public transportation is needed. Housing that meets the needs of seniors both in design and affordability is also priority.

Chapter 10

EDUCATION

Fluvanna County Public Schools provide quality education for all students to acquire the skills, knowledge, and values needed to develop into responsible and productive citizens. The school system maintains an educational partnership of educators, learners, parents, and a dedicated community.

EXISTING CONDITIONS

Public Schools

Fluvanna County has a school-age enrollment population of approximately 3,600 and the schools' targeted student-teacher ratio is 22:1.. Fluvanna County educational resources include three elementary schools, one middle school, and one high school. All schools are fully accredited. Career and Technical Education courses (CTE) are offered at the high school. CTE programs offered include: business, health and medical sciences, TV production, agriculture, culinary arts, marketing, cosmetology and barbering, carpentry, teachers for tomorrow, and pre-engineering. Other course options may be available to students through dual-enrollment agreements with Piedmont Virginia Community College (PVCC) and the University of Virginia. There are also opportunities through online courses. Fluvanna County Public Schools is 1 of 22 districts, in the State with all schools fully accredited.

	2013	2008
Total revenue	\$9,505	\$8,943
Total expenditures	\$9,497	\$8,677

Figure E-1: Spending and Revenue per Student

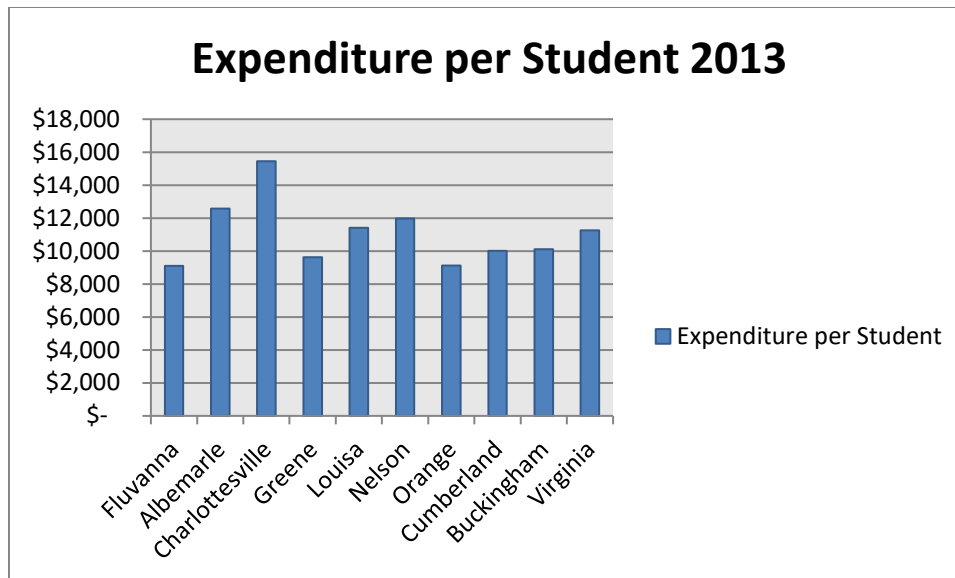


Figure E-2: Expenditure per Pupil

Fluvanna County Public Schools Demographics (as of December 11, 2014)		
<p><u>Schools</u></p> <p>Total Schools = 5 Primary (PK-K) = 1 Elementary (1-2) = 1 Elementary (3-4) = 1 Middle (5-7) = 1 High (8-12) = 1</p>	<p><u>Students K-12</u></p> <p>Total Students = 3561 West Central Primary (K) = 229 Central Elementary (1-2) = 515 Carysbrook Elementary (3-4) = 569 Fluvanna Middle (5-7) = 853 Fluvanna County High (8-12) = 1395</p>	<p><u>Student Demographics</u></p> <p>American Indian = less than 1% Asian = less than 1% Black = 14.8% White = 73.4% Hispanic = 4.6% Native Hawaiian = less than 1% 2 or more = 6.5% Economically Disadvantaged = 31%</p>
<p><u>Average Daily Attendance</u></p> <p>Elementary = 96% Secondary = 96%</p>	<p><u>Transportation</u></p> <p>Number of square miles covered by district = 280</p>	<p><u>Students Receiving Additional Services</u></p> <p>Pre-K = 75 Special Education Students = 396 504 Students = 90 Gifted Students = 226 LEP Students = 64</p>
<p><u>Average Teacher/Pupil Ratios</u></p> <p>West Central (K) = 1:19 Central (1-2) = 1:21 Carysbrook (3-4) = 1:24 Middle(5-7) = 1:23 High (8-12) = 1:26</p>	<p><u>Career and Technology Education</u></p> <p>Total CTE Enrollment (duplicated) = 1033 Percent of Students enrolled in CTE = 50% CTE Completers = 55% CTE Industry Credentials = 654 CTE Completers Earning a Credential = 83%</p>	<p><u>CTE Program Offerings - Current</u></p> <p>Agriculture Business and Information Tech. TV Production Carpentry Cosmetology/Barbering Culinary Health Occupations Leadership Pre-Engineering Teacher Cadet</p>
<p><u>Graduates</u></p> <p>2014 Graduates = 264 Advanced Diplomas = 135 Standard Diplomas = 102 On-Time Graduation Rate = 91.21%*</p> <p>Attending 4-year College = 33% Attending 2-year College = 34% Continuing Education in Other Areas = 5% Enlisting in Military = 8%</p>		

Entering Work Force = 18% Other = 2%	
<p>Employees Total = 510 Certified Staff = 300 Highly Qualified = 100% Teachers Master’s Degree or Higher = 53%</p> <p>Finance Adopted Operating Budget = \$36,481,936 Budgeted Per Pupil Expenditure = \$10,346 Budgeted Average Daily Membership = 3,526</p>	<p>FY15 Adopted Budget Instruction = \$26,836,506.26 Administration, Attendance & Health = \$1,525,949.94 Transportation = \$2,719,563.52 Operations & Maintenance = \$3,681,626.45 Debt Service = \$0 Technology = \$1,718,289.83</p>

Library

The Library was completed in 2008 and is located next to the Public Safety Building at Pleasant Grove. The Library offers County residents a reading collection, computer access, programs, ebooks, and two meeting rooms for library and community group use. The library owns 71,216 books and audiovisual items as of August 1, 2014. Library users borrow approximately 18,600 items per month. The library is open 54 hours per week. There are three full-time and four part-time employees. The library’s operating budget for the year ending June 30, 2014 was \$263,551,77 percent from Fluvanna County and 23 percent from the Commonwealth through the Library of Virginia. The library partners with county government agencies and a variety of community groups to distribute information and to act as a community information resource.

The library has a deposit collection of paperback books at the Lake Monticello Clubhouse. A board of trustees appointed by the Board of Supervisors governs the library. The library board hires a library director to manage the daily operations of the library.

Private Schools and Homeschooling

Approximately 6 percent of the county’s student-age population does not attend public schools. Options for nonpublic elementary, middle, or secondary education in the county include homeschooling, Effort Baptist Church, the Open Door Christian Academy, the Fork Union Military Academy, the Oakland School, and the newly established Light Academy. Children from Fluvanna also attend private schools in Albemarle and Buckingham counties and the Richmond area.

Homeschooling began in Fluvanna County in 1984. The homeschooling population has increased from 120 in 2008-2009 to 157 in 2013. Projections from the national and state levels call for continued growth in this segment of education, so Fluvanna County might expect to follow the same trends. Most children who are homeschooled return to the public school system in middle or high school years.

Technology

County schools are equipped with technology labs. The schools have a wireless local area network within each building and a wireless wide area network between school buildings. There is a computer in each classroom, and all county public schools have Internet capabilities.

Adult Education

According to the 2010 Census Bureau Web site, www.census.gov, the education level in Fluvanna's adult population consists of:

- 14.3% with less than a high school education (25 or older)
- 33.3% high school graduates or higher (25 or older); including
- 28.6% with bachelor's degree or higher (25 or older)

Presently, Fluvanna County offers General Educational Development (GED) and Adult Basic Education (ABE) programs for those who have not completed their high school education. The Families Learning Together program is offered to adults with children in grades PK–3 who have not completed their high school education.

Workforce Preparedness and Continuing Education

Fluvanna County is located close to a major university (the University of Virginia) and two community colleges (Piedmont Virginia Community College and J. Sargeant Reynolds Community College), and has a strong relationship with the Charlottesville Albemarle Technical Education Center (CATEC).

University of Virginia

The University of Virginia (UVA) is located in Charlottesville, Virginia, less than thirty miles west of Fluvanna County. UVA continues to rank in the top twenty-five national universities, public and private (<http://www.virginia.edu>).

Piedmont Virginia Community College

Piedmont Virginia Community College (PVCC) is a nonresidential two-year institution of higher education that serves central Virginia—principally residents of Charlottesville and the counties of Albemarle, Buckingham, Fluvanna, Greene, Louisa, and Nelson. PVCC is located in Albemarle County, approximately thirty miles west of Fluvanna County. The college offers fifty-two associate degrees and certificate programs. PVCC also offers noncredit workforce classes and certificates as well as individual classes for personal enrichment (<http://www.pvcc.edu>).

J. Sargeant Reynolds Community College

J. Sargeant Reynolds has two campuses in Richmond, Virginia, and one in Goochland County. The college is the third largest in the Virginia Community College System, enrolling students at all three major campuses, five off-campus sites, and through distance learning. The college currently offers twenty-four two-year occupational/technical degree programs, nine occupational/technical certificate programs, five two-year college transfer programs, and forty-three career studies certificate programs requiring less than one year of full-time study (<http://www.jsr.cc.va.us>).

Charlottesville Albemarle Technical Education Center (CATEC)

CATEC offers programs to students at all ability levels. Students may seek employment upon graduation and/or to continue their formal education through apprenticeship programs or advanced study at technical institutes, community colleges, and universities (<http://www.catec.org>).

Other Institutions

Other colleges, universities, and technical schools are within an hour of Fluvanna, or offer satellite or online classes and credits. Virginia Commonwealth University, Longwood, Virginia Tech, Mary Washington, Mary Baldwin, and George Mason are relatively close, or have satellite programs available to residents of central Virginia.

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Chapter 11

PUBLIC SAFETY

Planning for a Safe Future

Public safety serves a vital role in the community: providing for the safety and welfare of the public through the preservation of life, health, property and the environment and coordinating lifesaving services. Essential services include response to fires and hazardous materials incidents, special operations, countywide radio system coordination, E-911 communications, and emergency management.

The Fluvanna County Sheriff's Office, Fire and EMS volunteer agencies, Fluvanna Emergency Communications Center and Fluvanna Department of Emergency Management all function with common purpose, training and orientation to provide these services to Fluvanna citizens and visitors.

Coordinating Emergency Services with Growth

Emergency call volumes will increase as development results in population growth. Growth will increase the demand for services beyond current levels. Reducing, or even maintaining response times will become more difficult. New technology can improve the efficiency of resources, but public safety requires that staffing, vehicles and equipment, and facilities grow apace with new development. Planning for the future includes ensuring adequate ratios of staffing and facilities to population.

Law Enforcement

The Fluvanna County Sheriff's Office has primary responsibility for law enforcement in the County. The Sheriff's Office is responsible for the enforcement of criminal, traffic, and regulatory laws, service to the courtrooms, security of the judge, transportation of prisoners, and civil process.

The Virginia State Police generally focus on traffic safety, but provide additional assistance at the request of the Sheriff's Office. Lake Monticello employs a small private police force to provide law enforcement services primarily inside the gates of the Lake Monticello community.

Community Policing

The increase in population due to development is changing Fluvanna's demands on law enforcement. There is an increase in drug activity, potential gang activity, and an increase in serious crimes such as domestic violence (although the overall crime rate is down).

Citizens of Fluvanna are invaluable to the safety of the county. Community policing is a means to educate citizens, build good communications between the community and the sheriff's office, and provide a visible security presence. Individual deputies are assigned to geographic sectors of the County as community liaisons to keep deputies up-to-date on activities within the community. Neighborhoods can implement Neighborhood Watch programs with the help of

the sheriff's office. As the County's population increases, more Neighborhood Watch projects will be initiated.

School Security

The presence of a school resource officer (SRO) improves school safety by patrolling hallways, parking lots, and cafeterias. Officers also assist school staff in responding to disturbances, counseling students, and teaching safety and drug prevention. Two SROs share responsibilities among the schools with primary time dedicated to the high school and middle school. Additional funding and staffing are needed for the elementary schools coverage and for a supervisory position.

Hunter Safety

Responsible hunting is a traditional activity for many county residents, and hunter safety is an important issue in a rural area like Fluvanna County. The game warden or sheriff's office conducts hunter safety classes through the Department of Conservation and Recreation twice a year at no charge.

Fluvanna County Sheriff's Office

In 2003, the Sheriff's Office moved into a new, larger facility, which increased the efficiency of Sheriff's Office operations. Fluvanna's secured E-911 communication center is housed in this building, as well as a dedicated space for an Emergency Operations Center (EOC). The EOC is used as a facility to coordinate County emergencies and also serves as a multipurpose area for trainings and community public safety-related meetings.

The office implemented Automated Fingerprint Identification System software for its criminal records exchange system, installed mobile data terminals (MDTs) and video cameras in patrol vehicles, and purchased needed personal protection and hazmat equipment. The agency's staff has completed advanced training initiatives to increase their capacity to respond to incidents. This training has been particularly noticeable in the sheriff's investigation and enforcement efforts against illegal drug trafficking and other criminal activities. These additions have contributed to the County's safety and security, which is evident in the current downward trend in the County's overall crime rate.

As of 2024, there are 43 trained deputies on staff. Three full-time deputies are assigned to the courthouse four days a week, and are supplemented with two part-time employees. One deputy acts as a civil process server to handle 6,000 to 9,000 civil papers annually (supplemented by other deputies whose duties include other tasks). Sixteen are assigned to patrol duty. There are four criminal investigators and two school resource officers. Two trained Animal Control officers are assigned to animal control enforcement. The office also has one part-time deputy for property and evidence management. This staffing represents approximately 72% of what is needed to service a full-service agency for our population (courts functions, patrol, civil processes, and investigations). Additional staffing includes a new administrative services division, which would include a Virginia Criminal Information Network (VCIN) section and records management capacity. Existing facilities may need to be renovated and/or expanded to meet these challenges in the future.

Lake Monticello Police

The Lake Monticello Police, a private police organization, provides services similar to those of the sheriff's office, except for court security and civil process responsibilities. Its responsibility is limited to the Lake Monticello gated community and the immediate roads around the community. On request of the sheriff, Lake Police may extend service outside the area.

Fire Protection and Emergency Medical Services

The Fluvanna Fire and Rescue Association (FFRA) is the volunteer agency responsible for the coordination and provision of the County's fire, rescue, and emergency medical services. The Association is comprised of representatives from the three volunteer fire and rescue organizations within the County. Its combined mission is to ensure the delivery of quality, efficient and effective fire protection, emergency medical services, and safety education throughout Fluvanna County.

The Association is charged with overall management of the fire, rescue, and emergency medical services system, and for establishing policies and procedures for all fire, rescue, and medical service operations. The Association also serves as the conduit for appropriations by the Fluvanna Board of Supervisors in support of the fire and rescue organizations in Fluvanna County.

The County provides funding to the fire/rescue agencies for operations, facilities, and equipment. Capital equipment, such as engines, tankers, and ambulances, is replaced according to a schedule under FFRA's oversight. Agencies organize individual funding drives to supplement the County's funding, and to provide for additional needs.

Fire Protection Services

Fire Protection is provided by two all-volunteer agencies. Fluvanna Volunteer Fire Department has three companies located in Fork Union, Kents Store, and Palmyra. Lake Monticello Volunteer Fire and Rescue Squad, Inc. (LMVFRS) is a combination agency with a fire company, rescue squad and water rescue personnel, located near the Slice gate at Lake Monticello.



Figure 1, Palmyra Fire Company 1

Facilities for Fluvanna Fire Department are owned and maintained by the County. The Palmyra Fire Department moved to their facility in 2008. The Kents Store fire house was updated in 2011. The newest fire house in Fork Union was dedicated in November 2013. These facilities are all self-contained with generators, able to function during extreme emergencies.



Figure 2, Fork Union Fire Company 2

The Lake Monticello firehouse (built in 1980 and fully owned and maintained by LMVFRS) is the only fire company without living quarters available; however, LMVFRS purchased adjoining land to expand the firehouse beginning in 2015. Since 2005, Lake Rescue Squad shares a building with Lake Monticello Water Rescue and Dive Team - is a specialized asset who responds to about two dozen calls per year in Fluvanna, but are also available for regional deployment. This building contains a training center, sleeping quarters, a kitchen, and a large bay for ambulances, response cars, and the water rescue team's trucks, boats, and other gear.

Growth and Infrastructure

As growth occurs in CPAs and cluster development areas, water infrastructure needs to be planned and installed to handle additional loads. Firefighters prefer to have active hydrants and other water infrastructure available. Fire engines carry less water than tankers (e.g., 750–1,000 gallons), but pump large volumes from external sources. Tankers carry more water (2,000 gallons), but do not have as large a pump capacity as engines. Firefighters can use dry hydrants, where available, to get water or use tankers to haul in additional capacity. If there is a large fire outside of active hydrant infrastructure facilities, a series of tankers must be used to pull water from a pond or active hydrants and shuttle it to the fire—not a desirable situation, as it greatly impedes the firefighters' efforts.

Along with water infrastructure needs, density and development standards should respect emergency services' requirements. All proposed roadway and traffic improvements should have emergency services' review and input for effects of new projects on response capability; including, for example, interconnectivity and multiple means of ingress/egress for all large subdivisions, street width requirements to handle apparatus maneuverability, restrictions on hammerhead roads or speed bumps.

Emergency Medical Services

Fluvanna County Emergency Medical Services are provided by the Fluvanna County Department of Emergency Medical Services and the all-volunteer Lake Monticello Rescue. In 2023, the Fluvanna County Board of Supervisors approved the creation of an Emergency Medical Services department. As of March 2024, the department is fully staffed and running 2 ambulances and a quick-response vehicle.

Maintaining Volunteer Staffing

As is typical with many communities across the nation, EMS-trained volunteer numbers in Fluvanna are declining. Many Fluvanna volunteers are paid firemen or EMTs in other localities, limiting their ability to respond during the day, when call volume is the highest. Fluvanna EMS welcomes volunteers to run alongside career personnel. Lake Monticello Rescue operates from their station twenty-four/seven and has been able to maintain staff to date.

EMS Cost Recovery

On March 18, 2015, the Fluvanna County Board of Supervisors adopted Chapter 8, Section 8-6 Emergency Medical Services Cost Recovery of the Fluvanna County Code to defray costs and improve services associated with providing EMS transport services by collecting a user fee for ambulance transports, effective September 1, 2015. This reimbursement program is a

compassionate model that collects money for system operations from the people who receive services, with the vast majority of the revenues collected directly from Medicare, Medicaid and private insurance companies. Patients will receive a bill for any co-insurance or deductibles. However, if a patient cannot pay due to a financial hardship, the County will not pursue payment and will not refer the bill to collections. Revenue collected will be used to offset the rising costs associated with supporting rescue squads and other EMS service providers, helping them to continue providing the best possible service to the County's residents. When this program is fully operational, program revenue will provide only a portion of the total funding needed for EMS operational and capital expenses; thus, volunteer agencies will still need to pursue fundraising efforts to supplement county contributions.

Emergency Radio Communications

The improvement of the communications capability for public safety is a high priority. The current conventional VHF system only provides reliable coverage in approximately 35% of the County, creating numerous safety problems for deputies in the field and fire and rescue personnel, who often use apparatus to function as relays back to dispatch. The paging system coverage is also intermittent. Currently only fire departments, rescue squads and the sheriff's office personnel utilize the public safety system. The communications capability has been a known problem since the late 1990s, which various studies enumerating the challenges of the aged infrastructure.

In the fall 2014 the County issued a Request for Proposal (RFP) for a new public safety radio system to address the coverage and interoperability issues. The Board of Supervisors approved a \$6.6 million contract in June 2015 to provide a VHF simulcast P25 trunked system for public safety agencies. The 18-month project will provide adequate coverage, future expansion and regional interoperability for emergency services agencies, law enforcement, and public works and utilities. Further exploration is expected to expand regional collaboration possibilities, thus improving interoperability and potentially sharing future maintenance costs of the new system. Since the Fluvanna school system is currently on a separate radio system, discussions should consider whether combining these systems would be cost effective and beneficial. As the new infrastructure system is implemented, the communications software should also be reviewed and updated so that the new state of the art system performs properly.

Since this radio system is for public safety voice communications only and does not address data needs, further plans should comprehensively address needs for cellular telephone and high-speed broadband services across the County, as well as possibilities for fiber connectivity among county facilities. These infrastructure assets would serve residents as well as add benefit to public safety agencies and County departments.

The county should continue to support the citizen groups Amateur Radio Emergency Services (ARES) and Radio Amateur Communications Emergency Services (RACES). Additional and/or updated equipment and space are necessary for these volunteers to supplement county communications during emergencies.

E911 Communications Center

Under the sheriff’s office oversight, the Emergency Communications Center (ECC) is responsible for call management and dispatching all of the County’s law enforcement, fire, and EMS agencies. Eleven full-time and one part-time telecommunications officers currently staff the 24/7 ECC. All emergency calls are dispatched within three minutes of the receipt of the call. The average time for responders to arrive at the scene of an E-911 call is approximately 16 minutes.

Fluvanna ECC also provides primary dispatch for Lake Monticello Police, who use County-provided portable and mobile radios. Lake Monticello Homeowners Association (LMOA) also has a UHF system that is cross-banded with the County’s VHF system, which is used internally for police, grounds and maintenance. Fluvanna County Public Schools have a separate radio system to dispatch their buses and maintain administration communication.

Along with handling E-911 calls, telecommunication officers take all incoming administrative calls for the Sheriff’s Office, ensuring that requests are routed to the appropriate personnel. Communications officers must be able to multi-task and remain attentive to details. Separating out and placing these administrative duties within an administrative services division in the Sheriff’s Office would facilitate stronger support systems for the Sheriff’s Office and for ECC staffing functions.

Given industry standards and our population, the Emergency Communications Center is understaffed; current standards call for a staff size of 19. Because response times are frequently increased in rural areas, Fluvanna citizens would benefit from emergency medical dispatch (EMD), which provides assistance and instructions by voice prior to the arrival of emergency medical services.

Emergency Management

There is a phrase amongst emergency managers – “It is not a matter of *if* but *when* disasters happen.” Disasters are unexpected, they can overwhelm first responders; lives, health, and the environment are often endangered. At a minimum, emergencies and disasters are disruptive and often occur at inopportune times. The county must promote individual and community preparedness.

The county’s Emergency Management Department is on the frontline of developing and maintaining disaster response plans, coordinating training, drills and exercises, and educating the public. Not only does the county need to be ready to respond to disasters, it should act proactively to mitigate the effects of disasters. Fluvanna can reduce



damages by utilizing flood plain management and land use planning, and enforcing safety standards. Fluvanna participates with the Thomas Jefferson Planning District Commission (TJPDC) in writing and implementing regional hazard mitigation plans, which can be viewed online at either the County's or the TJPDC's Web site. This position may need to expand in the future in order to meet the challenges that Fluvanna is experiencing, primarily as a result of its growth.

Local Emergency Planning Committee (LEPC)

The Local Emergency Planning Committee (LEPC) was created to handle hazardous material notifications, but the committee's focus has expanded to handle all hazards. Under the leadership of the Emergency Services Coordinator, the committee meets quarterly to plan and practice emergency preparedness. The LEPC schedules training exercises to practice emergency responses and to coordinate the efforts of the member agencies. There are over twenty-five represented agencies, from the schools, VDOT, social services, fire and rescue, and the Lake Monticello Owners' Association, who regularly participate in LEPC meetings.

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Chapter 12

FINANCIAL SUSTAINABILITY

Managed Growth that Benefits Fluvanna's Citizens

Through the Comprehensive Plan, Fluvanna County's leaders and citizens set goals and strategies that balance expansion against the fiscal strain of supporting an increasing population. Virginia's Declaration of Legislative Intent (§15.2-2200) states that in planning for the future development of communities "that the growth of the community be consonant with the efficient and economical use of public funds."

County leaders must, in all decisions, recognize that they are the stewards for the people's money. **Expenditures and obligations are entered into only when it is in the people's best interest.** Each year the County develops a Capital Improvement Plan (CIP) that guides major capital expenditures for the County. The annual review process for the CIP utilizes the goals and strategies in the Comprehensive Plan. Decisions to implement the CIP and obligate county taxpayers for major capital projects are made with gravity and respect for public funds. When the County presents financial data about capital improvements, it does not merely state the capital cost and financing of a project, but shows the estimated tax impact of the debt service plus any ongoing costs necessary to maintain and staff the project in the future. The County strives to run itself like a business seeking the best return on investment for its citizens while still providing the product and services that are its foundation.

EXISTING CONDITIONS

The County is organized along functional lines and the annual budget includes a discussion of each department's objectives and significant changes in operations. Each narrative provides a breakdown of expenditures by function, including the number of full-time and part-time positions in each department.

Financial Planning

The Comprehensive Plan, Capital Improvements Program (CIP), and current economic conditions are used to derive the annual budget. This section discusses how the county's priorities are established and achieved, what checks and balances exist, and how successful the County's process has been to date. This provides the foundation for a detailed discussion of how the budget is developed.

Establishing Priorities

The foundation for establishing the County's priorities and strategies for implementation are achieved within the following primary planning and financial management tools:

Comprehensive Plan

The Comprehensive Plan provides findings and analyses for the County as a whole with respect to natural conditions, population and demographics, economy, housing, transportation, utilities, and community facilities and services. The plan establishes the County's goals and identifies specific strategies to achieve those goals and the overall vision of the plan. The Comprehensive Plan is reviewed every five years to ensure that it remains a relevant planning and policy implementation tool.

Capital Improvement Program (CIP)

The CIP is a five year plan that tries to anticipate all new or replaceable capital needs. A capital project is defined as a generally non-recurring asset, both tangible (e.g., buildings, vehicles, land, etc.) and intangible (e.g., software, easements, licenses, studies, services, etc), that exceeds an established dollar amount (\geq \$20,000 in Fluvanna County). Projects to be included in the annual budget are identified in the first year of the plan and all other capital projects are planned for later years. An important aspect of the CIP is the projected operational and maintenance costs of a proposed project.

Annual Budget

The annual budget is the primary operational mechanism for achieving the priorities and strategies established in the Comprehensive Plan and Capital Improvements Program, including the daily operations necessary for implementation of the County's identified needs, services, and projects. This detailed and ongoing process is critical to the successful implementation of the community's goals and vision within a sustainable and fiscally responsible framework. The annual budget is outlined in more detail in the Budget Methodology and Budget Process sections, along with an overview of other budget components.

Checks & Balances

A number of policies and procedures work in tandem to ensure responsible and consistent government investment and operations. The Board of Supervisors periodically adopts and amends their financial policies to provide better clarification, more procedural detail, stronger documentation of management actions, and to account for other changes within the County related to development, demographics, or other socio-economic factors.

