



**2040 DRAFT
COMP PLAN
DOCUMENT**

PLANNING DRAFT SPRING 2022

Fluvanna County, Virginia

Drafted by: Douglas Miles, AICP, CZA

Community Development Director

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Spring 2022

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Fluvanna County – The heart of central Virginia and your gateway to your future as a great place to LIVE in new Housing options within our Community Planning Areas, LEARN in our fully accredited Schools and our award winning Library, start your own small, home-based business or WORK within one of our business commerce and industrial parks and then PLAY at Pleasant Grove Park – all within Fluvanna County!

THE COMPREHENSIVE PLAN

The Code of Virginia requires localities, such as Fluvanna County, Virginia to adopt a comprehensive plan for the physical development of Fluvanna as a local jurisdiction. This compiled Plan will provide Fluvanna the proper guidance and implementation tools to guide the Fluvanna County Staff, Commissioners and Board of Supervisors members.

A comprehensive plan provides a blueprint for the future of a County by establishing a framework for future growth and development or by defining the rural preservation techniques to maintain Fluvanna County's unique rural character and preserve farms.

The comprehensive plan must be general in nature, meaning it designates the general or approximate location, character and extent of features shown on the Future Land Use maps or other maps or as described in the text of locality's comprehensive plan.

The Comprehensive Plan cannot bind the policies of the Board of Supervisors, but as a public policy document that reflects public input, it should guide the land use policies and fiscal Capital Improvement Plan decisions by the Fluvanna County elected officials.

Fluvanna County adopted its first Comprehensive Plan back in 1977 with updates in 1983, 1988, 1993, 2000 and 2009. The 2015 Comprehensive Plan is the most current plan and revisions began in 2020 when the COVID-19 pandemic hit Fluvanna County.

Fluvanna County Introduction

Fluvanna County is located in central Virginia on the eastern edge of the Charlottesville Metropolitan Area with Palmyra, as the County seat being 20 miles from Charlottesville and 60 miles from Richmond as the Virginia capital and in the center of the Richmond Metropolitan Area. Fluvanna County is fortunate to be located between these two (2) important metropolitan areas as major employment centers, world class healthcare at the University of Virginia (UVA) and Virginia Commonwealth University (VCU) Medical Centers and educational and research institutions within reasonable driving distances.

Fluvanna County lies entirely in the Piedmont physiographic province and in Virginia this province lies between the Blue Ridge province on the west and the Coastal Plain on the east. Fluvanna contains 286 square miles of land with the upland areas of the County being no higher than 500 feet above sea level and sloping gently towards the James and Rivanna Rivers, which are both approximately 200 feet above sea level.

The County is approximately 290 square miles, with 4 miles comprised of water in the Rivanna, Hardware and James Rivers and within Fluvanna County's largest community known as Lake Monticello, which is a 350-acre lake and several other smaller creeks that mainly flow into the Rivanna and Hardware Rivers and then into the James River.

The Lake Monticello planned development began in 1969 and it now has about 4,650 recorded lots, with 512 waterfront homes along 22 miles of the lake's coastline. There are 206 homes located around an 18-hole public golf course and with five (5) beaches and a stocked lake for fishing, water skiing and boating in this lakefront community.

The James River flows along Fluvanna County's southern border and separates the County from Buckingham and Cumberland Counties to the south and the Town of Scottsville sits on the bend in the river and forms a gateway into Albemarle County.

The Rivanna River flows in from Albemarle County, past Lake Monticello, and flows through the center of Fluvanna County down to Columbia where it joins the James River and then onto Cobb's Creek Reservoir that is located in Cumberland County.

Fluvanna's northern border is located in the Zion Crossroads Area that it shares with Louisa County south of Interstate 64 where Route 250 and Route 15 come together. Fluvanna County borders Albemarle County on the western side and then Goochland County on the eastern side of the County. Zion Crossroads is an Urban Development Area in the county that will be an important economic development region well into the future. It seeks to serve the commercial and industrial needs of the four county region of Albemarle, Fluvanna, Goochland and Louisa County along the I-64 corridor.

