

FLUVANNA COUNTY PLANNING COMMISSION
WORK SESSION AND REGULAR MEETING AGENDA
December 10, 2024
6:00 PM Work Session | 7:00 PM Regular Meeting
Morris Room, County Administration Building

TAB	AGENDA ITEMS
WORK SESSION	
A – CALL TO ORDER, PLEDGE OF ALLEGIANCE	
B – WORK SESSION	
	Subdivisions
REGULAR MEETING	
1 – CALL TO ORDER, PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE	
2 – ADOPTION OF AGENDA	
3 – DIRECTOR’S REPORT	
4 – PUBLIC COMMENTS #1 (5 minutes each)	
5 – MINUTES	
	Minutes of November 12, 2024
6 – PUBLIC HEARING:	
	Capital Improvement Plan
	ZTA 24:08 - Day Homes
	ZTA 24:09 - Minor Subdivision
	ZTA 24:10 - Front Yard
7 – SUBDIVISIONS: None	
8 – SITE DEVELOPMENT PLAN	
	SDP 24:07 Antioch Baptist Church
9 – RESOLUTIONS:	
	ZTA 24:11 Advertisement for public hearing for ZTA – Subdivision Definitions
10 – PRESENTATIONS: None	
11– UNFINISHED BUSINESS	
	Comprehensive Plan – Todd Fortune, Director of Planning
	Special Events – Todd Fortune, Director of Planning
12 – NEW BUSINESS:	
	Agritourism
13 – PUBLIC COMMENTS #2 (5 minutes each)	
14 – ADJOURN	

Planning Director Review

Fluvanna County...The heart of central Virginia and your gateway to the future!

*For the Hearing-Impaired – Listening device available in the Board of Supervisors Room upon request. TTY access number is 711 to make arrangements.
For Persons with Disabilities – If you have special needs, please contact the County Administrator’s Office at 591-1910.*

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.

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 Commission wishes to debate the matter of the disorder or the bringing of order; the regular business may be suspended by vote of the Commission to discuss the matter.
3. No member or citizen shall be allowed to use abusive language, excessive noise, or in any way incite persons to use such tactics. The Chairman shall be the judge of such breaches, however, the Commission may vote to overrule both.
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.

PUBLIC HEARING RULES OF PROCEDURE

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 Commission.
 - Each speaker should clearly state his/her name and address.
 - All comments should be directed to the Commission.
 - All questions should be directed to the Chairman. Members of the Commission 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 Commission 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.

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**FLUVANNA COUNTY PLANNING COMMISSION
MEETING MINUTES
132 Main Street Palmyra, VA 22963,
Tuesday, November 12, 2024
Work Session 5:30 pm | Regular Meeting 7:00 pm**

MEMBERS PRESENT:

Barry Bibb, Chair (arrived 5:40 pm)
Kathleen Kilpatrick, Commissioner
Howard Lagomarsino, Commissioner
Lorretta Johnson-Morgan, Commissioner
Eddie Shifflett, Commissioner (arrived 6:03 pm)
Mike Goad, Representative of Board of Supervisors (arrived 6pm)

ABSENT:

None

STAFF PRESENT:

Todd Fortune, Director of Planning
Dan Whitten, Fluvanna County Attorney
Jason Overstreet, Senior Planner
Kelly Harris, Assistant County Administrator
Eric Dahl, County Administrator
Margie Bamford, Administrative Assistant

A. CALL TO ORDER, THE PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE:

At 5:33 pm, Vice-Chair Lagomarsino called the November 12, 2024 Work Session to order, led in the Pledge of Allegiance, and conducted a Moment of Silence.

B. Capital Improvement Plan FY26-FY30 - Rankings

Fluvanna County’s new Capital Improvement Plan (CIP) for FY-26-FY30 has been prepared by the Finance Department in conjunction with the County Administrator and county department heads. The CIP has been forwarded to the Planning Commission for their review, in accordance with Virginia State Code §15.2-2239: local Planning Commissions to prepare and submit annual capital improvement programs to the governing body, in our case it is to the Fluvanna County Board of Supervisors.

Several of the same CIP requests from last year were presented, so there was little change in these requests to the Planning Commissioners they were of status updates on these projects. The Schools Division had taken care of their additional school bus orders with other funding.

Eric Dahl, County Administrator stated that there were no more comments from county staff, there was discussion among the Planning Commission members about the ranking of projects and they discussed minor changes to the rankings.

C. Work Session Adjourned.

- Chairman Bibb adjourned the Work Session at 6:30 pm.

1. CALL TO ORDER, THE PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE:

At 7:00 pm, Chair Bibb, called the November 12, 2024 Regular Meeting to order, led in the Pledge of Allegiance, and conducted a Moment of Silence.

2. Adoption of the Agenda:

MOTION:	To Approve the Adoption of the Agenda of the Planning Commission meeting for November 12, 2024.				
MEMBER:	Bibb	Kilpatrick	Shifflett	Lagomarsino	Morgan
ACTION:				Motion	Second
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0, Approved				

3. DIRECTOR’S REPORT – Todd Fortune, Director of Planning

- Announcements and Updates
 - Margaret “Margie” Bamford has been hired at the Administrative Programs Specialist, her first day was November 4, 2024.

- **Solar Update:** The Board of supervisors help a public hearing on October 16 to consider and hear public comment on proposed ordinance language and supplemental regulations for the proposed S-1 Solar district. After the Public Hearing, the Board voted 4-1 to approve the proposed language, and remove the 3% countywide cap and 1% per district cap.
- **Rural Cluster Subdivisions:** The developer for the proposed Rivanna Bend subdivision is requesting a sidewalk waiver. That request is on the agenda for tonight’s meeting.
- There are 3 public hearing on tonight’s agenda for the meeting:
 - Rural cluster subdivisions
 - Add definitions: Pet crematoriums and animal training facilities
 - Screening requirements
- There are three resolutions for additional Zoning Text Amendments on the agenda tonight. The Planning Commission will be asked to approve resolutions to advertise there for public hearings.
 - Amend definition: Family Day Home
 - Amend definition: Minor Subdivisions
 - Amend definition: Front Yard
- At the October meeting, there was a discussion about whether to undertake a Zoning Text Amendment to require event permits for events that attract large crowds. The Planning Commission directed staff to conduct additional research on this and report back to the Commission. Staff is currently working on this.
- **Upcoming Meetings:**

Day	Date	Time	Public Hearing and Public Meetings	Location
Tuesday	Dec, 10 2024	6pm 7PM	Work Session (TDB) Regular Meeting	Morris Rm
Tuesday	Jan 7, 2025	6pm 7PM	Work Session (TDB) Regular Meeting	Morris Rm
Tuesday	Feb 11, 2025	6pm 7PM	Work Session (TDB) Regular Meeting	Morris Rm

4. Public Comments #1:

- At 7:04 PM Chair Bibb opened up the first round of Public Comments.
 - Charlie White, 55 Kendell Court, spoke on concerns with the Rivanna Bend Subdivision and pedestrian traffic with no sidewalks in the area and wanted that taken into consideration when issuing sidewalk waivers.
 - With no one else coming forward to speak, Chair Bibb closed the first round of Public Comments at 7:09 pm.

5. MINUTES:

MOTION:	To Approve the Regular meeting minutes of the Planning Commission of October 8, 2024.				
MEMBER:	Bibb	Kilpatrick	Shifflett	Lagomarsino	Morgan
ACTION:		Motion	Second		
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0, Approved				

6. Subdivisions

- **SUB 24:29-Rivanna Bend Sidewalk Waiver-Jason Overstreet, Senior Planner:**
 - Mr. Overstreet went over the waiver and explained that the sketch for the subdivision had already been accepted and the waiver just needed to be approved. Mr. Goad questioned how the sketch was accepted without the sidewalks. The representative from the owner, Mr. Mike Myers, stated that it seemed like an administrative oversight and said sidewalks are normally waived in these situations. Ms. Johnson-Morgan had concerns about ADA uses with no sidewalks. Mr. Bibb questioned if sidewalks were needed with the number of houses being constructed. Ms. Johnson-Morgan wanted to know what kind of materials were being used in the construction. Mr. Myers provided that information to her. Mr. Bibb then wanted to know how long and wide the roadways were going to be. Mr. Myers provided that information. Ms. Johnson-Morgan reiterated her concern on ADA compliance for use. Mr. Shifflett had concerns about pedestrian safety in the area with no

sidewalks. Ms. Kilpatrick agreed with Ms. Johnson-Morgan’s concerns with no ADA accessible areas and was also concerned that the sketch was accepted with no sidewalks. Mr. Lagomarsino questioned where the sidewalks would be placed if waiver was not approved.