Investment Policy

The Board of Supervisors has adopted a formal Investment Policy to safeguard principal, meet liquidity objectives, and seek fair value rates of return within the parameters of the Code of Virginia.

Fund Balance Policy

The Board of Supervisors has a fund balance policy for the County's General Fund. The policy sets the minimum undesignated, unreserved fund balance to be at least 12 percent of Governmental General Fund Revenues and Component Unit – School Board Operating Revenues.

Debt Management Policy

This policy establishes parameters and provides guidance for limitations of debt and the continuing evaluation of, and reporting on, all debt obligations issued by the County. The policy sets the limitation for tax supported debt not to exceed 3.5 percent of the taxable value of property (assessed value). The policy also sets the limit that debt service expenditures shall not exceed 12 percent of the revenues of the total governmental fund operating revenues.

Accounting and Financial Reporting Policy

The monthly financial report details the county's monthly revenue and expenditure activity. It shows each department's monthly expenditures in relation to the adopted budget as well as the revenue collection trends for the county. The County regularly monitors revenue estimates to identify any shortfalls and potential trends that would significantly affect the various revenue sources in the current budget. A significant emphasis is placed on controlling departmental expenditures to the adopted budget through accounts payable and purchasing card polices and procedures.

The Comprehensive Annual Financial Report (CAFR) presents the County's financial statements at June 30th of each year. This report is generated in accordance with the Governmental Accounting Standards Board (GASB), Financial Accounting Standards Board (FASB), and the Auditor of Public Accounts of the Commonwealth of Virginia standards. This report includes an annual audit opinion by an independent accounting firm on the fairness and accuracy of the financial statements.

Fluvanna has received the Government Finance Officers Association (GFOA) Certificate of Excellence in Financial Reporting designation since 2007. This distinction is important in that it establishes a nationally recognized benchmark for excellence in financial operations. The quality of the CAFR and certificate of excellence recognition demonstrate the County's commitment to financial transparency and responsibility.

Budget

The budget establishes the revenue and expenditure appropriations for the governmental and proprietary funds, and is developed in accordance with generally accepted accounting principles (GAAP). As part of the budgetary process, the Capital Improvements Program is also adopted. All appropriations conclude at year-end, except those for the Capital Projects Fund and Grant Funds. The Board of Supervisors allows the appropriations for capital and grant funded projects to carry forward until completion of the project.

Process

Fluvanna County's budget development begins each year in November with a kick-off meeting and concludes with the final budget adoption in April. The process is designed so that county administration can work closely with departments in determining the proposed annual budget. Each budget request is thoroughly reviewed to ensure funds are allocated appropriately. In late January, the County Administrator submits the proposed fiscal year operating budget to the Board of Supervisors for consideration. In April, a public hearing is held to inform citizens and obtain their input on the proposed budget. The budget is also available to citizens on the

County's website (www.fluvannacounty.org) throughout the year and during budget development process.

Budgets for all funds are adopted on a basis consistent with generally accepted accounting principles applicable to governmental units. Budgeted amounts reflected in the financial statements are as originally adopted. Appropriations for the General Fund, School Fund, and Enterprise Funds conclude at the end of the fiscal year. Appropriations for capital projects funds and grant funds are continued until the completion of the applicable project or grant, even when the project or grant extends beyond the end of the fiscal year. The Board of Supervisors must approve supplemental appropriations or amendments that alter the total appropriation of any fund.

Fund Structure

The budget of the County is organized by fund type, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for by providing a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures. The various funds are grouped as follows:

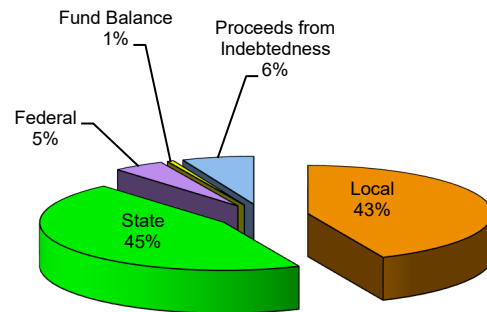


Figure FS-1, Typical General Revenue Sources

Governmental Funds

Governmental funds are those through which most governmental functions of the county are financed. The government reports the following major governmental funds.

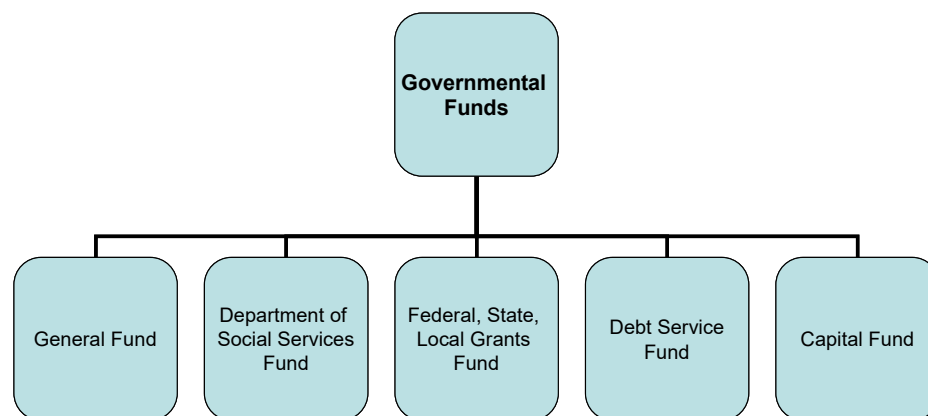


Figure FS-2, Fund Structure

➤ General Fund

The General Fund is the primary operating fund of the County. This fund is used to account for all financial transactions and resources that are not required to be accounted

for in another fund. Examples of other funds that are specifically designated or required by law to be separate are discussed below such as the Debt Service and Capital Project funds. Approximately 80 percent of revenues are primarily derived from general property taxes such as real estate taxes, personal property taxes, and public service corporations. A significant part of the General Fund's revenue is used to maintain and operate the government and school system. A portion is also transferred to other funds primarily to fund debt service requirements and capital projects. Expenditures include those for general government, Comprehensive Services Act, emergency communications (E-911), education, public safety, social services, and culture and recreation. The General Fund is considered a major fund for government-wide reporting purposes.

- **Debt Service Fund**
The Debt Service Fund accounts for the payment of annual principal and interest on general and school related long-term debt. Debt Service Fund resources are derived from transfers from the General Fund.
- **Capital Projects Fund**
The Capital Projects Fund (Capital Improvements) accounts for all financial resources used for the acquisition or construction of major capital facilities not being financed by proprietary funds, including general government and school system capital projects. The projects are financed through a combination of proceeds from general obligation bonds, operating transfers from the General Fund, and grants. The Capital Projects Fund is considered a major fund for government-wide reporting purposes.

Fiduciary Funds (Trust and Agency Funds)

Fiduciary Funds account for assets held by the County in a trustee capacity or as an agent or custodian for individuals, private organizations, other governmental units, or other funds. These funds include Agency Funds. These funds utilize the accrual basis of accounting. Fiduciary funds are not included in the government-wide financial statements. The County's only Agency Fund is the Special Welfare Fund.

Proprietary Funds

Proprietary funds account for operations that are financed and operated in a manner similar to private business enterprises. These funds are self-supporting in that the users pay fees to recover the cost of providing services. The Proprietary Fund measurement focus is based upon determination of net income, financial position, and changes in financial position. Proprietary Funds consist of Enterprise Funds such as the Fork Union Sanitary District, Landfill, Recreation Program, and Utility accounts.

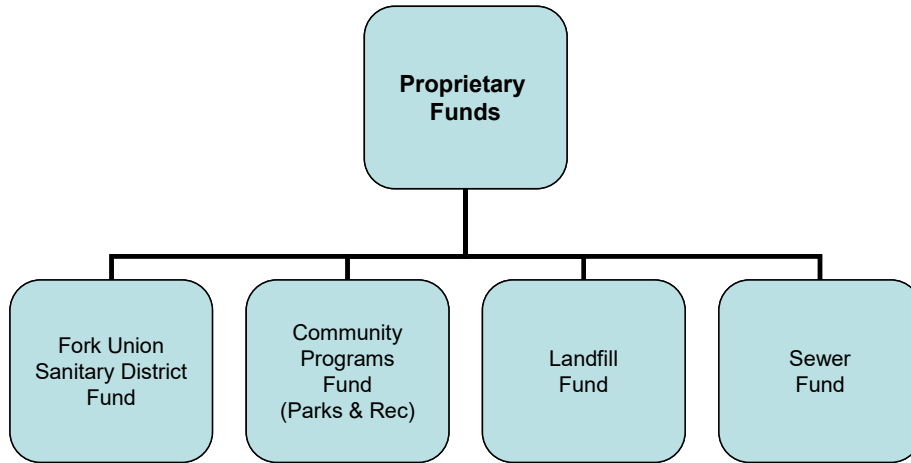


Figure FS-3, Fund Structure

Governmental Revenues

A significant portion of fiscal year revenues are generated from general property taxes (approximately 80 percent). The graph below depicts the sources of local revenue for the County.

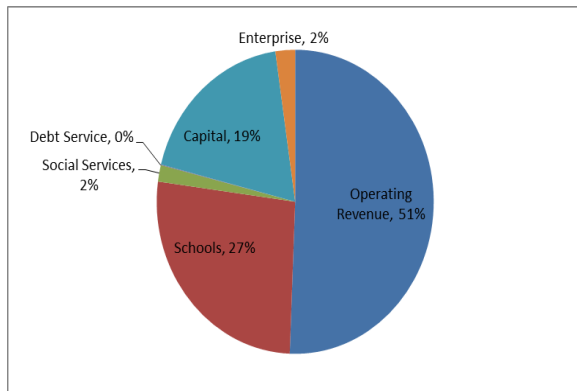


Table 2 FY15 Operating Revenue

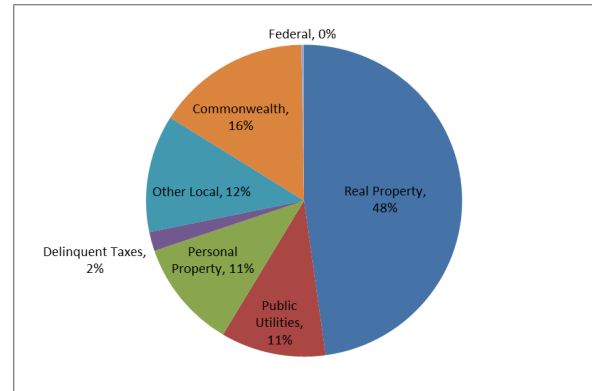


Table 1 FY15 Total Revenues

Real property values are shown in the graph below. The rate of increase does not reflect the rate of growth in the County; however, it reflects the increased value in property in the County.

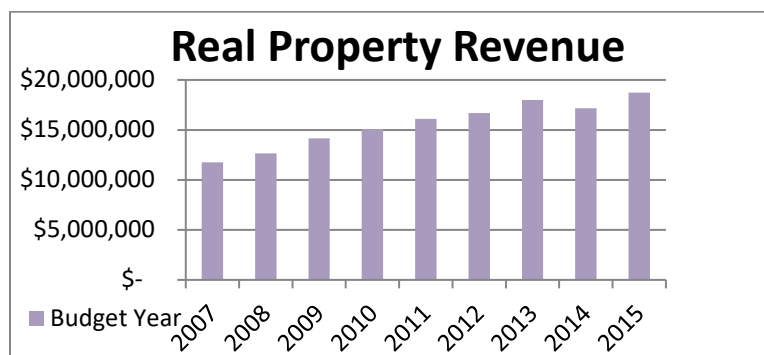


Table 3 Real Property Revenue

Governmental Expenditures

The fiscal year 2015 budget was \$80,105,825 including \$36,481,936 for schools. This represents an increase of \$13.71 million (20.65 percent) from the fiscal year 2014 budget.

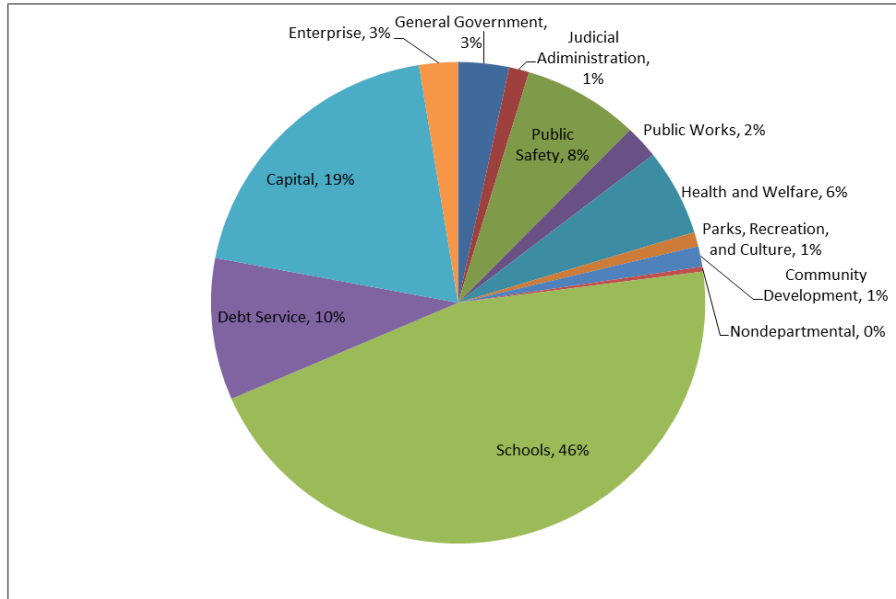


Table 3 FY15 Total Expenditures

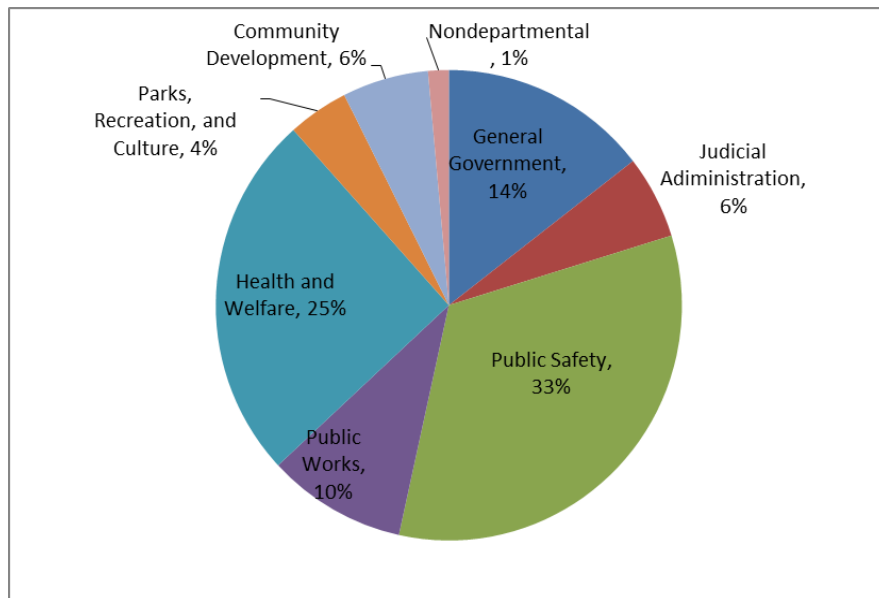


Table 4 FY15 Operating Expenditures

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Implementation Goals and Strategies

Goal	Strategy	Timeline	Tasked To
Chapter 1 – Natural Environment			
A	To develop land-use policies and regulations that will preserve and enhance the county’s natural environment.		
	(1) Protect farm and forest landowners from conflicting adjacent land uses with utilization of buffers, screening, and contiguous tracts of open space.	Ongoing	Planning Comm. and Staff
	(2) Review zoning and subdivision regulations to maximize environmental benefits through best management practices and ensure that the subdivision of land does not adversely affect open-space features.	Ongoing	Planning Comm. and Staff
	(3) Continue to promote land-use valuation taxation, conservation easements, ag-for districts, and other programs to alleviate economic burdens on owners of land used for agricultural, horticultural, forest, or open-space purposes.	Ongoing	Commissioner of the Revenue; Planning Staff
B	To protect environmental resources.		
	(1) Promote development projects that minimize environmental impact through the effective utilization of green infrastructure, low-impact development practices, and other sustainable development policies.	Ongoing	Planning Comm. and Staff
C	To manage and protect surface water and groundwater resources.		
	(1) 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).	2016	Planning Comm. and Staff
	(2) Participate in, and cooperate with, federal and state groundwater protection programs, including sole-source aquifer designation for important drinking water supplies.	Ongoing	Planning Comm. and Staff
	(3) Research the viability of incorporating the well-drilling logs provided by the Fluvanna Dept. of Health into the county’s geographic information system (GIS).	2016	Planning Comm. and Staff
	(4) 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.	Ongoing	Planning Comm. and Staff
	(5) Proactively educate the public on the values and benefits of preserving river and stream corridors.	Ongoing	NGO’s – Rivanna River Basin Commission, Rivanna Conservation Society, etc.

Goal	Strategy	Timeline	Tasked To
	(6) Pursue the state designation of the Hardware River as a Tier 3 stream, classifying it as exceptional surface water not subject to degradation.	2016	NGO’s – Rivanna River Basin Commission, Rivanna Conservation Society, etc.
	(7) Promote BMPs and recognize landowners who protect streams from nonpoint-source pollution using BMPs.	Ongoing	NGO’s – Rivanna River Basin Commission, Rivanna Conservation Society, etc.
D	To promote energy efficiency throughout the county to improve air quality and reduce the country’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 and support renewable energy generation by allowing such uses in the zoning ordinance.	Ongoing	Planning Comm. and Staff
	(2) Build new and remodeled county buildings to an established energy efficiency standard such as Energy Star, Green Globes, or LEED.	Ongoing	Planning Comm. and Staff; TJPDC and VDOT
	(3) Promote greenways, bikeways, and walkways as viable forms of recreation and transportation.	Ongoing	Planning Comm. and Staff; TJPDC and VDOT
Chapter 2 – Land Use and Community Design Environment			
A	To enable well-planned, coordinated, and sustainable development to occur throughout the county.		
	(1) Develop new zoning and subdivision regulations that will further the desired growth patterns and property uses, and to protect the rural preservation area, including such measures as:	2016	Planning Comm. and Staff
	(a) New zoning districts for rural areas that encourage a variety of housing types and rural mixture of uses		
	(b) Require that new developments provide easements for connection to future developments, including utilities, transportation, and recreation/open space		
	(c) Require development projects to provide any necessary infrastructure such as waste treatment facilities, telecommunication services, road improvements, and stormwater facilities. Within service districts this should include assessing the potential for public ownership and operation		
	(d) Establish requirements for appropriate planning/phasing of development to match the service/infrastructure availability and capacity		

Goal	Strategy	Timeline	Tasked To
	(e) Adopt zoning and subdivision regulations that allow for higher-density, compact developments in the Zion Crossroads CPA.		
	(2) Provide public water to the county's community planning areas as feasible and discourage public and central potable water and sewer connections to residential, commercial, and industrial uses in the rural preservation area.	5 year	Dept. of Public Works
	(3) Develop a cash proffer recommendation, impact fee ordinance, and level-of-services standards, in accordance with state code, to fairly assess the fiscal impact of development on public services and infrastructure.	2016	Planning Comm. and Staff
	(4) To promote infill development, ensure adequate infrastructure is constructed or upgraded to support development in existing communities.	Ongoing	Planning Comm. and Staff; Dept. of Public Works
	(5) Ensure appropriate infrastructure is available to support mixed-use development.	Ongoing	Planning Comm. and Staff; Dept. of Public Works
B	To preserve and enhance Fluvanna's unique identity and rural character.		
	(1) Examine the impacts of large-lot developments versus rural cluster developments and amend the zoning and subdivision ordinances as appropriate.	2016	Planning Comm. and Staff
	(2) Protect the forest, wildlife habitats, and the rural community landscape as part of a development's green infrastructure.	Ongoing	Planning Comm. and Staff
	(3) 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.	2016	Planning Comm. and Staff
	(4) 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.	2016	Dept. of Public Works
C	To preserve and enhance Fluvanna's unique identity and rural character.		
	(1) 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.	2016	Planning Comm. and Staff
	(2) Require a subdivision's open space to:	Ongoing	Planning Comm. and Staff
	(a) Be located so as to further the rural character of the area, particularly related to views from public roads and other developments.		

Goal	Strategy	Timeline	Tasked To
	(b) Be designed for maximum connectivity to other open spaces of existing or potential adjacent developments, or to act as buffers to agricultural activities.		
	(c) Be privately maintained and not be further developed as part of the associated project, or without further public or legal discussion and formal action.		
D	To promote village-scaled development in the Palmyra and Fork Union communities.		
	(1) Improve the streetscape of the village communities by installing traffic-calming measures, improving existing sidewalks, and installing new sidewalks, street lighting, and so on.	2016 and Ongoing	VDOT; Dept. of Public Works
	(2) Encourage the establishment of new local businesses and support existing local business in village cores.	Ongoing	Community Development
Chapter 3 – Infrastructure			
A	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 Zion Crossroads in cooperation with Louisa County through the JRWA.	5 year	Public Works; JRWA
	(2) Complete the state-mandated Master Water and Sewer Plan to identify sources for the county's long-term water needs; particularly for each of its community planning areas.	2016	Public Works
	(3) Establish requirements for hydrogeological studies to determine groundwater capacity for development that proposes to use wells to serve the project.	2016	Public Works/ Planning Staff and Commission
B	To provide central sewer to the community planning areas.		
	(1) Provide central sewer service in Zion Crossroads in partnership with both Louisa County and private developers.	5 year	Public Works
	(2) 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.	5 year	Public Works
	(3) Work with development projects in all community planning areas for the provision of central sewer whether publicly or privately owned and operated.	Ongoing	Public Works
C	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.	Ongoing	Health Dept.
	(2) 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.	Ongoing	Public Works and Planning Staff
D	To maintain a comprehensive, long-range solid waste management program.		

Goal	Strategy	Timeline	Tasked To
	(1) Continue the annual collection of household hazardous waste and publicize the importance of the program.	Ongoing	Public Works
	(2) Continue a countywide education program on the advantages of waste reduction, composting, recycling, and reuse, and continue to utilize the recycling center at the county landfill site.	Ongoing	Public Works
E	To facilitate the deployment of comprehensive communications networks that ensures the reliability of public safety, wireless, and broadband services.		
	(1) Establish a Broadband Taskforce, containing members of County Staff, citizens, technical experts, and stakeholders such as business owners, which will organize and facilitate future efforts to provide the county with Broadband Internet.	2016	Planning Staff; Planning Commission
	(2) Increase access to high-speed broadband for residences and businesses throughout the county.	2016	Planning; Public Works; TJPDC
	(3) Give priority for towers on publicly owned land, as appropriate, including sites owned by the Fork Union Sanitary District, among others.	Ongoing	Planning Comm. and Staff
F	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.	2016-2017	Finance; Public Works
	(2) Analyze capital project costs, including the debt service over the life of the loan period to accurately project the financial (tax) impact.	Ongoing	Finance; Public Works
	(3) 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.	2016	Planning Comm. and Staff; Finance
Chapter 4 – Transportation			
A	To make needed improvements to primary roads.		
	(1) 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.	2016-2017	VDOT
	(2) Work with VDOT and adjacent counties to plan for and design necessary improvements to US Route 250.	2016-2017	Planning Comm. and Staff
	(3) Evaluate potential need for traffic-calming measures such as traffic lights, roundabouts, and so on at certain intersections.	Ongoing	VDOT
B	To improve secondary roads with the assistance of VDOT.		
	(1) Continue to cooperate with VDOT to cut foliage back from alongside roadways. Identify ways to make all secondary roads safely passable to school buses and all emergency vehicles, and then prioritize and implement accordingly.	Ongoing	Public Works; VDOT; Planning Staff
C	To improve pedestrian and bicycle access to roads and provide off-road trails and walkways.		

Goal	Strategy	Timeline	Tasked To
	(1) Require the development of alternative transportation infrastructure such as sidewalks and trails in new major subdivisions, and sidewalks in commercial areas. Multiuse trails do not necessarily need to parallel existing roadways, but should link neighborhoods and commercial centers, particularly within the planning areas.	Ongoing	Planning Comm. and Staff
D	To improve the availability and quality of public transportation in the county.		
	(1) Support the Thomas Jefferson Planning District Commission's RideShare program and continue to work with JAUNT to provide transportation opportunities for people with special needs.	Ongoing	Planning Comm. and Staff;
	(2) Provide affordable mass transit to employment centers and commercial areas.	5 year	JAUNT; VDOT
E	To support road construction and maintenance.		
	(1) 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.	Ongoing	Public Works
Chapter 5 – Economic Development			
A	To implement the county's community planning areas, as shown on the Future Land Use Map.		
	(1) Establish incentives, such as streamlined permitting, flexible zoning (CI zones), and preapproved floating zones, to attract diverse businesses and employers to Zion Crossroads.	2016-2017	Planning Comm. and Staff
	(2) Restrict approval of planned unit development (PUD) zoning to Zion Crossroads, to allow for increased flexibility for commercial, industrial, and residential uses while protecting the county's rural areas.	Ongoing	Planning Comm. and Staff
B	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.	Ongoing	Community 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 attracting other visitors.	Ongoing	Community 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.	2016-2017	Community Development; Planning Comm. and Staff

Goal	Strategy	Timeline	Tasked To
	(4) Offer incentives for building mixed-income housing, with an emphasis on workforce and affordable 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 vibrant, diverse, and healthy neighborhoods.	Ongoing	Community Development; Planning Comm. and Staff
	(5) Promote local and regional markets for value-added agricultural and forestry enterprises and products.	Ongoing	Community Development; VA Tech Cooperative Extension
C	To diversify and strengthen the county's tax base.		
	(1) Develop policies that will accommodate wineries, distilleries, and breweries so the county may work with and benefit from Virginia's thriving beverage industry.	2016	Planning Comm. and Staff
	(2) Establish and maintain an online database of available properties and unutilized special use permits within the county.	2016	Planning Comm. and Staff
	(3) Retain existing businesses by working with organizations such as the EDA, CIC, and 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.	Ongoing	Community Development
	(4) Recruit new businesses through the Economic Development Business Plan by identifying Fluvanna's competitive advantages, skilled workforce, necessary infrastructure, and effective marketing strategies.	2016-2017	Community Development
	(5) Consider designating, as by-right, some uses which currently require special use permits.	2016	Planning Comm. and Staff
	(6) Streamline the application and permitting process by working with businesses to help them locate in the appropriate areas of the county and by .	2016-2017	Planning Comm. and Staff
	(7) Clearly articulate the county's development standards and requirements to the development community.	Ongoing	Planning Comm. and Staff
D	To develop a stronger regional presence.		
	(1) Coordinate development activity at Fluvanna's northern border with Louisa County.	Ongoing	Community Development; BOS
Chapter 6 – Historic Preservation			
A	To protect and conserve the county's historic and cultural resources.		
	(1) Enhance historic areas with streetscape or other infrastructure improvements consistent with the period and style.	5 year	Fluvanna Historical Society; Public Works
B	To identify and classify significant historic resources.		
	(1) Use GIS to support Fluvanna County Historical Society efforts to document sites and include information in the society's archives, and adjust classifications accordingly.	2017	Planning Staff

Goal	Strategy	Timeline	Tasked To
	(2) Seek partnerships with higher education that will aid in the identification and possible rehabilitation of historic resources.	Ongoing	Fluvanna Historical Society
C	To identify areas with tourism potential based on historic, cultural, recreational, and other relevant resources.		
	(1) Market the historic qualities of Fluvanna and the surrounding area to encourage heritage tourism in the region.	Ongoing	Fluvanna Historical Society; Community Development
	(2) Include the rehabilitation or restoration of historic, cultural, or recreational resources as part of development projects, and through the establishment of other partnerships.	Ongoing	Fluvanna Historical Society; Community Development
Chapter 7 – Parks and Recreation			
A	To upgrade or maintain existing facilities to allow for effective program delivery and community use.		
	(1) Continue to develop Pleasant Grove as a primary location for major new facilities, using the updated Pleasant Grove Master Plan as a guide.	Ongoing	Parks & Rec
	(2) Continue to adequately maintain facilities to ensure healthy and safe environments for recreational activities and programs, through interagency cooperation.	Ongoing	Parks & Rec
B	To plan and construct additional recreational facilities that will diversify and strengthen the existing parks and programs.		
	(1) Amend the subdivision ordinance to ensure that at least some open space is used for recreation in cluster subdivisions and higher-density developments.	2017	Planning Comm. and Staff
	(2) 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.	2017	Parks & Rec; Planning Comm. and Staff
C	To foster public-private partnerships with recreation-based organizations or other interested parties, for facility construction and program implementation.		
	(1) Maintain the partnership with the school system for shared use of county and school owned facilities.	Ongoing	Parks & Rec and School Board
D	To expand customer outreach using contemporary technology.		
	(1) Replace and update registration system, Use internet and new technology to provide 24/7 customer service. as tools to reach customers.	2016-2017	Parks & Rec
E	To provide a balanced system of available parks, facilities, open space and recreation program opportunities that are distributed and accessible to all residents.		
	(1) Develop community gathering locations that will enhance sense of community.	Ongoing	Parks & Rec
	(2) Work with Fluvanna County Planning Dept. to create an ordinance for new housing projects to include recreational resources and encourage private developers to provide recreational facilities.		

