

# Coffee and Conversation with the County

Lake Monticello Area Town Hall

October 21, 2023



**FLUVANNA**

# Call to Order

Board of Supervisors

Planning Commission

# Pledge of Allegiance

**Welcome**

# Purpose and Process

**WELCOME & INTRODUCTIONS** – Eric Dahl, County Administrator

**PURPOSE & PROCESS** – Kelly Harris, Assistant County Administrator

**ECONOMIC DEVELOPMENT** – Jennifer Schmack, Director of Economic Development

**COMMUNITY DEVELOPMENT** – Douglas Miles, Director of Community Development

Planning & Zoning

Land Use

**INFRASTRUCTURE UPDATES** – Eric Dahl, County Administrator

Transportation

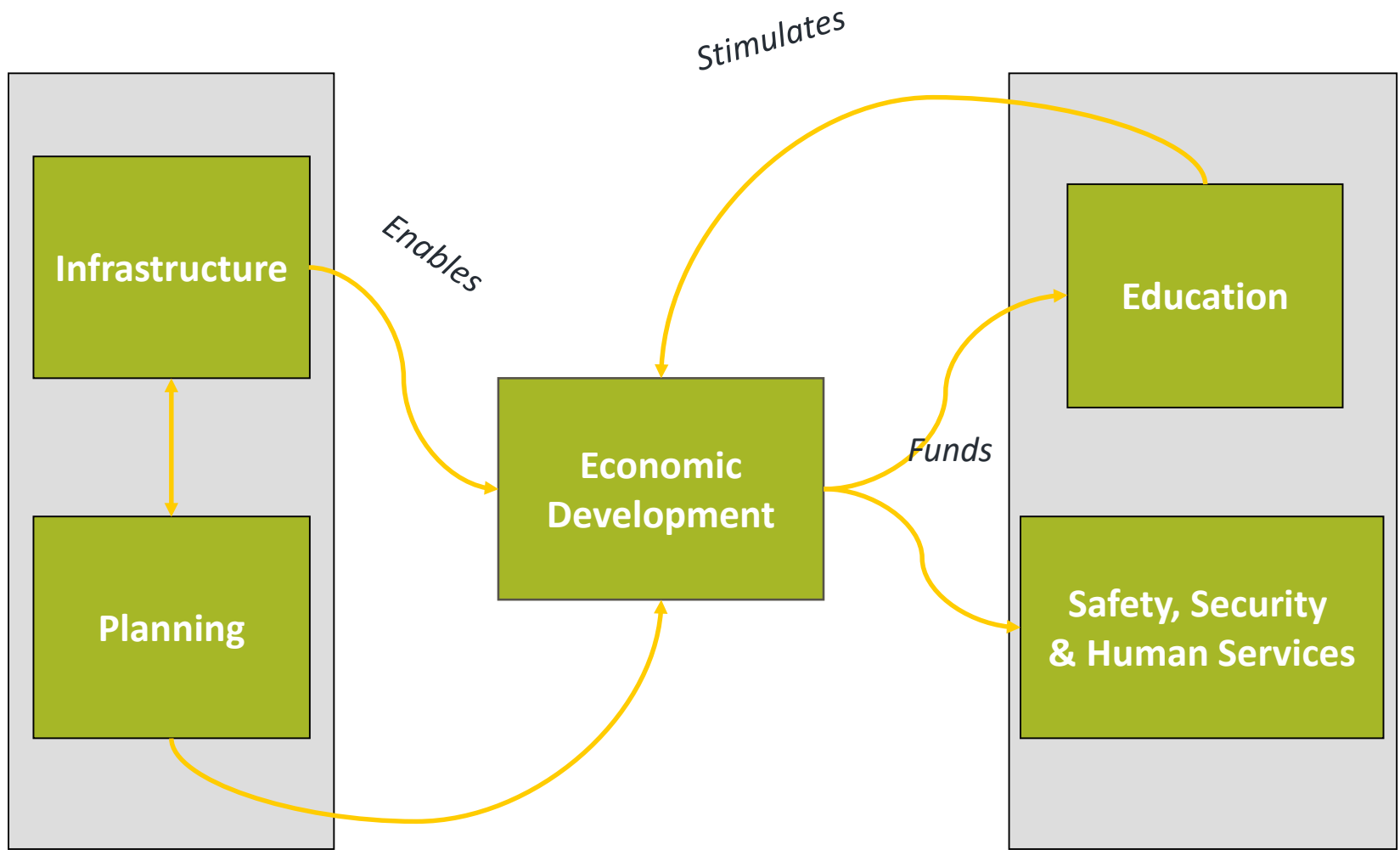
Broadband

Water & Sewer

**COMMUNICATIONS** – Kelly Harris, Assistant County Administrator

**CONVERSATION** - Kelly Harris, Assistant County Administrator

**WRAP UP & FINAL REMARKS** – Eric Dahl, County Administrator





# FLUVANNA

## Economic Development



# Economic Development



The Economic Development Department promotes job creation and broadens the tax base of Fluvanna County through the recruitment and retention of business and industry, maintains and encourages the continuation of a favorable business environment for businesses to locate and expand within the County.

The Department provides support to the Economic Development Authority (EDA) and the Economic Development and Tourism Advisory Committee (EDTAC).

# Economic Development Strategic Plan

Fiscal Year 2023 – 2028



## **Goal 1: New Business Development**

Position Fluvanna County as a business-friendly county with competitive assets in the Central Virginia Region.

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## **Goal 2: Business Retention & Expansion**

Foster entrepreneurship, business growth, and expansion in Fluvanna County through business retention efforts.

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## **Goal 3: Tourism Development**

Develop new and enhance existing tourism experiences, activities, and events in Fluvanna County to increase tourism attraction.

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## **Goal 4: Workforce Development**

Support Fluvanna County businesses with talent recruitment and retention challenges.



# Target Industries



**Business & Financial Services**

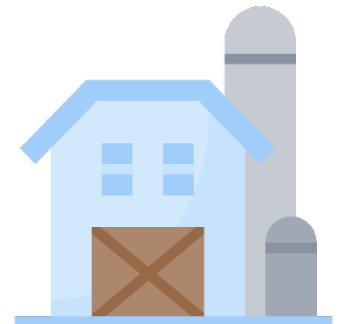
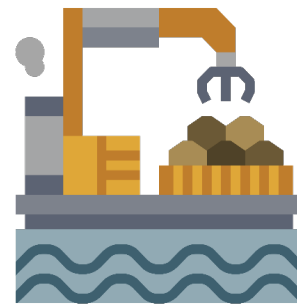
**Light Manufacturing**

**Transportation & Logistics**

**Agribusiness, Food Processing & Technology**

**Health Services**

**Forest & Wood Products**



# Innovative Employers



**Better Living Industries** - *building supply*

**Bright Ideas** - *promotional products*

**Greenberry's Coffee Roasters** – *coffee processing*

**Fork Union Military Academy** - *military boarding school*

**Northland Forest Products** - *hardwood lumber processor*

**Silk City Printing** - *custom apparel and design*

**Store Your Board** - *specialty storage racks for sports equipment*

**Tenaska Virginia Generating Station** - *power generation*

**van der Linde Recycling** - *single stream recycling*

**Har-tru** - *sports coatings*

# Fluvanna's Strengths



Centrally Located  
Educated/Diverse Workforce  
Quality School System  
Growing Small Business Community  
Strong Tourism Assets:

- Arts
- History
- Outdoor Recreation
- Agribusiness



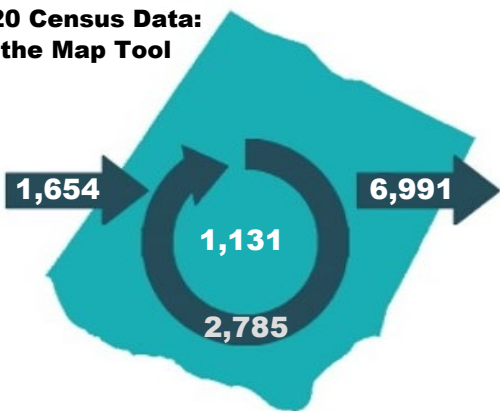
# Fluvanna's Weaknesses



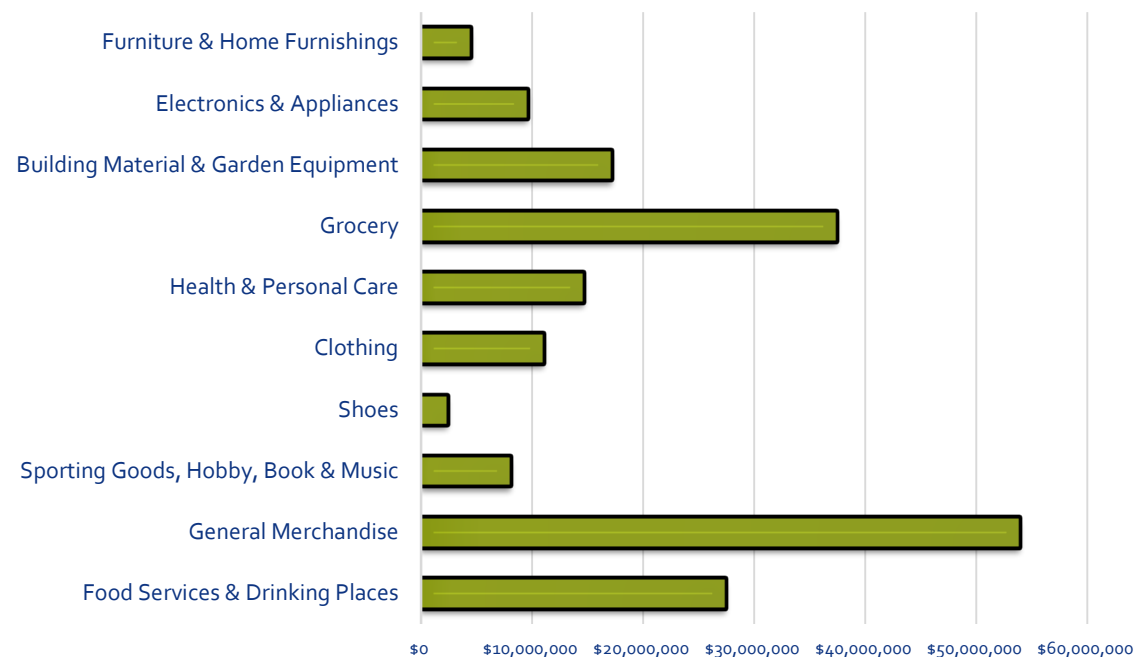
Infrastructure – Water/Sewer/Natural Gas  
Lack of Building Inventory  
Pad Ready Sites  
Low Daytime Population  
Retail Leakage