MOTION:	I move that the Planning Commission approve the request for a variation to the sidewalk regulations required by Sec. 19-8-8-Sidewalks for Rivanna Bend subdivision.				
MEMBER:	Bibb	Kilpatrick	Shifflett	Lagomarsino	Morgan
ACTION:		Motion		Second	
VOTE:	Aye	Aye	Nay	Aye	Nay
RESULT:	3-2, Approved				

7. Site Development Plans -23:02-West River Self Storage-Jason Overstreet, Senior Planner

- Mr. Bibb wanted to know what year this property was zoned B-1. There was nothing Mr. Fortune could find in the files at that time to answer that question.

MOTION:	I move that the Planning Commission accept SDP 23:02, a sketch plan request to construct a self-storage facility with respect to 5.022 acres of Tax Map 50, Section 12, Parcel 1, subject to the conditions listed in the staff report.				
MEMBER:	Bibb	Kilpatrick	Shifflett	Lagomarsino	Morgan
ACTION:			Motion		Second
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0, Accepted				

MOTION:	I move that the Planning Commission approve a request for a variation to the sidewalk regulations required by Sec. 22-23-6 for SDP 23:02.				
MEMBER:	Bibb	Kilpatrick	Shifflett	Lagomarsino	Morgan
ACTION:			Second		Motion
VOTE:	Aye	Aye	Nay	Aye	Nay
RESULT:	5-0, Approved				

8. Resolutions:

- **Request for Public Hearing for ZTA 24:08-Definition of a Family Day Home**
 - Ms. Johnson-Morgan wanted to know how many home businesses would be affected by this vote to change the number or if older businesses would be grandfathered in. Staff agreed to get a number by the December 10, 2024 meeting.
 - Mr. Bibb Recused himself as he is a board member for a daycare center at Antioch Church.

MOTION:	I MOVE THAT THE PLANNING COMMISSION APPROVE RESOLUTION 2024-08 TO ADVERTISE A PUBLIC HEARING ON DECEMBER 10, 2024 TO CONSIDER ZTA 24:08 – AN ORDINANCE TO AMEND AND REORDAIN “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA” BY AMENDING §§22-4-2.1, 22-4-2.2, 22-5-2.2, 22-6-2.2, 22-7-9.2, 22-8-2.2, 22-9-2.1, 22-10-3, AND 22-22-1 TO LOWER THE THRESHOLD NUMBER OF CHILDREN SERVED IN LICENSED FAMILY DAY HOMES FROM SIX TO FIVE IN ACCORDANCE WITH VIRGINIA CODE REQUIREMENTS, AND TO CLARIFY RELATED DEFINITIONS.				
MEMBER:	Bibb	Kilpatrick	Shifflett	Lagomarsino	Morgan
ACTION:				Motion	Second
VOTE:	Recused	Aye	Aye	Aye	Aye
RESULT:	4-0, Approved, 1 Abstain				

- **Request for Public Hearing for ZTA 24:09-Definition of Major and Minor Subdivisions**
 - Mr. Fortune gave a presentation on the proposed change. The intent is to eliminate a workaround that developers can use to create major subdivisions in

A-1 through the minor subdivision process. There were no comments by the Planning Commission.

MOTION:	I MOVE THAT THE PLANNING COMMISSION APPROVE RESOLUTION 2024-09 TO ADVERTISE A PUBLIC HEARING ON DECEMBER 10, 2024 TO CONSIDER ZTA 24:09 – AN ORDINANCE TO AMEND AND REORDAIN “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA” BY AMENDING § 19-2-1 TO CLARIFY THAT NO MORE THAN FIVE LOTS MAY BE CREATED FROM THE PARENT TRACT USING THE MINOR SUBDIVISION APPROVAL PROCESS, REGARDLESS OF WHETHER THE LOTS ARE CREATED AT ONE TIME OR OVER AN EXTENDED PERIOD OF TIME.				
MEMBER:	Bibb	Kilpatrick	Shifflett	Lagomarsino	Morgan
ACTION:		Second	Motion		
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0, Approved				

- **Request for Public Hearing for ZTA 24:10-Definition of a Front Yard**
 - Mr. Fortune gave a presentation on the proposed change. The intent is to correct a clerical error in the County Code. There were no comments by the Planning Commission.

MOTION:	I MOVE THAT THE PLANNING COMMISSION APPROVE RESOLUTION 2024:10 TO ADVERTISE A PUBLIC HEARING ON DECEMBER 10, 2024 TO CONSIDER ZTA 24:10 – AN ORDINANCE TO AMEND AND REORDAIN “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA” BY AMENDING §22-22-1 TO CORRECT THE DEFINITION OF “FRONT YARD”.				
MEMBER:	Bibb	Kilpatrick	Shifflett	Lagomarsino	Morgan
ACTION:		Second	Motion		
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0, Approved				

9. **Presentations:** None

10. **Unfinished Business:**

- **Comprehensive Plan Todd Fortune, Director of Planning:**
 - Mr. Fortune discussed locations for community meetings. Mr. Bibb provided a location for Cunningham as the Antioch Baptist Church and Ms. Johnson-Morgan provided a location for Columbia District as Columbia Baptist Church. The other members of the Planning Commission will provide their locations at a later date.
 - Mr. Fortune discussed the requests for 3 committees, per the recent Board of Supervisors meeting, to include a Housing committee and an Economic Development committee and an over-all committee. Mr. Bibb liked the idea of an overall committee; however, Mr. Shifflett felt the Planning Commission served in this function.
 - Mr. Bibb put forth that the public needs input on these committees and he would like the Planning Commission Members on these committees. He also put forth a number of 5 for people to serve on said committees.
 - The Planning Commission would like public advertisements to go out before the January 7, 2025 Planning Commission meeting, through the County Website, the Fluvanna Review and Fluvanna Fan Mail.

MOTION:	Motion set forth to create a Housing Committee for the update of the Fluvanna County Comprehensive Plan				
MEMBER:	Bibb	Kilpatrick	Shifflett	Lagomarsino	Morgan
ACTION:				Second	Motion
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0, Approved				

MOTION:	Motion set forth to create an Economic Development Committee for the update of the Fluvanna County Comprehensive Plan				
MEMBER:	Bibb	Kilpatrick	Shifflett	Lagomarsino	Morgan
ACTION:				Second	Motion
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0, Approved				

11. New Business: None

12. Public Hearing:

- **ZTA 24:05-Rural Cluster Subdivisions:**
 - Mr. Bibb opened the public hearing on ZTA 24:05 Rural Clusters at 8:16 pm.
 - Nicole Scro, a real estate lawyer from Charlottesville expressed concern over the removal of the rural clusters and a lack of discussion on the vote to eliminate them. She also spoke about wanting a longer grace period after the amendment was approved.
 - No one else came forward to speak, and Mr. Bibb closed the public hearing at 8:18 pm.

MOTION:	I MOVE THAT THE PLANNING COMMISSION RECOMMENDS APPROVAL OF ZTA 24:05 – AN ORDINANCE TO AMEND AND REORDAIN “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA” BY REPEALING §§ 19-7-2, 22-4-10, 22-4-10.1, 22-4-10.2 AND 22-4-10.3, AND AMENDING §§ 19-8-1, 19-8-6, 22-4-2.1, AND 22-4-3, TO ELIMINATE RURAL CLUSTER SUBDIVISION REGULATIONS AND USE.				
MEMBER:	Bibb	Kilpatrick	Shifflett	Lagomarsino	Morgan
ACTION:			Second		Motion
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0, Recommended Approval				

- **ZTA 24:06-Add Definitions for Pet Crematorium and Animal Training Facility**
 - Mr. Bibb opened the public hearing at 8:21 pm.
 - No one came forward, so he closed public hearing at 8:22 pm.

MOTION:	I MOVE THAT THE PLANNING COMMISSION RECOMMENDS APPROVAL OF ZTA 24:06 – AN ORDINANCE TO AMEND AND REORDAIN “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA” BY AMENDING § 22-22-1 TO INCLUDE CREMATORIUMS AND PET CREMATORIUMS IN THE DEFINITION OF “FUNERAL HOME” AND TO INCLUDE ANIMAL TRAINING IN THE DEFINITION OF “COMMERCIAL KENNEL.”				
MEMBER:	Bibb	Kilpatrick	Shifflett	Lagomarsino	Morgan
ACTION:			Motion		Second
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0, Recommended Approval				

- **ZTA 24:07 Tarp Screening**
 - Mr. Bibb opened the public hearing at 8:24 pm.
 - No one came forward, so he closed the public hearing at 8:25 pm.