Goal	Strategy	Timeline	Tasked To
Chapter 8 – Housing			
A	To provide for most of the county’s future housing needs within the community planning areas.		
	(1) Create zoning that enables increased residential density in the growth areas, and allows for mixed-use and mixed-income developments including residences above storefronts.	2016-2017	Planning Comm. and Staff
	(2) Consider well-planned, holistic developments within growth areas and near supporting infrastructure such as schools, utilities, emergency services, parks, and natural areas in order to create balanced communities, maximize land use, and minimize negative environmental impacts.	Ongoing	Planning Comm. and Staff
	(3) Encourage housing in close proximity to commercial development so that the need for transportation to work is lessened.	Ongoing	Planning Comm. and Staff
B	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.	2016	Planning Comm. and Staff
	(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.	Ongoing	Planning Comm. and Staff
	(3) Eliminate the previously established planned unit development (PUD) zoning district outside of Zion Crossroads.	2016	Planning Comm. and Staff
	(4) Allow for housing and care facilities suited to the needs of senior populations - particularly within the community planning areas.	Ongoing	Planning Comm. and Staff
	(5) Allow for manufactured housing parks only in areas with appropriate infrastructure.	2016	Planning Comm. and Staff
Chapter 9 – Human Services			
A	To provide adequate services for adolescent and teen populations.		
	(1) Work with Fluvanna County Public Schools to establish an adolescent/teen multi-program center that offers opportunities for enrichment and social interaction.	5 year	Social Services
B	To provide adequate services for elderly, disabled, and mentally ill or impaired citizens.		
	(1) Encourage the development of nursing home facilities to meet the needs of the growing population.	Ongoing	Social Services, Planning Comm. and Staff
C	To provide appropriate and adequate medical, health, and safety service facilities that are available to all populations.		
Chapter 10 – Education			
A	Assure a high quality education for all students in order that they thrive in the 21st century.		
	(1) Secure funding to implement and strengthen a Pre-K to 12 focus on relevant and meaningful programs and courses for all students.	Ongoing	School Board; School Staff

Goal	Strategy	Timeline	Tasked To
Chapter 11 – Public Safety			
A	To improve public safety infrastructure and operability in order to provide excellent service and protection to County residents.		
	(1) Implement an Emergency Medical Dispatch protocol and system in the E-911 Center.	2016-2017	Emergency Services
	(2) Renovate and/or expand the E-911 Center and Sheriff's Office to accommodate growing service requirements.	5 year	Emergency Services
	(3) Provide police, fire, rescue, and water rescue personnel with state-of-the-art equipment.	Ongoing	Emergency Services
	(4) Plan for the replacement of vehicles and other capital items through the CIP.	Ongoing	Emergency Services
	(5) Actively seek funding sources for emergency preparedness training and administration.	Ongoing	Emergency Services
	(6) Establish and maintain funding levels that are competitive within the region, and appropriate for Fluvanna's population and growth rate, in order to provide the most efficient and effective public safety services.	Ongoing	Emergency Services
	(7) Implement recommendations from the 2012 Virginia Fire Services Board's Fire-Rescue Study for Fluvanna to improve services in four areas: organizational and operational development; communications; personnel and training; and administration policy and Finance.	2016-2017	Emergency Services
B	To promote the effectiveness of community-based programs.		
	(1) 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, Law Enforcement Appreciation Day, and so on.	2016-2017	Emergency Services
	(2) Enhance the community's emergency preparedness and response capability through increased education and training programs, as well as expanded partnerships with area business, nonprofit, and faith-based organizations.	2016-2017	Emergency Services
C	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.	Ongoing	Emergency Services/ FFRA
	(2) Develop a data-driven Strategic Plan for long-term County fire-rescue services and operations with stakeholder input.	2016-2017	Emergency Services
D	To integrate the provision of emergency services with other county and regional policies.		
	(1) Enact the Statewide Fire Prevention Code through local ordinance, including ordinances to require notification of intent to burn brush.	2016-2017	Emergency Services

Goal	Strategy	Timeline	Tasked To
	(2) Amend the subdivision ordinance to include emergency services requirements; e.g. interconnectivity, restrictions on hammerhead roads, street width requirements, multiple means of ingress/egress, etc.	2016	Planning Comm. and Staff
	(3) Amend the subdivision ordinance to require defensible space provisions as recommended by the Virginia Dept. of Forestry.	2016-2017	Planning Comm. and Staff
	(4) Educate citizens on emergency preparedness, including existing health and emergency plans.	Ongoing	Emergency Services

Chapter 12 – Financial Sustainability

A	Synchronize the Capital Improvement Program (CIP) with the Comprehensive Plan, level-of services standards, and impact fee/proffer programs.		
	(1) 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.	2016	Planning Comm. and Staff
B	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.	2016	Planning Comm. and Staff; Finance
	(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.	2016-2017	Planning Comm. and Staff; Finance
	(3) Reward development in the designated growth areas with higher density and access to public infrastructure.	Ongoing	Planning Comm. and Staff
C	Achieve maximum cost savings through efficiency and effectiveness in County operations.		
	(1) 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.	2016	BOS; Finance

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Fluvanna County, Virginia

A great place to live, learn, work, and play!

Report of the 2022 Historic Preservation Advisory Group

Guiding Philosophy

“If Walker Timberlake toured his ‘grandly idyllic Seat of Justice’ today, he would immediately recognize the Court Green ... He might be surprised by the amount of planning now required to build here, but perhaps more than some he would welcome the idea of a Comprehensive Plan to ease growing pains like the ones he experienced when he brought into being this courthouse community. He would surely notice the mark that fires, floods, neglect, politics, and seeming progress have each left on this place still called Palmyra. Yet, despite the gains and losses, the Reverend Mr. Timberlake would know from his visit that the ‘Shiretown of Fluvanna’ has held its own and was well-positioned for the present age” (Barr, 2012; p. 36).

Though the above passage from David Barr’s *Virginia’s Palmyra* focuses only on the county seat, it well articulates the intentions of this 2022 Historic Preservation Advisory Group as we have considered the interests of Fluvanna County, our history, our historic resources that hold that history, and our future. Barr envisioned Reverend Timberlake’s return to Palmyra and celebrated the significance of maintaining genuine historic character through time and that effort’s value going forward. Likewise, our Advisory Group worked to expand this vision. We asked ourselves if Reverend S.C. Abrams returned to the schools he led if he could see the impact of his work expanding the reach of education as well as the progress that continues to grow from it. We asked if Sherriff Key would know the routes he rode, or if Trooper William Thompson would find the familiar in the Fork Union streets he once patrolled. We asked if this land’s precolonial caretakers could return to their historic Seat of Rassawek and find that place in the care of the Monacan Indian Nation. We asked if Ms. Sadie B. Seay could feel the legacy she left behind for Fluvanna students and business owners, and if Mr. Jesse Taylor could return to the wooded acres he once passionately surveyed and recognize some of the paths he wandered. And, perhaps, what we asked most of all is how we could contribute our own talents and convictions in the hopes that we would recognize Fluvanna and our various communities in 2040, and how the Fluvannians born in 2040 would be able to live with the knowledge and tangible evidence of the many histories that came before them.

We aim to honor the well-established histories of the various places, stories, and lives already well preserved, as well as expand the protections needed to safeguard the histories and historic resources that are otherwise slipping away, and honor too those still on the cusp of being created. We wish for new residents and new stories to create their own history in this county while giving them the opportunity to learn from their surroundings, from the history alive in historic resources, and the characters that filled those spaces in past lives. We aspire to provide guidance and inspiration to update policies to assist our county to **Grow with Grace**.

We offer this report of the 2022 Historic Preservation Advisory Group with the hope that it be helpful and complementary to the work that has been done by past advisory groups, the contributions collected in the Fluvanna County Comprehensive Plan, and the daily commitment of the staff in the Planning and Zoning Department.

The New Challenge

Current Conditions and Goals

- We reject as a false dichotomy the notion that growth and retention of character, identity, and quality are opposing values
- Fluvanna County has available to it modern and effective planning tools to meaningfully consider and preserve our rich historic resources and rural character, two deeply *intertwined goals, while also growing*
- We must, however, pick up these tools, sharpen them, and use them proactively through Comp Plan revisions and robust and meaningful ordinances to ensure we **Grow with Grace**
- A well-crafted Comp Plan has served us well to now. We are, however, at an inflection point and no longer adequately prepared to manage and shape growth responsibly for the future and will fail to retain character, identity, and the quality of life our community and citizens want and desire in the face of new and intense pressures on our economic, physical, and cultural resources

The Foundation

“If you want to preserve something, first you have to find it.”

- Conduct a countywide cost-share survey and resources assessment with the Department of Historic Resources in order to address the outdated and inadequate cultural resources data.
- The absence of good data risks unforced-harm to resources, project delays, rising costs, and controversy.
- The data in use today is now more than 30 years old and less than inclusive in its focus
- The data is inadequate as sound basis for planning, considering, shaping, approving, or budgeting for projects, whether in the case of the range of private development proposals

Broadening our Vision and Services

- Following the countywide survey and resources assessments, the County should expand its engagement with interested communities to support and promote underappreciated and/or under-served historic resources in order to share a more holistic history and incorporate more individuals and communities.
- As appropriate, the county should work with the private owners of surviving Rosenwald schools to strengthen awareness of the struggle for education in Fluvanna.
- As possible, the county should partner with and follow the lead of the Monacan Indian Nation in preserving Rassawek and or public works undertakings such as roads.

Maintaining Rural Character -- Historic and Rural Preservation are inherently linked

- Rural character has always been a top value for people visiting and

- relocating to our county and we must continue prioritizing it as such
- Open land, and the wildlife that relies on it for habitat, are historically and culturally important to our community, and must be preserved for the enjoyment, recreation, and education of future Fluvanna citizens and visitors

Putting Fluvanna Historic Resources to Work

Restoring Landmarks and Identity – Leading by Example

- For almost two centuries our Courthouse has been a gathering place, a symbol of identity and pride. This local landmark of national and international importance is at risk
- We must ensure it can continue to serve these public purposes for centuries to come
- Initiate, fund, and complete the restoration of the 1830 Fluvanna County Courthouse in accordance with the assessment land recommendations laid out in an independent Historic Structures Report funded in partnership with the FHS
- Recognize and work to fully tap the economic potential of the Courthouse and the Village as a tourism anchor

Tourism and Economic Development --Tourists and Businesses are attracted to the same attributes

- Recognize and value that we have what tourists want in a diverse travel experience: Identity and authenticity – That is Historic Resources, scenic beauty and open spaces, a range of outdoor experiences, a strong arts community, a craft community, wineries and breweries, farmers markets
- Unlock Fluvanna’s potential by integrating the county’s tourism, economic development, business recruitment, outdoor recreation, and other related personnel and organizations to work together
- Plan and develop core tourism infrastructure assets
- Develop products, joint programming, collaborative promotion and marketing

Meeting the Challenge

Enhance Professional Capacity

- Support and supplement Planning and Zoning Department
 - Secure a grants administrator on staff to work in conjunction with local non-profits to secure funding for projects supported both by the county and the non-profits
- Encourage Historic Preservation Training
 - County staff should think of historic preservation as a key strategy for planning for quality of life and a vital future
- Support and enable training for staff, working with DHR to identify in-service training opportunities, including workshops, seminars, webinars, etc.
- To ensure quality and character, hire appropriate consultant or appoint an architectural Review Commission or informal resource group of professionals with related skills to help draft architectural guidelines for ordinances covering commercial and residential developments and overlay districts

Strengthening the Process

- Integrate modern planning tools, including design guidelines and strong review processes, in order to grow with grace
- Cultural Review - Consider Impacts
Implement a robust cultural review process to fully consider and assess proposed projects and their potential to adversely affect important historic resources.
- Consistent with all environmental review processes, the standard is to first avoid, second minimize, and, only if these two are not feasible, to third mitigate adverse effects.

Overlay Districts – Grow with Grace

- Adopt overlay districts for entrance corridors and scenic areas that are essential to retaining rural character, identity, and economic opportunity through tourism and business recruitment.
- Adopt an overlay district for the Village of Palmyra as absolutely key to ensuring the future of this tourism anchor attraction
- An overlay for Palmyra is both timely and the only responsible step as the county vacates buildings.
- Adopt an overlay district for Fork Union as this potential key business address enjoys growth and development of quality.
- Consider overlay districts for Fluvanna’s distinctive crossroads villages.

Scenic Protections Within Overlays and Countywide

- Protect the county’s scenic roadways by seeking designation of State Scenic Byways and by adopting a local scenic byway ordinance
- Identify scenic vistas countywide, seek a listing in the state register managed by Scenic Virginia, and protect with by limiting incompatible development.
- Include in overlay provisions for context-sensitive design, setbacks as appropriate, height, massing, muted colors, and non-reflective material with the exception of metal roofs, etc.
- Ensure quality, compatible or complementary character, and context sensitivity in new developments, business or residential, or for infill within existing areas
- Manage and enforce the County’s tree ordinances for its intended purpose

Incentives

- Adopt tax abatement programs to encourage material investment in historic areas, particularly the Village of Palmyra and elsewhere as appropriate.
- Establish an enterprise zone with incentives for investment and job creation in Fork Union and elsewhere as appropriate
- Adopt a façade improvement program and incentive grants for Fork Union’s existing structures

Building Community Through Connection

Initiating New Opportunities for through Shared Symbolism

- The County should be intentional about systematically reinforcing traditions and expanding sources of community identity and connection.
- One example would be requiring all new county buildings to have two trees planted in front, a dogwood tree to honor the Commonwealth, and a persimmon tree to honor the county.

History Everyday -- Sharing Stories, People, and Places to Strengthen Community and Awareness

- Publish, for example, a column in Fluvanna FAN Mail to include historical trivia, stories about people, and places to connect residents to our community and history in lively ways. Engage interest in the county, stimulate pride and a sense of belonging, nurture a strong spirit of community, and inspire residents, both new and longtime and new generations to care for historic places.
- Take advantage of digital marketing tools to promote Fluvanna's historic resources to residents in, and visitors to, the county.

Promote - Stewarding for the Future

- Expand upon the strong community culture already in place here in the county and continue to develop a culture of historic awareness and appreciation.
- In the case of county-owned properties, the county should support and provide more regular opportunities for the public to engage with, benefit from, and contribute to our historic resources.
- Independent organizations like the Fluvanna Historical Society and the Fluvanna Leadership Development Program provide crucial opportunities for individuals to expand their awareness, but the County should play a large role in providing low-barrier opportunities for historic appreciation
- Develop, engage, or participate as an active partner in heritage education programs that foster community pride, good citizenship, a strong school curriculum, and stewardship of the County's historic resources.

Voluntary Preservation

- Encourage landowners to pursue voluntary methods of preservation and conservation that provide tax and other financial incentive programs, including requesting landmark and district designations and offering conservation easements.
- Pursue historic district designations in cooperation with the Owners and in partnership with the FHS and DHR

Conclusion:

Fluvanna County is a special place of beauty, character, and quality. It is ours to lose if we do not rise to meet new challenges and to use the tools available to us to manage, shape, and direct for quality growth. If we lose our distinct community, identity, and character, they are gone forever.

We can and must step up to **Grow with Grace**, intention, and an eye to the future.

Acknowledgments:

We want to thank Douglas Miles and his staff for their generous assistance and time, the County Planning Commission for the opportunity to share our thoughts and hopes for the County for their consideration, and Eric Dahl, County Administrator, for his kind support and encouragement.

Donna D'Aguanno
Kathleen Kilpatrick
Haden Parrish

REPORT OF THE FLUVANNA RURAL PRESERVATION ADVISORY GROUP

October 22, 2022

“If Fluvanna were a ship, then its heritage should be the compass by which it sets course from now through the future. No stronger message could be sent by the citizens participating in the Forum: overwhelming consensus that the community and its government must work together to control and direct growth so that Fluvanna’s heritage – in its broadest possible meaning – continues to be a meaningful and living legacy that shapes future changes in the county and defines and unites the community.” From the 1999 Citizen Heritage Forum. We have used these words as the inspiration for our deliberations and recommendations.

Although this statement was written over 20 years ago, we feel it is still a relevant statement of the importance of our rural areas. Subsequent county-wide surveys and citizen engagement have strongly endorsed Fluvanna’s needs to maintain its rural character and direct economic and residential growth to our Planning Areas.

Introduction

The Rural Preservation Task Force, appointed to advise the Planning Commission and the Board of Supervisors on updating Fluvanna’s Comprehensive Plan, consisted of 5 citizens from many backgrounds and areas of the county. It included: Overton McGehee, Suzy Morris, Kathy Swenson Miller, Gibson Worsham and Marvin Moss. Mr. Moss withdrew his participation from the group but we’d like to acknowledge the significant contribution he made to the early work of this group. The group attended the Department of Community Development’s planned public meetings held at the library. We also met on our own to begin discussing our priorities and to outline our ideas and suggestions for amending the Comprehensive Plan. Some members have attended Board of Supervisors and Planning Commission meetings as well as had discussions with citizens throughout Fluvanna regarding direction of development in the county.

We would like to express our appreciation to Eric Dahl, Douglas Miles and his planning staff and our elected officials for their cooperation and assistance throughout this process. *Our Advisory Group would like to be included in the revision of our rural preservation zoning and subdivision ordinances after the Comprehensive Plan is adopted.*

Group’s Purpose

The Rural Preservation Advisory Group’s objective is to provide community input regarding revision of the 2040 Comprehensive Plan regarding preservation of the rural portions of the county. Whatever form the amended Plan takes, it is our desire that the Planning Commission and the Board of Supervisors ensure that it is fully implemented by passage of or updating of

strong and clear zoning and subdivision ordinances; otherwise, the Plan has little meaning. The Comprehensive Plan is meant to be and should be the blueprint for the future of the county.

Projected Population Growth in Fluvanna

According to the UVA Weldon Cooper Center Demographics Research Group, Fluvanna's projected population growth is 5 to 6% for next 10 years, which is in line with the growth these past 10 years (<https://demographics.coopercenter.org/virginia-population-projections>). Fluvanna must plan for where this growth, especially residential growth, should occur.

Background and History

Our current Comprehensive Plan is quite a good one; however, it has not served the preservation of our rural land well – a goal articulated by hundreds of Fluvanna citizens in a series of Heritage Forums held from 1999-2002 and in subsequent surveys of our neighbors. When it was adopted, the concept of clustered development was a relatively new one, at least to Fluvanna. It is now obvious that cluster development (as it is currently defined by county ordinances) has failed and has, in reality, added a disproportionate amount of development in what is now termed our Rural Preservation Area. **In the 2015 Comprehensive Plan, the goal was to have only 30% of residential growth in our rural areas; however, from 2009 to 2019, 79% of that growth has occurred in the Rural Preservation and Rural Residential Areas.**

https://www.fluvannacounty.org/sites/default/files/fileattachments/planning_amp_zoning/page/5641/2019_dar_final_draft.pdf.

The principal shortcoming of cluster development implementation was the density allowed in the adopted zoning and subdivision ordinances. In addition, those ordinances allowed cluster developments in our rural areas by right. Should this situation be allowed to continue, it will invariably result in the building out of large parts of the county's rural landscape into suburban-type development.

Suffice it to say, much land was preserved in Fluvanna since the last Comprehensive Plan was adopted, not due to superior planning and zoning, but to economic factors well beyond the control of our local citizens. By that, we mean the serious housing and economic crisis of 2008-2010 when the housing market tanked and little new housing was being planned or built either locally or nationally. The other major factor has been the Covid crisis of 2020 to 2022. We would like to see our rural areas preserved by good planning and not be governed by changing conditions in the economy. Despite these outside limitations, a disproportionate amount of housing has been and is still going into our rural areas.

In recent years, Lake Monticello, our largest community, has been built out so that there is little opportunity within it for new housing. That, of course, puts additional pressure not only on land near the Lake but also on land in our designated rural preservation area. Although recent census data show that the average age of the population of the Lake continues to decline, it continues to have a sizeable aging population whose future needs should be a central part of the planning process. As recent housing proposals around the Lake have illustrated, residents in the Lake

continue to be concerned about the short- and long-term viability and capacity of its water and sewer systems. County planners have also indicated to us that they recognize that the most crucial and restraining infrastructure in the Lake neighborhood is its road system, which is today a major commuting network and would be substantially overburdened with new dense development.

Infrastructure (water, sewer and roads)

We applaud the county for its effort to bring water to the Route 15 and Route 250 area of Zion Crossroads where our existing plan calls for growth. The water and wastewater systems from the Women’s Prison will have a limited capacity. We are concerned that the ultimate provision of water at Zion from the James River will have little effect absent a central wastewater treatment system. We urge you to consider working with Louisa County, as we have done on so many other initiatives, to provide a joint wastewater treatment facility to meet the needs of our Comprehensive Plan. How does this relate to rural preservation? Our present Plan calls for development to be concentrated in the Zion Crossroads area. Without the infrastructure or incentives from our county to locate there, the pressure on the rural preservation area will not only continue but probably increase.

We are also enthusiastic about the plans for bringing a reliable source of water to the Fork Union area using the substantial funds provided by Dominion Energy with possible extensions in the future north on Route 15 to Carysbrook. We recognize that commercial development would then be attracted to that area, and we think that would be net plus for the county and its citizens. Coordination and consultation with the existing community in the village of Fork Union will be vital to its ultimate success.

Water resources must be linked to the question of land use and growth. Land use affects water both in quality and quantity. The Task Force wishes to state, in addition to the comments and suggestions made above, that we continue to be concerned about the availability of water in large parts of the proposed rural preservation area. The Timmons report and that of students from the University of Virginia in 2002 indicate that the most reliable source of water in the county is the James River, which we are in the process of bringing to some of our planned development areas. Growth is changing the nature of land use and therefore impacting the future of our water resources.

Fluvanna is blessed with an exceptionally good highway system with two major exceptions - the existing commuter routes from Lake Monticello to the interstate and to Charlottesville. The north central part of county with Route 15, Route 250 and I-64 has been recognized as the natural location for major development. In accordance with our Comprehensive Plan, it is unlikely that development will occur there without Fluvanna providing some incentives given the great cost of land at Zion versus the balance of the county. This too will have a disproportionate impact on our rural preservation area absent a concerted effort to channel development where we would like it to go.

Infrastructure Goal: Public water and sewer must drive location of residential growth in the county. In rural preservation areas, water availability must be a primary factor to determine density of development as well as proximity of wells to each other.

Infrastructure Objectives:

1. Discourage extension of public utilities and other growth-inducing public facilities into the rural preservation areas. Limit dense developments in the rural preservation area to those areas served by public utilities.
2. Water, both ground and surface, must be one of the central factors in planning future growth.
3. In Rural Preservation areas, wells must be a minimum of 200 feet apart from adjacent wells to avoid depletion of neighbors' groundwater by lowering the local water table.
4. Manage and protect the county's groundwater, river and stream resources
5. Bear in mind that the Commonwealth of Virginia, the other five Bay states, and the District of Columbia have signed an agreement with the Environmental Protection Agency entitled the "Chesapeake Bay Clean Water Blueprint." Among other things, it mandates serious reductions in the amount of phosphorous, nitrogen and silt in all the Bay's tributaries with a goal of meeting these goals by 2025. Development in our rural areas would not only have a serious detrimental impact on the ability of Fluvanna County and the Commonwealth of Virginia to meet the Total Maximum Daily Load Standards (TMDLS) contained in the Blueprint but also potentially result in loss of groundwater and the purity of our streams.

Land Use and Preservation

We viewed land and land use from the perspective of the oft-stated desire to preserve the county's rural character. While not advocating any effort "to stop or curtail" growth or to dictate to landowners the final disposition or economic value of their land resources, we believe that the existing situation under our current zoning and subdivision ordinances is likely to result in the loss of much of our agricultural, forestry, hunting, recreational and scenic resources. We, therefore, would like to propose some new approaches to this problem.

Our vision is that land use will be the overriding issue for comprehensive planning in the next 20 years or so. We need to change the concept of land use so that its relationship to water, air, agricultural and forestry production and quality of life will be the central focus of our planning. It will be an accepted reality among Fluvanna citizens that the preservation of land, water, the rural environment, historic sites and our scenic resources can only be retained as a result of good planning.

Land Use and Preservation Goal: Develop and implement zoning and subdivision ordinances that direct growth is designated growth areas in the county. Available public infrastructure is critically related to determination of the ordinances.