## Workforce

2020 Census Data:  
On the Map Tool



## Retail Opportunity Gap



Source: ESRI Retail MarketPlace Profile

# Business Attraction



**Leads are generated by:**

- 1) Virginia Economic Development Partnership**
- 2) Central VA Partnership for Economic Development**
- 3) Locality Direct**

**Fluvanna Assists by:**

- Provide Listing of Buildings/Sites**
- Complete Requests for Information (RFI's)**
- Work with EDA to receive and administer state incentives**
- Coordinate with Community Partners**
- Assist with Permitting Process**

# Recent Economic Activity



## 2020

### Silk City Printing

\$5.7M capital investment | creating 91 jobs

## 2021

### Stewart Tool

\$9.1M capital investment | creating 22 jobs

### Tractor Supply

\$3M capital investment | creating 10 jobs

## 2022

### New Small Business/Ribbon Cuttings



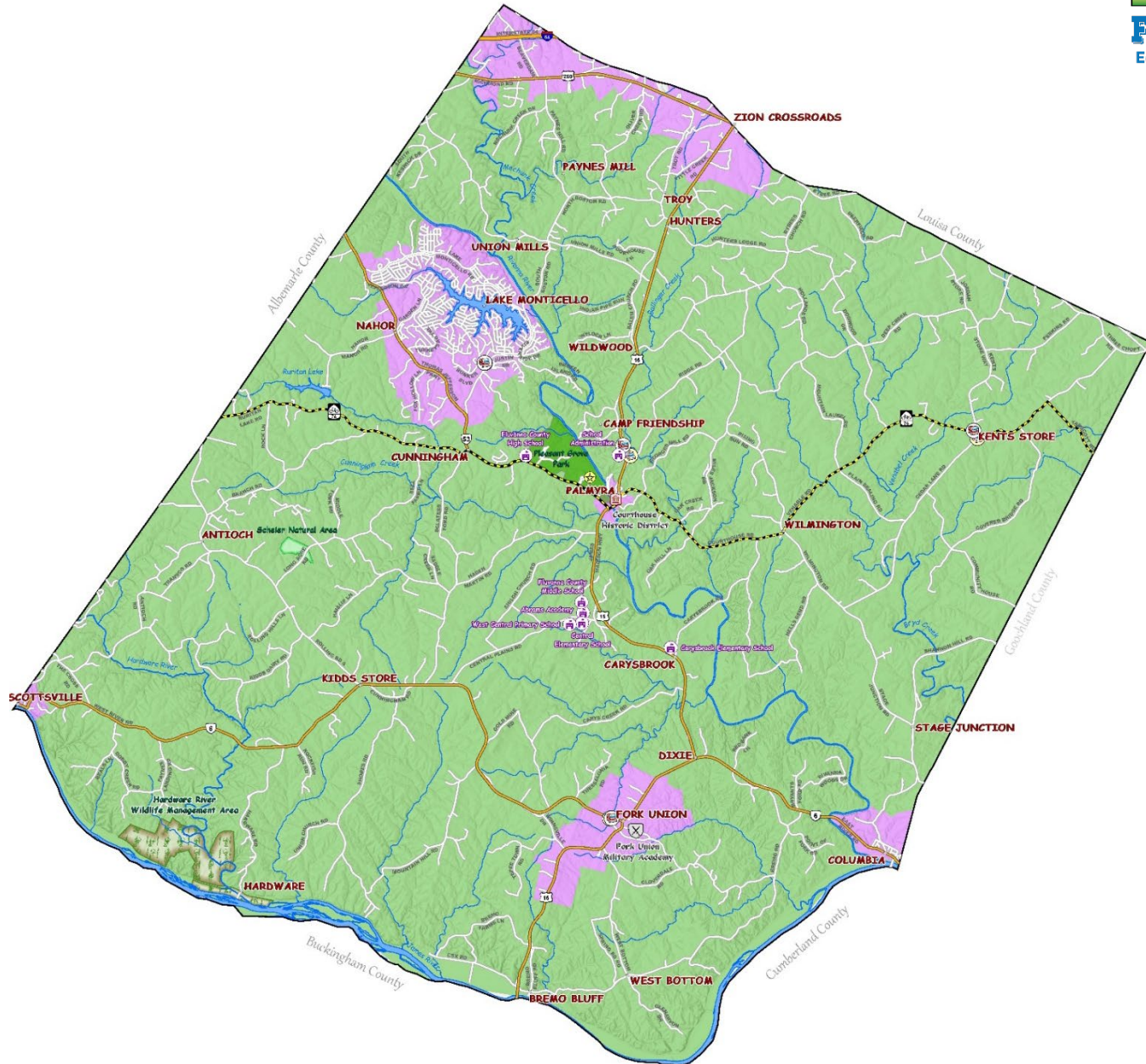
# Recent Economic Activity



# Community Planning Areas

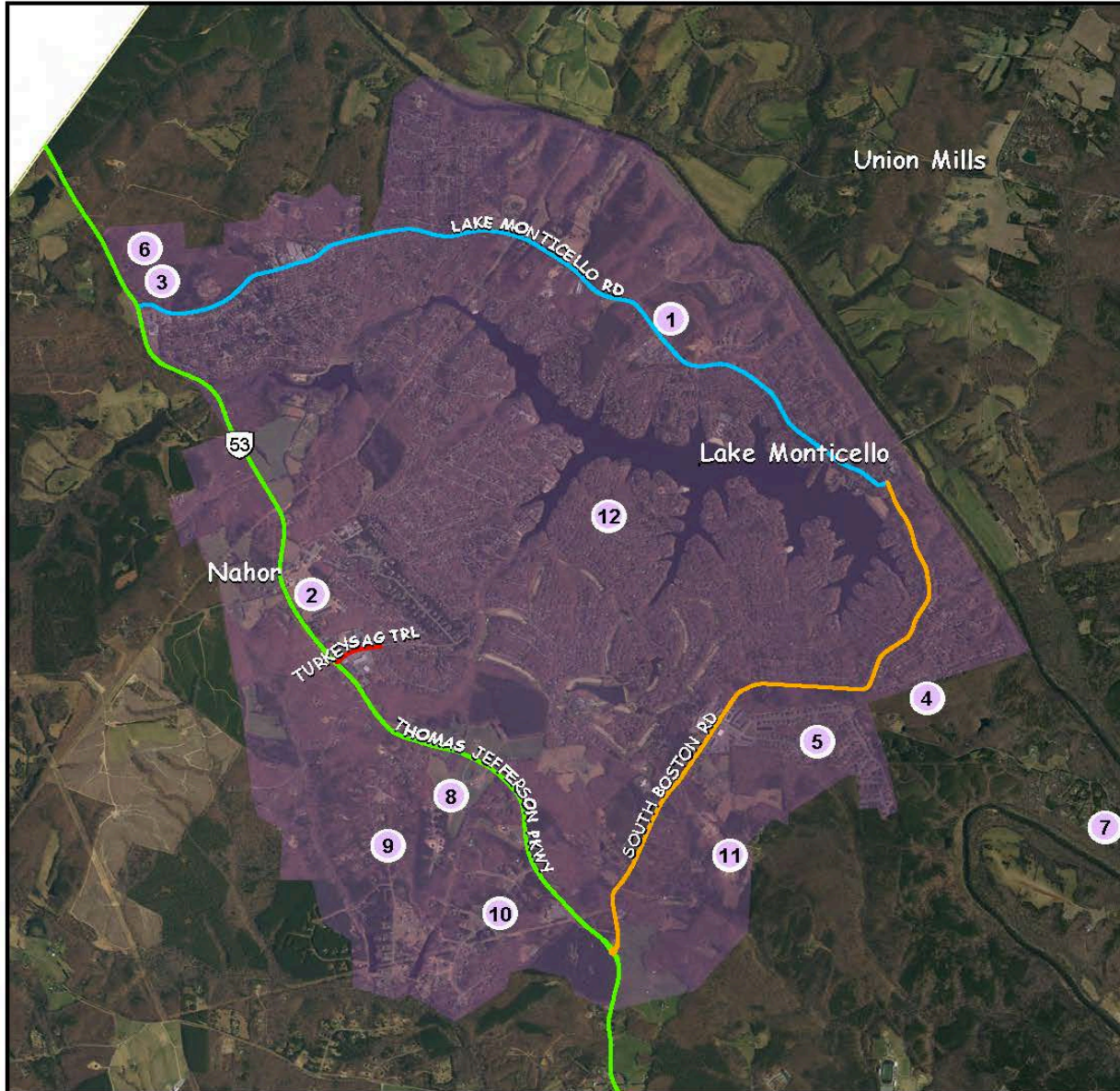


**FLUVANNA**  
Economic Development





# Rivanna Community Planning Area



	Development	Residence
1	Village Oaks	154
2	Villages at Nahor	102
3	Coves at Monticello	124
4	Island Hill	49
5	Sycamore Square	120
6	Colonial Circle	201
7	Broken Island	53
8	Cunningham Meadows	30
9	Fox Hollow	117
10	Taylor Ridge Estates	52
11	Houchens Place	27
12	Lake Monticello	4600