MOTION:	I MOVE THAT THE PLANNING COMMISSION RECOMMENDS APPROVAL OF ZTA 24:07 – AN ORDINANCE TO AMEND AND REORDAIN “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA” BY AMENDING §§ 15-4-1 AND 22-26-7 TO CLARIFY THE REQUIREMENTS OF THE PHRASE “SHIELDED AND SCREENED FROM VIEW”.				
MEMBER:	Bibb	Kilpatrick	Shifflett	Lagomarsino	Morgan
ACTION:			Second	Motion	
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0, Recommended Approval				

13. Public Comments:

- Mr. Bibb opened the second round of public comments at 8:26 pm.
 - Nicole Scro voiced her concern again about the decision over the rural clusters.
- No one else came forward, so Mr. Bibb closed the second round of public comments at 8:27 pm.

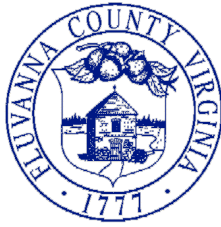
14. ADJOURNMENT

Chair Bibb called for a motion to adjourn the November 12, 2024 Planning Commission regular meeting.

MOTION:	Motion to Adjourn the November 12, 2024 Planning Commission regular meeting at 8:27 pm.				
MEMBER:	Bibb	Kilpatrick	Shifflett	Lagomarsino	Morgan
ACTION:			Second		Motion
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0, Approved Adjournment				

Minutes were recorded by Margie Bamford, Administrative Programs Specialist.

Barry Bibb, Chair
Fluvanna County Planning Commission



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

132 Main Street
P.O. Box 540
Palmyra, VA 22963
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Fax (434) 591-1911

PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commissioners
From: Dan Whitten, County Attorney
Case Number: ZTA 24:08
District: Countywide Amendment

General Information: This public hearing is to be held on Tuesday, December 10, 2024 at 7:00 pm by the Fluvanna County Planning Commission in the Morris Room in the County Administration Building, 132 Main Street, Palmyra VA 22963.

Requested Action: Recommend approval of amendments to the Fluvanna County Zoning Ordinance by amending §§22-4-2.1, 22-4-2.2, 22-5-2.2, 22-6-2.2, 22-7-9.2, 22-8-2.2, 22-9-2.1, 22-10-3, and 22-22-1 to lower the threshold number of children served in licensed Family Day Homes from six to five in accordance with Virginia Code requirements, and to clarify related definitions.

Background Information: These amendments lower the licensing requirement threshold for Family Day Homes from six to five children, and replace outdated usage terms with the terms used in the Virginia Code.

Acting on a request from the Commission at the November 12, 2024 meeting, staff researched the number of Day Home facilities operating in Fluvanna County. That research found a total of seven (7) facilities – two (2) registered through the Department of Social Services, and five (5) registered through the web site Care Lulu (which allows users to search for child care facilities).

Recommended Motion:

I MOVE THAT THE PLANNING COMMISSION RECOMMEND (APPROVAL / DENIAL / DEFERRAL) OF ZTA 24:08 – AN ORDINANCE TO AMEND AND REORDAIN “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA” BY AMENDING §§22-4-2.1, 22-4-2.2, 22-5-2.2, 22-6-2.2, 22-7-9.2, 22-8-2.2, 22-9-2.1, 22-10-3, AND 22-22-1 TO LOWER THE THRESHOLD NUMBER OF CHILDREN SERVED IN LICENSED FAMILY DAY HOMES FROM SIX TO FIVE IN ACCORDANCE WITH VIRGINIA CODE REQUIREMENTS, AND TO CLARIFY RELATED DEFINITIONS.

ORDINANCE TO AMEND AND REORDAIN “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA” BY AMENDING §§22-4-2.1, 22-4-2.2, 22-5-2.2, 22-6-2.2, 22-7-9.2, 22-8-2.2, 22-9-2.1, 22-10-3, AND 22-22-1 TO LOWER THE THRESHHOLD NUMBER OF CHILDREN SERVED IN LICENSED FAMILY DAY HOMES FROM SIX TO FIVE IN ACCORDANCE WITH VIRGINIA CODE REQUIREMENTS, AND TO CLARIFY RELATED DEFINITIONS

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 § 22-22-1 as follows:*

CHAPTER 22 ZONING

ARTICLE 4. – AGRICULTURAL, GENERAL, DISTRICT A-1

Sec. 22-4-2.1. - Uses permitted by right.

Commercial Uses

Family daycare homes/**Family day homes**

Sec. 22-4-2.2. - Uses permitted by special use permit only.

Commercial Uses

Adult retirement communities

Amusements, commercial

Assisted living facilities

Automobile repair service establishments

Bed and breakfasts

Boarding houses

Butcher shops

Campgrounds

Camps

Car washes

Cemeteries, commercial

Child day centers

Communications service

Dance halls

Daycare centers

ARTICLE 5. – RESIDENTIAL, LIMITED, DISTRICT R-1

Sec. 22-5-2.2. - Uses permitted by special use permit only.

Commercial Uses

Adult retirement communities

Child day centers

Daycare centers

Family daycare homes/**Family day homes**

ARTICLE 6. – RESIDENTIAL, GENERAL, DISTRICT R-2

Sec. 22-6-2.2. - Uses permitted by special use permit only.

Commercial Uses

Adult retirement communities

Child day centers

Daycare centers

Family daycare homes/**Family day homes**

ARTICLE 7. – RESIDENTIAL, PLANNED COMMUNITY, DISTRICT R-3

Sec. 22-7-9.2. - Uses permitted by special use permit only.

Commercial Uses

Adult retirement communities

Assisted living facilities

Bed and breakfasts

Car washes

Child day centers

Daycare centers

Family daycare homes/**Family day homes**

ARTICLE 8. – RESIDENTIAL, LIMITED, DISTRICT R-4

Sec. 22-8-2.2. - Uses permitted by special use permit only.

Commercial Uses

Adult retirement communities

Assisted living facilities

Campgrounds

Child day centers

Daycare centers

Family daycare homes/**Family day homes**

ARTICLE 9. – BUSINESS, GENERAL, DISTRICT B-1

Sec. 22-9-2.1. - Uses permitted by right

Commercial Uses

Assisted living facilities

Auction houses

Automobile repair service establishments

Automobile sales

Bakeries

Bed and breakfasts

Boarding houses

Brewpub

Butcher shops

Car washes

Cemeteries, commercial

Child day centers

Communications service

Corporate offices

Daycare centers

ARTICLE 10. – BUSINESS, CONVENIENCE, DISTRICT B-C

Sec. 22-10-3. - Uses permitted by right.

Commercial Uses

Bakeries

Bed and breakfasts

Brewpub

Butcher shops

Child day centers

Daycare centers

ARTICLE 22. – DEFINITIONS

Sec. 22-22-1. – Rules of construction; definitions.

Child day center: A child day program offered (i) to two (2) or more children under the age of thirteen in a facility that is not the residence of the provider or of any of the children in care or (ii) thirteen (13) or more children at any location. See also *Child day program, Family day home*.

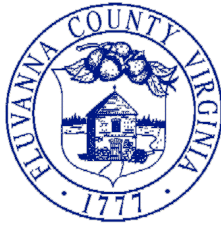
Child day program: A regularly operating service arrangement for children where, during the absence of a parent or guardian, a person or organization has agreed to assume responsibility for the supervision, protection, and well-being of a child under the age of thirteen for less than a twenty-four (24) hour period. See also *Child day center, Family day home*.

Daycare center: See *Child day center, Child day program, and Family day home*.

Family day home: A child day program offered in the residence of the provider or the home of any of the children in care for one (1) through twelve (12) children under the age of thirteen, exclusive of the provider's own children and any children who reside in the home, when at least one (1) child receives care for compensation. **The provider of a licensed or registered family day home shall disclose to the parents or guardians of children in their care the percentage of time per week that persons other than the provider will care for the children.** Family day homes serving ~~six~~ **five (65)** through twelve (12) children, exclusive of the provider's own children and any children who reside in the home, shall be licensed. However, no family day home shall care for more than four (4) children under the age of two, including the provider's own children and any children who reside in the home, unless the family day home is licensed or voluntarily registered. However, a family day home where the children in care are all ~~grandchildren of the provider~~ **related to the provider by blood or marriage** shall not be required to be licensed. See also *Child day center, Child day program*.

Family daycare home: See *Child day center, Child day program, and Family day home*.

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



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PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commissioners

From: Dan Whitten, County Attorney

Case Number: ZTA 24:09

District: Countywide Amendment

General Information: This public hearing is to be held on Tuesday, December 10, 2024 at 7:00 pm by the Fluvanna County Planning Commission in the Morris Room in the County Administration Building, 132 Main Street, Palmyra VA 22963.