CHAPTER 2 – RURAL CROSSROADS AREAS & RURAL PRESERVATION PLANNING

“It is the hope that Fluvanna’s heritage and character will shape the course of change and development instead of the new development shaping the character of our own community. This vision is one of an active community that works proactively to preserve, protect, restore and promote Fluvanna’s rich heritage in the context of change” – 1999 Fluvanna Heritage Forum vision statement.

Successful land use practices have ensured that the rural appearance of the county is not very different than it was twenty years ago even though Fluvanna now has a larger population. Rural land use preservation is equal to the quality of life and is the central focus of the rural planning process. Land’s relationship to the availability of clean air, a clean and adequate water supply, and plus a very successful agricultural and forestry production process are a few of the factors routinely considered in planning decisions.

Agriculture and forestry land uses continue to be the largest and most important land use in the county and in the state and that will continue to be that way in order to be able to provide food, fiber and other agricultural related commodities to the markets. However, the County and local residents understand that farming and forestry is often not an economically viable land use without other sources of supplementary income.

2015 Comprehensive Plan Text

Rural Residential

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

Open spaces in subdivisions should be available to the community for rural uses such as farming, wildlife, and recreation. Public Streets are neighborhood streets within these developments, or rural roads. Commercial and multi-family developments are limited, neighborhood-oriented, and smaller in scale. Multi-use trails should connect rural cluster developments, wherever possible.

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

Rural Preservation

The rural preservation areas are intended to be the least developed areas of the county. Large parks, agricultural and forestal districts, working farms, and passive open spaces should comprise most of the land use, with very low-density residential development. The open space should be strategically located to preserve viewsheds from roads and existing developments, and to be used by the residents of the planned community. Open spaces in subdivisions should be available to the community, be available for rural uses such as farming, wildlife, and recreation, and minimize or exclude utilities such as wells and septic fields or reserve areas. Large subdivisions in the rural preservation areas should be discouraged. Rural roads, two-story structures, single-family dwellings, home occupations, and country stores are examples of the most intense developments that should generally occur there.

Rural Design

Preserving the character of the rural preservation and rural residential areas presents a special challenge for the county, particularly with existing by-right development rights of one dwelling unit per two acres. These areas contain the majority of the county's

land mass, and with the evolution of alternative wastewater systems, will be subject to intense development pressures as Fluvanna's population continues to grow. Current zoning encourages a majority of developed land to remain as significant open space to maintain the county's rural atmosphere and to provide large contiguous expanses of green space. Rural design means that clear boundaries exist between both rural and development areas. This principle minimizes sprawl in the rural areas and supports the development of growth areas. Historically, Fluvanna's villages had discrete boundaries with rural land surrounding the village. Rural design reinforces this historical trend.

In 2004, the Board of Supervisors adopted residential cluster development regulations. Cluster development became mandatory for the subdivision of more than 5 lots in the A-1 district and an alternative development style in other residential districts. For A-1 clusters a minimum of 75 percent open space is required, but this open space can be configured in a variety of ways and with a diverse number of land uses. Clustering single-family homes on small lots decreases infrastructure costs for the developer, and reduces long-term maintenance costs. Clustering has other advantages, such as preserving open space and agricultural land, protecting environmentally sensitive areas, helping to maintain viewsheds, and reducing pollution.

Open Space

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

SUSTAINABLE RURAL PRESERVATION PLANNING AND AGRICULTURAL PRODUCTION

GOAL 1 – Preserve and protect the natural and rural character of Fluvanna County.

GOAL 2 – Encourage agricultural and forestal operations and productivity and ensure the availability of agricultural lands for livestock, timber and crop production uses.

GOAL 3 – Protect the surface water and groundwater resources in Fluvanna County.

GOAL 4 – Protect Natural resources, including air quality, soils and rural ecosystems.

GOAL 5 – Economic growth should be compatible with Fluvanna County’s fragile environmental quality, important agricultural economy with rural character uses.