## AADT Volume Estimates

2020 VDOT Daily Traffic Volume Estimates Jurisdiction Report 32



**FLUVANNA**

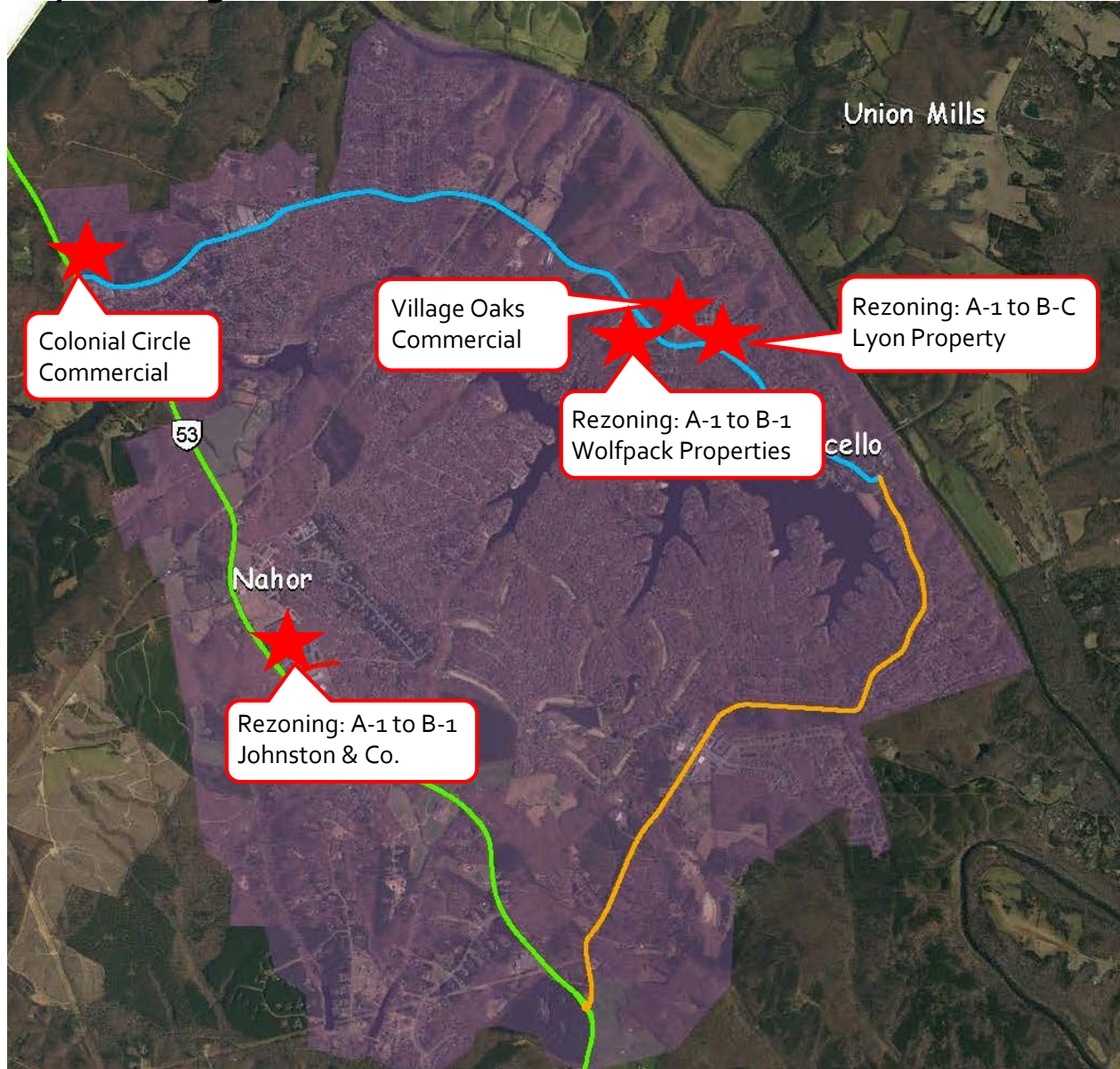


Date: 7/6/2022

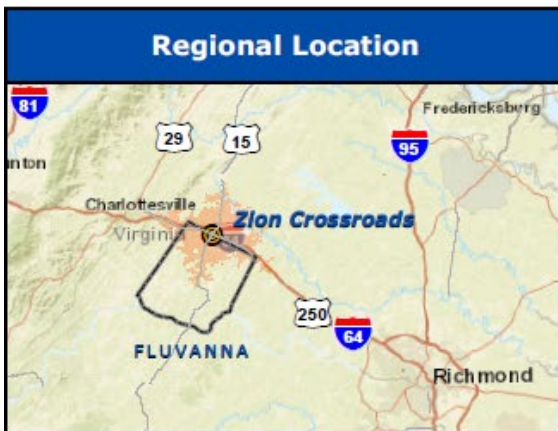
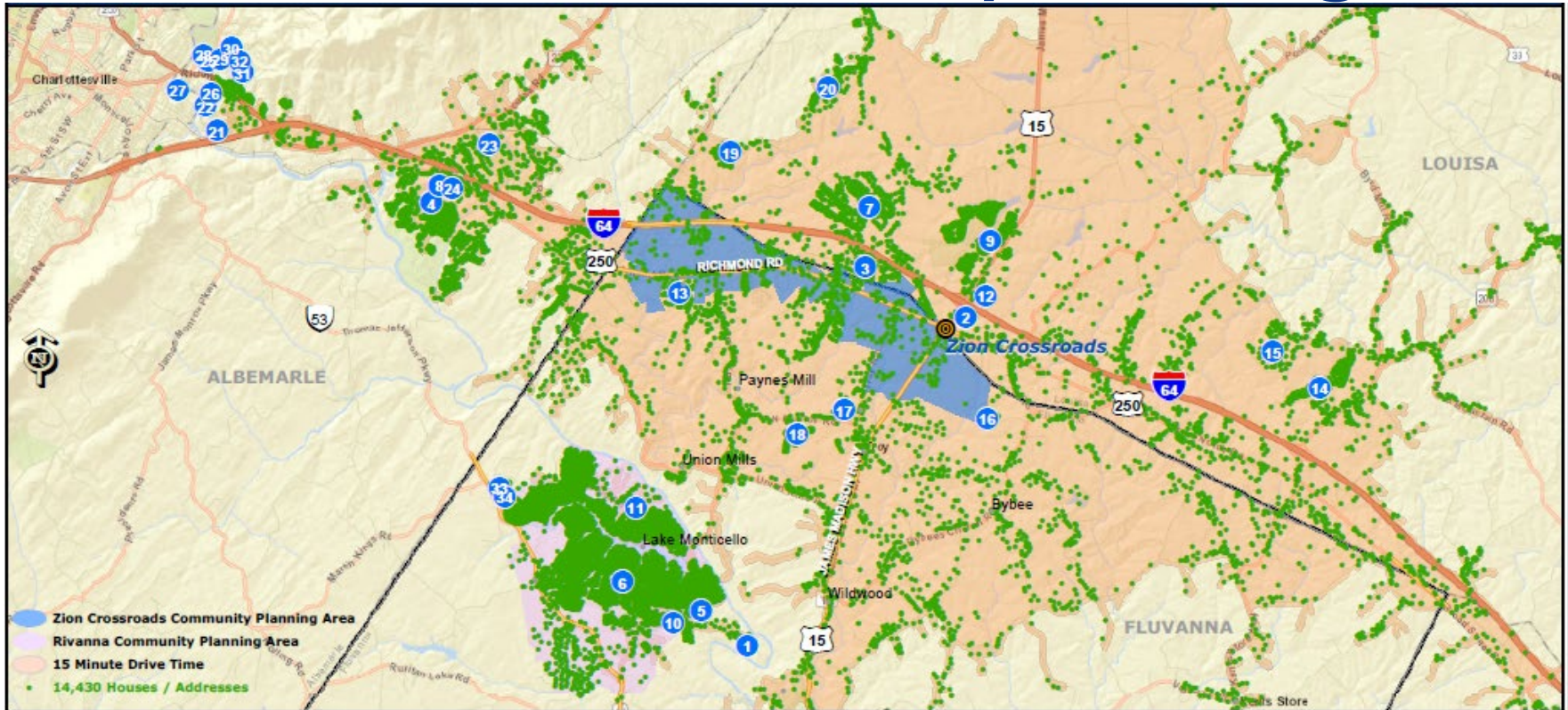
G:\Mxds\Transportation\Lake Monticello Area Residential Dev Landscape.mxd

# Recent Economic Activity

Rivanna Community Planning Area



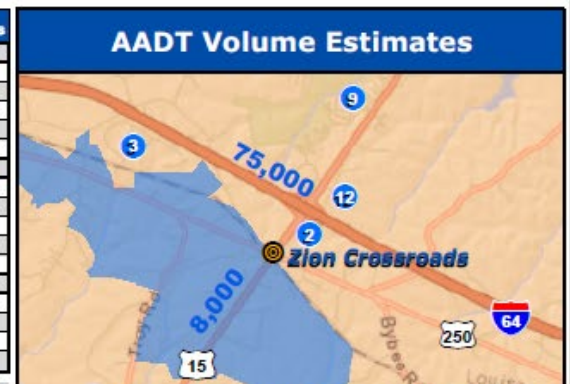
# Zion Crossroads Community Planning Area