Land Use and Preservation Objectives:

1. Make land use decisions and plans that are consistent with the overall goal of preserving open space and approve conversion of farmland to nonfarm use only if an overriding public need exists and the designated growth areas cannot accommodate the new use.
2. Direct growth, especially to five of the six Community Planning Areas: Zion Crossroads, Fork Union, Columbia, Scottsville, and Palmyra. In the Rivanna District, limit growth to business development due to concerns about water and sewer capacity and road safety.
3. Revise ordinances defining cluster development- major subdivisions (more than 6 parcels) in the rural preservation area.
4. Dense development in the Rural Preservation Area should be limited to those areas served by existing public utilities such as water and wastewater systems.
5. Spot zoning and rezoning in the newly designated Rural Preservation Area should either be avoided or prevented.
6. Encourage and facilitate landowners to place their land under conservation easements or in agricultural/forestal districts. Assist local nonprofits in educating landowners to the advantages of these programs. We applaud the county's conservation easement program.
7. Continue to support use-value taxation and other fiscal programs that help alleviate economic burdens on owners of land used for agriculture, horticulture, forestry or open space purposes and use land use planning to protect agricultural land from escalating assessments as a result of development pressures.
8. Collaborate with Fluvanna's extension agent to work with our rural landowners in order to optimally use farmland.
9. Encourage small solar farms as a form of income for rural landowners, potentially discouraging them from selling their land for development.

Recommendation regarding cluster subdivisions in the Rural Preservation Area

This addresses major subdivisions (more than 6 parcels) in the Rural Preservation Area

1. We believe dense housing is not appropriate in the rural preservation area.
2. We recommend that low density cluster subdivisions should be allowed in the rural preservation area.
3. In the rural preservation area, cluster subdivisions should result in an overall density no greater than one house per eight acres.
4. Lots in cluster subdivisions in the rural preservation area should be at least 2 acres.
5. At least 3/4 of the original parcel should be in open space owned by a homeowners' association.
6. The open space may be leased. It may be farmed, used for timber, used as natural areas, used for resident gardens and trails, etc.

7. The open space may contain barns and other structures but may not contain dwellings.
8. In cluster subdivisions containing wells, in the rural preservation area, no well may be placed within 200 feet of another well.

Keeping Fluvanna's Rural Character

What is rural character? Rural character refers to the patterns of land use typified by open land and forests, *low population density*, and agricultural production. One can envision rural character as: farmhouses; barns; pastures; livestock; agricultural and forestal projects; country stores; winding gravel roads; green spaces; wildlife; rivers and streams; starry nights; forests; tree lined gateways and highways; mountain views; orchards; vineyards; mills; locks; old school houses; log cabins; archeological sites; and country churches.

Once rural character is destroyed or lost, it is gone forever. It cannot be replaced.

Rural Character Goal: Ordinances should reflect the oft-stated desire of Fluvanna's citizens to retain and enhance our rural heritage. Our hope is that the following objectives would prevail in drafting new zoning and subdivision ordinances regarding growth in the designated Rural Preservation Area.

Rural Character Objectives:

1. Maximize the opportunity for continued preservation of farms, forests and open space to include preserving water quality in our streams and ground water resources; preserving wildlife habitat; limiting noise and light pollution; encouraging outdoor recreation and preserving the ability of farm and forest owners to profit from their enterprises.
2. Include in any proposed development a plan for retaining tree buffers when possible and a plan for the landscaping of the development, including landscape buffers from the road.
3. Develop scenic corridor regulations to preserve the scenic views along the gateways to Fluvanna County.
4. Protect the county's scenic roadways by designating them as State Scenic Byways and by adopting a local scenic byways ordinance.
5. Develop a Greenway Plan for Fluvanna County for increased recreational and tourism opportunities, provide connections to key destination points and attractions. This plan would include parks, significant trails, local wineries and orchards, historic sites, scenic rivers and unique local businesses. (The Fluvanna Leadership Development Program bus tour may be a starting point for this objective.)
6. Work with residents in identified Rural Crossroads areas to develop a plan for their geographic boundaries and ideas for small businesses, programs and services.

The Business of Development in Fluvanna

Goal: Require residential and/or business developers to adhere to additional requirements of county government.

Development Requirement Objectives:

1. Any new project must demonstrate the potential cost impact of a proposed development (cost implications for county staff and services).
2. Regarding any proposed development, the county attorney and Planning Department resolve deed and legal disputes with all involved parties *before* any rezoning is considered.
3. Hold developers responsible for failure to comply with ordinances and/or proffers through implementation of monetary penalties.

We wish to draw your attention to the separate report we have submitted regarding solar farms in Fluvanna. In filing this separate report, we acknowledge the urgency of this issue and urge the county to address the regulatory framework for permitting solar farms as soon as possible.

Minority Report of the Rural Preservation Advisory Group

by

Suzy Morris

November 28, 2022

The Rural Preservation Advisory Group (RPAG) prepared a report for the Planning Commission. I do not believe that the meetings were designed to encourage discussion of all the issues we considered. To the extent we had discussions, they were not complete, comprehensive, and robust.

As a member of the RPAG, I agree with some parts of the report (hereafter referred to as the Majority Report) but believe that some parts of the report are unnecessary, based on information not fully vetted, and omitted important information.

The Part of the Report with which I Agree

Our Advisory Group would like to be included in the revision and drafting of Zoning and subdivision ordinances after the Comprehensive Plan is adopted.

After fully reviewing the submitted Majority Report, I agree with the Goals outlined in bullet detail for Infrastructure and Business Development. A Master **Landscape Plan and Tree Protection Plan** were recommended in **Reducing Runoff from New Development**.¹ It appears to have been written to preserve existing trees, to alleviate runoff, and to ensure buffering around new development maintains full, thick cover that retains the most nature in which it sits. **Rural Character Objectives 3 and 4** were highlighted for possible deletion in the final Majority Report. I recommend these objectives be retained. Should the final Majority Report delete the two objectives, ensure that they are put back into the Draft Majority Report as follows:

1. Develop scenic corridor regulations to preserve the scenic views along the gateways to Fluvanna County (2015 Comprehensive Plan, page 63).
4. Protect the county's scenic roadways by designating them as State Scenic Byways and by adopting a local scenic byways ordinance (Compare this to 2015 Comprehensive Plan, page 159, A(1)).

The writers of that document did not go far enough to address other equally important objectives that would make the future Fluvanna County a place that invites new residents and visitors alike. Without consideration and execution of all the obtainable and sustainable objectives, the County will move forward with shortsightedness. This will

¹ **Reducing Runoff from New Development, Recommendations for Fluvanna County, February 2010, Rivanna Conservation Society and UVA Environmental Law and Conservation Clinic**

result in the potential loss of natural resources, its unique identity, and rural character, all of which deserve consideration as economic development tools.

The Part of the Report with which I Don't Agree

I don't agree with **Objectives 3, 4, and 9 in the Land Use and Preservation Objectives**. These objectives concern very specific Land Use issues that should be addressed separately.

- **Cluster Development:** Re-evaluate cluster development issues and compliance in meeting Rural Preservation Area restrictions. If these problems continue, take action to rescind the Cluster Development Ordinance.
- **Dense Development in Rural Preservation Areas:** Deny **dense** development in Rural Preservation Areas. The goal of retaining the County's Rural Character is substantially degraded by **any dense** development in an RPA,
- **Solar Facilities:** Building these arrays appears to be contrary to the preservation of rural land and character of Fluvanna County. Strict limitations should be written into County ordinances. **Pause** acceptance of any pending or future zoning applications for solar facilities until proper Ordinances are written.

I do not agree with **Objective 2 in the Rural Character Objectives** because it states the **Landscape Plan and Tree Protection Plan** should be followed "when possible". However, it is imperative that the **Landscape Plan and Tree Protection Plan** be followed whenever a developer's Master Concept Plan is submitted with an application. The Objective may be corrected by replacing "when possible" with "that preserve and protect existing trees through ordinances."

Objective

The Rural Preservation Advisory Group's objective is to include community input while assisting planners and elected officials in ensuring that Fluvanna County's rural character, positive quality of life, agricultural and forestal production, water quality and quantity, natural resources and scenic vistas are protected and improved through good planning and clear, strong zoning ordinances driven by the revised 2040 Comprehensive Plan.

To achieve this guiding Objective, the following policy strategies illustrate the interconnected, comprehensive nature of the varied elements involved in the preservation of Fluvanna County's unique identity and rural character.

Recommended Strategies to be Included

The recommendations included in the RPAG Report should help the Planning Commission and Staff to start writing viable ordinances easily understood by applicants.

Many ordinances need updating and to be written in strong, clear language and enforced. The Subdivision Ordinances should be tailored to Fluvanna County and, in some cases, necessitate closer individual study based on incompatible uses of adjacent property, traffic and infrastructure concerns, and fiscal impact to taxpayers.

According to the 2015 Comprehensive Plan, it should be recognized that every request for zoning is not an automatic “Yes”

In the Majority Report, four Goals were identified as areas requiring Objectives to be identified in support of the 2040 Comprehensive Plan. Approved and adopted goals and objectives may become part of the 2040 Comprehensive Plan, as a revision of the 2015 Comprehensive Plan.

I identified 64 strategies that should be considered by the final decision makers of the 2040 Comprehensive Plan, the Planning Commission, and Staff when drafting ordinances. Of those 64 Strategies I wrote, 16 were similar to and included within the Objectives reported under the four Goals outlined in the Majority Report. The following 16 strategies are enhancements that are cross-referenced to the 4 Goals to which each applies and are identified as follows:

I = Infrastructure
 LU = Land Use and Preservation
 RC = Rural Character
 B = Business of Development

1. Discourage extension of public utilities and other growth-inducing public facilities into the rural preservation area. Limit denser developments in the rural preservation area to those areas served by public utilities. Direct growth to Fork Union and Zion Crossroads where public water will be available. **(Ref I-1, LU-2, LU-4)**
2. Make land use decisions and plans that are consistent with the overall goal of preserving open space and approve rezoning of farmland to nonfarm use only if an overriding public need exists and the designated growth areas cannot accommodate the new use. **(Ref LU-1)**
3. Encourage and facilitate landowners to place their land under conservation easements or in ag/forestal districts. Assist local nonprofits in making the advantages of these programs known to residents. We applaud the county's conservation easement program. **(Ref LU-6)**
4. Recognize conditions and restrictions in deeds and other legal documents and require developers to resolve all disputes involving all parties before any rezoning is considered. **(Ref B2)**
5. Continue to support land use taxation and other fiscal programs that help alleviate economic burdens on owners of land used for agriculture, horticulture, forestry, or open space purposes and use land use planning to protect agricultural land from escalating assessments because of development pressures. **(Ref LU-7)**
6. Mandate larger buffers (of at least 100 feet) between incompatible land uses and along our roads and the gateways to our county. Preserve, protect, and retain

mature trees along our roads to retain our rural character and tree canopies. Any new commercial or housing developments must be behind green buffers or berms where trees do not already exist to retain the views along our rural roads. **(Ref Partial RC-2)**

7. Develop scenic corridor regulations to preserve the scenic views along the gateways to Fluvanna County. (2015 Comprehensive Plan, page 63) **(Ref RC-3)**
8. Protect the county's scenic roadways by designating them as State Scenic Byways and by adopting a local scenic byways ordinance. (Compare this to 2015 Comprehensive Plan, page 159, A (1)) **(Ref RC-4)**
9. Develop a Greenway Plan for Fluvanna County for increased recreational and tourism opportunities, provide connections to key destination points and attractions. This plan would include parks, significant trails, local wineries and orchards, historic sites, scenic rivers, and unique local businesses. **(Ref RC-5)**
10. Protect scenic views and vistas by encouraging the siting of new buildings in conformance with the existing topography and into the existing landscape and vegetation. **(Ref RC-3)**
11. Design public utility corridors to fit the topography. **(Ref RC-4)**
12. Manage and protect the county's groundwater and surface water resources. Recently, the Commonwealth of Virginia has questioned the amount of environmental damage created by installing and maintaining solar facilities, specifically about runoff affecting the Chesapeake Bay. **(Ref I-4)**
13. Seek the expertise of the full-time extension agent in Fluvanna to work with our rural landowners to use farmland optimally. **(Ref LU-8)**
14. Mandate developers to minimize the visual impact by retaining natural features such as mature trees and plants, avoiding excessive grading, minimizing impervious surfaces, preserving wildlife habitats, and limiting light and noise pollution. **(Ref Partial RC-1)**
15. Avoid spot zoning and rezoning of A-1 land until each is studied individually for all monetary and opportunity costs. **(Ref LU-5, B-1)**
16. Bear in mind that the Commonwealth of Virginia, the other five Bay states, and the District of Columbia have signed an agreement with the Environmental Protection Agency entitled the "Chesapeake Bay Clean Water Blueprint." Among other things, it mandates serious reductions in the amount of phosphorous, nitrogen and silt in all the Bay's tributaries with a goal of meeting these goals by 2025. Development in our rural areas would not only have a serious detrimental impact on the ability of Fluvanna County and the Commonwealth of Virginia to meet the Total Maximum Daily Load Standards (TMDLS) contained in the Blueprint but also potentially result in loss of groundwater and the purity of our streams. **(Ref I-5)**

In the 2015 Comprehensive Plan, there are 12 chapters that are being **revised** in the ongoing process to update it. The strategies to meet the main objective of the Rural Preservation section of the 2040 Comprehensive Plan were developed using these 12 chapters covering:

Natural Environment
 Land Use and Community Design Environment
 Infrastructure
 Transportation
 Economic Development
 Historic Preservation
 Parks and Recreation
 Housing
 Human Resources
 Education
 Public Safety
 Financial Sustainability

Their integral relationships were considered in developing the strategies to meet the main objective in the Minority Report. I believe they are as equally important as those in the Majority Report and include concerns that arose from thorough study of the 2015 Comprehensive Plan, attendance of County meetings, and numerous interactions with citizens and inquiries over approximately two years. The other RPAG members never participated in those meetings.

New strategies are included to address new ventures that have come into the County such as solar facilities and unbuffered metal storage facilities.

The advocacy and implementation of the policy strategies in the Minority Report, hopefully, will be given thoughtful consideration when constructing the 2040 Comprehensive Plan and in drafting, revising, and enforcing ordinances. This care is essential in ensuring all aspects relative to preserving Fluvanna County's unique identity and rural character have been exhausted.

In Appendix 1 of the **Minority Report for the 2040 Comprehensive Plan, Vision, Objectives and Strategies**, I have listed relative statements in the 2015 Comprehensive Plan which need to be remembered and acknowledged when drafting, implementing, and enforcing ordinances. The 64 Strategies include the following 48 Strategies proposed for the 2040 Comprehensive Plan in addition to those in the Majority Report and 16 Enhancements listed Pages 3 and 4.

1. Ensure the rezoning and subdivision ordinances adopted are clear, strong, and reflect the vision of the Rural Preservation Advisory Group so that growth takes place in a controlled manner without spreading into a sprawling pattern; have the Rural Preservation Advisory Group continue to work in a collaborative status with the Planning Commission and the Board of Supervisors.
2. Balance zoning and subdivision ordinances to give equal or greater protection of property rights of resident property owners as opposed to off-site, non-resident property owners and developers. The county needs to protect and recognize the landowners who have chosen to stay and reside in Fluvanna County as their permanent residence.

3. Adapt development to the existing topography and natural setting. Excessive grading, cutting, and filling is to be discouraged.
4. Strictly regulate the number, size, and scope of smaller solar generation facilities in the county. Prohibit Industrial/Commercial scale solar power facilities as they appear to be contrary to the preservation of rural character in Fluvanna County.
5. Focus planning efforts on key parcels which have potentially serious effects on adjacent properties such as the 155-acre parcel opposite Pleasant Grove.
6. Keep river and stream corridors, especially floodplain and wetlands, undeveloped.
7. Limit development densities to ensure future development stays within the capacities of water and sewer systems.
8. Conduct water and wastewater studies as new development is requested and before that development is approved.
9. Create an Advisory Group to prepare architectural standards and to evaluate proposed new commercial and residential developments regarding styles and materials. Styles, materials, and structure height must protect the aesthetics of the land and reduce the environmental footprint of any new development.
10. Prohibit strip development and mandate limited access and internal access management in large scale commercial and industrial uses.
11. Support and promote specialty and niche farming such as equestrian uses.
12. Support local farmers markets with an emphasis on local products.
13. Encourage businesses and industries that support and strengthen the county's agricultural economy.
14. Promote farming as a productive way of life.
15. Hold developers accountable for the commitments made when property is rezoned or when developments are approved.
16. Ensure developers complete all parts of their applications.
17. Slow the constant rezoning of A-1 land (9 to 12 months).
18. Require larger lot sizes in rural areas and in developments on rezoned A1 land, especially adjacent to incompatible uses.
19. Encourage the protection of farmland and forests from development that would reduce its long-term viability as a part of the agricultural economy.
20. Mandate unobtrusive signage in commercial and industrial uses to protect primary roadways.
21. Support adequate setbacks, vegetative buffering, and dark sky lighting.
22. Draft design guidelines for all commercial and industrial development.
23. Revisit and revise cluster development ordinances and evaluate the results of all those developments built under the revised ordinances to include any impact on A-1 land.
24. Manage By-Right better by implementing rezoning where the developer specifically proffers the uses that they plan to pursue.
25. Develop and implement a system of cash proffers, impact fees, level of service standards. (Explain what level of service standards is).
26. Review and acknowledge the numerous statements in the 2015 Comprehensive Plan that illustrate why an automatic "YES" is not appropriate in all rezoning

- requests and approval of all developments. Draft ordinances to support these statements.
27. Identify the potential tax impact for each proposed development or rezoning (new schools, social services, public safety, traffic, water and sewer, adjacent incompatible uses). This information must be available to the Planning Commission and Board of Supervisors prior to their vote.
 28. Encourage the use of the county's rail lines for the movement of commercial and industrial goods and for passenger service, including tourists. (Buckingham County does this).
 29. Promote reuse of historic structures that support agricultural and forestal uses in the Rural Area.
 30. Identify the geographic limits of a crossroads community by meeting with Rural Area residents.
 31. Continue to discourage the proliferation of permanent and temporary advertising signs.
 32. Limit development on critical slopes to maintain the balance between slope, soils, geology, and vegetation.
 33. Reimagine and restore major celebrations of Fluvanna County related to history including oral history, music, and other related facets. Attempts should be made to include all areas and citizens, with outreach to youth groups and students.
 34. Hold developers responsible for failure to comply with ordinances and/or proffers through implementation of monetary penalties.
 35. Mandate low-impact development (LID) as an approach to site development and storm water management designed to mitigate development impacts to land, water, and air. LID begins with the site planning process and is more sustainable than traditional development practices. (See 2015 Comprehensive Plan, page 23).
 36. Enhance and aggressively market a Fluvanna County brand aimed at attracting tourists and visitors through good planning and design.
 37. Consider partnering with neighboring counties (i.e., Buckingham, Louisa) by exploring opportunities to attract new compatible economic enterprises.
 38. Encourage development of a "country store" at Pleasant Grove which highlights Fluvanna's artists, photographers, crafters, and writers where residents and tourists can enjoy the showcases in a comfortable setting along with the purchase of light refreshments including local artisanal foods.
 39. Pursue marketing efforts, using digital technology to target the tourist/visitor market with the attractions this area has to offer, including tubing, hiking, biking, horseback riding, fishing, arts and crafts festivals, historic tours, and vineyards.
 40. Continue to promote voluntary efforts by citizens and citizen groups to protect scenic resources (river clean up, trash pick-up, and recycling).
 41. Maintain the rural character and ensure the protection of current and future agricultural and forestal land as essential to preserving the heritage and unique character of Fluvanna County.

42. Require developers to commit to specific material types and styles as part of a project's approval through legally binding proffers.
43. Work to increase alternative transportation options such as Rideshare, park-and-ride locations, and a more flexible schedule for Jaunt to accommodate workers, the elderly, and the disabled to mitigate the effects of vehicle emissions.
44. Improve connectivity between Palmyra and Pleasant Grove and within CPAs to enable residents to travel safely without the need to use a vehicle.
45. Complete a Master Water and Sewer Plan. Identify sources for County long-term water needs, particularly for each of its CPAs.
46. Continue to review and pursue opportunities and options for Palmyra Village streetscapes projects to improve safety, parking, walkability, and overall appearance as it continues to be a viable, functioning Village. Do the same for Fork Union.
47. Continue Colombia area renewal efforts.
48. Investigate and pursue with State offices the installation of select boat ramps along the Rivanna and James Rivers to support additional recreation and tourism opportunities. The water treatment plant could have a shared access for a boat ramp.

The Parts of the Report I Believe to be Unnecessary

I believe the following selections from the referenced RPAG submission are unnecessary for the report. The RPAG report should address the research, findings, goals, recent citizens' concerns, and recommendations of the Group.

“If Fluvanna were a ship, then its heritage should be the compass by which it sets course from now through the future. No stronger message could be sent by the citizens participating in the Forum: overwhelming consensus that the community and its government must work together to control and direct growth so that Fluvanna’s heritage – in its broadest meaning – continues to be a meaningful and living legacy that shapes future changes in the county and defines and unites the community.” From the 1999 Citizen Heritage Forum. We have used these words as the inspiration for our deliberations and recommendations.

Although this statement was written over 20 years ago, we feel it is still a relevant statement of the importance of our rural areas. Subsequent county-wide surveys and citizen engagement have strongly endorsed Fluvanna’s needs to maintain its rural character and direct economic and residential growth to our Planning Areas.

Introduction

The Rural Preservation Task Force, appointed to advise the Planning Commission and the Board of Supervisors on updating Fluvanna's Comprehensive Plan, consisted of 5 citizens from many backgrounds and areas of the county. It included: Overton McGehee, Suzy Morris, Kathy Swenson Miller, Gibson Worsham and Marvin Moss. Mr. Moss withdrew his participation in the group but we'd like to acknowledge the significant contribution he made to the early work of this group. The group attended the Department of Community Development's planned public meetings held at the library. We also met on our own to begin discussing our priorities and to outline our ideas and suggestions for amending the Comprehensive Plan. Some members have attended Board of Supervisors and Planning Commission meetings as well as had discussions with citizens throughout Fluvanna regarding direction of development in the county.

The Parts of the Report I Believe were Based on Information Not Fully Vetted**Majority Report, *Solar Farms in Fluvanna County, Virginia – Getting it Right the First Time***

This report on the Solar Farms was not discussed in any detail. In fact, that document was not provided to the RPAG in sufficient time to foster any detailed discussion. Without those discussions, additional research from a variety of resources and Virginia state reports, no valid recommendations can be made concerning zoning codes that will preserve rural lands. The following discussion points are important to be read when the County is considering an application to build a solar facility.

Solar Facilities are already being built in Fluvanna County. The intent of this section is to identify things that should be considered in current or new ordinances that will provide the best benefits to the County, preserve the land, and protect the health, safety, and general welfare of Fluvanna citizens.

However, it must be recognized that, because of the National emphasis on building renewable energy sources, the open land in Fluvanna County is prey to solar developers. The benefits of these power facilities must be weighed carefully. Of particular importance to this County is the decision as to what megawattage will be allowable when the zoning codes are developed and written. An inherent part of writing effective ordinances is evaluation of current power grids to determine what energy loads can be supported. Solar developers are incentivized to push to beat the expiration of tax credits in 2025 and get solar arrays approved. Fluvanna, like many other jurisdictions, has no ordinances to protect its rural land.

The Virginia Department of Environmental Quality has been tasked, in concert with other State departments, to develop regulations governing criteria to determine the potential adverse impacts on prime agricultural soils and forest lands. This process is expected to extend well into 2023.

Given that the State requirements are not completed, it would be advisable for the County to **pause** its solar facility approvals and write coherent, viable ordinances/articles to ensure anything built is safe for the environment and does not adversely affect the economic stability of the County and the quality of life of its resident property owners.

Until that process is completed, I recommend further applications for building solar facilities in the County be placed on hold and that the Planning Commission, Board of Supervisors, and County Staff become better educated regarding this entire subject,

Appendix 1, *Madison County Ordinance for Solar Facilities Development*, is provided as an example of the ordinances/articles that should be written by Fluvanna County. Ideally, that would have been done before **any** solar facilities were approved by the Board of Supervisors. It is highly recommended that all solar facility applications be paused until proper ordinances are written and approved.

Cluster Development has become, in rural areas, the workaround for approval to build high density developments. The current zoning code needs to be revisited and re-evaluated for what should be viable limitations to ensure these smaller projects do not adversely affect rural preservation. I recommend that the Planning Commission and Staff revise them to ensure rural and historical preservation goals are not ignored. **Consider rescinding** cluster development ordinances if revamping does not work.

MINORITY REPORT FOR THE 2040 COMPREHENSIVE PLAN VISION, OBJECTIVE, AND STRATEGIES

**By Suzy Morris
(Member, Rural Preservation Advisory Group)**

November 28, 2022

Fluvanna citizens have for decades reaffirmed their unyielding desire to maintain Fluvanna's rural character. Fluvanna County's current mission statement:

“Fluvanna County is committed to providing an excellent quality of life for our citizens and businesses through the efficient delivery of core services and programs while preserving the unique identity and rural character of the County.”

Therefore, the principal Vision that drives this 2040 Comprehensive Plan is maintaining Fluvanna County's rural character.

What constitutes rural character?

- farmhouses, barns, pastures, livestock, agricultural and forestal production.
- country stores, winding gravel roads, green spaces, wildlife, rivers and streams, starry nights, forests
- tree lined gateways and highways, mountain views, orchards, vineyards
- mills, locks, old schoolhouses, log cabins, mansions, archaeological sites, churches, low density population

Once the rural character is destroyed or lost, it is gone forever; it cannot be replaced.

All areas of Fluvanna must retain rural character even the Community Planning Areas (CPAs). With development, appropriate buffering must be required when differing uses adjoin. Housing developments must be set back from roads and mature tree buffers preserved. Even Zion Crossroads, slated to be the most developed part of Fluvanna, must retain its rural character while expanding its services. As one of the primary gateways to Fluvanna, it should be enhanced to provide a scenic welcome to residents and tourists. The residents of the Rivanna CPA, with almost half of Fluvanna's population, actively seek to preserve open spaces, green infrastructure, and managed, sustainable growth that compliments existing rural and historic areas.

Background and History

The Comprehensive Plan is meant to be the blueprint for the future of Fluvanna County. It is imperative that the Planning Commission and the Board of Supervisors ensure that it guides the creation, passage, implementation, and enforcement of updated, strong, clear zoning and subdivision ordinances tailored to Fluvanna County; otherwise, this Plan has little meaning. Those ordinances are paramount to the successful guidance and management of county growth and rural preservation. Fluvanna's Plan must continue to tie development to the natural environment and its protection, while emphasizing the need for sustainable and

fiscally responsible development. Despite the depth of our current 2015 Plan, it has not served the preservation of our rural land well. The failure to preserve rural land is not in the Plan itself, but in the lack of understanding that the people's Plan contains numerous statements that illustrate why an automatic "YES" is not always appropriate for rezoning requests and approvals of developments.

(See Appendix 1 that presents statements in the 2015 Comprehensive Plan which need to be remembered.)

Much of the land which was preserved in Fluvanna since the 2015 Comprehensive Plan was adopted was a result of economic factors well beyond the control of our citizens as well as the Covid crisis beginning in 2020. We would like to see our rural areas preserved by good planning and clear, strong zoning ordinances and not be governed by changing conditions in the economy.

