

Fluvanna County Comprehensive Plan - April 14, 2022 Open House Summary:

Fluvanna County Library Meeting Room from 5:00 pm – 7:00 pm: 22 County residents, County Administrator, Community Development Director, Senior Planner and Planner; Board members: Mrs. Booker, Mrs. Eager and Mr. Fairchild and Mr. Johnson from the Planning Commission attended this event. The first Rural Preservation Advisory Group meeting was conducted from 5:00 to 6:30 pm with all the Advisory members present.

Open House Focus: New Rural Crossroad Areas and Rural Preservation Techniques

The April 14th Open House event it contained these new GIS display maps for County residents and participants to provide County staff with Post-it Note summary comments and that have been grouped together by topic with common land use planning subjects. (Language has been added by Director to provide additional notes or planning context)

2040 Fluvanna County Future Land Use Map:

Do not mention Rural until you further define what Rural is (Fluvanna County context)

Consider Rassawek as a County asset and not as a problem (in the new Comp Plan)

Develop / expand rural recreational uses along the James River in the Columbia area

Continue to make efforts to bring commercial and industrial uses into Zion Crossroads

If we are to be Rural and remain Rural then we do need to capitalize on our recreational amenities as we have several available lake and river areas; we need better site access

Please consider adding outdoor courts for pickle ball at Pleasant Grove Park and school locations when the Tennis courts are not being used for high school practice or matches

Proposed Rural Crossroad Areas Map: Route 15 – Troy / Wildwood / Dixie Intersections

We like the idea of commercial service nodes within the rural crossroad areas and what about limited infrastructure such as public water to support new commercial land uses?

(This is an opportunity to have business uses on Route 15 and not traffic on Route 53)

Proposed Rural Crossroad Areas Map located in both Kents Store and Kidds Store

(This is an opportunity to increase business uses in these areas of Fluvanna County)

Planning Commission Advisory Group Summary monthly meeting updates:

The Rural Crossroads and Rural Preservation Advisory Group met on Thursday, April 14th from 5:00 pm – 6:30 pm with all members present in the Fluvanna County Library.

The Community Development Director reviewed with the group the rural preservation techniques of TJ PDC surrounding counties: Albemarle, Greene, Louisa, Nelson and to include Goochland County. Albemarle had certain features expected in the Rural areas; Greene placed an emphasis on Agricultural economics, farm heritage and technology; Goochland had good Rural strategies for specific rural preservation implementation; Louisa had helpful strategies and ways to reduce growth pressures within rural areas; and Nelson had Plan implementation tools like the Zoning and Subdivision ordinances.

The Rural Preservation Advisory Group discussed different preservation techniques that are done in others areas of Virginia for development pressures up in Northern Virginia; we discussed utility-scale solar generation facilities in rural portions of Fluvanna County and that they would not be located in our Community Planning Areas (CPA) and Zion Crossroads Urban Development Area (UDA) unless as supporting an existing building. They reviewed the Sustainable Rural Preservation Planning and Agricultural Production Goals that could be considered in the Comprehensive Plan and they agreed to meet as a group and to return Thursday, May 12th with additional input into the new Comp Plan.

The Zion Crossroads Stakeholders Group along with VDOT Staff members conducted Open House events on Tuesday, April 19th at the Spring Creek Clubhouse from 3:30 pm to 5:00 and from 5:30 pm to 7:00 pm with introductory comments from the Louisa and Fluvanna County Administrators and their respective staff to include Community Development Directors, Senior Planners and the TJ PDC Executive Director and staff.

Two (2) Zion Crossroads Advisory Group members were also in attendance and they provided comments. This advisory group will not meet on Thursday, May 12th as the stakeholders group will return to day time Zoom meetings coming up in June of 2022. The focus of the Zion Crossroads Gateway Plan may shift towards the Route 250 & Route 15 shared future roundabout area with new gateway entrance design guidelines.

Potential Historical Preservation Areas (HPA) could include the Wilmington area of the Columbia District and others to be studied by the Historic Preservation Advisory Group. The group will not meet on Thursday, May 12th at 5:00 but the advisory members are encouraged to participate in the concurrent Open House in the Fluvanna Library. An advisory group meeting date will be provided by the Thursday, June 9th Open House.

We appreciated your attendance and participation at our second Open House event on April 14th and please contact me at dmiles@fluvannacounty.org with your comments.

Douglas Miles AICP, CZA Fluvanna County Community Development Director