	Development	Houses		Development	Houses
1	Broken Island	53	18	Sycamore Landing	78
2	Crossing Pointe*	228	19	Green Springs Estates	71
3	Forest View	90	20	Retriever Ridge	50
4	Glenmore	750	21	Altoview	250
5	Island Hill	49	22	Parcel 78-2*	40
6	Lake Monticello	5490	23	Keswick Hall	121
7	Mountain View Estates	252	24	Breezy Hill	160
8	Rivanna Village*	347	25	Wilton Farm Apartments	144
9	Spring Creek	700	26	Carriage Hill Apartments	304
10	Sycamore Square	120	27	Riverbend Condominiums	125
11	Village Oaks	154	28	Riverside Village	69
12	Zion Town Center*	723	29	Avemore Apartments	280
13	Fieldstone	62	30	Cascadia Development	330
14	Reedy Creek	146	31	Ashcroft	270
15	Rocky Creek	49	32	Fontana	194
16	Meadowbrook	46	33	Colonial Circle	201
17	Mountain Meadows	29	34	Coves At Monticello	124

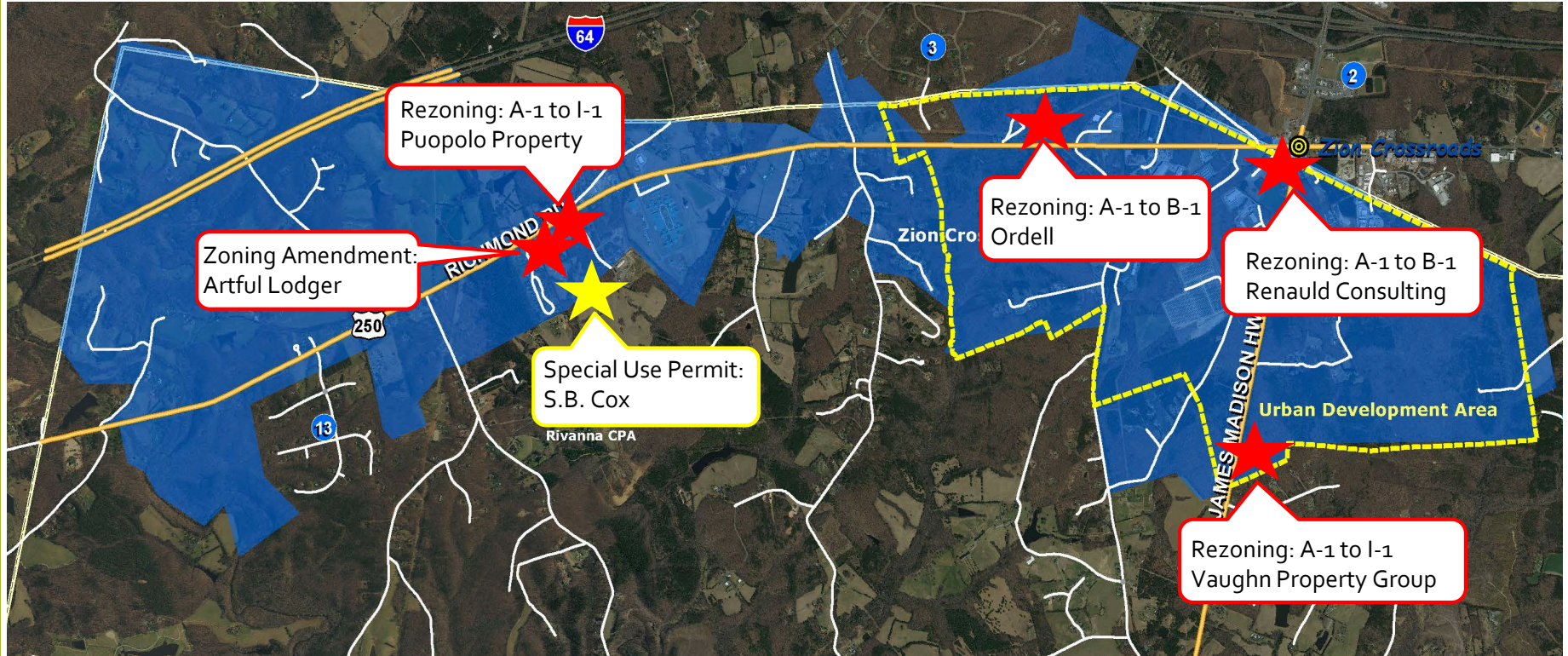
\*Approved Development

DRAFT

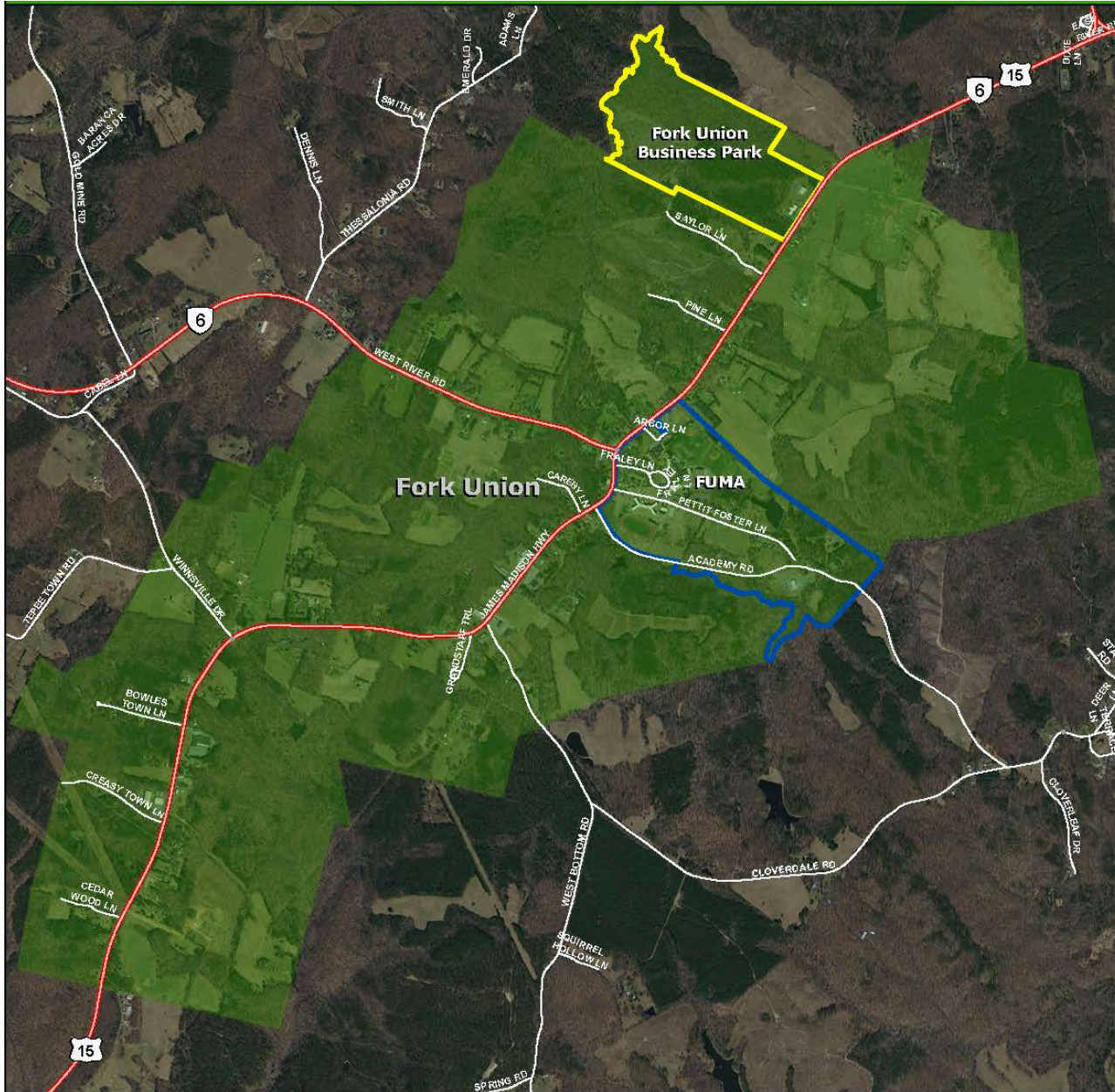


# Recent Economic Activity

Zion Crossroads Community Planning Area



# Fork Union Community Planning Area

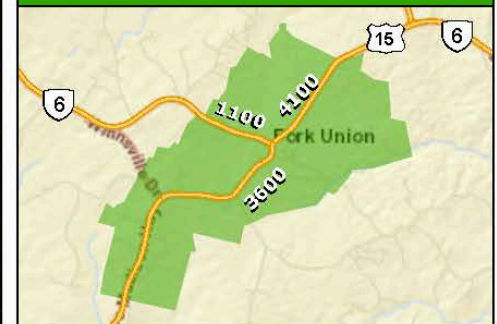


**FLUVANNA**

January, 2023

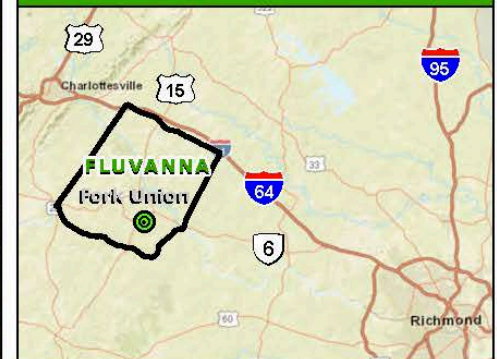


## AADT Volume Estimates



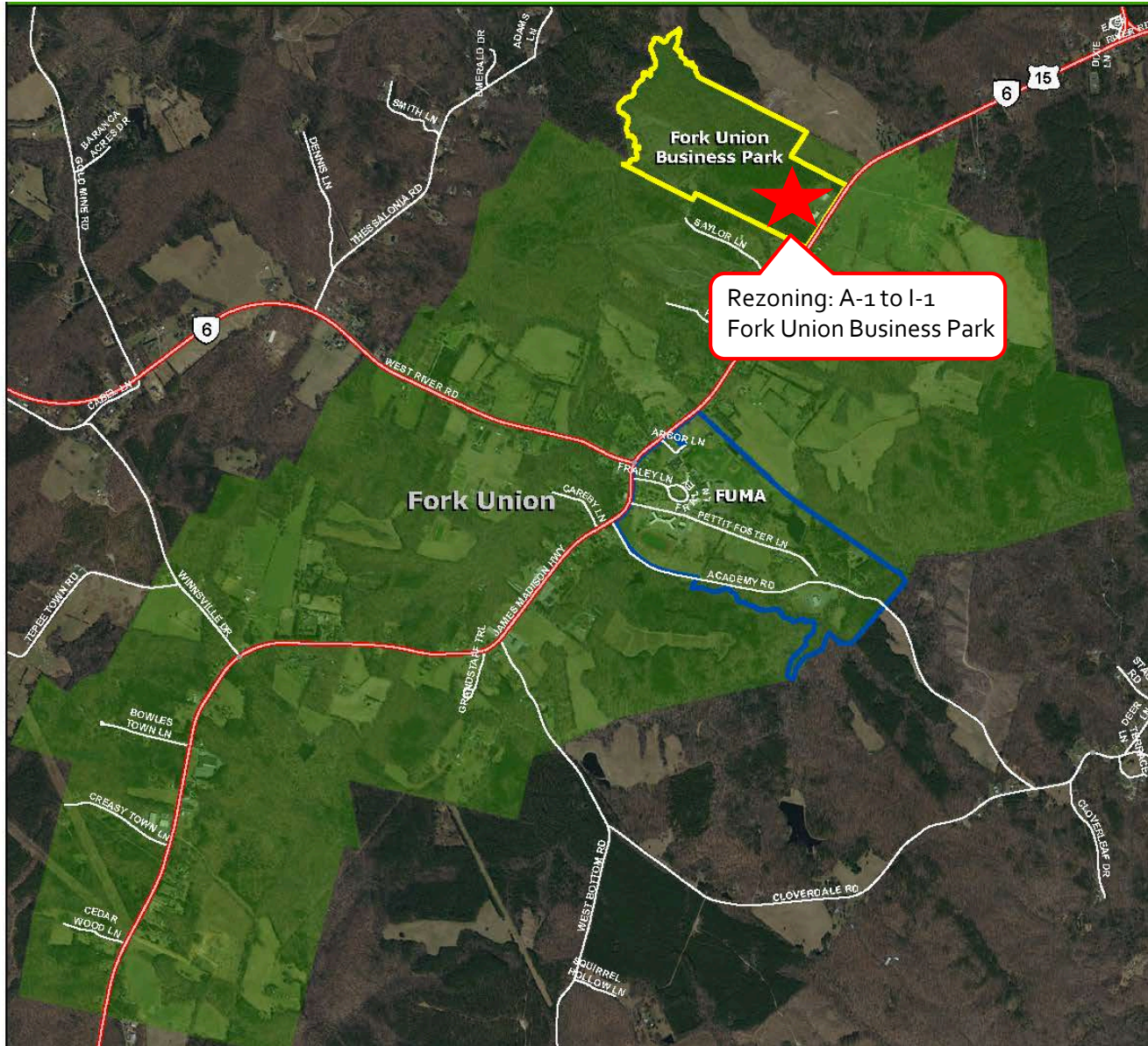
2021 VDOT Daily Traffic Volume Estimates Jurisdiction Report 32

## Regional Location



# Recent Economic Activity

## Fork Union Community Planning Area



# Fluvanna County Commercial Kitchen



The Fluvanna County Commercial Kitchen is a licensed commissary kitchen that is certified for food production.