Infrastructure, Land Use and Preservation

Since the adoption of the 2015 Comprehensive Plan, Lake Monticello, our largest community, has been largely completed and now has relatively few lots left on which houses can be built. This puts significant pressure on land near the Lake, especially on land in our rural preservation areas. Lake residents continue to be concerned about the viability and capacity of its water and sewer systems. County planners have also indicated to the residents that they recognize that the most crucial and restraining infrastructure in the Lake area is the "highway system", those roads which encircle Lake Monticello.

The Rural Preservation Advisory Group (RPAG) applauds the county for its effort to bring water to the Route 15 and Route 250 area of Zion Crossroads where our existing plan calls for growth. We urge you to consider working with Louisa on a central wastewater treatment facility. We are also enthusiastic about plans for a reliable source of water for the Fork Union area which will support and drive residential development. It should also bring new businesses to the recently approved industrial park. All this growth will benefit the county.

The RPAG wishes to make the point that water, land use and growth must be considered in a comprehensive manner and that water availability can be used as a tool to limit and to channel growth. Land use affects water both in quality and quantity. There are continued concerns about the availability of water in large parts of the proposed rural preservation area. In addition, Fluvanna may have to provide incentives in the Zion Crossroads area to spur development with land in that area being expensive.

Our vision is that land use will be the overriding issue for comprehensive planning in the next 25 years.

The reality among Fluvanna citizens is that the preservation of land, water, the rural environment, historic sites, and our scenic resources can only be accomplished as a result of **good planning and effective, timely implementation of updated, strong, clear zoning and subdivision ordinances ensuring that growth is directed to designated growth areas and that public infrastructure is related to that plan. An additional key ingredient in this rural preservation plan is the designation of only two land uses: the six Community Planning Areas (CPAs) and a Rural Preservation Area (RPA).**

In the 2015 Comprehensive Plan, there are 12 chapters:

- Natural Environment
- Land Use and Community Design Environment
- Infrastructure
- Transportation
- Economic Development
- Historic Preservation
- Parks and Recreation
- Housing
- Human Resources
- Education
- Public Safety
- Financial Sustainability

Their integral relationships were considered in developing the strategies to meet the main objective.

Objective

The Rural Preservation Advisory Group’s objective is to include community input while assisting planners and elected officials in ensuring that Fluvanna County’s rural character, positive quality of life, agricultural and forestal production, water quality and quantity, natural resources and scenic vistas are protected and improved through good planning and clear, strong zoning ordinances driven by the revised 2040 Comprehensive Plan.

To achieve this guiding Objective, we advocate the following policy strategies that illustrate the interconnected, comprehensive nature of the varied elements involved in the preservation of Fluvanna County’s unique identity and rural character.

Policy Strategies

1. Discourage extension of public utilities and other growth-inducing public facilities into the rural preservation area. Limit denser developments in the rural preservation area to those areas served by public utilities. Direct growth to Fork Union and Zion Crossroads where public water will be available.
2. Make land use decisions and plans that are consistent with the overall goal of preserving open space and approve rezoning of farmland to non-farm use **only** if an overriding public need exists and the designated growth areas cannot accommodate the new use.
3. Encourage and facilitate landowners to place their land under conservation easements or in ag/forestal districts. Assist local nonprofits in making the advantages of these programs known to residents. (We applaud the county’s conservation easement program.)
4. Recognize conditions and restrictions in deeds and other legal documents and require developers to resolve **all** disputes involving **all** parties before any rezoning is considered.

5. Continue to support land use taxation and other fiscal programs that help alleviate economic burdens on owners of land used for agriculture, horticulture, forestry, or open space purposes and use land use planning to protect agricultural land from escalating assessments because of development pressures.

6. Mandate larger buffers (of at least 100 feet) between incompatible land uses and along our roads and the gateways to our county. Preserve, protect, and retain mature trees along our roads to retain our rural character and tree canopies. Any new commercial or housing developments must be behind green buffers or berms where trees do not already exist to retain the views along our rural roads. ¹

- Inform, educate, and precisely define the **Landscaping and Tree Protection Plan** for all members of the Board of Supervisors and Planning Commission.
- Ensure all types of developers are informed of the **Landscaping and Tree Protection Plan**. Mandate the inclusion of specific tree protection strategies as part of the application, Master Concept Plan and Site Development Plan.
- Enforce compliance with the **Landscaping and Tree Protection Plan** by following all the prescribed procedures and eliminating any potential options for developers to bypass the Plan to avoid compliance.

7. Develop scenic corridor regulations to preserve the scenic views along the gateways to Fluvanna County. (2015 Comprehensive Plan, page 63)

8. Protect the county's scenic roadways by designating them as State Scenic Byways and by adopting a local scenic byways ordinance. (Compare this to 2015 Comprehensive Plan, page 159, A (1))

9. Develop a Greenway Plan for Fluvanna County for increased recreational and tourism opportunities, provide connections to key destination points and attractions. This plan would include parks, significant trails, local wineries and orchards, historic sites, scenic rivers, and unique local businesses.

10. Protect scenic views and vistas by encouraging the siting of new buildings in conformance with the existing topography and into the existing landscape and vegetation.

11. Design public utility corridors to fit the topography.

¹ **Fluvanna County Zoning Code of Ordinances, Section 22, Article 24, Landscaping and Tree Protection**

12. Manage and protect the county's groundwater and surface water resources. Recently, the Commonwealth of Virginia has questioned the amount of environmental damage created by installing and maintaining solar facilities, specifically about runoff affecting the Chesapeake Bay.

13. Seek the expertise of the full-time extension agent in Fluvanna to collaborate with our rural landowners to use farmland optimally.

14. Mandate developers to minimize the visual impact of development through ordinances that require retaining natural features, such as mature trees and plants, avoiding excessive grading, minimizing impervious surfaces, preserving wildlife habitats, and limiting light and noise pollution.

15. Avoid spot zoning and rezoning of A-1 land until each is studied individually for all monetary and opportunity costs.

16. Bear in mind that the Commonwealth of Virginia, the other five Bay states, and the District of Columbia have signed an agreement with the Environmental Protection Agency entitled the "Chesapeake Bay Clean Water Blueprint." Among other things, it mandates serious reductions in the amount of phosphorous, nitrogen and silt in all the Bay's tributaries with a goal of meeting these goals by 2025. Development in our rural areas would not only have a serious detrimental impact on the ability of Fluvanna County and the Commonwealth of Virginia to meet the Total Maximum Daily Load Standards (TMDLS) contained in the Blueprint but also potentially result in loss of groundwater and the purity of our streams.

17. Ensure the rezoning and subdivision ordinances adopted are clear, strong, and reflect the vision of the RPAG so that growth takes place in a controlled manner without spreading into a sprawling pattern; have the RPAG continue to work in a collaborative status with the Planning Commission and the Board of Supervisors.

18. Balance zoning and subdivision ordinances to give **equal or greater** protection of property rights of resident property owners as opposed to off-site, non-resident property owners and developers. The county needs to protect and recognize the landowners who have chosen to stay and reside in Fluvanna County as their permanent residence.

19. Adapt development to the existing topography and natural setting. Excessive grading, cutting, and filling is to be discouraged.

20. Strictly regulate the number, size, and scope of smaller solar generation facilities in the county. Prohibit Industrial/Commercial scale solar power facilities as they appear to be contrary to the preservation of rural character in Fluvanna County.

- **Pause the acceptance of newly proposed solar facilities until solar has been thoroughly studied, potential impacts are known, and proper ordinances are written to protect the County and are in place.**

21. Focus planning efforts on key parcels which have potentially serious effects on adjacent properties, such as the 155-acre parcel opposite Pleasant Grove.
22. Keep river and stream corridors, especially floodplain and wetlands, undeveloped.
23. Limit development densities to ensure future development stays within the capacities of water and sewer systems.
24. Conduct water and wastewater studies as new development is requested and before that development is approved.
25. Create an Advisory Group to prepare architectural standards and to evaluate proposed new commercial and residential developments regarding styles and materials. Styles, materials, and structure height must protect the aesthetics of the land and reduce the environmental footprint of any new development. (pg.42, 2015 Comprehensive Plan).
26. Prohibit strip development and mandate limited access and internal access management in large scale commercial and industrial uses.
27. Support and promote specialty and niche farming such as equestrian uses.
28. Support local farmers markets with an emphasis on local products.
29. Encourage businesses and industries that support and strengthen the county's agricultural economy.
30. Promote farming as a productive way of life.
31. Hold developers accountable for the commitments made when property is rezoned or when developments are approved.
32. Ensure developers complete all parts of their applications.
33. Slow the constant rezoning of A-1 land (9 to 12 months).
34. Require larger lot sizes in rural areas and in developments on rezoned A1 land, especially adjacent to incompatible uses.
35. Encourage the protection of farmland and forests from development that would reduce its long-term viability as a part of the agricultural economy, i.e., residential development and solar facilities.
36. Mandate unobtrusive signage in commercial and industrial uses to protect primary roadways.

37. Support adequate setbacks, vegetative buffering, and dark sky lighting.
38. Draft design guidelines for all commercial and industrial development.
39. Revisit and re-evaluate cluster housing development that has not been successful in preserving our rural lands. Consider rescinding cluster development if revamping it does not work.
40. Manage By-Right better by implementing rezoning where the developer specifically proffers the uses they plan to pursue.
41. Develop and implement a system of cash proffers, impact fees, level of service standards. (Explain what level of service standards is).
42. Review and acknowledge the numerous statements in the 2015 Comprehensive Plan that illustrate why an automatic "YES" is not appropriate in all rezoning requests and approval of all developments. Draft ordinances to support these statements).
43. Identify the potential tax impact for each proposed development or rezoning (new schools, social services, public safety, traffic, water and sewer, adjacent incompatible uses). This information must be available to the Planning Commission and Board of Supervisors prior to their vote.
44. Encourage the use of the county's rail lines for the movement of commercial and industrial goods and for passenger service, including tourists. (Buckingham County does this).
45. Promote reuse of historic structures that support agricultural and forestal uses in the Rural Area.
46. Identify the geographic limits of a crossroads community by meeting with Rural Area residents.
47. Continue to discourage the proliferation of permanent and temporary advertising signs.
48. Limit development on critical slopes to maintain the balance between slope, soils, geology, and vegetation.
49. Reimagine and restore major celebrations of Fluvanna County related to history including oral history, music, and other related facets. Attempts should be made to include all areas and citizens, with outreach to youth groups and students.
50. Hold developers responsible for failure to comply with ordinances and/or proffers through implementation of monetary penalties.

51. Mandate low-impact development (LID) as an approach to site development and storm water management designed to mitigate development impacts to land, water, and air. LID begins with the site planning process and is more sustainable than traditional development practices. (See 2015 Comprehensive Plan, page 23).
52. Enhance and aggressively market a Fluvanna County brand aimed at attracting tourists and visitors through good planning and design.
53. Consider partnering with neighboring counties (i.e., Buckingham, Louisa) by exploring opportunities to attract new compatible economic enterprises.
54. Encourage development of a “country store” at Pleasant Grove which showcases Fluvanna’s artists, photographers, crafters, and writers where residents and tourists can enjoy the showcases in a comfortable setting along with the purchase of light refreshments including local artisanal foods.
55. Pursue marketing efforts, using digital technology to target the tourist/visitor market with the attractions this area has to offer, including tubing, hiking, biking, horseback riding, fishing, arts and crafts festivals, historic tours, and vineyards.
56. Continue to promote voluntary efforts by citizens and citizen groups to protect scenic resources (river clean up, trash pick-up, and recycling).
57. Maintain the rural character and ensure the protection of current and future agricultural and forestal land as essential to preserving the heritage and unique character of Fluvanna County.
58. Require developers to commit to specific material types and styles as part of a project's approval through legally binding proffers. (See pp. 41-42, 2015 Comprehensive Plan).
59. Work to increase alternative transportation options such as Rideshare, park-and-ride locations, and a more flexible schedule for Jaunt to accommodate workers, the elderly, and the disabled to mitigate the effects of vehicle emissions.
60. Improve connectivity between Palmyra and Pleasant Grove and within Community Planning Areas to enable residents to travel safely without the need to use a vehicle.
61. Complete a Master Water and Sewer Plan. Identify sources for County long-term water needs, particularly for each of the CPAs.
62. Continue to review and pursue opportunities and options for Palmyra Village streetscape projects to improve safety, parking, walkability, and overall appearance as it continues to be a viable, functioning Village. Do the same for Fork Union.
63. Continue Columbia area revitalization efforts.

64. Investigate and pursue with State offices the installation of boat ramps along the Rivanna and James Rivers to support additional recreation and tourism opportunities. Consider using the Water Treatment Plant to provide a shared access point for a boat ramp.

Solar Facilities

Solar facilities are an evolving subject of great interest and current discussion. Therefore, recommend the County establish a working committee to study the potential impact of industrial/commercial solar facilities in the County and to provide a clear, thorough impact study to the Planning Commission and the Board of Supervisors. The County must establish a clear, consistent, and readily understandable policy with strong, effective ordinances for solar facilities to include the impact such installations could have on adjacent or nearby landscapes and/or historic properties. The County must prevent such developments when these valuable county attributes are at risk. An environmental impact study must be submitted by the "Provider" as to the potential environmental and economic harm in case of natural disaster or unforeseen consequences including the decommissioning process. Inherent in these discussions should be the potential tax benefits to Fluvanna County and its citizens from any such solar installations. Also, we would like more information on the short- and long-range impacts of such installations on ground water and the environment in general. Recently, the Commonwealth of Virginia has questioned the amount of environmental damage created by installing and maintaining solar facilities, specifically regarding runoff affecting the Chesapeake Bay.

Madison County developed a comprehensive Ordinance to provide standards and review procedures for the development, operations, siting, and decommissioning of solar facilities. A copy is provided at Appendix 4.

Conclusion

We thank you for giving us this opportunity to provide our planners and elected officials our recommendations for our new Comprehensive Plan. Rural preservation is the most vital component of Fluvanna's revised Plan since it is the basis for all rural character preservation on which the 2040 revised Plan depends. We are enthusiastic to continue participating and contributing assistance during the drafting process and the creation of ordinances to support it.

APPENDIX 1.

The following statements in the 2015 Comprehensive Plan need to be remembered when drafting ordinances:

1. The Plan **“cannot bind the policies of the BOS, but as a public document that reflects public input, it should guide the land use policies and fiscal decisions of Fluvanna.”** (pg. 9) The first stated goal of the Plan is to maintain Fluvanna’s rural character.
 - **“The way a community chooses to grow, directly impacts the tax base and the taxes paid by existing citizens.”** (pg. 25)
 - **“There must be valid reasons for any zoning amendment that is [sic] substantially related to public welfare and necessity. It is not sufficient that an applicant merely shows that there is no neighborhood objection to the requested amendment.”** (pg.28)
 - **“A primary cause of sprawl is sporadic rezoning of properties throughout a locality...primarily for the private interest of one or more landowners instead of furthering the welfare of the entire community as part of an overall zoning plan. There must be valid reasons for any zoning amendments that are substantially related to the public welfare and necessity.”** (pg.28)
 - **“Zoning applications should be well planned and complementary to the vision for the area. Critical items include buffers and screening between incompatible uses...adequate infrastructure, sustainable and attractive design...”** (pg. 29)
 - **“Rezoning applications that do not compliment the community’s vision and address all anticipated adverse impacts from the project are not approved.”** (pg. 29)
 - **“It is not sufficient for an applicant to receive approval for a rezoning simply because a property is within a community planning area.”** (pg. 29)
 - **“Applications that do not address a project’s external costs to the community and provide a clear fiscal benefit to the county will not be favorably received.”** (pg. 29)

It appears that, since the build out of Lake Monticello, more building permits were issued for rural areas which are intended for the lowest density and the preservation of open space rather than in community planning areas. **“The future development of (routinely) approved subdivisions** (especially in rural areas and rezoned agriculture A-1) **could provide significant challenges to the preservation of rural character”** (pg. 30). This trend is the reverse of the desired development pattern.

Financial sustainability is of uppermost importance to citizens and must balance population growth against fiscal strain. **“County leaders must, in all decisions, recognize that they are the stewards for the people’s money. Expenditures and obligations are entered into only when it is in the people’s best interest...the annual review process for the CIP utilizes the goals and strategies in the Comprehensive Plan”.** (pg.147) The county must show **“the estimated tax impact of the debt service plus any ongoing cost necessary to maintain and staff the project in the future.”** (pg.147)

“Well-managed forests and farms are still a primary land use and a key component of the County’s historic and rural character and economic viability.” (pg.13)

“Ag/forestral districts are also abundant in rural areas and permanent open spaces ... and buffer areas are preserved as part of the development process.” (pg.13)

“Forests contribute service, like stormwater management, wildlife habitat protection, reduced erosion, groundwater recharge, carbon sequestration, and insect pollination.” (pg.16)

“Development should be required to show its projected impact on surrounding groundwater supplies ... Mitigating this impact, along with others, such as stormwater and traffic on surrounding property owners, is of utmost importance in any discretionary zoning action.” (pg.18)

“Hydrogeologic investigations, testing and reports should be required and specifically defined for ... residential subdivisions ... served by individual wells and ... newly proposed or expanded central water system not owned by and/or operated by Fluvanna County, FUSD, or other public entity.” (pg.19)

“Preserving or planting appropriate tree species throughout vehicular corridors is a good way to mitigate the effects of automobile emissions.” (pg.20)

“Low-Impact Development (LID) is an approach to site development ... that “preserves open space and minimizes land disturbance ... customizes site design to each site”, and incorporates natural site elements (wetlands, stream corridors, mature forests) as design elements...” (pg.23)

“The County’s natural resources deserve consideration as economic development tools ... development efforts should include protecting, enhancing, and promoting these resources.” (pg.23)

“Growth should be guided to ensure that adequate public services are provided and proper transitions exist between land uses.” (pg.25)

“Critical items (in zoning applications) include buffers and screening between incompatible uses ...” (pg.29)

“Utilities, specifically sewage systems, need to be carefully controlled and regulated ... to assist the prescribed land-use plan in a sustainable and environmentally responsible manner.” (pg.29)

“Palmyra (and the Rivanna Community Planning Area) should grow in an integrated, sustainable way that compliments existing development and the history or each area.” (pg.41)

“The design, style, and material quality of building impact the aesthetics and sustainability of the community.” (pg.41) “It is reasonable and feasible for a developer to commit to specific material types and styles as part of a project’s approval, preferably through legally binding proffers.” (pg.42)

“Zion Crossroads Community Plan ... seeks to expand the services .. options available for its residents while, at the same time, retaining the area’s rural character.” (pg.44) “Zion Crossroads is the primary gateway to Fluvanna County and should be enhanced to provide a scenic welcome to residents and tourists.” (pg.44) “The Route 250 and Route 15 intersection presents an opportunity to introduce travelers to the rural character of Fluvanna County ... The traffic signal, overhead utility lines, and cluttered signage contribute to the poor visual quality of this gateway to the Zion Crossroads. Addressing these functional and visual issues will greatly improve the people’s first impression of Fluvanna County.” (pg.45) “Protect the rural features of the Zion Crossroads area. The development of Zion Crossroads need not come at the expense of its rural and environmental features ... The County should encourage development that leaves natural features as intact as possible ... excessive grading, unnecessary removal of helpful plants and trees, and large quantities of impervious surfaces all contribute to stormwater runoff and sedimentation.” (pg.47) Support development of additional light industry ... with an appropriate buffer.” (pg.49)

“Most residents (of Lake Monticello) agree that it is important to take steps to maintain the rural character of the surrounding area ... (pg.50) “... and protect natural resources.” (pg.52)

In the Palmyra CPA, “... consider additional zoning or regulations to preserve the rural character of the edges ...” (pg.56)

The Fork Union CPA should encourage “compact growth in the downtown area while preserving the rural nature of the surrounding area.” (pg.57) “Prioritize renovation over new construction ... The Fork Union District is full of natural and historic resources to be valued and protected.” (pg.59)

“The rural preservation areas are intended to be the least developed areas of the County. Large subdivisions in the rural preservation areas should be discouraged.” (pg.61) In rural preservation areas, “when development occurs, appropriate buffering should also be required when differing uses adjoin each other ... Housing developments should minimize access points and be adequately set back from roads ... Open-space provisions could enhance rural character and be used to buffer residential subdivisions from adjacent agricultural uses.” (pg.65)

“Threats to (scenic beauty) include incompatible development, inconsistent or insufficient regulations, growth pressures, and pollution and litter. These scenic views are often located along important corridors and can serve as “gateways” into the community. Special measures, such as “scenic corridor” regulations, could be taken to preserve these views.” (pg.63) As of 2022, there are no scenic corridor regulations.

APPENDIX 2

Since Fluvanna County started approving cluster development in 2004, it became obvious that cluster development (as it is currently defined by County Ordinances) has failed. It has added a disproportionate amount of development in what is termed our Rural Preservation Area. The 2015 Comprehensive Plan Goal was to have only 30% of residential growth in the rural areas. However, in the past 10 years, 79% of residential growth has occurred in the Rural Preservation Area and Rural Residential Area.

The principal shortcoming of cluster development implementation was the density allowed in the adopted zoning and subdivision ordinances. In addition, those ordinances allowed cluster developments in our rural areas By Right. Should this situation be allowed to continue, it will invariably result in the building out of large parts of the County's rural landscape into suburban-type development.

Therefore, in the event the development is not successful, the County should eliminate cluster developments from A-1 zoning ordinance or revisit and re-evaluate cluster housing development to preserve our rural lands. **Consider rescinding cluster development if revamping it does not work.**

APPENDIX 3

Andrew Smith, "Land Use Tax Assessments Promote Farming, Preservation, and Tax Equity in 93 Virginia Localities", *Virginia Farm Bureau News Magazine*, September 2022, pp. 16-18. In the article, Smith, Associate Director of Government Relations, VA Farm Bureau Federation states: "Studies have shown that farm and forest lands require few services, and, in most cases, generated 3 to 4 times the tax revenue that they require in services. In contrast, residential development typically requires \$1.25 - \$1.50 in services for each dollar in tax revenue."

In November, the Cunningham representative to the Board of Supervisors requested that Fluvanna County staff conduct a Cost of Community Services (COCS) study. On November 16, 2022, the results of the Study were presented to the Board of Supervisors. The report found that:

- "For every \$1.00 in revenue produced by VA residential land, \$1.18 in expenses" is required for **additional cost** for new schools/staff, social services, public safety and other Infrastructure related needs .
- "On average, because residential land uses do not cover costs, they must be subsidized by other community land uses."
- "...document the high cost of residential development.... "
- "In nearly every community studied, farmland has generated a fiscal surplus to help offset the shortfall created by residential demand on public services."
- "COCS studies can help local leaders discard the notion that natural resources must be converted to other uses" to ensure fiscal stability and "dispel the myths that residential development leads to lower taxes."

As a result, "...it raises the cost of living through higher expenses/taxes (more etc.) ..."

Study of commercial growth in adjacent Louisa County shows that new business ventures bring more jobs and more people to fill them, resulting in "...more than twice the residential growth over the past 10 years as (sic) Fluvanna."

The resultant effect is the constant looping and spiraling --

- More people = the need for more businesses.
- More businesses = more people.
- More people = the need for more businesses.
- More businesses = more people. "

"Growth is inevitable while, if it raises taxes and reduces Fluvanna's rural character and our quality of life, why encourage residential growth?"

The principal strategy to build sustainable future growth should, first, secure compatible businesses.

APPENDIX 4

ORDINANCE TO AMEND THE MADISON COUNTY ZONING ORDINANCE ORDINANCE # 2019-12

WHEREAS, The Board of Supervisors of Madison County, Virginia, finds that the following amendment to the Zoning Ordinance of Madison County, Virginia, would promote the health, safety and general welfare of Madison County, Virginia and be in accord with the declaration of legislative intent set forth in Virginia Code 15.2-2200 (1950, as amended) and the Madison County Comprehensive Plan adopted on February 7, 2018.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Madison County, Virginia that the Zoning Ordinance of Madison County, Virginia, be and it hereby is, amended as follows:

Article 14, General Provisions, Add Article 14-19, 14-19-1, 14-19-2, and 14-19-3 as follows:

14-19 Commercial solar Energy Facilities

14-19-1 Purpose and Intent The purpose of this ordinance is to provide standards and review procedures for the development, operations, siting, and decommissioning of commercial solar energy facilities in the County of Madison, Virginia, and require a special use permit for the same.

1 . Given the potential impact on the environment, health, safety and welfare of neighboring property owners, as well as county staff; the Madison County Board of Supervisors finds that it is in the public interest to regulate the establishment and operation of commercial solar energy facilities within Madison County.

2. Definitions

Applicant: The person or entity who submits an application to Madison County for a permit to install a Commercial Solar Energy Facility under this ordinance.

Commercial Solar Energy Facility. Any solar energy facility designed to produce electricity for sale.

14-19-2 Applicability

1 . The requirements set forth in this ordinance shall govern the approval, development siting, operation, and decommissioning of commercial solar energy facilities used to generate electricity for sale.

2. This special use permit shall be binding on any successors, assignees, current or future lessee or owner of the facility and is granted solely for the construction and operation of a commercial solar energy facility.

14-19-3 Conditions for the Establishment and operation of commercial solar Energy Facilities

The requirements for siting and construction of a commercial solar energy facility in Madison County, Virginia, shall include the following minimal standards and requirements:

A. Before issuance of a Special Use Permit

1. Commercial solar energy facilities, as described in this ordinance, are permitted exclusively in zoning district M-1 only by special use permit.
2. A special use permit shall not be issued for a commercial solar facility until the Applicant submits a feasibility study demonstrating that the amount of generated power can be supported by the relevant electric company and electric grid; that the State Corporation Commission has approved the proposed plan and that PJMQ (Pennsylvania, New Jersey, and Maryland Interconnection) or a successor organization has likewise approved the project, when required.
3. The Applicant shall submit an economic cost/benefit analysis describing estimated increase in Property tax revenues, sales taxes, other taxes, locally spent construction dollars, estimated construction jobs, estimated permanent jobs and costs associated with the project's impact on roads and other County infrastructure.
4. A commercial solar energy facility shall generate electric power for commercial purposes only. The size of the facility (generated power) shall be limited to 50% of the annual total power usage of all users in Madison County. The Applicant shall provide accurate information for electrical power usage in the County for the most current year.
5. A view shed analysis shall be conducted from the perspectives of neighboring landowners and roadway travelers.
6. The Applicant shall bear all costs to the County for increased staff time and attention to matters related to construction, maintenance, administrative costs, and enforcement of the requirements of this section and the Special Use Permit.
7. The Applicant shall submit a decommissioning plan to be reviewed and approved by the County attorney with an appropriate surety bond with Special Use application. The Decommissioning Plan shall be reviewed and updated every three years by a certified independent solar facility engineer acceptable to the County at no cost to the County.