Requested Action: Recommend approval of amendments to the Fluvanna County Zoning Ordinance by amending § 19-2-1 to clarify that no more than five lots may be created from the parent tract using the minor subdivision approval process, regardless of whether the lots are created at one time or over an extended period of time.

Background Information: Fluvanna Code currently allows parcels to be repeatedly resubdivided every five years, using the less rigorous minor subdivision approval process and resulting in what are effectively major subdivisions. This text change eliminates the existing work-around, so that any subdivision activity yielding six or more lots will go through the major subdivision review process.

Recommended Motion:

I MOVE THAT THE PLANNING COMMISSION RECOMMEND (APPROVAL/ DENIAL / DEFERRAL) OF 24:09 – AN ORDINANCE TO AMEND AND REORDAIN “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA” BY AMENDING § 19-2-1 TO CLARIFY THAT NO MORE THAN FIVE LOTS MAY BE CREATED FROM THE PARENT TRACT USING THE MINOR SUBDIVISION APPROVAL PROCESS, REGARDLESS OF WHETHER THE LOTS ARE CREATED AT ONE TIME OR OVER AN EXTENDED PERIOD OF TIME.

ORDINANCE TO AMEND AND REORDAIN “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA” BY AMENDING §§ 19-2-1 TO CLARIFY THAT NO MORE THAN FIVE LOTS MAY BE CREATED FROM THE PARENT TRACT USING THE MINOR SUBDIVISION APPROVAL PROCESS, REGARDLESS OF WHETHER THE LOTS ARE CREATED AT ONE TIME OR OVER AN EXTENDED PERIOD OF TIME

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 § 19-2-1, as follows:*

CHAPTER 19 SUBDIVISIONS

ARTICLE 2. – DEFINITIONS

Sec. 19-2-1. – Rules of construction; definitions.

For the purposes of this chapter, the present tense may include the past or future, the singular number may include the plural, the masculine gender may include the feminine or neuter, and the following terms shall have the indicated meaning:

Alley. A service roadway providing a secondary means of public access to abutting property and not intended for general traffic circulation.

Central sewerage system. A sewage system consisting of pipelines or conduits, pumping stations, force mains or sewerage treatment plants, or any of them, or an extension of any existing system which is designed to serve three or more (≥ 3) connections and used for conducting or treating sewage, as that term is defined in chapter 3.1 (section 62.1-44.2 et seq.) of title 62.1 of the Code of Virginia*, to serve or to be capable of serving three or more (≥ 3) connections.

Central water system. A water supply consisting of a well, springs, or other source and the necessary pipes, conduits, mains, pumping stations, and other facilities in connection therewith, to serve or to be capable of serving three or more connections.

Code. The Code of Virginia, 1950, as amended.

Commission. The Planning Commission of Fluvanna County, Virginia.

Comprehensive plan. The Fluvanna County Comprehensive Plan.

Cul-de-sac. The turnaround at the end of a dead-end street

Family subdivision. A single division of a lot or parcel for the purpose of a gift or sale to any natural or legally defined offspring, spouse, sibling, grandchild, grandparent, or parent of the property owner.

Floodplain. Any area defined as such in Chapter 22 of this Code.

Lot. A parcel of land, including a residue, described by metes and bounds or otherwise or shown on a plat, and intended as a unit of real estate for the purpose of ownership, conveyance or development.

Lot of record. A parcel of land recorded by the Clerk of the Circuit Court as an individual unit of real estate for the purpose of ownership or conveyance.

Major subdivision. The division of a **parent tract** parcel of land into six or more (≥ 6) lots, and not a family subdivision. A subdivision shall be deemed to be a major subdivision if the **parent tract** parcel from which such subdivision is divided was, ~~within the five (5) years next preceding the application,~~ divided into an aggregate of ~~five~~ **six** or more (≥ 56) lots or divided in such a way as to create a new public or central water or sewer system or one or more (≥ 1) public streets.

Minor subdivision. Any division of a **parent tract** parcel of land creating fewer than six (< 6) lots, and not a family subdivision. **No more than five (5) lots may be created out of one parent tract using the minor subdivision plat approval process, regardless of whether the lots are created at one time or over an extended period of time.**

Parent tract: A separate lot, tract, or parcel of land conveyed by deed, devised by will, or passing pursuant to the laws of descent and distribution, the boundaries of which are shown by a plat or described by metes and bounds, and recorded in the Clerk's office of Fluvanna County, Virginia on or before January 22, 2025; for purposes of this definition, the Fluvanna County tax map may be used to identify parent parcels.

Plat. A schematic representation of a parcel or subdivision.

Plat, preliminary. A plat showing the existing boundaries and certain existing features of a parcel to be subdivided, together with the property lines of proposed lots and certain proposed features and improvements.

Plat, final. A plat showing the new property lines and certain features and improvements installed pursuant to the preliminary plat, showing their location as built, and prepared for recordation. Final plat approval gives the subdivider the right to record such plat with the Clerk of the Circuit Court and to convey the individual lots shown thereon.

Property owners' association. An entity established, pursuant to section 55-508 et seq. of the Code of Virginia, or otherwise, for the purpose of maintaining land or property owned in common by the owners of property in a subdivision.

Public water or sewer system. A water or sewer system owned and operated by a municipality, county, or other political subdivision of the Commonwealth.

Residue. The remainder of a lot after a subdivision has detached one or more (≥ 1) lots, which residue shall be deemed, for purposes of this chapter, to be a new lot.

Right-of-way. A strip or other portion of a parcel of land conveyed to a person, a partnership, a property owners' association, a corporation, or a government agency for the purpose of constructing and maintaining a road or utility facility, or a similar use.

Sketch plan. A conceptual, informal map of a proposed subdivision and the surrounding area, of sufficient accuracy to be used for the purpose of discussion.

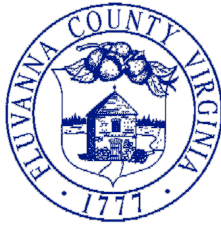
Street. A thoroughfare for vehicular traffic, interchangeable with the terms avenue, boulevard, court, drive, highway, lane, road, or any similar term.

Subdivider. Any individual, partnership, corporation or group thereof owning or having an interest in land, or representing the owners of any land and proposing to subdivide such land.

Subdivision. The division of any lot, parcel or tract of record into two or more (≥ 2) lots, parcels or tracts, including residue, for the purpose of recordation, transfer of ownership, lease, or building development any one of which lots, parcels or tracts is less than sixty (60) acres in area or has less than 1,500 feet of frontage on a highway maintained by the Virginia Department of Transportation. As the context requires, the term "subdivision" may mean the land divided, the process of division, or both.

Subdivision Agent. The individual appointed and authorized by the Fluvanna County Board of Supervisors to administer and enforce this chapter.

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



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

132 Main Street
P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911

PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commissioners

From: Dan Whitten, County Attorney

Case Number: ZTA 24:10

District: Countywide Amendment

General Information: This public hearing is to be held on Tuesday, December 10, 2024 at 7:00 pm by the Fluvanna County Planning Commission in the Morris Room in the County Administration Building, 132 Main Street, Palmyra VA 22963.

Requested Action: Recommend approval of amendments to the Fluvanna County Zoning Ordinance by amending §22-22-1 to correct the definition of "front yard."

Background Information: This amendment corrects an error in the text of the definition of "front yard."

Recommended Motion:

I MOVE THAT THE PLANNING COMMISSION RECOMMEND (APPROVAL / DENIAL / DEFERRAL) OF ZTA 24:10 – AN ORDINANCE TO AMEND AND REORDAIN "THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA" BY AMENDING §22-22-1 TO CORRECT THE DEFINITION OF "FRONT YARD"

ORDINANCE TO AMEND AND REORDAIN “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA” BY AMENDING §22-22-1 TO CORRECT THE DEFINITION OF “FRONT YARD”

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 § 22-22-1 as follows:*

CHAPTER 22 ZONING

ARTICLE 22. – DEFINITIONS

Sec. 22-22-1. – Rules of construction; definitions.

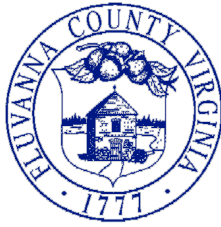
Yard: An open space on a lot other than a court unoccupied and unobstructed from the ground upward by structures except as otherwise provided herein.

Front: An open space on the same lot as a building between the front line of the building (excluding steps and ramps affording pedestrian and wheelchair access) and the front line ~~and the rear line~~ of the lot and extending the full width of the lot.

Rear: An open, unoccupied space on the same lot as a building between the rear line of the building (excluding steps and ramps affording pedestrian and wheelchair access) and the rear line of the lot, and extending the full width of the lot.