Renters can use the kitchen by the hour or day to produce/create food products to sell directly to a consumer, online, wholesale, or to a retail establishment.

Target users include:


- Caterers
- Food Trucks
- Pet Food Makers
- Bakers



# Fluvanna Business Directory



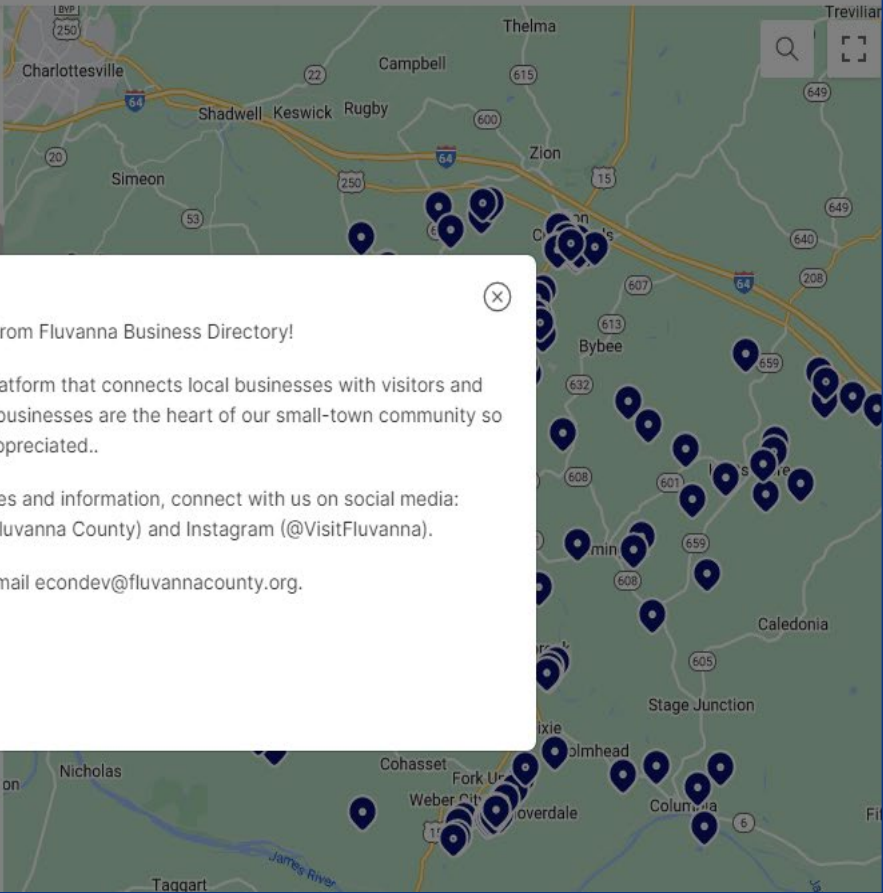
www.FromFluvanna.org


 **Fluvanna County**  
Powered by Bludot Open

Filter by  Area  Category

Showing 418 Results

- 30 Scale, LLC**  
3S 871 Justin Drive, Palm...  
4342422866
- A to Z House Services**  
AT 10 Colonial Rd, Palmyr...  
434-218-0217
- ACE Hardware**  
AH 114 Crofton Plaza, Pal...  
(434) 591-0670
- AG Dillard**  
AD 295 Memory Lane, Troy, Virginia  
(434) 977-3750





Welcome to the From Fluvanna Business Directory!

This is a digital platform that connects local businesses with visitors and residents. Local businesses are the heart of our small-town community so your support is appreciated..

For further updates and information, connect with us on social media: Facebook (Visit Fluvanna County) and Instagram (@VisitFluvanna).

For assistance, email [econdev@fluvannacounty.org](mailto:econdev@fluvannacounty.org).



# Available Properties Database



www.YesFluvanna.org

## Available Properties

hosted by VEDP

Filters

Compare (0)