B. Location/Setbacks

1. The Applicant shall address the impact of the facility on rivers and streams. A buffer of at least 50 feet is required on either side of any stream in the project area. A minimum setback of 150 feet is required on either side of a river.
2. All aspects and components of the facility shall meet the minimum setback requirement of 300 feet. This setback requirement is in addition to the buffer requirements for rivers and streams established in No. 1 above.
3. Construction of commercial solar facilities shall be subject to the Madison County Erosion and Sedimentation Control Ordinance which includes but not limited to: extent of grading and grading phases, runoff information, management of runoff and pollution both during construction and throughout the lifetime of the project.
4. The perimeter of the facility shall be secured through the use of security fencing of at least eight (8) feet in height to be installed on the outside of the facility to include the 300 feet setback buffer. Fencing should be designed to blend in with surrounding screening and natural views.
5. No facility shall be allowed on a property designated by the Virginia Department of Historic Resources as a battlefield area or other historic resource, or other sensitive area.

C. Safety/Access

1. All electrical equipment associated with and necessary for the operation of the facility shall comply with all local and state codes. All design and installation work shall comply with all applicable provisions of the National Electric Code (NEC), Virginia Commercial Building Code. Use of above-ground lines shall be kept to a minimum.
2. The Applicant shall provide training, before, during, and after construction for all emergency services in Madison County. The Applicant shall provide a set of procedures and protocols for managing risk of fire and for responding in the event of an emergency at the facility. The Applicant of the facility shall conduct regular training for first responders during the operation of the facility on a regular basis.
3. Special equipment that may be required to ensure the safety of fire and rescue personnel when responding to an emergency at the facility shall be provided at no cost to the County.
4. The Applicant Shall provide for and maintain reasonable means of access for emergency services. Lock boxes and keys shall be provided at locked entrances for emergency personnel access. timing signage shall be placed on electrical equipment and plant entrances.
5. The Applicant shall obtain all required permits from the Virginia Department of Transportation. If any adjoining properties are damaged as a result of ingress/egress to the facility, the Applicant shall remedy all damages in full.

6. Best practices when using herbicides (non-harmful to the environment) to control weeds, grass and other unwanted vegetation shall be used.
7. The photovoltaic panels shall not contain harmful chemicals such as Cadmium or amorphous silicon. Prior to construction, the Applicant shall provide written panel specifications to include composition, toxicological information, and the physical and chemical properties of all panels used at the facility. The Applicant shall also provide the country of origin of the panels used at the facility. Only bio-degradable cleaners and water shall be used to clean panels.

D. Landscaping/Appearance

1. Lighting shall be the minimum necessary for safety and/or security purposes and shall be shielded and downward facing to minimize off-site glare.
2. Noise associated with construction and operation shall be defined, maintained, and be of minimal levels. Construction shall be conducted during the hours of 6:00 a.m. and 8:00 p.m. Monday through Saturday to limit disturbance to neighbors.
3. The use of pile driving equipment is prohibited within 600 feet of any structure or private or public water system unless pile driving monitoring equipment to evaluate vibration is utilized.
4. The Applicant shall place all solar panels in a manner that minimizes or negates any solar glare onto nearby properties or roadways.
5. No aspect of the facility shall exceed fifteen (15) feet in height, as measured from grade at the base of the structure to its highest point (excluding power lines).
6. All site features, including landscaping, fencing, etc., shall be properly maintained throughout the life of the permit.
7. A vegetative buffer shall be installed and maintained around the entire circumference of the facility and its components to reduce the visual impact on the surrounding property owners. In areas where there is not at least 50 feet of a native timber buffer, a barrier consisting of a minimum of a double row of evergreens (with a beginning height of at least six (6) feet and anticipated mature height of 30 to 40 feet) shall be planted during the appropriate time of year, subsequent to the completion of construction. The Applicant shall replace any dead or diseased trees in the buffer. All landscaping shall be approved by the County.
8. The facility shall not be used to display advertising of any type, including banners, streamers, or reflectors. However, notices, warnings, and identification information required by law shall be displayed.
9. When the land surface is prepared for construction, the Applicant shall design the facility so that grading and fill are kept to a minimum. Top soil shall be removed before grading, etc., and stored on site to be returned to the disturbed land to a minimum of four (4) inches to maintain the quality of the soil prior to final approval by the County.

E. Additional Requirements

1. The County shall require the owner/operator to provide an annual statement of activity to ensure that the facility is actively producing electricity for the power grid.
2. If there is evidence that the facility or any aspect of such is not in conformance with any of the conditions of approval, a Notice of Violation shall be sent to the owner of the facility and the landowner. A continued violation of any conditions of approval shall be grounds for revocation of the special use permit.

F. Decommissioning Requirements

1. When the facility ceases to be operational, the owner/operator of the facility shall return the land to its original natural state, including at least four (4) inches of topsoil. All surface and sub-surface materials shall be removed.
2. When the facility ceases to be operational for a period of nine (9) months, decommissioning shall be enforced, unless the owner is diligently working to restore the facility to operation.
3. If the facility is not removed within the specified time after the County Notice, the County may cause the removal of the facility with costs being borne by the project owner or property owner.
4. If a solar energy system is abandoned or decommissioned, the owner of the system shall notify the respective power company to enable the power company to remove the facility from its system.
5. Proposed cost savings that may be associated with recycling of solar panels and other materials shall not be part of the decommissioning plan.
6. Decommissioning shall be guaranteed by cash, letter of credit, or other form, at the discretion of the County Attorney.
7. All decommissioning activities shall be completed within six (6) months after notice of inactivity is received by the County.

The aforesaid amendment shall be effective upon enactment.

WHEREAS, The Board of Supervisors of Madison County, Virginia, finds that the following amendment to the Zoning Ordinance of Madison County, Virginia, would promote the health, safety and general welfare of Madison County, Virginia and be in accord with the declaration of legislative intent set forth in Virginia Code 15.2-2200(1950, as amended) and the Madison County Comprehensive Plan adopted on February 7, 2018.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Madison County, Virginia that the Zoning Ordinance of Madison County, Virginia, be and it hereby is, amended as follows:

Article 8-2-9 ~~Public service corporation~~ Generating, booster or array station (Main)

Article 9-2-6 ~~Public service corporation~~ Generating, booster or array station (Main)

Article 10-2-7 ~~Public service corporation~~ Generating, booster or array station (Main)

The aforesaid amendment shall be effective upon enactment.

The aforesaid amendment shall be effective upon enactment. Adopted on this 7th day of August 2019 on motion Of Supervisor McGhee, Supervisor Foster.

SIGNED

R. Clay Jackson, Chair
Madison County Board of Supervisors

SIGNED

Jack Hobbs, Madison County Administrator

	Aye	Nay	Abstain	Absent
R. Clay Jackson	<u> X </u>	_____	_____	_____
R. Clay Jackson	<u> X </u>	_____	_____	_____
R. Clay Jackson	<u> X </u>	_____	_____	_____
R. Clay Jackson	<u> X </u>	_____	_____	_____
R. Clay Jackson	<u> X </u>	_____	_____	_____



BOARD OF SUPERVISORS
 County of Fluvanna
 Palmyra, Virginia

RESOLUTION No. 37-2024

Adoption of the Fluvanna County 2015 Comprehensive Plan – 2024 Update

WHEREAS, the Commonwealth of Virginia requires all localities to formulate a Comprehensive Plan in Section 15.2-223 of the *Code of Virginia*; and

WHEREAS, the Commonwealth of Virginia requires all localities to review their Comprehensive Plan every five (5) years in Section 15.2-2230 of the *Code of Virginia*; and

WHEREAS, the aforementioned Fluvanna County 2015 Comprehensive Plan – 2024 Update establishes, within the county, designated growth areas pursuant to the *Code of Virginia*, section 15.2-2223.1; and

WHEREAS, the Planning Commission has worked with Planning Staff and the citizens of Fluvanna County to update the 2015 Comprehensive Plan with changes to the following sections:

- Update Chapter 2: Land Use and Community Design
- Update Chapter 5: Economic Development (data only)
- Update Chapter 6: Historic Preservation

WHEREAS, the Fluvanna County Planning Commission held a public hearing on the Fluvanna County 2015 Comprehensive Plan – 2024 Update on July 9, 2024 and recommended adoption of the Plan at its regular meeting on August 13, 2024; and

WHEREAS, the Fluvanna County Board of Supervisors held a public hearing on the draft Fluvanna County 2015 Comprehensive Plan – 2024 Update on September 18, 2024 to obtain additional citizen input.

NOW, THEREFORE BE IT RESOLVED, that the Fluvanna County Board of Supervisors hereby adopts the Fluvanna County 2015 Comprehensive Plan – 2024 Update as recommended by the Planning Commission.

	AYE	NAY	ABSTAIN	ABSENT	MOTION	SECOND
Chris Fairchild, Cunningham District						
John M. Sheridan, Columbia District						
Mike Goad, Fork Union District						
Timothy Hodge, Palmyra District						
Anthony P. O'Brien, Rivanna District						

Attest:

Christopher S. Fairchild, Chair
 Fluvanna County Board of Supervisors

**FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT**

TAB E

MEETING DATE:	September 18, 2024				
AGENDA TITLE:	ZTA 24:03 Ordinance to amend Sections 22-17-7 and 19-9-6 of the County Code to amend planning and zoning fees.				
MOTION(s):	I move that the Board of Supervisors approve the amendments to the County Code to amend planning and zoning fees.				
BOS 2 YEAR GOALS?	Yes	No	If yes, which goal(s):		
		X			
AGENDA CATEGORY:	Presentation	Action Matter	Public Hearing	Consent Agenda	Other
		X			
STAFF CONTACT(S):	Dan Whitten, County Attorney; Todd Fortune, Director of Planning				
PRESENTER(S):	Dan Whitten, County Attorney; Todd Fortune, Director of Planning				
RECOMMENDATION:	Approve				
TIMING:	Normal				
DISCUSSION:	Zoning and Subdivision fees have not been adjusted since 2018; These changes would bring Fluvanna County in line with surrounding counties; amending the fees could potentially increase revenue ~ \$25,000.				
FISCAL IMPACT:	Amending fees could potentially increase revenue ~ \$25,000.				
POLICY IMPACT:	Amend County Code Section 22-17-7 and Section 19-9-6.				
LEGISLATIVE HISTORY:	Fees have not been changed since 2018				
ENCLOSURES:	<ul style="list-style-type: none"> • Public Hearing Advertisement • Ordinance, blackline and clean • Proposed fees 				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
	X				X

(Seal)
PUBLIC HEARING
Fluvanna County Board of Supervisors
September 18, 2024 at 7:00 pm

Pursuant to Virginia Code Sections 15.2-1427 and 15.2-2204, a Public Hearing will be held in the Fluvanna County Circuit Court, at 72 Main Street, Palmyra, VA 22963 for citizens of the County to have the opportunity to have the opportunity to appear before and be heard by the Board of Supervisors on the following items:

ZTA 24:03 – ORDINANCE TO AMEND AND REORDAIN “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA” BY AMENDING §§ 19-9-6 AND 22-17-7 TO INCREASE CERTAIN PLAN REVIEW FEES

READOPTON OF THE 2015 COMPREHENSIVE PLAN WITH AMENDMENTS TO CHAPTER 2 (LAND USE AND COMMUNITY DESIGN), CHAPTER 5 (ECONOMIC DEVELOPMENT) AND CHAPTER 6 (HISTORIC PRESERVATION). THE COMPREHENSIVE PLAN IS THE COUNTY’S KEY POLICY DOCUMENT FOR LAND USE, DEVELOPMENT, HOUSING, INFRASTRUCTURE, TRANSPORTATION AND RELATED ECONOMIC AND SOCIAL ISSUES.

Copies of the complete text of the above ordinance is available for public review at <http://www.fluvannacounty.org/> and at the Office of the Fluvanna County Administrator during normal business hours. Questions may be directed to the Planning & Zoning Department at (434) 591-1910. Interested persons may submit written comments prior to the scheduled public hearing to planning@fluvannacounty.org. All interested persons wishing to be heard are invited to attend the public hearing.

To: Fluvanna Review
From: Kayla Polychrones, Administrative Programs Specialist
Email: kpolychrones@fluvannacounty.org

Advertise on the following dates: Thursdays, August 29 & September 5, 2024

Bill to: Fluvanna County Planning & Zoning Department
Post Office Box 540, Palmyra, Virginia 22963
Attn: Kayla Polychrones, Administrative Programs Specialist
Email: kpolychrones@fluvannacounty.org
Phone: (434) 591-1910

ORDINANCE TO AMEND AND REORDAIN “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA” BY AMENDING §§ 19-9-6 AND 22-17-7 TO INCREASE CERTAIN SUBDIVISION AND ZONING REVIEW FEES

BE IT ORDAINED by the Board of Supervisors of Fluvanna County:

- (1) *That the Code of the County of Fluvanna, Virginia is amended by amending §§ 19-9-6 and 22-17-7 as follows:*

CHAPTER 19 SUBDIVISIONS

ARTICLE 9. – ADMINISTRATION

Sec. 19-9-6. – Fees.

The following schedule of fees shall be applicable for subdivision submittals; provided, however, that, except as otherwise expressly provided by law, none of the fees provided for in this chapter shall apply to any property owned by the County and used for County purposes.

Subdivisions	
Major	\$1,000.00 plus \$ 50.00 per lot (GIS Fee)
Minor	\$500.00 750.00 plus \$ 50.00 per lot (GIS Fee)
Family	\$200.00 plus \$ 50.00 per lot (GIS Fee)
Resubmission of Preliminary or Final Plat	\$100.00
Subdivision Ordinance Exception	\$300.00
Ordinance of Vacation	\$225.00
Road Maintenance Agreement Reviews	\$200.00
Revisions	\$50.00
Dedication Common Lands Doc. Reviews	\$200.00
Resubmissions	\$50.00
Homeowner Association Document Review	\$200.00
Resubmissions	\$ 50.00
Health Department Subdivision Revisions	\$250.00 plus \$25.00 lot
Existing System Review	\$ 50.00
Boundary Adjustment	\$100.00 \$200.00
Physical Survey	\$50.00

CHAPTER 22 ZONING

ARTICLE 17. – GENERAL PROVISIONS

Sec. 22-17-7. – Fees.

The following schedule of fees shall be applicable for zoning submittals and shall ~~supersede~~ **supersede** any schedule of fees heretofore adopted:

Site Plan Review

Sketch Plan	\$150.00
Minor Plan	\$550.00
Major Plan	\$1,100.00
Amendment of Plan	\$150.00

Site Plan Waiver **\$50.00**

Landscape Plan Review *	\$50.00
Outdoor Lighting Plan Review *	\$50.00
Tree Protection Plan Review *	\$50.00

* If not part of a site plan review

Special Use Permit

	\$800.00 plus Mailing costs
Amendment of Condition	\$400.00 plus Mailing costs
Telecommunications Towers	\$550.00 for colocation, modification, or addition, plus consultant review fees as set by contract from time to time, plus mailing costs
	New towers require a Special Use Permit, a Site Development Plan, plus consultant review fees as set by contract from time to time, plus mailing costs
Mobile Home	\$350.00 plus mailing costs
Permit Extension (Mobile Home)	\$200.00 plus mailing costs
<u>Rezoning</u>	\$1,000.00 plus mailing costs
Proffer or Master Plan Amendment	\$750.00 plus mailing costs

<u>Zoning Text Amendment</u>	\$550.00
Map	\$750.00 plus \$ 50.00 per acre
<u>Conservation Easement Application and Review</u>	<u>\$100</u>
<u>Variance</u>	\$550.00 plus mailing costs
Appeal of Administrator	\$550.00
BZA Interpretation of Map	\$550.00
<u>Zoning Permit</u>	\$100.00 Primary <u>Addition</u> Structures \$50.00 Accessory <u>Building</u> Bldgs. <u>\$150 New Construction</u>
<u>Sign Permit</u>	\$155.00
<u>Copy of Ordinances</u>	\$ 30.00 <u>0.50 per page</u>
<u>Comprehensive Plan</u>	-\$ 50.00
<u>Tax Map Book</u>	-\$ 30.00
<u>Request for Temporary Exception – Outdoor Light Control</u>	\$50.00
<u>Zoning Compliance Letter – Single Parcel</u>	<u>\$50.00</u>
<u>Zoning Compliance Letter – Multiple Parcels</u>	<u>\$100.00</u>
<u>Zoning Determination Letter</u>	<u>\$200.00</u>
<u>Street Sign Installation</u>	\$200.00 per intersection
<u>Sign Deposit for Public Hearing</u>	\$ 90 <u>50.00</u> per sign
<u>Home Occupation Permit Review Fee</u>	<u>\$50.00</u>
<u>Short-Term Rental Application Fee</u>	<u>\$50.00</u>
<u>Agricultural/Forestral District</u>	<u>\$500.00</u>
<u>GIS per parcel/lot changed or created</u>	<u>\$50.00</u>
<u>New road construction</u>	<u>\$100.00</u>

(2) *That the Ordinance shall be effective upon adoption.*

ORDINANCE TO AMEND AND REORDAIN “THE CODE OF THE COUNTY OF
FLUVANNA, VIRGINIA” BY AMENDING §§ 19-9-6 AND 22-17-7 TO INCREASE
CERTAIN PLAN REVIEW FEES

BE IT ORDAINED by the Board of Supervisors of Fluvanna County:

- (1) *That the Code of the County of Fluvanna, Virginia is amended by amending §§ 19-9-6 and 22-17-7 as follows:*

CHAPTER 19 SUBDIVISIONS

ARTICLE 9. – ADMINISTRATION

Sec. 19-9-6. – Fees.

The following schedule of fees shall be applicable for subdivision submittals; provided, however, that, except as otherwise expressly provided by law, none of the fees provided for in this chapter shall apply to any property owned by the County and used for County purposes.

Subdivisions	
Major	\$1,000.00 plus \$50.00 per lot (GIS Fee)
Minor	\$750.00 plus \$50.00 per lot (GIS Fee)
Family	\$200.00 plus \$ 50.00 per lot (GIS Fee)
Resubmission of Preliminary or Final Plat	\$100.00
Subdivision Ordinance Exception	\$300.00
Ordinance of Vacation	\$225.00
Road Maintenance Agreement Reviews	\$200.00
Revisions	\$50.00
Dedication Common Lands Doc. Reviews	\$200.00
Resubmissions	\$ 50.00
Homeowner Association Document Review	\$200.00
Resubmissions	\$50.00
Health Department Subdivision Revisions	\$0.00
Existing System Review	\$0.00
Boundary Adjustment	\$200.00
Physical Survey	\$50.00

CHAPTER 22 ZONING

ARTICLE 17. – GENERAL PROVISIONS

Sec. 22-17-7. – Fees.

The following schedule of fees shall be applicable for zoning submittals and shall supersede any schedule of fees heretofore adopted:

Site Plan Review

Sketch Plan	\$150.00
Minor Plan	\$550.00
Major Plan	\$1,100.00
Amendment of Plan	\$150.00
Site Plan Waiver	\$50.00
Landscape Plan Review *	\$50.00
Outdoor Lighting Plan Review *	\$50.00
Tree Protection Plan Review *	\$50.00

* If not part of a site plan review

Special Use Permit

	\$800.00
Amendment of Condition	\$400.00
Telecommunications Towers	\$550.00 for colocation, modification, or addition, plus consultant review fees as set by contract from time to time
Mobile Home	\$350.00
Permit Extension (Mobile Home)	\$200.00

Rezoning

	\$1,000.00
Proffer or Master Plan Amendment	\$750.00

Zoning Text Amendment

	\$550.00
Map	\$750.00 plus \$ 50.00 per acre

Conservation Easement Application and Review

	\$100
--	-------

Variance

	\$550.00
Appeal of Administrator	\$550.00
BZA Interpretation of Map	\$550.00

Zoning Permit

\$100.00 Primary Addition
\$50.00 Accessory Building
\$150 New Construction

Sign Permit	\$155.00
Copy of Ordinances••	\$0.50 per page
Request for Temporary Exception – Outdoor Light Control	\$50.00
Zoning Compliance Letter – Single Parcel	\$50.00
Zoning Compliance Letter – Multiple Parcels	\$100.00
Zoning Determination Letter	\$200.00
Street Sign Installation	\$200.00 per intersection
Sign Deposit for Public Hearing	\$50.00 per sign
Home Occupation Permit Review Fee	\$50.00
Short-Term Rental Application Fee	\$50.00
Agricultural/Forestral District	\$500.00
GIS per parcel/lot changed or created	\$50.00
New road construction	\$100.00

(2) *That the Ordinance shall be effective upon adoption.*

2024 Fluvanna County Planning & Zoning Fees Research		
	Current	Proposed
Subdivision		
Major Subdivision: Sketch, Prelim, Final	\$1,000.00 plus \$50.00 per lot (GIS Fee)	No Change
Minor Subdivision: Sketch, Prelim, Final	\$500.00 plus \$50.00 per lot (GIS Fee)	\$750.00 + \$50.00 per lot (GIS Fee)
Family Subdivision	\$200.00 plus \$50.00 per lot (GIS Fee)	No Change
Resubmission of Prelim or Final Plat	\$100.00	No Change
Subdivision Ordinance Exception	\$300.00	No Change
Ordinance of Vacation	\$225.00	No Change
Road Maintenance Agreement Reviews	\$200.00	No Change
Revisions	\$50.00	No Change
Dedication Common Lands Document Reviews	\$200.00	No Change
Re-submissions	\$50.00	No Change
HOA Reviews	\$200.00	No Change
Re-submissions	\$50.00	No Change
Health Dept Subdivision Reviews	\$250.00 plus \$25.00 per lot	\$0.00
Existing System Reviews	\$50.00	\$0.00
Boundary Adjustment	\$100.00	\$200.00
Physical Survey	\$50.00	No Change
Site Plan		
Sketch Plan	\$150.00	No Change
Minor Plan	\$550.00	No Change
Major Plan	\$1,100.00	No Change
Amendment of Plan	\$150.00	No Change
Landscape Plan Review	\$50.00	No Change
Outdoor Lighting Plan Review	\$50.00	No Change
Site Plan Waiver	\$0.00	\$50.00
Tree Protection Plan Review	\$50.00	No Change
Special Use Permit	\$800.00 plus mailing costs	Remove addt. Mailing costs
Amendment of Condition	\$400.00 plus mailing costts	Remove addt. Mailing costs
Telecommunications Towers	\$550 for colocation, modification, or addition, plus consultant review fees as set by contract from time to time, (currently \$900) plus mailing costs	Remove addt. Mailing costs
Mobile Home	\$350.00 plus mailing costs	Remove addt. Mailing costs

Permit Extension - Mobile Home	\$200.00 plus mailing costs	Remove addt. Mailing costs
Sign Deposit for Public Hearing	\$90.00 per sign	\$50.00
Rezoning	\$1,000.00 plus mailing costs	Remove addt. Mailing costs
Proffer or Master Plan Amendment	\$750.00 plus mailing costs	Remove addt. Mailing costs
Sign Deposit for Public Hearing	\$90.00	\$50.00
Zoning Text Amendment		
Text	\$550.00	No Change
Map	\$750.00 plus \$50.00 per acre	No Change
Conservation Easement Program		
Application and Review	\$750.00 plus mailing costs	\$100.00
Variance	\$550.00 plus mailing costs	Remove addt. Mailing costs
Appeal of Administrator	\$550.00	No Change
BZA Interpretation of Map	\$50.00	\$550.00
Easements		\$0.00
Sign Deposit for Public Hearing	\$90.00	\$50.00
Zoning Permit	\$100.00 Primary Structures \$50.00 Accessory Buidlings	\$50.00 Accessory Bldg. \$100.00 Primary Add. \$150.00 New Const.
Sign Permit	\$155.00	No Change
Copy of Ordinances	\$30.00 Black & White Copy	\$0.50/ per page
Request for Temporary Exception - Outdoor Light Control	\$50.00	No Change
Street Sign Installation	\$200.00 per intersection	No Change
Sign Deposit for Public Hearing	\$90.00 per sign	\$50.00
Zoning Compliance Letter - Single Parcel	\$0.00	\$50.00
Zoning Compliance Letter - Multiple Parcels	\$0.00	\$100.00
Zoning Determination Letter	\$0.00	\$200.00
Home Occupation Permit Review Fee	\$0.00	\$50.00
Short-Term Rentals Application Fee	\$0.00	\$50.00
Ag/forestal district *	\$500.00	No change
GIS per parcel/lot changed or created *	\$50.00	No Change
New road construciton *	\$473.00	\$100.00

* This fee is not listed in the ordinance; however, the Planning and Zoning Department has been charging this fee.

**FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT**

TAB F

MEETING DATE:	September 18, 2024				
AGENDA TITLE:	Adoption of the Fluvanna County Board of Supervisors September 4, 2024 Meeting Minutes.				
MOTION(s):	I move the meeting minutes of the Fluvanna County Board of Supervisors Regular Meeting on Wednesday September 4, 2024, be adopted.				
BOS 2 YEAR GOALS?	Yes	No	If yes, list goals(s):		
		X			
AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
				XX	
STAFF CONTACT(S):	Caitlin Solis, Clerk to the Board				
PRESENTER(S):	Eric Dahl, County Administrator				
RECOMMENDATION:	Approve				
TIMING:	Routine				
DISCUSSION:	None.				
FISCAL IMPACT:	N/A				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	Draft Minutes September 4, 2024.				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
					X

**FLUVANNA COUNTY BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
Circuit Courtroom, Fluvanna Courts Building
72 Main Street, Palmyra, VA 22063
September 4, 2024
Regular Meeting 5:00pm**

MEMBERS PRESENT:

Chris Fairchild, Cunningham District, Chair
John M. (Mike) Sheridan, Columbia District, Vice Chair
Mike Goad, Fork Union District
Timothy M. Hodge, Palmyra District
Tony O’Brien, Rivanna District

ABSENT:

None.

ALSO PRESENT:

Eric M. Dahl, County Administrator
Kelly Harris, Assistant County Administrator
Dan Whitten, County Attorney
Caitlin Solis, Clerk for the Board of Supervisors

1 - CALL TO ORDER, PLEDGE OF ALLEGIANCE, & MOMENT OF SILENCE

At 5:00pm, Chair Fairchild called to order the Regular Meeting of September 4, 2024. After the recitation of the Pledge of Allegiance, a moment of silence was observed.

3 - ADOPTION OF AGENDA

- *Mr. Dahl asked to pull Authorization to Advertise Dangerous Dog Ordinance Amendment, and CRMF - Treasurers Office HVAC from the agenda. He also asked to add Solar Committee Ordinance Update to New Business.*

MOTION:	Accept the Agenda, for the September 4, 2024 Regular Meeting of the Board of Supervisors, as amended.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:			Motion		Second
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

4 - COUNTY ADMINISTRATOR’S REPORT

Mr. Dahl reported on the following topics:

Announcements and Updates - New Employees

- Taylor Campbell, DSS, Benefit Programs Specialist, Started August 19th
- Walter Opie, Public Works, Grounds Maintenance Worker, Started August 26th
- Pamela Staton, HR, Human Resources Generalist, Started August 26th
- Henry Vanden Brook, Public Works, HVAC Apprentice, Started August 26th

Next BOS Meetings

Day	Date	Time	Purpose	Location
Wed	Sept 18	6:00 PM	Regular Meeting	Circuit Court
Wed	Oct 2	5:00 PM	Regular Meeting	Circuit Court
Wed	Oct 16	6:00 PM	Regular Meeting	Circuit Court

5 - PUBLIC COMMENTS #1

At 5:05pm, Chair Fairchild opened the first round of Public Comments. With no one wishing to speak, Chair Fairchild closed the first round of Public Comments at 5:05pm.