Side: An open, unoccupied space on the same lot as a building between the side line of the building (excluding steps and ramps affording pedestrian and wheelchair access) and the side line of the lot, and extending from the front yard line to the rear yard line.

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



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Planning Commission Staff Report

To: Fluvanna Planning Commission
Case: SDP 24:07 Antioch Baptist Church
Tax Map: Tax Map 26, Section A, Parcel 15

From: Jason Overstreet, Senior Planner
District: Cunningham Election District

General Information: This item is scheduled to be heard by the Planning Commission on Tuesday, December 10, 2024 at 7:00 p.m. in the Morris Room of the County Administration Building.

Applicant: Antioch Baptist Church

Representative: Russ Orrison, Perkins & Orrison

Requested Action: **SDP 24:07 Antioch Baptist Church** – Acceptance of a sketch plan request to construct a 21,117 sq ft multi-purpose building in the A-1, Agricultural, General District on 9.3 ± acres identified as Tax Map 26 Section A Parcel 15. The existing church is located at 4422 Antioch Road and it is located in the Rural Preservation Area and Cunningham Election District.

Existing Zoning: A-1, Agricultural, General

Existing Land Use: Antioch Baptist Church

Planning Area: Rural Preservation Planning Area

Adjacent Land Use: The adjacent properties are zoned A-1, Agricultural, General

Technical Review Committee:

1. VDH – Alternative Septic System Permits have been approved HDID Permit # 132-24-0038. A utility easement will be required for the septic line as it crosses the overhead utility lines. An easement on the adjacent property is proposed for drainfield locations 1,2, and 3 on the southern boundary of the site.
2. VDOT – No comments have been received on this proposal as of 12/6/2024.

Planning Analysis:

Antioch Baptist Church is requesting sketch plan acceptance for a 21,117 sq ft 1.5 story multi-purpose building adjacent to the current social hall. The first floor will contain an assembly hall that can also be used for additional activities such as indoor basketball, performances, etc. The second floor will contain office and classroom spaces.

Parking/Roads

The site plan proposes to upgrade the existing eastern access point to a moderate volume commercial entrance. The existing parking lot will be connected in two locations to a twenty-four (24) ft access aisle that will circle the building and also connect to the upgraded entrance. Eighty-four (84) additional parking spaces are proposed to be added to the existing thirty-seven (37) spaces which will include six (6) additional ADA compliant van accessible spaces that will provide for a total of 121 parking spaces.

Landscaping/Screening

The site plan provides for the addition of 36 sugar maples and 223 shamrock inkberry hollies to be installed along Antioch Road and Rolling Road South and around the new parking lot and access aisle encircling the new building.

Outdoor Lighting

The sketch plan does not include details for proposed lighting but will be required for final plan approval.

E&SC

Erosion and sediment control plans will provide separate comments to the applicant's engineers.

Conclusion:

The submitted sketch plan appears to meet the sketch plan requirements of Section 22-23-8.A of the Fluvanna County Zoning Ordinance. Prior to final approval, a site development plan that meets the requirements of Articles 23 through 26 of the Fluvanna County Zoning Ordinance must be submitted for staff review and approval.

Recommended Conditions

If approved, Staff recommends the following four conditions:

1. Meet all final site plan requirements which include, but are not limited to, providing parking, landscaping, and outdoor lighting;
2. Meet all required Erosion and Sedimentation Control regulations;
3. Meet all VDOT requirements.
4. Meet all VDH requirements.

Suggested Motion:

I move that the Planning Commission accept SDP 24:07, a sketch plan request to construct a 21,117 sq ft multi-purpose building in the A-1, Agricultural, General District on 9.3 ± acres identified as Tax Map 26 Section A Parcel 15.

Attachments:

- A – Application
- B – Aerial Vicinity Map
- C – Site Sketch Plan



**COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Site Development Application**

Owner of Record: _____ **Applicant of Record:** _____

E911 Address: _____ E911 Address: _____

Phone: _____ Fax: _____ Phone: _____ Fax: _____

Email: _____ Email: _____

Representative: _____

Note: If applicant is anyone other than the owner of record, written authorization by the owner designating the applicant as the authorized agent for all matters concerning the request shall be filed with this application.

E911 Address: _____

Phone: _____ Fax: _____

Is property in Agricultural Forestal District? No Yes

Email: _____

If Yes, what district: _____

Tax Map and Parcel(s): _____ **Deed Book Reference:** _____

Acreeage: _____ **Zoning:** _____ **Deed Restrictions?** No Yes (Attach copy)

Location: _____

Description of Property: _____

Proposed Structure: _____

Dimensions of Building: _____ Lighting Standards on Site: No Yes

of Employees: _____ # of Parking Spaces: _____

Noise Limitations: _____

I declare that the statements made and information given on this application are true, full and correct to the best of my knowledge and belief. I agree to conform fully to all terms of any certificate or permit which may be issued on account of this application.

Norman B. Watson, Jr.
Applicant Name (Please Print)

[Signature]
Applicant Signature and Date

OFFICE USE ONLY		
Date Received:	Fee Paid:	Application #: SDP _____ :
Election District:	Planning Area:	Number of Lots:
Total Fees Due at Time of Submittal		
Sketch Plan: \$150.00	Minor Plan: \$550.00	Major Plan: \$1,100.00
Additional Fees Due at Time of Review		
Street Sign Installation:	\$200.00 Per Intersection	
Amendment of Plan	\$150.00	
Outdoor Lighting Plan Review*	\$ 50.00	
Landscape Plan Review*	\$ 50.00	
Tree Protection Plan Review*	\$ 50.00	
* If not part of a Site Plan Review		