Enter name or address

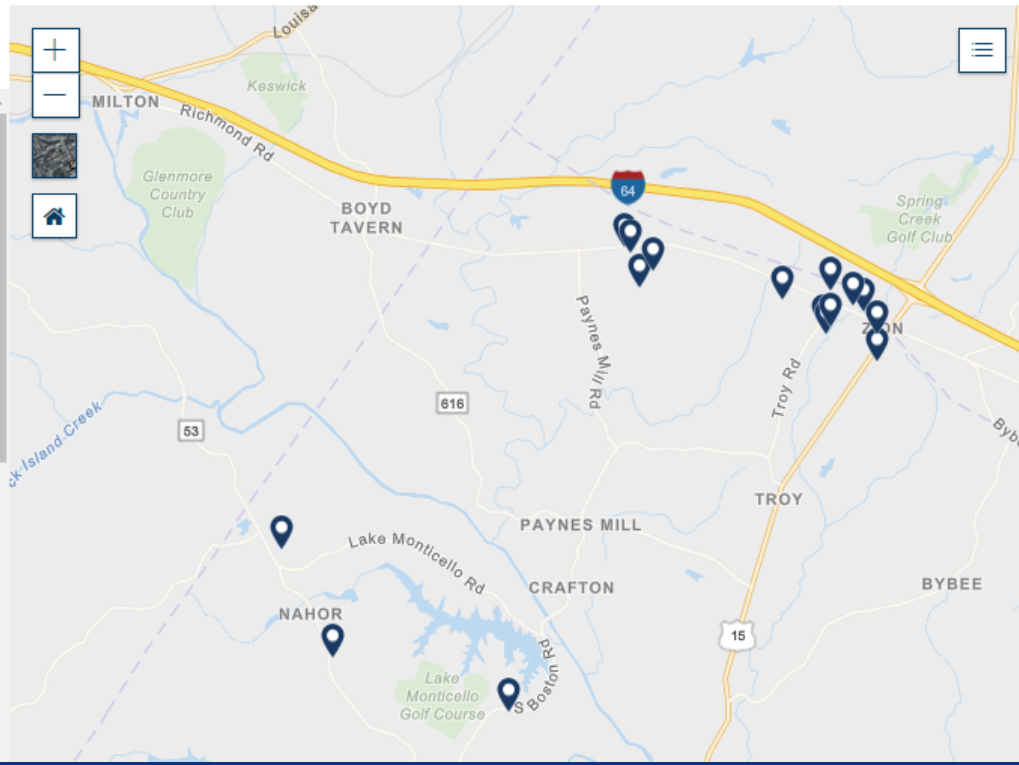
Viewing 18 of 19 properties

Reset filters

Standard Units

Map filters list

Sort by Size



### 2428 Richmond Road

2428 Richmond Road, Troy

15,776 ft<sup>2</sup>  
TOTAL

15,766 ft<sup>2</sup>  
CONTIGUOUS



### Zion Crossroads Industrial Park - Lot 7

257 Industrial Way, Troy

6,000 ft<sup>2</sup>  
TOTAL

6,000 ft<sup>2</sup>  
CONTIGUOUS



### TCH Property

5500 Richmond Road, Troy

4.688 ac  
AVAILABLE

4.688 ac  
CONTIGUOUS



# New Tourism Campaign



ARTS



OUTDOORS



AGRIBUSINESS



HISTORY

# [FindFluvanna.org](http://FindFluvanna.org)



[History](#) [Arts](#) [Outdoors](#) [Agribusiness](#) [Plan Your Visit](#) [Events](#)



find  
**YOUR FLOW**

## Welcome to Fluvanna

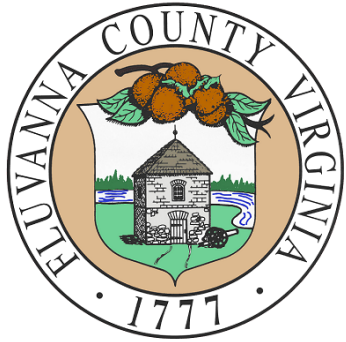
Fluvanna County, Virginia is the perfect place to discover something new, while still feeling the comfort of a small town





**FLUVANNA**  
Economic Development

**Jennifer Schmack**  
**Economic Development Director**  
**(434) 591-1921**  
**[jschmack@fluvannacounty.org](mailto:jschmack@fluvannacounty.org)**

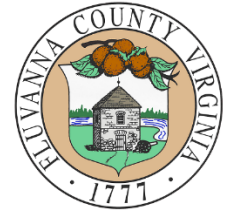


# Community Development

**Douglas Miles, AICP, CZA**

**Community Development Director &  
Zoning Administrator**

# Role of the Planning Commission



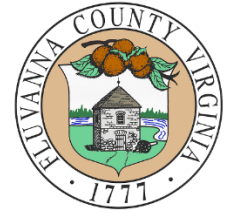
- In Virginia, planning commissions are responsible for guiding the development and preservation of the locality
- The Code of Virginia defines the powers and duties of the Planning Commission to both prepare and review:
  - County Comprehensive Plan and Plan updates
  - Capital Improvement Plan (CIP) financial planning
  - Zoning Ordinance and zoning text amendments
  - Subdivision Ordinance and ordinance amendments

# Fluvanna County Planning Commission



- **Five members as appointed by Board of Supervisors serving four year, staggered terms on the Commission**
- **Conducts Public Hearings on rezonings, special use permits, both zoning and subdivision ordinance text amendments and comprehensive plan amendments**
- **Makes recommendations on all land use cases and all Ordinance amendments onto the Board of Supervisors**
- **Reviews Major Sketch Plans & Site Development Plans in conjunction with Community Development Director**

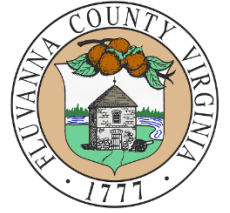
# Role of the Board of Supervisors



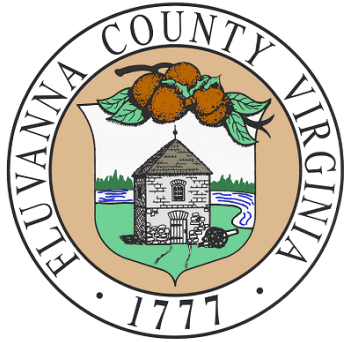
- In Fluvanna County, acts as local legislative body that reviews and adopts the County's Budget to include setting all the local tax rates for revenue
- Local land use and zoning approval authority is the main link between the Board of Supervisors and the Planning Commission in Public Hearing actions
- Adopts Comprehensive Plan, Subdivision and Zoning Ordinance changes on a regular basis



# 2015 Fluvanna Comprehensive Plan



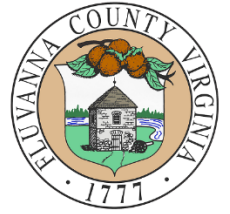
- **Comprehensive Plan serves as overall guide for the County's development or rural preservation efforts**
- **Land use and zoning decisions as approved by the Board of Supervisors generally follow the Plan or the Comprehensive Plan, or it should be amended**
- **Zoning and subdivision ordinances, as well as land use policies, should reflect the goals and objectives of the Comprehensive Plan, for new development or for rural preservation purposes within the Plan**



# Zoning Ordinance

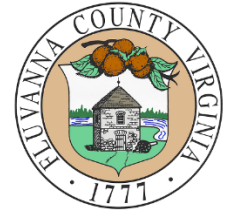
**Douglas Miles, AICP, CZA**  
**Community Development Director &**  
**Zoning Administrator**

# What is the Zoning Ordinance?



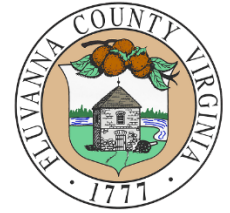
- Zoning ordinance establishes the rules governing the use and preservation of land and community character and streetscape design for development
- Describes land uses permitted within each district from A-1, B-1, I-1, I-2 and all Residential districts to permit business uses and provide for employment
- Administrative Police Power and Zoning Authority to enforce Zoning Ordinance requirements related to land use, zoning and all site design requirements

# Fluvanna County Zoning Districts



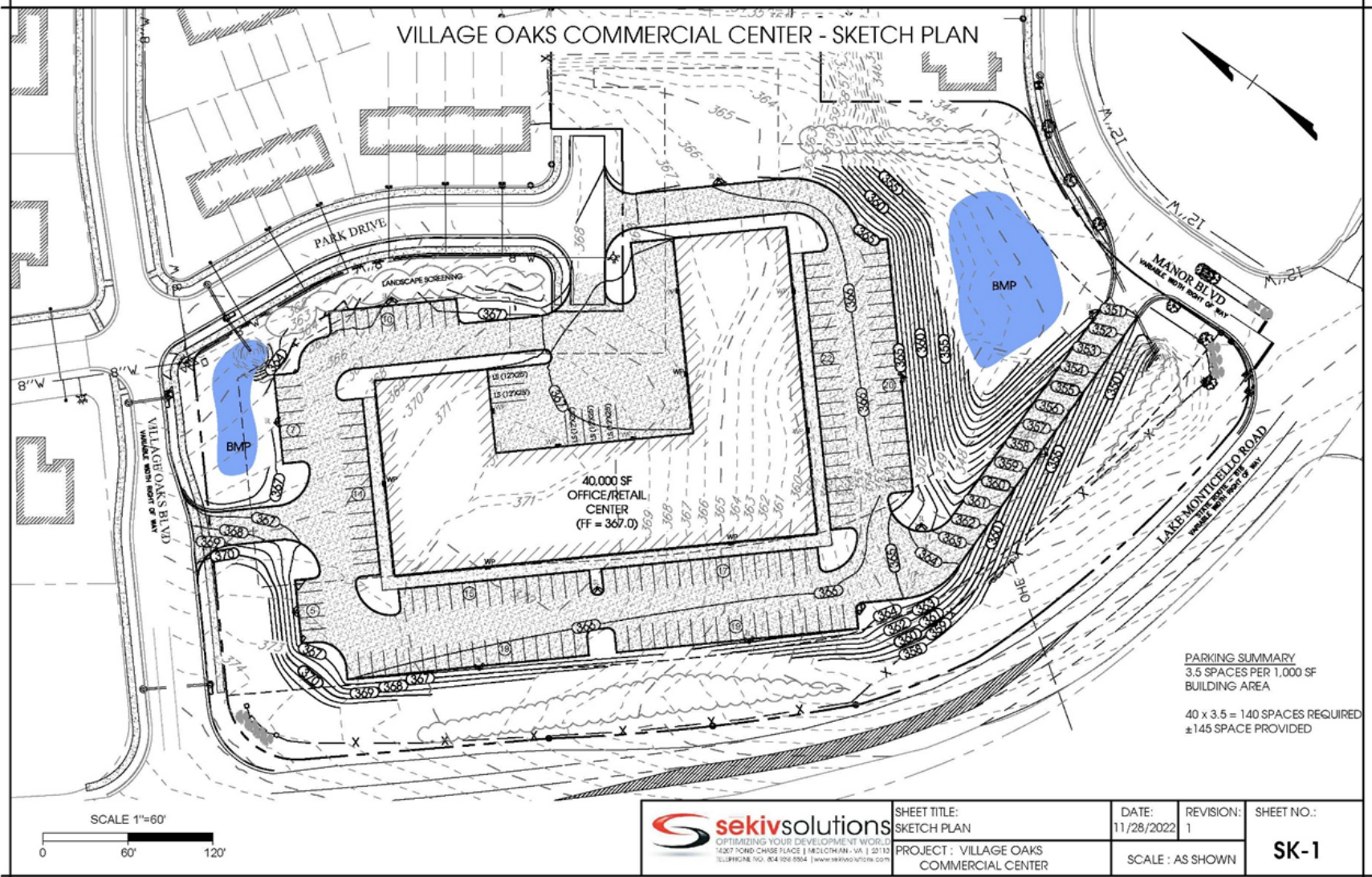
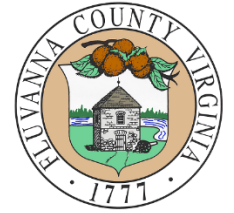
<b>District</b>		<b>Permitted Land Uses</b>
<b>A-1</b>	<b>General Agricultural</b>	<b>Agricultural uses (1 Dwelling unit per every 2 acres) Most of Fluvanna County is zoned A-1 the base zoning</b>
R-1	Limited Residential	Low-density residential (1 dwelling unit per every acre)
R-2	General Residential	Medium-density residential (2 dwelling units per acre)
<b>R-3</b>	<b>Residential Planned Community Development</b>	<b>Compact, village-style development with a Master Plan (2.9 dwelling units per acre) and with commercial uses</b>
R-4	Limited Residential and Lake Monticello zoning	Medium-density residential uses (2.9 dwelling units per acre) Example: Lake Monticello Planned Community development
<b>B-1</b>	<b>General Business</b>	<b>Office park, commercial and shopping center uses</b>
B-C	Convenience Business	Low-intensity, neighborhood business uses
<b>I-1</b>	<b>Light Industrial</b>	<b>Light office park and Industrial uses</b>
I-2	General Industrial	Higher-intensity industrial park uses
PUD	Planned Development	Zion Crossroads Urban Development Area (UDA)