6 – BOARDS AND COMMISSIONS

None.

7 – PRESENTATIONS

VDOT Quarterly Report – Scott Thornton, Residency Administrator/Louisa Residency

Scott Thornton gave an update on VDOT projects in the county including, road maintenance, and mowing. Mr. Thornton gave an update on the Transportation Alternatives and Revenue Share funding cycle for 2025.

- *The Board asked Mr. Thornton to look into various road issues, from missing road name and speed limit signs, to road maintenance, safety issues, and temporary signs and trash in the VDOT right of way.*

Board of Supervisors Minutes

2024 Thomas Jefferson Planning District Legislative Program Update – David Blount, TJPDC Deputy Director/Director of Legislative Services

David Blount gave the Board of Supervisors an update on 2024 Legislative Priorities including public education funding, budgets and funding; and land use and growth management.

8 - ACTION MATTERS

Authorization to Advertise Dangerous Dog Ordinance Amendment – Dan Whitten, County Attorney

- *Pulled from agenda.*

Sale of Surplus – Palmyra Fire Tanker Truck – Eric Dahl, County Administrator; Jim True, Director of Emergency Services

- Palmyra Fire has received a new fire truck ordered in January 2023, which was funded in the FY22 CIP.
- The replacement apparatus deemed surplus is a 2000 Freightliner Tanker.
- It is general practice in Fluvanna that surplus property be sold at auction, generally through GovDeals.
- Under County Policy 4.3 Surplus Property, 4.3.6 Surplus Property and Surplus Vehicle(s), B. Disposition of Surplus Property by Sale, Trade or Exchange, “All sales of Surplus Property and Surplus Vehicle(s) shall be based on competitive principals and if feasible shall be sold on the basis of competitive bids to obtain the best price and insure that the County receives fair market value.”
- Drakes Branch Volunteer Fire Department in Charlotte County, Virginia made a request to Fluvanna to sell its used Palmyra Fire Tanker Truck to them.
- In the case of this vehicle, Drakes Branch Volunteer Fire Department has asked that we bypass the auction and sell them the surplus vehicle as they have an emergent need for the citizens in their community with limited resources to fill that need.
- The County received a used vehicle proposal for value from FESCO Emergency Sales, which values the truck at \$26,000.
- The options before the Board of Supervisors for the sale of surplus are:
 1. Strictly follow the County Policy 4.3 Surplus Property, which requires sales of Surplus Property and Surplus Vehicle(s) to be based on competitive principals and if feasible shall be sold on the basis of competitive bids to obtain the best price and insure that the County receives fair market value. Under this scenario, the County would list the vehicle for sale on GovDeals and any interested parties can bid on the tanker truck.
 2. The Board of Supervisors could waive the competitive principals process under Surplus Policy 4.3 and the tanker truck is sold at the used proposed value from FESCO “fair market value” of \$26,000 or more to an interested party. The County would then set the sale price at \$26,000 or above and negotiate that amount with Drakes Branch Volunteer Fire Department.
 3. The County could sell the tanker truck below fair market value to an interested party. While this is a variation on Fluvanna’s normal practices, according to Virginia Code 15.2-953, Fluvanna may make gifts and donations of personal property to any association or other organization furnishing voluntary firefighting services such as Drakes Branch. Under this scenario, the fair market value of the truck would exceed the Purchase Price, so the excess is considered a gift and/or donation. The County would need to determine the sale price below fair market value and negotiate that amount with Drakes Branch Volunteer Fire Department.

MOTION:	Waive the competitive principals process under Surplus Policy 4.3 and the tanker truck is sold at the used proposed value “fair market value” from FESCO of \$26,000.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:			Second		Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

9 - PUBLIC HEARING

None.

10 - CONSENT AGENDA

The following items were discussed before approval:

Q - CRMF - Treasurers Office HVAC – Dale Critzer, Asst. Director of Public Works, pulled from agenda.

The following items were approved under the Consent Agenda for September 4, 2024:

- *Minutes of August 21, 2024* – Caitlin Solis, Clerk to the Board
- *Minutes of August 24, 2024* – Caitlin Solis, Clerk to the Board
- *MACAA Board Term Adjustment* – Eric Dahl, County Administrator
- *Accept Dedication of Easement from Robert W. Brown* – Dan Whitten, County Attorney
- *Proposal for Professional Engineering Services for Communication Tower Inspection and Mapping Services* – Dan Whitten, County Attorney
- *FSPCA Public Animal Shelter Services Agreement* – Dan Whitten, County Attorney
- *FY24 Historic Courthouse Grant Supplemental Appropriation* – Tori Melton, Director of Finance

Board of Supervisors Minutes

- Memorandum of Understanding with Antioch Baptist Church – Dan Whitten, County Attorney
- Memorandum of Understanding with Beaver Dam Baptist Church – Dan Whitten, County Attorney
- Memorandum of Understanding with Kents Store ARC – Dan Whitten, County Attorney
- Memorandum of Understanding with Lake Monticello VFD – Dan Whitten, County Attorney
- CRMF - Public Safety HVAC – Dale Critzer, Asst. Director of Public Works

MOTION:	Approve the consent agenda, for the September 4, 2024 Board of Supervisors meeting				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:		Motion	Second		
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

11 - UNFINISHED BUSINESS

Solar Committee Ordinance Update – Dan Whitten, County Attorney

Removal of Utility Scale Solar in A-1

At the Board of Supervisors’ meeting on July 3, the Board approved the amendment to §22-4-2.2 of the Fluvanna County Code to remove utility scale solar generation facilities as a use allowed by special use permit in the Agricultural, A-1 Zoning District.

Creation of new County-wide S-1 District

The Solar Ordinance Review Committee has been working on a new proposed zoning district, S-1. The Committee discussed keeping the proposed S-1 district within a certain distance from transmission lines, but ultimately decided to make it available as an option for rezoning County-wide. S-1 keeps the following by-right A-1 uses: agriculture, conservation areas, farm sales, accessory uses, non-commercial cemeteries, non-commercial greenhouses, small-scale solar generating facilities, and minor utilities. S-1 keeps the following SUP-only A-1 uses: agricultural enterprise, wholesale agricultural sales, commercial livestock feed lots and sales yards, communications services, minor-scale solar generating facilities, telecommunication facilities, and major utilities. S-1 adds utility-scale solar generating facilities as use permitted by SUP only.

Mr. Whitten also presented the Solar Ordinance Committee’s supplemental regulations including, overview and max. acreage, Setbacks, buffers and screening, height, fencing, lighting, glare, signs, emergency, access, noise, wiring and transmission lines, Wildlife corridors, landscaping plan, vegetation management, E&S, slopes, historic resources, groundwater, emergency response, decommissioning, and a review of USSGFs.

12 - NEW BUSINESS

Signs in the VDOT Right of Way – Following the VDOT Quarterly report, the Board picked up the discussion about temporary signs along the VDOT right of way being an issue, and discussed how to remedy the problem.

- After some discussion about the removal of signs along the road in VDOT right of ways, the Board directed staff to report issues to VDOT via the VDOT portal for reporting road issues.

13 - PUBLIC COMMENTS #2

At 6:27pm, Chair Fairchild opened the second round of Public Comments.

- Tony O’Brien, 30 Chatham Rd, wanted to recognize Greg Kelly, and inform the Board of his passing. With no one else wishing to speak, Chair Fairchild closed the second round of Public Comments at 6:28pm.

14 - CLOSED MEETING

MOTION:	At 6:28pm, move the Fluvanna County Board of Supervisors enter into a closed meeting, pursuant to the provisions of Section 2.2-3711 A.5, & A.8 of the Code of Virginia, 1950, as amended, for the purpose of discussing Prospective Industry – prospective business updates in the Fork Union District; and Legal Matters – contract user grants under the water and sewer ordinance in Zion Crossroads.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:		Second		Motion	
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

MOTION:	At 6:55 pm, move Closed Meeting be adjourned and the Fluvanna County Board of Supervisors convene again in open session and “BE IT RESOLVED, the Board of Supervisors does hereby certify to the best of each member’s knowledge (i) only public business matters lawfully exempted from open meeting requirements under Section 2.2-3711-A of the Code of Virginia, 1950, as amended, and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed, or considered in the meeting.”
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Board of Supervisors Minutes

MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:				Motion	Second
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

15 - ADJOURN

MOTION:	Adjourn the regular meeting of Wednesday, September 4, 2024 at 6:56pm.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:			Second	Motion	
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

ATTEST:

FLUVANNA COUNTY BOARD OF SUPERVISORS

Caitlin Solis
Clerk to the Board

Christopher S. Fairchild
Chair

DRAFT

**FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT**

TAB G

MEETING DATE:	September 18, 2024				
AGENDA TITLE:	Approval of Equipment Purchase Contract with Stryker Sales, LLC				
MOTION(s):	I move the Board of Supervisors approve the Equipment Purchase Contract with Stryker Sales, LLC for seven (7) McGrath video laryngoscopes and seven (7) Lucas chest compression systems at a total cost of \$160,414.68, and authorize the County Administrator to execute the contract subject to approval as to form by the County Attorney.				
BOS 2 YEAR GOALS?	Yes	No	If yes, which goal(s):		
		X			
AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
				X	
STAFF CONTACT(S):	Dan Whitten, County Attorney				
PRESENTER(S):	Dan Whitten, County Attorney				
RECOMMENDATION:	Approve				
TIMING:	Routine				
DISCUSSION:	<p>Contract Terms the County should be aware of (highlights only, see contract for details):</p> <ul style="list-style-type: none"> Pursuant to the Virginia Public Procurement Act, this a cooperatively procured contract off of the Cooperative Agreement. 7 McGrath video laryngoscopes and 7 Lucas chest compression systems will cost \$160,414.68. 				
FISCAL IMPACT:	No additional funding is required; the \$160,414.68 was budgeted in the FY25 CIP for County EMS equipment purchases.				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	<ul style="list-style-type: none"> Stryker Equipment Purchase Contract Quote for seven (7) video laryngoscopes and seven (7) chest compression systems 				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
	X				

EQUIPMENT PURCHASE ORDER CONTRACT

This Equipment Purchase Order Contract (collectively with any exhibit(s) hereto, (referred to as the “Contract”)) dated this _____ day of _____, 2024, (the “Effective Date”) is made between the **COUNTY OF FLUVANNA**, a political subdivision of the Commonwealth of Virginia (“County”) and **STRYKER SALES, LLC, through its Medical Division** (“Contractor” or “Seller”), a Michigan limited liability company authorized to transact business in Virginia, and is binding among and between these Parties as of the date of the County’s signature.

Whereas, Savvik Buying Group/PSAI through Eagle County Health Service District (all hereafter “Savvik”) issued that solicitation for offers (PSAI RFB 2021-06) for the procurement of Medical Equipment with bids due October 15, 2021 (the “Cooperative Solicitation”), which Cooperative Solicitation is attached hereto as **Exhibit 1** and incorporated herein as a material part of this Contract;

Whereas, the Contractor responded to the Cooperative Solicitation with its bid proposal;

Whereas, Savvik and the Contractor entered into the contract (“Cooperative Agreement”) on November 8, 2021 for RFB #2021-06 for that performance period expiring November 8, 2024, which may be extended for an additional twenty-four months upon agreement by both parties (attached hereto as **Exhibit 2**);

Whereas, the Contractor submitted its Quote # 10979315 dated August 29, 2024 (the “Quote”) to the County for certain Medical Equipment and associated attachments, warranties, options and related products, delivery, and services (collectively the “Equipment”) under the Cooperative Agreement, and such Quote is attached hereto as **Exhibit 3** and incorporated herein as a material part of this Contract;

Whereas, the County is a participating agency of Savvik and may cooperatively procure the Equipment from the Cooperative Agreement pursuant to Virginia Code Section 2.2-4304 and as a joint procurement as set forth in the Cooperative Solicitation;

Whereas, the Contractor wishes to provide the Equipment to the County, and the County wishes to purchase the Equipment;

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual promises and agreements contained herein, County desires to purchase the Equipment, and the Contractor desires to provide the Equipment and to work under the terms and conditions hereby agreed upon by the Parties:

- I. RECITATIONS.** The foregoing recitations are incorporated herein by reference as material terms of the Contract between the County and Contractor. The Equipment is purchased as a cooperative procurement, and the County has relied on statements of Contractor that: (i) the Equipment is offered under the Cooperative Agreement; and (ii) that the pricing of the Equipment is consistent with the pricing required by the Cooperative Agreement.
- II. VENDOR FORMS.** Contractor forms attached as **Exhibit 4** must be completed by Contractor and are incorporated herein by reference as a material part hereof.
- III. WARRANTIES.** All manufacturer’s warranties shall be assigned and delivered to the County for the Equipment. In addition, all warranties required or offered under this Contract for the Equipment shall be provided and delivered to the County.
- IV. PRODUCTS.** The Contractor agrees that the Equipment shall meet or exceed: (i) all applicable industry standards; (ii) all requirements and provisions of this Contract, the Cooperative Agreement and the Quote; and (iii) all requirements of Applicable Law. “Applicable Law” as used herein means all applicable federal, Commonwealth of Virginia and local laws, ordinances, rules and regulations or similar standards in any way related to the goods or performance under this Contract. The Equipment shall include specifically if applicable, without limitation, evidence of ownership such as title or MSO as applicable and any related manuals, warranties, manufacturer warranties, customer support, etc.

V. LOCATION FOR DELIVERY: Delivery of the Equipment shall be to the following address: Fluvanna County, 90 Rescue Lane, Palmyra, VA 22963. The Contractor must coordinate with the County on convenient delivery times for the Equipment.

VI. NOTICES:

COUNTY:

Fluvanna County, Attn: Finance Department, 132 Main Street Palmyra, VA 22963,
telephone: (434) 591-1930 (billing and product inquiries)

Fluvanna County, Attn: County Administrator, 132 Main Street Palmyra, VA 22963,
telephone: (434) 591-1910 (contract inquiries)

With a Copy to: Fluvanna County Attorney, 132 Main Street Palmyra, VA 22963,
telephone: (434) 591-1910 (contract inquiries)

CONTRACTOR:

Stryker Sales, LLC
21343 Network Place
Chicago, IL 60673-1213

Any notices under this Contract shall be sent to the contacts above. Any required or permitted notices hereunder must be given in writing at the address of each party set forth above, or to such other address as either party may substitute by written notice to the other in the manner contemplated herein, by one of the following methods: hand delivery; registered, express, or certified mail, return receipt requested, postage prepaid; or nationally-recognized private express courier.

VII. PERFORMANCE: THE EQUIPMENT SHALL BE PROVIDED AND DELIVERED WITHIN A COMMERICALLY REASONABLE TIME FOLLOWING ISSUANCE OF PO.

VIII. COMPENSATION: Consistent with the Quote, the Contractor shall be paid a flat fee of **ONE HUNDRED SIXTY THOUSAND, FOUR HUNDRED FOURTEEN AND 68/100 DOLLARS** (\$160,414.68) for the Equipment. Payment and Invoice terms are governed by Exhibit 2, but in no event will the Contractor be paid before the Delivery Date (as defined above). Any additional products must be purchased only under a written amendment of this Contract signed by authorized representatives of both parties. Invoices should be directed to Fluvanna County. The date that the Equipment is delivered in compliance with this Contract to the satisfaction of the County is the "Completion Date."

IX. EXHIBITS AND RESOLVING CONFLICTS. The rights and duties of the parties under this Contract are set out herein and in Exhibits 1, 2, and 3 attached hereto. Whenever possible, the terms of the above Contract and the Exhibits shall be read together and where there are similar provisions both shall apply, however in the event of a direct conflict, the order of control shall be this Contract, then Exhibit 1, Exhibit 2, and then Exhibit 3. To clarify, the Contract shall control over the Exhibits in the event of a direct conflict.

X. MISCELLANEOUS. The headings of the sections of this Contract are inserted for convenience only and do not alter or amend the provisions hereof. A word importing the masculine or neuter gender only may extend and be applied to females and to corporations as well as males, and vice versa. A word importing the singular number only may extend and be applied to several persons or things as well as to one person or thing; and a word importing the plural number only may extend and be applied to one person or thing, as well as to several persons or things. This contract may be executed in multiple counterparts each of which shall be deemed an original and together which shall constitute the Contract. This Contract may be executed in duplicate originals, any of which shall be equally authentic. The Contract shall be governed by, construed and interpreted in accordance with the laws

of the Commonwealth of Virginia, and exclusive jurisdiction and venue of any dispute or matters involving litigation between the parties hereto shall be in the courts of Fluvanna County, Virginia.

IN WITNESS WHEREOF, the Parties hereto agree to the above terms and have caused this Agreement to be executed and sealed in their names by their duly authorized officers.

Fluvanna County:

County's Signature _____ (SEAL) Date _____

Print Name _____

Print Title _____

Stryker Sales, LLC

Contractor's Signature _____ (SEAL) Date _____

Print Name _____

Print Title _____

Approved as to form:

Fluvanna County Attorney

**FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT**

TAB H

MEETING DATE:	September 18, 2024				
AGENDA TITLE:	FY25 DMV Police Traffic Services Grant				
MOTION(s):	<p>I move the Board of Supervisors ratify the prior submission of a grant application under the Selective Enforcement – Police Traffic Services grant administered by the Department of Motor Vehicles (DMV), and accept the award for \$9,000, with the matching funds of \$4,500 to come from Sheriff’s Office Fuel and Vehicle Maintenance. Further, I move to authorize the County Administrator to execute any contracts associated with the grant; and authorize a supplemental appropriation of \$9,000 to the Sheriff’s Budget.</p>				
BOS 2 YEAR GOAL?	Yes	No	If yes, list goal(s):		
		X			
AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
				X	
STAFF CONTACT(S):	Aaron Hurd, Captain / Eric B. Hess, Sheriff				
PRESENTER(S):	Theresa McAllister, Management Analyst I				
RECOMMENDATION:	Ratify and accept the DMV Police Traffic Services Application and Grant				
TIMING:	Effective Immediately				
DISCUSSION:	<ul style="list-style-type: none"> • Grant funds will be used for overtime hours and training cost. • FY25 Grant award of \$9,000 • Match requirement of \$4,500 will be met through the County using vehicle fuel and vehicle maintenance costs. 				
FISCAL IMPACT:	Approval of the motion will allow finance to increase federal revenue and grant expenses for the DMV Police Traffic Services by \$9,000.				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	Competitive grants awarded from DMV in fiscal years 2005, 2008, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, and 2024 for traffic enforcement (overtime and equipment).				
ENCLOSURES:	<ul style="list-style-type: none"> • Grant award and agreement 				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
		X			



Gerald F. Lackey, Ph.D.
Commissioner

COMMONWEALTH of VIRGINIA
Department of Motor Vehicles

2300 W. Broad St.
P.O. Box 27412
Richmond, VA 23269-0001
(804) 497-7100
TTY: 711 or (800) 828-1120
dmv.virginia.gov

August 15, 2024

Aaron Hurd
Captain
Fluvanna County
160 Commons Blvd.
POB 113
Palmyra, VA 22963

Dear Aaron Hurd:

Safety has been and will continue to be a high priority in Virginia's overall transportation system. The Youngkin administration is committed to ensuring that safety is the highest priority in the development of the Commonwealth's multi-modal transportation system.

I am pleased to inform you that the highway safety project proposal(s) listed below is approved for pass-through grant funding from the National Highway Traffic Safety Administration (NHTSA) for Federal Fiscal Year (FFY) 2025.

<u>Project Number</u>	<u>Project Title</u>	<u>Amount Approved</u>
BPT-2025-55324-25324	Selective Enforcement - Police Traffic Services	\$9,000.00
ENF_AL-2025-55285-25285	Selective Enforcement - Alcohol	\$18,800.00

The availability of funds under this grant is contingent upon two conditions: (1) the project director and the fiscal contact responsible for the financial management of your grant(s) must attend a grantee workshop (2) full execution of FFY2025 Grant Agreement by the subrecipient and Department of Motor Vehicles and (3) the release of federal funds to the Commonwealth. Your assigned project monitor will be contacting you to provide the dates and locations for this mandatory training.

You will receive the Highway Safety Grant Agreement package after the training session. As an award recipient, it is important that you read and follow the information, including the Code of Federal Regulations, carefully. If you have any questions regarding the conditions, please contact the project monitor assigned to your grant(s).

Thank you for your commitment and participation in improving highway safety. We look forward to the positive impact that your project(s) will have on making our roadways safer.

Sincerely,

Gerald F. Lackey, Ph.D.
Commissioner



HIGHWAY SAFETY GRANT AGREEMENT

Purpose: Virginia's Highway Safety Program Subrecipients use this form to certify and assure that they will fully comply with all terms of the Highway Safety Grant Agreement.

Instructions: Subrecipients must read the contract, complete all applicable information on the first and last page, initial and date the subsequent pages, and return all pages to the Department of Motor Vehicles.

This Highway Safety Grant Agreement is entered into between the Virginia Department of Motor Vehicles (hereinafter "Department"), 2300 West Broad Street, Richmond, Virginia 23220, and the following:

Subrecipient: Fluvanna County	Federal Award Identification Number (FAIN): 69A37525300004020VA0
Project Title: Selective Enforcement - Police Traffic Services	Project Number: BPT-2025-55324-25324
Assistance Listing Number (ALN): 20.600 ALN Name: State and Community Highway Safety	Grant Award Amount: \$ 9,000.00 Federal Funds Obligated: \$ 9,000.00 Total Funds Obligated: \$ 9,000.00
Period of Performance: From October 1, 2024, or the date the Highway Safety Grant Agreement is signed by the Director, Virginia Highway Safety Office (whichever is later) through September 30, 2025. Allow 21 days for the Department to complete its review and signature. FINAL VOUCHER IS DUE ON OR BEFORE NOVEMBER 5, 2025.	Source of funds obligated to this award: U.S. Department of Transportation National Highway Traffic Safety Administration (NHTSA) Date of Award Letter from NHTSA: September 30, 2024

In performing its responsibilities under this Highway Safety Grant Agreement, the Subrecipient certifies and assures that it will fully comply with the following:

- Applicable Department regulations and policies and State and Federal laws, regulations, and policies
- Statement of Work and Special Conditions and the Approved Budget, included with this Highway Safety Grant Agreement
- General Terms and Conditions, also included with this Highway Safety Grant Agreement

Subrecipient's signature below indicates that the Subrecipient has read, understands and agrees to fully comply with all terms and conditions of this Highway Safety Grant Agreement without alteration. This Highway Safety Grant Agreement (hereinafter referred to as "Grant Agreement"), consisting of this certification, the attached Statement of Work and Special Conditions, the attached General Terms and Conditions, the attached Project Budget, the Subrecipient's proposal and the letter awarding the grant to the Subrecipient constitutes the entire agreement between the Department and the Subrecipient, supersedes any prior oral or written agreement between the parties and may not be modified except by written agreement as provided herein. Where any conflict arises between terms, the following is the order of governance of one term over another: (1) applicable Department regulations and policies, except where superseded by Federal laws, regulations, or policies; (2) applicable State laws, regulations, and policies, except where superseded by Federal laws, regulations, or policies; (3) applicable Federal laws, regulations, and policies; (4) Statement of Work and Special Conditions; (5) General Terms and Conditions; (6) Project Budget; (7) Subrecipient's proposal; and (8) grant award letter. **Subrecipient certifies that this grant does not include research and development.**

SIGNATURES OF AUTHORIZED APPROVING OFFICIALS

For Subrecipient:

Name and Title of Project Director (print)

Signature

Date

Subrecipient's UEI Number _____

Does your locality/legal entity expend \$1,000,000 or more in total federal funds during its fiscal year? ____Yes ____No

Name and Title of Authorized Approving Official (print)

Signature

Date

For Virginia Department of Motor Vehicles:

John Saunders

Director, Virginia Highway Safety Office (print)

Signature

Date



Department of Motor Vehicles
Grant Budget Lines

Date Run: 22-JUL-2024

BPT-2025 - 55324 - Fluvanna County

PM: Rebecca Overman

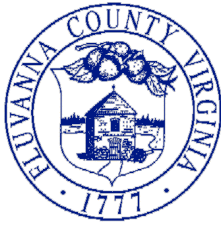
Project Director Initials

Date

Category	Line Item Desc	Qty	Individual Cost	Total Cost	Fed Fund Amount	Matching Funds
Personnel	Selective Enforcement Overtime Hours	200	9,000.00	9,000.00	9,000.00	0.00
Matching Funds	Fuel and Vehicle Maintenance	1	4,500.00	4,500.00	0.00	4,500.00
Total:			13,500.00	13,500.00	9,000.00	4,500.00

**FLUVANNA COUNTY BOARD OF SUPERVISORS
MEETING PACKAGE ATTACHMENTS**

Incl?	Item
<input checked="" type="checkbox"/>	BOS Contingency Balance Report
<input checked="" type="checkbox"/>	Building Inspections Report
<input checked="" type="checkbox"/>	Capital Reserve Balances Memo
<input type="checkbox"/>	Fluvanna County Bank Balance and Investment Report
<input checked="" type="checkbox"/>	Unassigned Fund Balance Report
<input type="checkbox"/>	VDOT Monthly Report & 2020 Resurfacing List
<input type="checkbox"/>	ARPA Fund Balance Memo
<input checked="" type="checkbox"/>	The Board of Supervisors Two Year Plan



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

BOS 2024-09-18 p.283/304

P.O. Box 540

Palmyra, VA 22963

(434) 591-1910

Fax (434) 591-1911

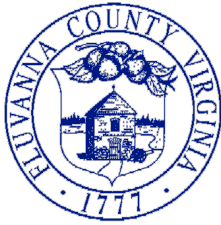
www.fluvannacounty.org

MEMORANDUM

Date: September 18, 2024
From: Theresa McAllister – Management Analyst
To: Board of Supervisors
Subject: FY24 BOS Contingency Balance

The FY24 BOS Contingency line balance is as follows:

Beginning Original Budget:	\$146,615
Less: Consulting Services Agreement with B.W. Murray, Inc. – Registrar – BOS Approval 07.05.23	-\$20,000
Less: Agreement with VDOT regarding "Watch for Children" signs – Public Works - BOS Approval 09.20.23	-850
Less: Annual Card Terminal Fees – Information Technology – BOS Approval 10.04.23	-2,736
Less: Additional Funding for Car 1 & Car 30 – BOS Approval 02.21.24	-29,982
Less: Reassessment Budget Transfer – 08.07.24	-49,284.47
Available:	\$43,762.53



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

BOS 2024-09-18 p.285/304

P.O. Box 540

Palmyra, VA 22963

(434) 591-1910

Fax (434) 591-1911

www.fluvannacounty.org

MEMORANDUM

Date: September 18, 2024
From: Theresa McAllister – Management Analyst
To: Board of Supervisors
Subject: FY25 BOS Contingency Balance

The FY25 BOS Contingency line balance is as follows:

Beginning Original Budget:	\$248,824
Less: Position Upgrades for COR's Office – 07.03.24	-\$19,721
Less: TJPDC Spring Regional Housing Summit – 07.03.24	-\$2,500
Less: BOS Leadership Retreat – 07.03.24	-\$4,500
Less: Position Upgrade from EMS Supervisor to Director – 07.03.24	-\$22,670
Less: Command Structure in Emergency Services – 07.03.24	-\$22,025
Reassessment Budget Transfer – 08.07.24	\$49,284.47
Less: Dewberry Engr Svc for Comms Twr Inspect and Mapping – 09.04.24	-\$5,300
Available:	\$221,392.47

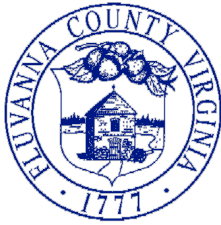
BUILDING INSPECTIONS MONTHLY REPORT

County of Fluvanna

Building Official:	Period:
Andrew Wills	Aug-2024

Category	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
BUILDING PERMITS ISSUED														
NEW - Single Family Detached (incl. Trades permits & SWMH)	2020	12	13	23	14	8	19	19	17	16	20	22	11	194
	2021	15	9	19	20	16	22	15	11	8	22	13	8	178
	2022	17	11	20	11	18	32	10	9	11	12	9	4	164
	2023	5	6	6	12	12	6	10	5	7	8	9	7	93
	2024	9	7	13	7	8	12	16	8	0	0	0	0	80
NEW - Single Family Attached (Town Homes)	2020	0	0	0	0	1	6	0	0	6	0	0	0	13
	2021	0	0	0	0	0	0	0	0	6	0	0	0	6
	2022	0	0	0	0	0	0	0	0	0	0	0	0	0
	2023	0	8	0	0	0	0	0	0	0	0	0	7	15
	2024	0	0	0	0	0	0	0	6	0	0	0	0	6
Multi Family (Apartment, Duplex)	2020	0	0	0	0	0	0	0	0	1	0	0	0	1
	2021	0	0	0	0	0	0	0	0	1	0	0	0	0
	2022	0	0	0	0	0	0	0	5	0	0	0	0	5
	2023	1	0	0	0	0	0	0	0	0	0	0	0	1
	2024	0	0	0	0	0	0	0	0	0	0	0	0	0
Additions and Alterations	2020	37	38	23	30	30	22	27	20	30	34	35	23	349
	2021	28	14	43	39	31	40	30	29	26	30	35	33	378
	2022	33	48	60	45	47	50	51	63	45	63	51	44	600
	2023	52	34	51	34	36	28	36	35	45	39	43	37	470
	2024	39	33	45	31	43	29	39	27	0	0	0	0	286
* Trade permits count not in .														
Accessory Buildings	2020	2	4	4	4	5	5	1	7	8	3	5	1	49
	2021	1	3	3	6	3	6	1	3	2	4	4	2	38
	2022	3	4	13	6	5	2	5	4	5	3	0	2	52
	2023	7	2	7	5	6	2	5	8	4	7	5	6	64
	2024	1	6	5	3	9	3	5	2	0	0	0	0	34
Swimming Pools	2020	0	1	3	3	1	2	3	1	1	0	0	0	15
	2021	0	0	7	1	5	2	3	4	1	0	1	2	26
	2022	0	2	4	4	1	0	3	3	0	0	0	0	17
	2023	1	0	6	1	2	4	0	0	0	2	0	0	16
	2024	0	0	1	3	3	0	0	0	0	0	0	0	7
Commercial/ Industrial Build/Cell Towers	2020	0	0	1	0	1	0	0	3	0	0	2	0	7
	2021	1	0	1	0	0	0	1	0	0	0	2	0	5
	2022	0	0	0	0	0	2	3	2	0	2	1	0	10
	2023	1	1	0	1	0	0	0	0	0	0	0	0	3
	2024	0	0	0	0	0	1	0	1	0	0	0	0	2
TOTAL BUILDING PERMITS	2020	51	56	54	51	46	54	50	48	63	57	54	40	624
	2021	51	26	73	66	55	70	50	47	37	56	55	45	631
	2022	54	65	97	66	71	86	72	77	61	80	61	50	840
	2023	67	51	64	52	51	40	52	48	56	56	57	57	651
	2024	49	46	64	44	63	45	60	44	0	0	0	0	415
* Trade permits count not included as in previous years														
BUILDING VALUES FOR PERMITS ISSUED														
TOTAL BUILDING VALUES	2020	\$2,292,161	\$3,206,055	\$7,238,708	\$2,997,448	\$2,245,411	\$4,389,903	\$3,644,002	\$5,555,492	\$5,271,906	\$4,201,357	\$3,513,834	\$2,954,193	\$ 47,506,500
	2021	\$5,397,000	\$1,687,484	\$2,506,869	\$4,952,702	\$3,473,256	\$5,766,891	\$2,885,146	\$2,506,053	\$2,046,134	\$3,637,390	\$4,633,868	\$2,712,396	\$ 41,734,789
	2022	\$5,073,054	\$3,017,155	\$5,012,175	\$2,937,240	\$5,694,955	\$9,371,750	\$11,374,772	\$17,974,068	\$2,743,309	\$4,363,026	\$6,842,941	\$1,046,000	\$ 75,410,524
	2023	\$3,929,572	\$4,916,308	\$3,029,674	\$3,087,131	\$6,370,476	\$3,088,398	\$4,234,315	\$3,224,163	\$2,474,897	\$2,332,220	\$3,542,065	\$4,921,239	\$ 45,140,458
	2024	\$4,126,791	\$1,874,058	\$5,852,079	\$2,471,063	\$3,280,586	\$3,890,154	\$4,188,990	\$3,864,595	\$0	\$0	\$0	\$0	\$ 29,548,316

Category	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
LAND DISTURBING PERMITS ISSUED														
LAND DISTURBING PERMITS	2020	11	10	26	13	8	24	13	19	20	19	13	16	192
	2021	22	10	18	20	18	22	16	11	4	23	13	8	185
	2022	16	13	19	11	18	34	11	10	8	13	8	3	164
	2023	5	14	9	15	10	7	10	5	10	8	8	14	115
	2024	8	6	15	8	9	11	16	12	0	0	0	0	85
INSPECTIONS COMPLETED														
TOTAL INSPECTIONS	2020	213	197	302	369	371	304	434	368	439	464	407	412	4,280
	2021	430	349	465	431	402	426	333	355	419	453	422	356	4,841
	2022	304	414	551	449	439	486	594	589	523	400	300	351	5,400
	2023	350	298	321	308	288	285	261	294	287	375	297	300	3,664
	2024	272	200	226	226	256	266	308	435	0	0	0	0	2,189
FEEES COLLECTED														
Building Permits	2020	\$12,863	\$15,468	\$18,152	\$16,803	\$13,147	\$28,068	\$23,193	\$28,887	\$24,237	\$19,359	\$15,359	\$15,871	\$ 231,407
	2021	\$18,733	\$15,400	\$15,654	\$21,333	\$16,184	\$23,031	\$27,000	\$11,923	\$9,144	\$20,620	\$15,563	\$9,211	\$ 203,796
	2022	\$21,100	\$19,347	\$23,488	\$15,404	\$19,739	\$23,621	\$18,713	\$54,782	\$11,348	\$34,994	\$17,567	\$6,021	\$ 266,124
	2023	\$11,925	\$20,870	\$11,256	\$15,385	\$21,848	\$9,751	\$9,429	\$8,207	\$10,590	\$11,603	\$11,462	\$14,778	\$ 157,104
	2024	\$21,425	\$8,680	\$19,958	\$9,063	\$8,812	\$17,936	\$21,896	\$18,824	\$0	\$0	\$0	\$0	\$ 126,594
Land Disturbing Permits	2020	\$1,375	\$1,250	\$6,365	\$1,625	\$1,000	\$3,000	\$2,125	\$8,369	\$2,500	\$2,375	\$4,294	\$1,875	\$ 36,153
	2021	\$5,678	\$1,250	\$14,463	\$2,500	\$2,250	\$2,750	\$13,581	\$2,824	\$500	\$4,848	\$1,625	\$1,000	\$ 53,268
	2022	\$2,000	\$2,050	\$9,963	\$1,375	\$2,250	\$10,014	\$1,375	\$2,175	\$27,725	\$3,649	\$2,175	\$375	\$ 65,126
	2023	\$625	\$1,875	\$1,125	\$2,300	\$1,625	\$5,000	\$2,408	\$625	\$4,975	\$1,000	\$1,000	\$1,750	\$ 24,308
	2024	\$1,000	\$750	\$9,584	\$1,000	\$3,713	\$1,375	\$2,000	\$1,500	\$0	\$0	\$0	\$0	\$ 20,922
Zoning Fees collected by Building Dept starting February 2024	2020	\$1,650	\$1,600	\$3,000	\$1,700	\$15,550	\$3,050	\$2,350	\$2,300	\$2,900	\$2,850	\$1,600	\$1,700	\$ 26,250
	2021	\$2,150	\$1,150	\$3,650	\$2,950	\$2,650	\$3,400	\$2,450	\$1,850	\$1,300	\$2,900	\$1,900	\$1,150	\$ 27,500
	2022	\$1,900	\$1,400	\$3,900	\$1,650	\$2,300	\$3,900	\$1,800	\$1,500	\$1,500	\$2,000	\$1,450	\$750	\$ 24,050
	2022	\$1,350	\$1,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 3,300
	2024	\$0	\$800	\$2,250	\$1,150	\$1,800	\$2,250	\$2,250	\$1,650	\$0	\$0	\$0	\$0	\$ 12,150
TOTAL FEES	2020	\$15,888	\$18,318	\$27,517	\$20,128	\$15,697	\$34,118	\$27,668	\$39,556	\$29,637	\$24,584	\$24,584	\$19,446	\$ 293,810
	2021	\$25,000	\$22,797	\$37,351	\$18,429	\$24,289	\$37,535	\$21,888	\$58,457	\$40,573	\$40,643	\$24,584	\$7,146	\$ 290,061
	2022	\$25,001	\$22,797	\$37,351	\$18,429	\$24,289	\$37,535	\$21,888	\$58,457	\$40,573	\$40,643	\$24,584	\$7,146	\$ 335,300
	2023	\$13,900	\$24,395	\$12,381	\$17,685	\$23,473	\$14,751	\$11,837	\$8,834	\$15,565	\$12,603	\$12,462	\$16,528	\$ 184,714
	2024	\$22,425	\$10,230	\$31,792	\$11,213	\$14,325	\$21,561	\$26,146	\$21,974	\$0	\$0	\$0	\$0	\$ 159,666



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MEMORANDUM

Date: September 18, 2024
From: Theresa McAllister – Management Analyst
To: Board of Supervisors
Subject: FY25 Capital Reserve Balances

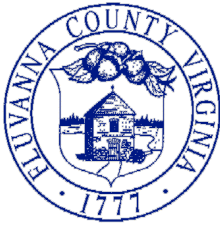
The FY25 Capital Reserve account balances are as follows:

County Capital Reserve:

FY24 Carryover	\$497,849.16
FY25 Budget Allocation:	\$250,000
Less: Public Safety Building Replace HVAC Unit #4	-\$19,318.80
FY25 Available:	\$728,530.36

Schools Capital Reserve:

FY24 Carryover	\$237,045.55
FY25 Budget Allocation:	\$200,000
Less: FMS HVAC Unit Replacement & Installation – 07.03.24	-\$39,566
Less: FMS Bat Elimination – 08.07.24	-\$30,000
Less: School's Asphalt Patching (FCHS, CB, & CE) – 08.07.24	-\$9,759
Less: FCHS Driver on Chiller Circulation Pump – 08.21.24	-\$9,850
FY25 Available:	\$347,870.55



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MEMORANDUM

Date: September 18, 2024
From: Theresa McAllister – Management Analyst
To: Board of Supervisors
Subject: FY24 Capital Reserve Balances

The FY24 Capital Reserve account balances are as follows:

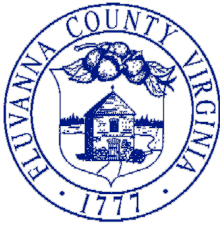
County Capital Reserve:

FY23 Carryover	\$540,981.86
FY24 Budget Allocation:	\$250,000
Add: Closed CRM Projects 07.24.23	6,477.05
Add: Closed CRM Projects 08.21.23	3,769.97
Less: Lower Court Clerk’s Office Mold Remediation. 11.01.23	-37,079
Less: Replace Turbo Assembly and minor repairs to Ambulance 49. 12.06.23	-6,198.36
Less: Commonwealth Attorney’s Office Restoration. 12.20.23	-78,504
Less: Fluvanna County Attorney’s Office Restoration. 12.20.23	-180,720
Less: Registrar Office Server. 02.21.24	-5,437.19
Less: Kent Store Firehouse Water Mitigation and Restoration. 03.06.24	-22,294.10
Less: Carysbrook Scoreboard Electricity. 03.06.24	-4,700
Less: Pleasant Grove Stage. 03.06.24	-2,450
Less: Upgrade Existing Camera System in Treasurer/COR Building. 04.17.24	-16,445
Less: Engine and Transmission Replacement in Ambulance 49. 06.05.24	-40,081.86
Add: Closed CRM Projects 06.07.24	1,457.44
Add: Closed CRM Projects 06.12.24	44,826.29
Add: Closed CRM Projects 06.24.24	13,090

Add: VACORP Reimbursement CH Clog Roof Drain 05.15.24	23,166.21
Add: VACORP Reimbursement KSFD Clogged Toilet 05.15.24	18,399.85
Less: Run New Fiber to the Rescue Squad on Rescue Lane – 08.07.24	-\$10,410
FY24 Available:	\$497,849.16

Schools Capital Reserve:

FY23 Carryover	\$296,395.57
FY24 Budget Allocation:	\$200,000
Less: Repair and updating equip at FMS due to vandalism, duplicate entries	-38,498.27
Add: Closed CRM Projects 07.24.23	365.93
Add: Closed CRM Projects 08.21.23	3,071
Add: Closed CRM Project 08.21.23	1,095.92
Less: Quality CCTV Systems Abrams Academy. 09.06.23	-11,800
Less: Bluebird Buses. 09.06.23	-9,994.74
Less: Central Elementary Capital and Budget Electric. 09.20.23	-5,785
Less: HAVTECH at FCHS. 09.20.23	-12,861.39
Less: Replace Transceiver and Supply Boards. 01.17.24	-10,570.82
Less: VPS Recreation. 01.17.24	-46,675
Less: Replace Pump and Motor at Pleasant Grove. 01.17.24	-7,864.81
Less: Carysbrook Elementary Playground. 02.21.24	-9,620
Less: Central Elementary new doors. 02.21.24	-21,065
Less FCHS Chiller. 02.21.24	-11,880
Add: Closed CRM Project 04.17.24	1,168.54



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Less: Replace & Install (2) new doors at CE. 05.01.24	-14,044
Less: Labor to Replace (3) Chiller Motors at CE. 05.15.24	-4,385.06
Less: FCHS Generator Repairs. 05.15.24	-5,070.47
Less: FMS Chiller. 05.15.24	-5,146.83
Less: Transmission Replacement 2016 Ford Fusion. 05.15.24	-6,688.10
Less: Replacing Hot Water Heater at FMS. 06.05.24	-9,094.12
Less: Repairing Damage to FMS GYM Floor. 06.05.24	-39,497
Less: Installation of CAT 6 Cable and Vape Detectors at FMS/FCHS. 06.05.24	-52,879
Add: Closed CRM Project 06.25.24	27,637.88
Add: Refund of Overpayment on FMS Vandalism	266.12
Add: VACORP Insurance Claim Reimbursement FMS Gym Floor – 08.07.24	30,464.20
FY24 Available:	\$237,045.55



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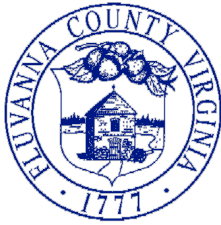
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MEMORANDUM

Date: September 18, 2024
From: Theresa McAllister– Management Analyst
To: Board of Supervisors
Subject: Unassigned Fund Balance

FY23 Year End Audited Total Unassigned Fund Balance:	\$26,584,082
Unassigned Fund Balance – 12% Target Per Policy:	\$11,198,981
Unassigned Fund Balance – Excess Above Policy Target:	\$15,385,101
Less: Jaunt Increase – 07.01.23	-\$10,950
Less: Palmyra Village Streetscape Project – 08.02.23	-\$118,169
Less: School Carryover Request – 12.06.23	-\$488,891.92
Less: FY23 Carryover Request – 12.06.23	-\$236,378.83
Less: EMS for an Ambulance Purchase - 01.17.24	-\$184,093
Less: Live Fire Training Structure – 02.07.24	-\$550,000
Less: CVEC Broadband Local Taxes Grant – 04.03.24	-\$500,000
Less: VDOC Fluvanna Women’s Correctional Center WWTP – 06.20.24	-\$84,215
Less: Engineer Report for Pleasant Grove WTR & SWR Expansion 06.20.24	-\$39,685
Less: FY25 Adopted CIP – 04.17.24	-\$5,612,856
Less: FY24 FCHS Track Resurfacing/Milling – 05.15.24	-\$30,000
Less: FY24 FCHS Football Field Turf Replacement – 05.15.24	-\$295,000
Less: FY24 FMS Track Resurfacing/Milling – 05.15.24	-\$525,000
Current Unassigned Fund Balance – Excess Above Policy Target:	\$6,709,862.25



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MEMORANDUM

Date: September 18, 2024
From: Theresa McAllister– Management Analyst
To: Board of Supervisors
Subject: Unassigned Fund Balance

*FY24 Year End (Unaudited) Unassigned Fund Balance:	\$6,709,862.25
Less: FCMS Track Resurfacing/Milling CIP – 08.06.24	-\$221,000
Less: Dev Agrmt btw Fluvanna, Zion 3 Notch, & Econ Dev Auth – 08.07.24	-\$250,000
Current (Unaudited) Unassigned Fund Balance:	\$6,238,862.25

*Audited FY24 Year End Unassigned Fund Balance will be available upon Completion of the FY24 Annual Comprehensive Financial Report

The Board of Supervisors Two Year Plan – *Adopted September 21, 2022*

#	Complete	2022 Two Year Goals	Year 1	Year 2	Notes
A		SERVICE DELIVERY			
A1		Work with FRA to identify support options for Fire and Rescue volunteers.		X	<ul style="list-style-type: none"> • Money allocated for Fire and Rescue volunteer incentives. Details TBD. • Opportunities for recognition continue to be explored
A2		Perform comprehensive review of existing partnerships with local area support and non-profit groups providing services to Fluvanna residents; review service gaps and identify needed partnerships.	X	X	<ul style="list-style-type: none"> • Has not occurred.
A3	X	Initiate comprehensive review of traffic throughout the county with a particular focus on high-traffic areas around the Lake Monticello community.		X	<ul style="list-style-type: none"> • Sep 2022 – Signed a letter of support for a Safe Streets 4 All Grant with TJPDC, committed up to \$30,000 local match. <ul style="list-style-type: none"> ○ TJPDC applied for and was awarded a grant to develop a Comprehensive Safety Action Plan that will meet eligibility requirements for all six of its member jurisdictions • Sep 21, 2022 – Adopted a resolution requesting VDOT conduct a safety study on a portion of South Boston Rd. • South Boston/Lake Monticello Rd intersection improvements • VDOT traffic studies

#	Complete	2022 Two Year Goals	Year 1	Year 2	Notes
A4	X	Community transportation options and alternatives.		X	<ul style="list-style-type: none"> Sept 2022 – Investigate shared school buses/drivers providing transportation for county residents; TJPDC Rural Transportation work group; JAUNT 2023/2024 – JAUNT Rural Transportation Needs Assessment 2023/2024 – TJPDC Regional Transit Governance Study Steering Committee; 2024 Final Report Continued Participation in TJPDC Rural Transportation Advisory Committee (RTAC)
A5		Implement annual county volunteer recognition ceremony.		X	<ul style="list-style-type: none"> Aug 2024 - Director of Emergency Services created and distributed a Fluvanna EMS Challenge Coin to all Fire and Rescue volunteers
A6	X	Design implementation plan for professional Fire Chief position.		X	<ul style="list-style-type: none"> Board defunded position in FY25 Budget
B		COMMUNICATION			
B1		Develop communication plan to inform residents of County projects, accomplishments, and where tax dollars are spent.		X	<ul style="list-style-type: none"> No formal plan has been developed; FAN Mail and website serve as primary channels for disseminating information.
C		PROJECT MANAGEMENT			
C1		Continue Columbia area renewal efforts.	X	X	<ul style="list-style-type: none"> Code Compliance monitoring garbage Continue to receive feedback from, and respond to, residents' concerns/complaints.
C2	X	Complete a Master Water and Sewer (Plan Phase I) to identify sources for the county's long-term water needs; particularly for each of its community planning areas.	X		<ul style="list-style-type: none"> Completed.

#	Complete	2022 Two Year Goals	Year 1	Year 2	Notes
C3		Continue Palmyra Village Streetscape	X	X	<ul style="list-style-type: none"> • Sept 2022: Phase I: project begins in 2025, street flow, sidewalks, and street parking on Stone Jail Street side of Civil War Park. Phase II: Crosswalks, sidewalks and parking on Main Street.
		C3.1 Review and pursue opportunities and options for a Palmyra Village Streetscape project to improve safety, parking, walkability, and overall appearance.	X		<ul style="list-style-type: none"> • 2022 Transportation Alternatives Program (TAP) Grant awarded. • Oct 2022: Approved a supplemental appropriation of \$317,831 from unassigned fund balance to allocate its required 20% match for the VDOT Transportation Alternatives Program (TAP) grant for the Palmyra Village Streetscape CIP project • Oct 2022: Adopted the resolution entitled “Resolution Affirming Commitment To Fund The Locality Share Of Projects Under Agreement With The Virginia Department Of Transportation And Provide Signature Authority” for the Palmyra Village Streetscape project • Aug 20203: Approved an additional supplemental appropriation of \$118,169 from unassigned fund balance to allocate its required 20% match for the VDOT Transportation Alternatives Program (TAP) grant for the Palmyra Village Streetscape CIP project; • Aug 2023: Adopted the resolution entitled “Resolution Reaffirming Commitment To Fund The Locality Share Of Projects Under Agreement With The Virginia Department Of Transportation And Provide Signature Authority” for the Palmyra Village Streetscape project • VDOT assessing options for constructing the project with VDOT staff rather than bidding out .
		C3.2 Research options for civic displays (flags, banners, Notable Residents, etc.)		X	

#	Complete	2022 Two Year Goals	Year 1	Year 2	Notes
C4		Successfully oversee and manage Fluvanna County aspects of the James River Water Project.	X	X	<ul style="list-style-type: none"> Apr 2024: Army Corps permit issued; Apr 2024: VRA Financing to fund project issued Construction anticipated to begin late May 2024. Phase III Archeological Study anticipated to begin Summer 2024; Aug 2024: Groundbreaking Ceremony
C5	X	Successfully oversee and manage the design and construction of the Zion Crossroads water and sewer system.	X	X	<ul style="list-style-type: none"> Apr 2024: Water line complete and operational; customers connected. Apr 2024: Sewer line – force main completed; connection via gravity sewer lines dependent on development activity. Apr 2024: minor grading issues in the process of being resolved
C6		Pursue Fork Union revitalization.		X	<ul style="list-style-type: none"> December 2023: Awarded US Small Business Administration’s Portable Assistance Program grant to allow for Fork Union Business Revitalization Strategy. Spring 2024: Business advisor hired and meeting with business owners.
		C6.1 Research options for civic displays (flags, banners, Notable Residents, etc.)		X	
C7		Oversee New Administration Building project.	X	X	<ul style="list-style-type: none"> Multi-year project.
		C7.1 Create and Issue Request for Proposal for Design	X		<ul style="list-style-type: none"> Apr 2024: County Attorney is reviewing RFP. Aug 2024: RFP should be completed and issued early Fall 2024.
		C7.2 Select Design Firm for design of New Admin Building		X	
D		COMMUNITY DEVELOPMENT & ENRICHMENT			

#	Complete	2022 Two Year Goals	Year 1	Year 2	Notes
D1	X	Draft and adopt a formal County-wide economic development and tourism strategy inclusive of an implementation schedule.	X	X	<ul style="list-style-type: none"> Sep 2022 - Economic Development Strategic Plan Adopted Dec 2023 – Tourism Strategic Plan Adopted
		D1.1 Adopt Economic Development Strategic Plan.	X		<ul style="list-style-type: none"> Sep 2022 - adopted
		D1.2 Implement five-year Economic Development Strategic Plan.		X	<ul style="list-style-type: none"> Oct 2022 – Implementation begun
D2		Seek opportunities to coordinate development activity at Fluvanna’s northern border with Louisa County.	X	X	<ul style="list-style-type: none"> May 2022 - Draft Zion Crossroads Gateway Plan
D3	X	Hold an Economic Development Discussion Forum for local businesses with planning, zoning, building inspections, infrastructure components.	X		<ul style="list-style-type: none"> Jun 2023 – Fork Union Town Hall Meeting Oct 2023 – Lake Monticello Area Town Hall Meeting 2023 – Economic Development presentations made to: <ul style="list-style-type: none"> Fluvanna Rotary Fluvanna Chamber FLDP Fluvanna Women in Business All 4 Active Adult Centers
D4		Investigate options for utilizing Dominion proffer - \$500,000 for recreation, green space.	X	X	
D5	X	Investigate opportunities to support expanded recreation opportunities, arts, and tourism.	X	X	<ul style="list-style-type: none"> Coordination with State agencies regarding the installation of additional boat ramps along the Rivanna and James Rivers. Oct 2023 – Inaugural Groovin’ at the Grove, free concert series held at Pleasant Grove. 2024 season kicks off May 11, 2024 with concerts held the 2nd Saturday of each month through October.
D6		Research creating a “teaching farm” at PG Park.		X	<ul style="list-style-type: none"> Collaborative effort - FCPS? Cooperative Extension? Farm Bureau?

#	Complete	2022 Two Year Goals	Year 1	Year 2	Notes
D7	X	Implement stronger Code Enforcement on the County's Spot Blight Abatement program	X	X	<ul style="list-style-type: none"> Code Enforcement Officer actively responding to complaints and issues, sending notices of violation, etc.
D8		Review the Subdivision Ordinance on Cluster subdivisions; large lot subdivisions.		X	
D9		Review the Zoning Ordinance to look at higher density options between CPA and R4.		X	
E		FINANCIAL STEWARDSHIP AND EFFICIENCY			
E1		Reduce the County's reliance on creating and mailing paper checks for payments and implement expanded ACH/EFT transaction options.	X		<ul style="list-style-type: none"> Apr 2024 - ACH capability in place; troubleshooting Munis process issues. Anticipate full ACH capability by May 2024.
E2		Implement credit card payment option for citizens at all County funds-collection points through MUNIS Cashiering process.	X	X	<ul style="list-style-type: none"> Soon! Tyler Tech anticipates full deployment by Oct 1, 2024.
E3		Plan for ways to adequately fund, implement and standardize the Capital Improvement Plan, eliminating deferred CIP projects.		X	