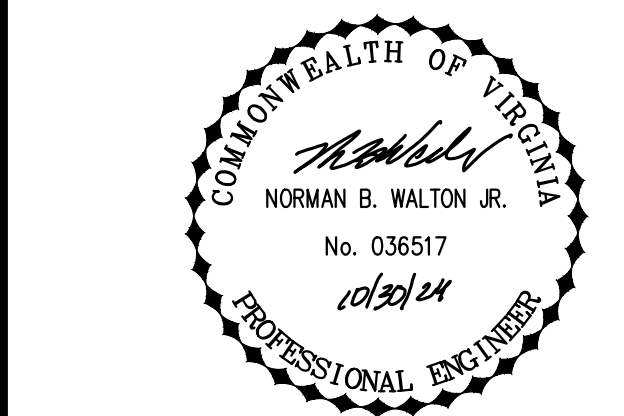


SDP 24:07
Antioch Baptist Church
TMP 26-A-15



Date: 12/6/2024

CONSULTANTS



JOB:
**SITE PLAN
FOR ANTIOCH BAPTIST CHURCH**
FLUVANNA COUNTY, VIRGINIA

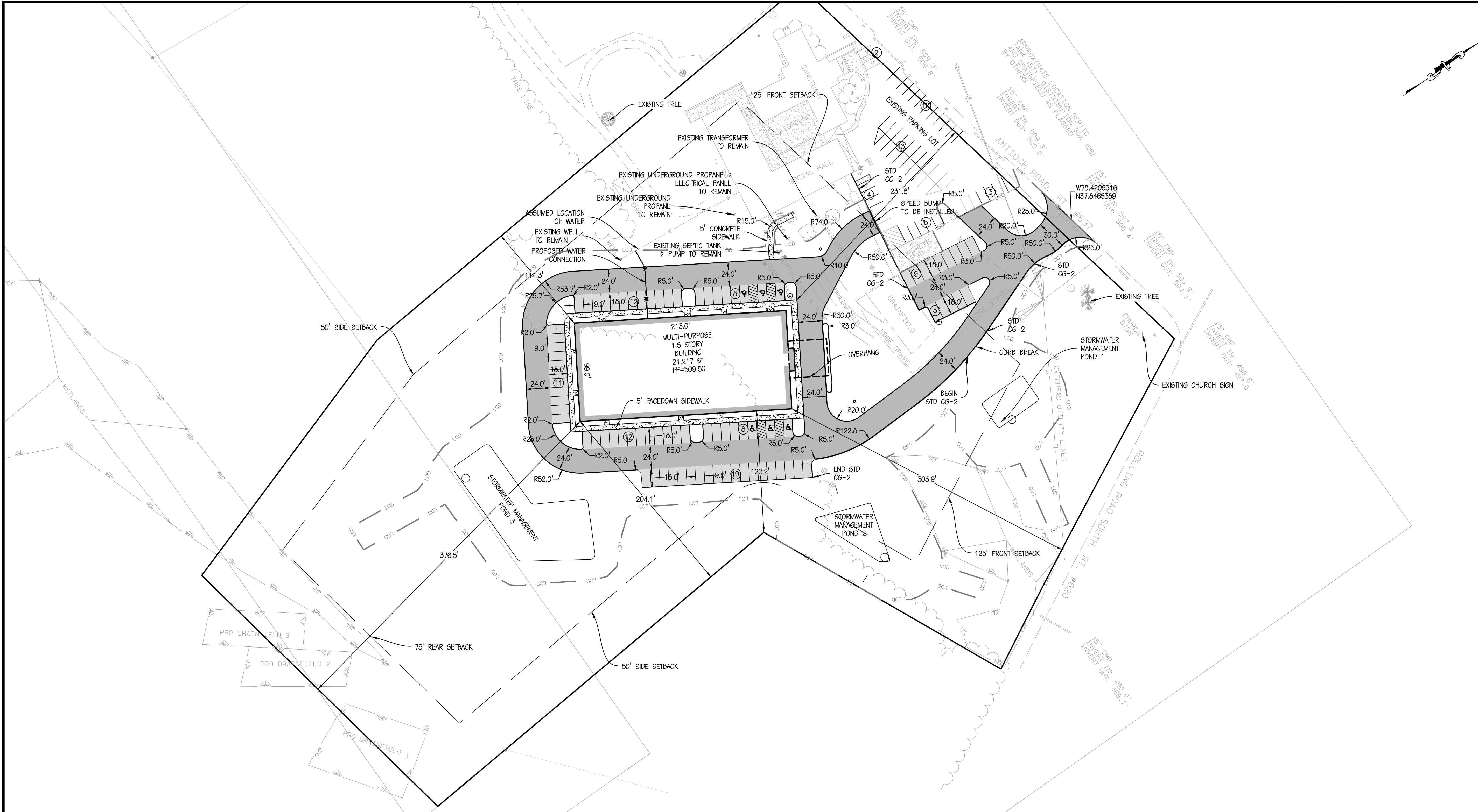
CLIENT:
ANTIOCH BAPTIST CHURCH

MARK	DATE	DESCRIPTION
ISSUE:	10/30/24	
CONTOUR INTERVAL:	2'	
DESIGNED BY:	NBW/CWW	
DRAWN BY:	CWW	
CHECKED BY:	NBW	

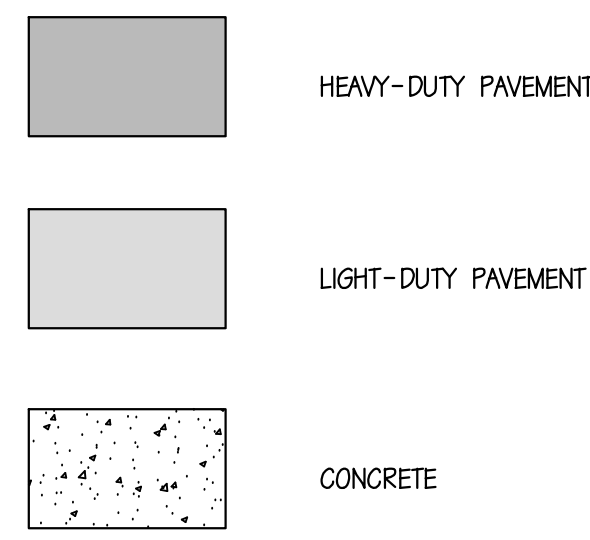
SHEET TITLE

SITE PLAN

GRAPHIC SCALE
0 50 100
1"=50'



LEGEND



PARKING REQUIREMENT CALCS:

CHURCH/RELIGIOUS GATHERING AREA: 11,809 SF OF ASSEMBLY AREA
PARKING REQUIRED:
ONE (1) SPACE PER FOUR (4) SEATS OR 75 SF WHICHEVER IS HIGHER
11,809 SF/75 = 157 SPACES REQUIRED
106 ALLOWED BY ZONING ADMINISTRATOR

PARKING LOT WITH MORE THAN FIVE (5) SPACES SHALL BE AT LEAST TWO (2) DESIGNATED HANDICAPPED SPACES
ONE (1) HANDICAP SPACE PER TWENTY-FIVE (25) PARKING SPACES IN ADDITION TO THE TWO (2) HANDICAP SPACES ALREADY PROVIDED
106 SPACES/25 HANDICAP = 4 HANDICAP + 2 HANDICAP = 6 HANDICAP SPACES TOTAL

37 SPACES EXISTING
84 SPACES PROPOSED
121 SPACES TOTAL

4 HANDICAP SPACES EXISTING
6 HANDICAP SPACES PROPOSED
10 HANDICAP SPACES TOTAL
6 HANDICAP SPACES VAN ACCESSIBLE



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PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commissioners

From: Dan Whitten, County Attorney

Case Number: ZTA 24:11

District: Countywide Amendment

General Information: This is a request for a public hearing to be held on Tuesday, January 7, 2025 at 7:00 pm to be heard by the Fluvanna County Planning Commission in the Morris Room in the County Administration Building, 132 Main Street, Palmyra VA 22963.

Requested Action: Recommend advertisement for a public hearing to approve an amendment to the Fluvanna County Zoning Ordinance by amending § 22-22-1 to add a definition for parent tract and to amend the definition of minor subdivision to clarify that no more than five lots may be created from the parent tract using the minor subdivision approval process, regardless of whether the lots are created at one time or over an extended period of time, and to make other conforming changes.

Background Information: The Planning Commission will hold a public hearing on December 10, 2024 to amend Section 19-2-1 of the Fluvanna Code to eliminate the five-year resubdivision work-around, so that any subdivision activity yielding six or more lots must go through the major subdivision review process. This amendment makes the same changes in the definitions for "parent tract" and "minor subdivision" for Chapter 22, Zoning, of the Fluvanna Code.

Recommended Motion:

I MOVE THAT THE PLANNING COMMISSION (APPROVE/ DENY / DEFER) THE RESOLUTION TO ADVERTISE A PUBLIC HEARING ON JANUARY 7, 2025 TO CONSIDER ZTA 24:11 – AN ORDINANCE TO AMEND AND REORDAIN "THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA" BY AMENDING § 22-22-1 TO ADD A DEFINITION FOR PARENT TRACT AND TO AMEND THE DEFINITION OF MINOR SUBDIVISION TO CLARIFY THAT NO MORE THAN FIVE LOTS MAY BE CREATED FROM THE PARENT TRACT USING THE MINOR SUBDIVISION APPROVAL PROCESS, REGARDLESS OF WHETHER THE LOTS ARE CREATED AT ONE TIME OR OVER AN EXTENDED PERIOD OF TIME, AND TO MAKE OTHER CONFORMING CHANGES.

ORDINANCE TO AMEND AND REORDAIN “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA” BY AMENDING § 22-22-1 TO ADD A DEFINITION FOR PARENT TRACT AND TO AMEND THE DEFINITION OF MINOR SUBDIVISION TO CLARIFY THAT NO MORE THAN FIVE LOTS MAY BE CREATED FROM THE PARENT TRACT USING THE MINOR SUBDIVISION APPROVAL PROCESS, REGARDLESS OF WHETHER THE LOTS ARE CREATED AT ONE TIME OR OVER AN EXTENDED PERIOD OF TIME, AND TO MAKE OTHER CONFORMING CHANGES

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 § 19-2-1, as follows:*

CHAPTER 22 SUBDIVISIONS

ARTICLE 22. – DEFINITIONS

Sec. 22-22-1. – Rules of construction; definitions.

Parent tract: A separate lot, tract, or parcel of land conveyed by deed, devised by will, or passing pursuant to the laws of descent and distribution, the boundaries of which are shown by a plat or described by metes and bounds, and recorded in the Clerk's office of Fluvanna County, Virginia on or before January 22, 2025; for purposes of this definition, the Fluvanna County tax map may be used to identify parent parcels.

Subdivider: Any individual, partnership, corporation or other entity or association thereof owning or having an interest in land, or representing the owners of any land and proposing to subdivide such land.

Subdivision: The division or redivision of a lot, tract, or parcel of land by any means into two or more (**≥ 2**) lots, ~~tracts, parcels~~ **or tracts, including residue,** ~~or other divisions of land, including changes in existing lot lines for the purpose, whether immediate or future, of lease, transfer, or ownership, or building or lot development. The term shall include the resubdivision of land.~~ **of recordation, transfer of ownership, lease, or building development any one of which lots, parcels or tracts is less than sixty (60) acres in area or has less than 1,500 feet of frontage on a highway maintained by the Virginia Department of Transportation. As the context requires, the term “subdivision” may mean both the land divided, the process of division, or both.**

Subdivision Agent: The individual appointed and authorized by the Fluvanna County Board of Supervisors to administer and enforce this chapter.

Subdivision, family: A single division of a lot or parcel for the purpose of a gift or sale to any natural or legally defined offspring, spouse, sibling, grandchild, grandparent, or parent of the property owner.