# Zoning Ordinance Review Process

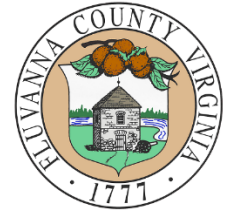


- **Rezoning, special use permits, comprehensive plan amendments, and zoning text amendments must undergo a two part public hearing review process:**
  1. **Application for rezoning, special use permit submitted Planning and Zoning staff reviews applicant's application.**
  2. **Planning Commission holds a Public Hearing, reviews the request, and then forwards recommendation to the BOS.**
  3. **Board of Supervisors holds a Public Hearing and makes a final decision for either an Approval, Denial or Deferral.**

# Village Oaks Commercial Site Plan



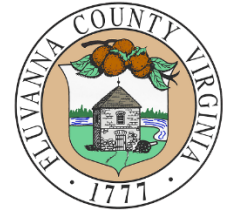
# Wolfpack Properties Commercial



**Illustrative Exhibit** Lewis Ct  
**ZMP22:03 | August 3, 2022**  
*prepared by Shimp Engineering PC*



# Planning & Community Development

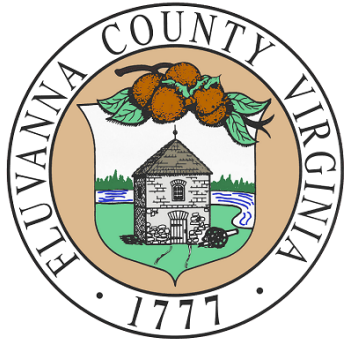


**Douglas Miles, Community Development Director**  
**(434) 591-1910 / [dmiles@fluvannacounty.org](mailto:dmiles@fluvannacounty.org)**

**Visit [www.fluvannacounty.org](http://www.fluvannacounty.org) for Planning and  
Community Development information**







# County Infrastructure

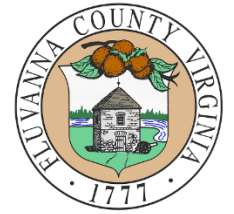
**Eric Dahl**

**County Administrator**

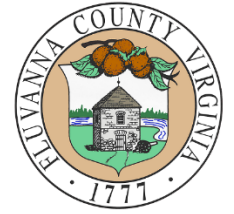
# County Infrastructure Overview

- **Transportation**
- **Broadband**
- **Water and Sewer**

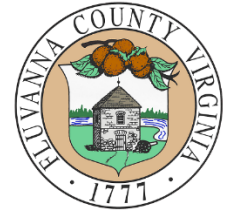
# Transportation– Rt. 250/Rt. 631 (Troy Rd.) Roundabout - **Approved**



# Transportation– Rt. 618 (Lake Monticello Rd) & Rt. 600 (S. Boston Rd.) - **Approved**



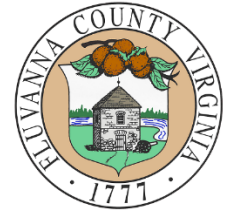
# Transportation - Pending



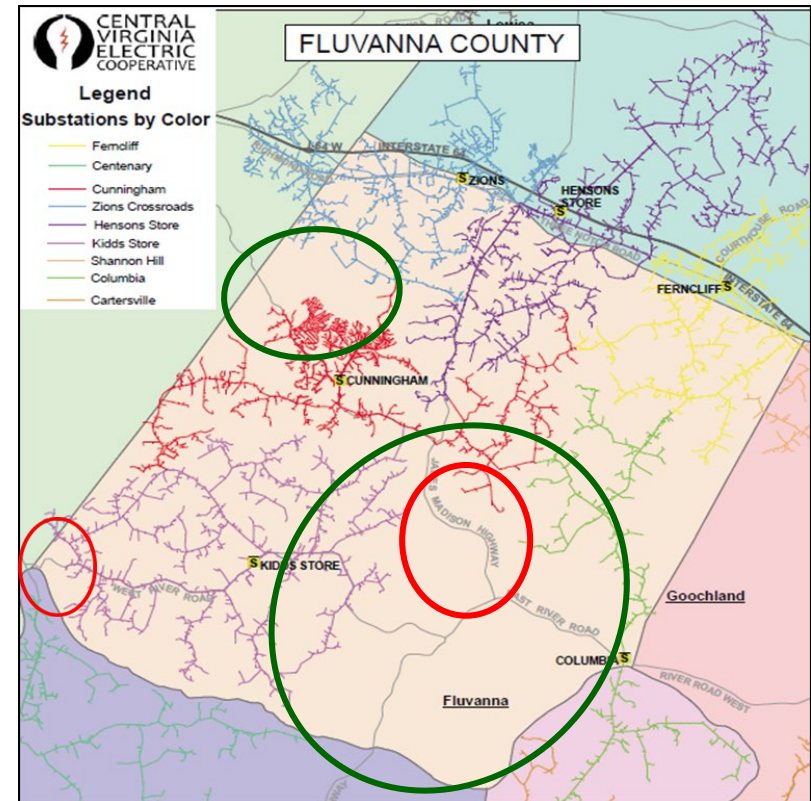
- Rt. 53 & Turkeysag Trail Roundabout
- Rt. 53 & Rt. 618 (Martin King Rd.)
- Rt. 53 & Rt. 619 (Ruritan Lake Rd.)
- Rt. 15 & Rt. 631 (Troy Rd.)



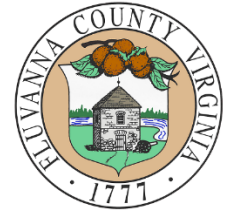
# Countywide Broadband – In Process



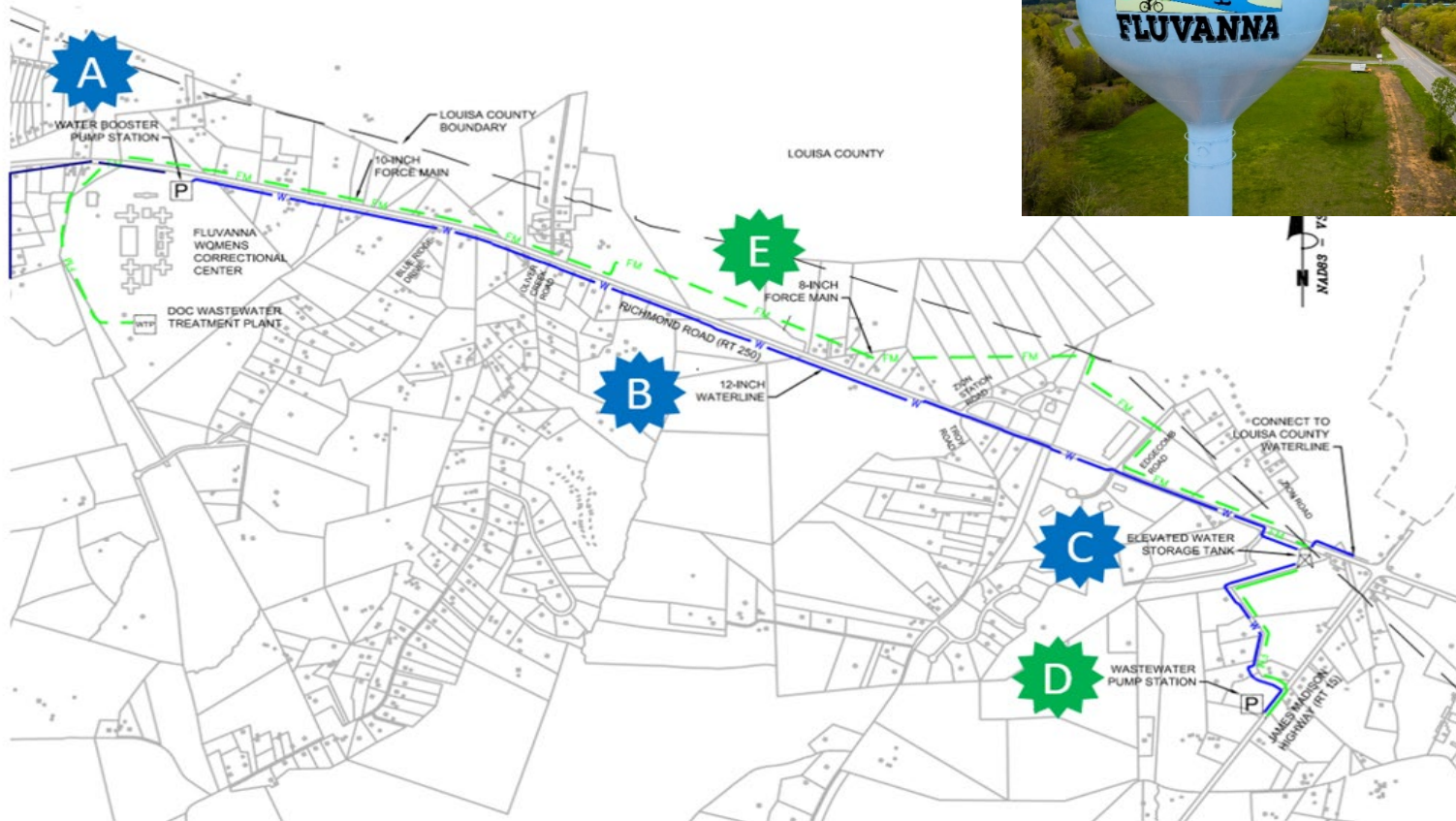
- Partnering with Firefly to speed delivery of broadband internet service in Fluvanna
- Original County Contribution - \$375,000
  - Plus additional tax incentives
- CARES Act Funding - \$580,000
  - Firefly Expansion in non-CVEC territory
    - 7.4 mile fiber build & 150 homes/businesses
  - Nelson Cable Fiber in SW Fluvanna
    - 1.5 mile fiber build on Poplar Spring Rd
- ARPA Funding - \$601,500
  - Firefly Expansion in non-CVEC territory
    - 63 mile fiber build & 802 homes/businesses
    - \$5.1M overall project cost
- Estimated Completion 2025



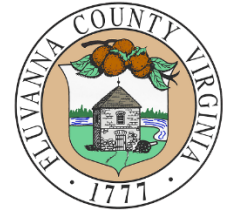
# Water and Sewer Infrastructure – Zion Crossroads



- Zion Crossroads Water and Sewer System
  - **Completed Fall 2022**



# Water Infrastructure – James River Water Authority – 8.57 Million GPD

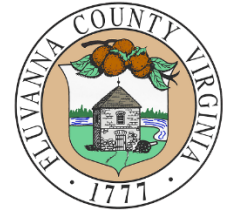


DESCRIPTION	COSTS
TOTAL CONTRACT CONSTRUCTION COSTS	\$39,687,850.00
TOTAL PERMITTING, PROPERTY ACQ. AND CONST. SUPPORT COSTS	\$5,922,800.00
<b>TOTAL JRWA PROJECT COSTS</b>	<b>\$45,610,650.00</b>
<b>50% Fluvanna County Portion of Costs</b>	<b>\$22,805,325.00</b>

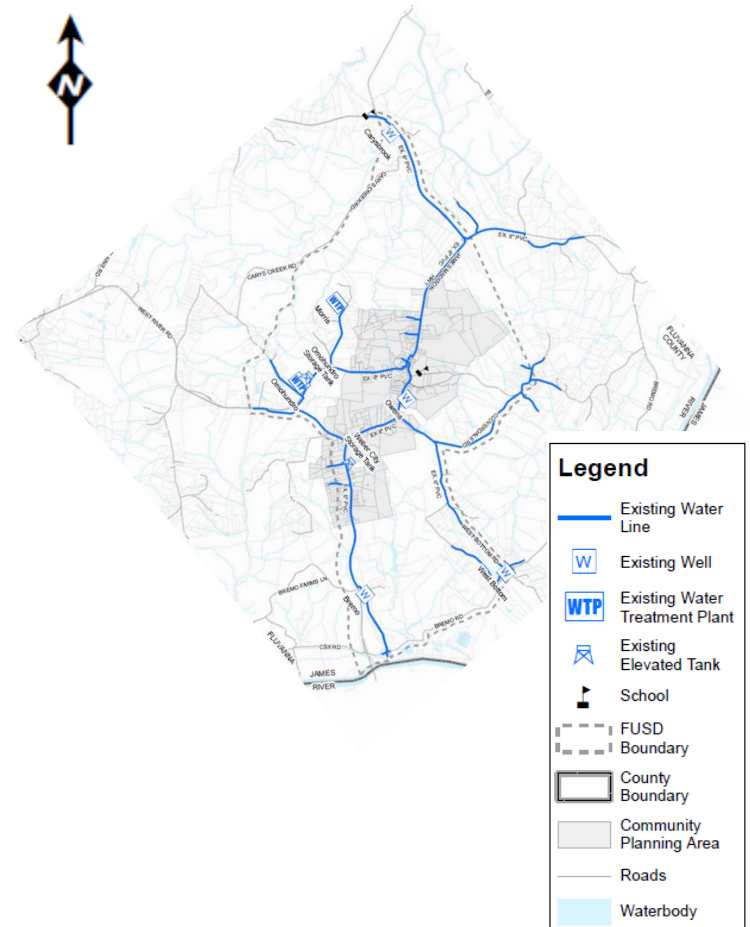
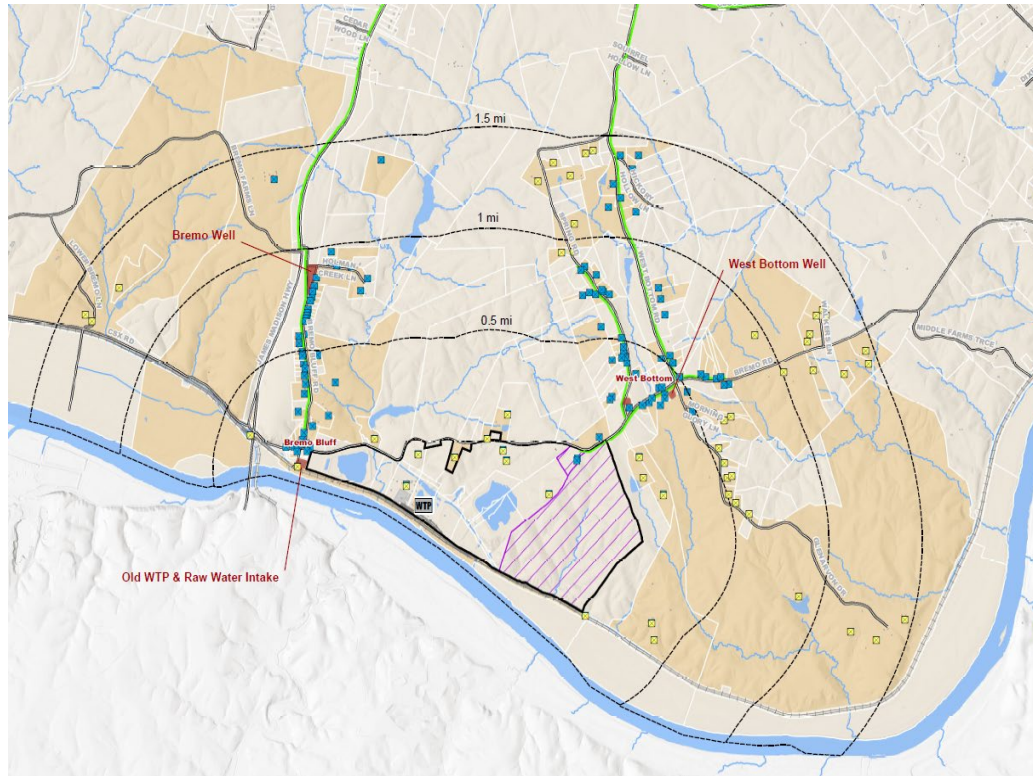




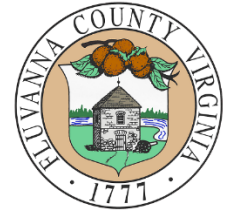
# Water Infrastructure - Fork Union Water Supply



- Dominion Energy Proffers – Fork Union Water Supply Improvements



# Water Infrastructure - Fork Union Water Supply



- Dominion Energy Proffers – Fork Union Water Supply Improvements

<b>Fluvanna County – Fork Union Sanitary District: Water Supply Payment</b>	<b>Amount</b>
James River Raw Water Intake, Pump Station & Raw Water Line	\$7,648,330
Water Treatment Plant, Raw Water Storage Tank & Pump Station	\$15,400,000
New Waterlines and Elevated Storage Tank	\$11,880,000
Partial Engineering	\$432,917
Unanticipated Water Project Costs	\$11,787,083
Sub-Total	\$47,148,330
<b>Fluvanna County – Parks &amp; Recreation</b>	<b>Amount</b>
Public Amenity/Recreation and Green Infrastructure	\$500,000
<b>Virginia Department of Transportation</b>	<b>Amount</b>
Road Improvements Around Bremo Rd. (Route 656)	\$2,000,000
<b>GRAND TOTAL</b>	<b>\$49,648,330</b>

# QUESTIONS OR COMMENTS?

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*Contact me anytime!*

(434) 591-1910

[coad@fluvannacounty.org](mailto:coad@fluvannacounty.org)

[www.fluvannacounty.org](http://www.fluvannacounty.org)

# COMMUNICATIONS

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# CONVERSATION

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WRAP UP

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ADJOURN

BOARD OF SUPERVISORS

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PLANNING COMMISSION