Subdivision, major: The division of a **parent tract parcel** of land into six or more (≥ 6) lots, and not a family subdivision. A subdivision shall be deemed to be a major subdivision if the **parent tract parcel** from which such subdivision is divided was, ~~within the five (5) years next preceding the application,~~ divided into an aggregate of ~~five~~ **six** or more (≥ 6) lots or divided in such a way as to create a new public or central water or sewer system or one or more (≥ 1) public streets.

Subdivision, minor: Any division of a **parent tract parcel** of land creating fewer than six (< 6) lots, and not a family subdivision. **No more than five (5) lots may be created out of one parent tract using the minor subdivision plat approval process, regardless of whether the lots are created at one time or over an extended period of time.**

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



Fluvanna County
Comprehensive Plan Update
Community Meetings
January/February 2025

BACKGROUND/SCOPE

- Plan requirements – Code of Virginia
Section 15.2-2223
Section 15.2-2230
- Scope of this update will entail:
 - Comprehensive revision of Plan
 - Maintain compliance with Code
 - Staff is working with the Fluvanna County Planning Commission and working committees
 - Rural Preservation
 - Historic Preservation
 - Economic Development
 - Housing
 - Committee Commission on this Update
- Update of data from previous plan and inclusion of new data as needed.
- Review and update (as needed) Future Land Use map, Goals and Strategies.
- Public Outreach



PUBLIC OUTREACH

- Public meetings
- Citizen Surveys



METHODS OF IDENTIFYING ISSUES

- Community meetings
- Citizen Surveys
- Research and analysis of available data
- Working Committees



WHAT IS A COMPREHENSIVE PLAN?

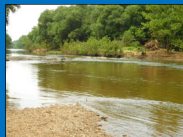
In short:

- A guide.
- A plan for what you want the community to look like in the future.
- Multiple components/extensive analysis involved.



WHY IS A COMPREHENSIVE PLAN IMPORTANT?

- Vision for the future.
- Outlines community goals.
- Manages growth.
- Protects what you think is special.
- Assists local officials with decision making.



WHAT A COMPREHENSIVE PLAN **CANNOT DO**

- *Make long-standing problems go away overnight.*
- Automatically solve all problems.
- *Regulate land use.*
- *Be effective if used only once or twice, or put on a shelf and not used at all.*
- *Be successful WITHOUT support from local policies and actions.*
- Be effective without strong financial commitment.

“IF YOU DON’T HAVE THE POLITICAL WILL TO STAY THE COURSE, I DON’T CARE WHAT PLAN YOU HAVE. IT’S NOT GOING TO WORK.”

FORMER COUNTY ADMINISTRATOR IN CENTRAL VIRGINIA

QUESTIONS ABOUT PRESENTATION



NOW WE WANT TO HEAR FROM YOU

Group Exercises

- P.A.R.K. Exercise
- Mapping

Ground Rules:

- **These exercises are for discussion, not debate.**
- **Success depends on participation.**
- **Stay on topic.**
- **All ideas are valid.**
- **Respect each other's thoughts/ideas.**
- **Disagree without being disagreeable.**



**THIS IS NOT A PUBLIC HEARING.
THIS IS A PUBLIC INPUT SESSION.**

Fluvanna County Comprehensive Plan – Mapping Exercise (25-30 minutes)

For this exercise, a map of Fluvanna County will be provided. Participants should identify and locate on the map (markers provided) project ideas for the County broken out into the following categories:

Growth and Development (GROWTH) – Mark ideas/areas in green

Where should future growth and development occur?

Should the existing Community Planning Areas (CPA) be changed? If so, how?

Should there be any new CPAs?

Should the Zion Crossroads Urban Development Area be changed? If so, how?

What areas should be protected from future growth and development (open/public spaces, etc.)?

Transportation – Mark ideas/areas in Blue

What areas see traffic congestion and/or safety issues?

What projects (alternate truck routes, secondary road improvements, intersection improvements, pedestrian/bike path, trails, etc.) are needed to improve transportation in the County?

Is the existing public transportation sufficient to meet the County's needs? Or is there a need/demand for additional public transportation?

If there is a need, where should additional facilities/routes be located?

Community Character and Quality of Life – Mark ideas/areas in Pink

What projects/amenities are needed to improve community character and quality of life? This could include:

- Recreational facilities
- Health care
- Retail businesses
- Restaurants
- Facilities for seniors/youth

Fluvanna County Comprehensive Plan – P.A.R.K. Exercise (25-30 minutes)

For this exercise, participants will be asked to identify should identify:

P – Things in the County that they would like to see **Preserved**. Examples:

- Rural Nature
- Historic character

A – Things that they would like to see **Added** in the County. Examples:

- More shopping choices
- More health care options
- Public transportation

R – Things in the County they would like to see **Removed**. Examples:

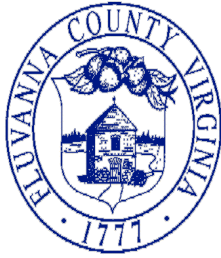
- Blighted buildings
- Litter

K – Things they would like to **Keep Out** of the County. Examples:

- “Unsavory” businesses

County	Number of people	By-right	SUP	Days in Advance	Days for Approval
Louisa	Unk	Yes	No	Unk	Unk
Goochland	More than 500 People, More than 250 for listening events, More than 250 or more when alcohol is served	If have conditional use permit or hosted By the county or spontaneous events	Yes	30	21
Albemarle	100 plus people or any commerical activity, regardless of size	Spontaneous event, Hosted by county or city parks and rec, hosted by the schools, event held by Town of Scottsville only in Dorrier Park	Yes	15 days but no more than 12 months	7 days
Buckingham	300 People plus	No	Yes	Unk	Unk
Cumberland	Major 150 plus, Minor 150 or less	No	Yes	Unk	30
Hanover	Unk	Yes	No	Unk	Unk
Chesterfield	Unk	No	Yes	Unk	30
Orange	100 Plus people a day-Limits on times	If less than 100 People	Yes	Unk	Unk

Greene County	By-Right	By Right with Zoning Clearance	SUP
Farms and Wineries/Farm Brewery	<p>Production, harvesting, storage, sales, tasting, agritourism, activities. Agritourism or farm winery events or retail sale generating less than or equal to 200 vehicle trips/day and occurring on sites greater than or equal to 10 acres in size Less than or equal too 24 agritourism or farm wine/brewery events/year with less than or equal to 400 attendees at any time Structures for agritourism or farm winery sales less than or equal to 4,000 square feet</p>	<p>Outdoor amplified music (new establishments) Agritourism or farm winery/brewery events or retail sales generating with greater than 200 vehicle trips a day or occurring on sites less than 10 acres in size or greater than 24 agritourism or farm winery/brewery events per year with less than 400 attendees at any time</p>	<p>Structures for agritourism or farm winery/brewery sales greater than 4,000 square feet. Events greater than 400 attendees at any time</p>
Events and Activities at Agricultural Operations	<p>Harvest your own activities; agritourism, events or retail sales gerenrating less than or equal to 200 vehicle trips a days and occurring on sites greater than or equal to 10 acres in size. Less than or equal to 24 educationsal programs, workshops or demonstrations related to agriculture or silviculture with less than 400 attendees at any time Structures for farm sales less than or equal to 4,000 square feet</p>	<p>Outdoor amplified music. Agritourism, events or retail sales generating either greater than 200 vehicles trips per day or occurring on sites less than 10 acres in size. Greater than 24 farm toursper year or farm tours with less than 400 attendees at any time Greater than 24 educational programs, workshops or demonstrations related to agriculture or silviculture with less than or equal to 400 attendees at any time</p>	<p>structures for sales greater than 4,000 square feet. Events greater than 400 attendees at any time</p>



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commissioners

From: Todd Fortune, Director of Planning

Case Number: To be determined

District: Countywide Amendment

General Information: Discussion of a potential Zoning Text Amendment to address Agritourism, which is currently not covered in the Fluvanna County Code.

Requested Action: Staff is requesting guidance from the Planning Commission on how Agritourism should be addressed in the Fluvanna County Code. Agritourism is currently covered in the Code of Virginia; however, while there are two references to Agricultural Enterprises in the County Code, Agritourism itself is not covered therein.

Background Information: The Code of Virginia, § 15.2-2288.6, covers agricultural operations and the local regulation of certain related activities.

§ 15.2-2286.A. No locality shall regulate the carrying out of any of the following activities at an agricultural operation, as defined in § 3.2-300, unless there is a substantial impact on the health, safety, or general welfare of the public:

1. Agritourism activities as defined in § 3.2-6400;
2. The sale of agricultural or silvicultural products, or the sale of agricultural-related or silvicultural-related items incidental to the agricultural operation;
3. The preparation, processing, or sale of food products in compliance with subdivisions C 3, 4, and 5 of §3.2-5130 or related state laws and regulations; or
4. Other activities or events that are usual and customary at Virginia agricultural operations.

Any local restriction placed on an activity listed in this subsection shall be reasonable and shall take into account the economic impact of the restriction on the agricultural operation and the agricultural nature of the activity.

§ 3.2-300. As used in this chapter, unless the context requires a different meaning:

"Agricultural operation" means any operation devoted to the bona fide production of crops, animals, or fowl, including the production of fruits and vegetables of all kinds, meat, dairy, and poultry products, nuts, tobacco, nursery, and floral products and the production and harvest of products from silviculture activity.

"Agricultural operation" also includes any operation devoted to the housing of livestock as defined in §3.2-6500.

"Production agriculture and silviculture" means the bona fide production or harvesting of agricultural or silvicultural products but does not include the processing of agricultural or silvicultural products or the above ground application or storage of sewage sludge.

§ 3.2-6400. As used in this chapter, unless the context requires a different meaning:

"Agricultural products" means any livestock, aquaculture, poultry, horticultural, floricultural, viticulture, silvicultural, or other farm crops.

"Agritourism activity" means any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, wineries, ranching, horseback riding, historical, cultural, harvest-your-own activities, or natural activities and attractions. An activity is an agritourism activity whether or not the participant paid to participate in the activity.

"Agritourism professional" means any person who is engaged in the business of providing one or more agritourism activities, whether or not for compensation.

"Farm or ranch" means one or more areas of land used for the production, cultivation, growing, harvesting or processing of agricultural products.

"Inherent risks of agritourism activity" mean those dangers or conditions that are an integral part of an agritourism activity including certain hazards, including surface and subsurface conditions; natural conditions of land, vegetation, and waters; the behavior of wild or domestic animals; and ordinary dangers of structures or equipment ordinarily used in farming and ranching operations. Inherent risks of agritourism activity also include the potential of a participant to act in a negligent manner that may contribute to injury to the participant or others, including failing to follow instructions given by the agritourism professional or failing to exercise reasonable caution while engaging in the agritourism activity.

"Participant" means any person, other than an agritourism professional, who engages in an agritourism activity.

§ 3.2-5130. Inspections Required to operate food establishment.

C.3. Private homes where the resident processes and prepares candies, jams, and jellies not considered to be low-acid or acidified low-acid food products, dried fruits, dry herbs, dry seasonings, dry mixtures, coated and uncoated nuts, vinegars and flavored vinegars, popcorn, popcorn balls, cotton candy, dried pasta, dry baking mixes, roasted coffee, dried tea, cereals, trail mixes, granola, and baked goods if such products are (i) those that do not require time or temperature control after preparation; (ii) sold in person in the Commonwealth to an individual for his own consumption and not for resale or consignment; (iii) sold at the private home, at a temporary event that operates for a period of no more than 14 consecutive days, or at a farmers market; (iv) not offered for sale to be used in or offered for consumption in retail food establishments; and (v) affixed with a label placed on the principal display panel or, for a product in packaging not large enough to bear such a label, offered for sale with a sign displaying the name, physical address, and telephone number of the person preparing the food product, the date the food product was processed, and the statement "NOT FOR RESALE — PROCESSED AND PREPARED WITHOUT STATE INSPECTION." Nothing in this subdivision shall create or diminish the authority of the Commissioner under §3.2-5102 or shall prohibit a resident selling a food product in accordance with this subdivision from advertising such food product on the Internet;

C.4. Private homes where the resident processes and prepares pickles and other acidified vegetables that have an equilibrium pH value of 4.6 or lower if such products are (i) sold in person in the Commonwealth to an individual for his own consumption and not for resale or consignment; (ii) sold at the private home, at a temporary event that operates for a period of no more than 14 consecutive days, or at a farmers market; (iii) not offered for sale to be used in or offered for consumption in retail food establishments; (iv) affixed with a label placed on the principal display panel displaying the name, physical address, and telephone number of the person preparing the food product, the date the food product was processed, and the statement "NOT FOR RESALE — PROCESSED AND PREPARED WITHOUT STATE INSPECTION"; and (v) not exceeding \$9,000 in gross sales in a calendar year. Nothing in this subdivision shall create or diminish the authority of the Commissioner under §3.2-5102 or shall prohibit a resident selling a food product in accordance with this subdivision from advertising such food product on the Internet;

C.5. Private homes where the resident processes and prepares honey produced by his own hives, if: (i) the resident sells less than 250 gallons of honey annually; (ii) the resident does not process and sell other food products in addition to honey, except as allowed by subdivisions 3 and 4; (iii) the product complies with

the other provisions of this chapter; and (iv) the product is labeled "PROCESSED AND PREPARED WITHOUT STATE INSPECTION. WARNING: Do Not Feed Honey to Infants Under One Year Old." Nothing in this subdivision shall increase or diminish the authority of the Commissioner under §3.2-5102.

Some things for the Planning Commission to consider:

- Adding the definition of agritourism activity to the County Code.
- Listing/breaking out agritourism activities as allowed uses in A-1.
 - What uses would be allowed by-right?
 - What uses would require a Special Use Permit (SUP)?
Certain activities might warrant a SUP because they have a substantial impact on the health, safety and general welfare of the public.
- Should there be limits on the number of people at an event or on the number of agritourism events in a calendar year?
- Should there be a building size threshold which would trigger the need for a Special Use Permit?
- Should wedding venues be considered separately under agritourism? What agricultural activities are required for having a wedding venue? For instance:
 - Tasting room.
 - Pick your own.
 - Minimum acreage of crops.

Attachment: Summary of how other localities in Virginia define and regulate Agritourism

County	Define Agritourism	Define Agricultural Operation	By-Right	SUP
Louisa	None	Is defined as an activity devoted to the bona fide production of crops, or animals, or fowl including the production of fruits and vegetables of all kinds; meat, dairy, and poultry products; nuts, tobacco, nursery and floral products; or the production and harvest of products from silviculture activity. Uses accessory to an agricultural operation include dairy, farm employee housing, farm sales, forestry use, livestock market for livestock raised on the property, temporary sawmill, commercial or private stable, wayside stand, agritourism activity, sale of farm-grown foods exempt from licensing under Code of Virginia, § 3.2-5130(A), and garden center that sells predominantly products produced on-site. It excludes animal waste treatment system, intensive agriculture, permanent sawmill, general garden center, and other predominantly commercial or manufacturing uses elsewhere defined in this chapter.	Unk	Unk
Goochland	None-Uses the word to state that Agritourism is by-right at wineries, cideries, breweries, or distilleries, locked on 50 acres or more.	None	At wineries, cideries, breweries, or distilleries, locked on 50 acres or more.	No-They do have a listing on no more than 8 times a year and hours, so not sure if they can get a SUP for those.
Albemarle	Is defined as any activity carried out at a farm winery, farm brewery, farm distillery, or an agricultural operation, that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, wineries, ranching, historical, cultural, harvest-your-own activities, or natural activities and attractions, regardless of whether or not the participant paid to participate in the activity. These rural activities also include, but are not limited to, farm tours, tours of an individual agricultural operation, hayrides, heirloom plant and animal exhibits, crop mazes, and educational programs, workshops, or demonstrations related to agriculture or silviculture.	Is defined as any operation devoted to the bona fide production of crops, or animals, or fowl, including the production of fruits and vegetables of all kinds; meat, dairy, and poultry products; nuts, tobacco, nursery, and floral products; and the production and harvest of products from silviculture activity. This term also includes aquaculture, plant nurseries, and the housing of livestock, as that term is defined in Virginia Code § 3.2-6500	They just have the definition, no determination on what is by-right or SUP	They just have the definition, no determination on what is by-right or SUP

BUILDING INSPECTIONS MONTHLY REPORT

County of Fluvanna

Building Official:	Period:
Andrew Wills	Nov-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	11	12	16	0	119
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	6	0	0	12
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	38	32	36	0	392
* 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	8	1	2	0	45
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	1	0	8
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	57	49	55	0	576
* 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	\$5,369,898	\$7,528,119	\$5,410,678	\$0	\$ 47,854,011

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	12	16	14	0	127
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	352	366	308	0	3,215
FEES 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	\$19,968	\$27,219	\$20,829	\$0	\$ 194,610
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	\$2,375	\$2,000	\$1,750	\$0	\$ 27,047
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
	2023	\$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	\$1,750	\$2,300	\$1,900	\$0	\$ 18,100
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	\$24,093	\$31,519	\$24,479	\$0	\$ 239,757