GOAL 6 – Ensure that existing and future residents are protected from noise and light pollution from suburban development that should remain in the CPAs and UDA area.

GOAL 7 – Ensure the provision of capital improvements in a manner consistent with both environmental and land use objectives in order to maintain rural character area.



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

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

MEMORANDUM

To: Comprehensive Plan Rural Preservation Advisory Group

From: Douglas Miles, Community Development Director *DM*

Date: April 12, 2022

Subject: **Rural Strategies and Rural Preservation Techniques**

Please find the attached Thomas Jefferson Planning District Commission surrounding jurisdictions' adopted Comprehensive Plan Rural Strategies and Preservation Efforts:

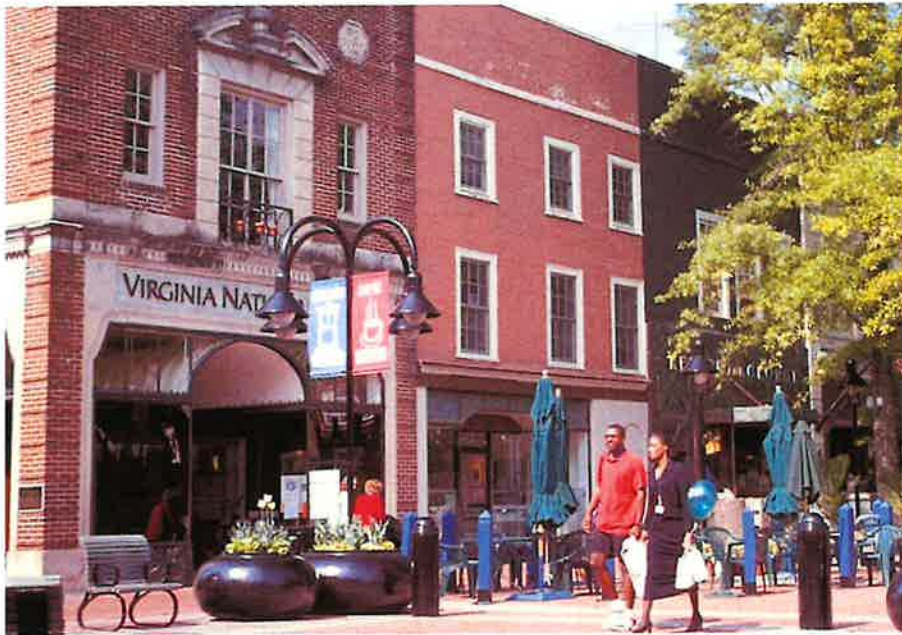
Albemarle County – Rural Areas provide places for agriculture, forestry, protection and preservation of natural resources and tourism. These places are home to residents who find a sense of community in the Rural Area's crossroad villages. Note: The Features expected in the Rural Area are helpful in defining: Why rural preservation is important.

Greene County – Agriculture and Forestry is well defined and documented in this Plan as an important part of the County's economy and promoting long term farm retention. Note: The Goals and Implementation Strategies (page 73) are important to review and to consider for inclusion in the Fluvanna Plan for farm heritage and future technology.

Goochland County – Goochland County is a part of PLAN RVA, the Richmond PDC like we are a part of the Charlottesville PDC, but we share the same geographic split between these two (2) metropolitan areas. Note: Goochland's Rural Implementation Strategies are helpful in that they illustrate how to be specific in plan implementation.

Louisa County – The Benefits of Agriculture and Forestry along with the Challenges to Agriculture and Forestry are both highlighted within their Land Use chapter with limited Rural Preservation and Protection measures provided within this Plan. Note: The Plan section it provides some helpful bullet points to consider to decrease growth pressures.

Nelson County – This 2002 Plan has some classic Rural Preservation and Protection techniques. Nelson County currently has a planning consultant that is starting to work on revising the County's comprehensive plan that was written by and with the TJ PDC staff in the past. Note: The Plan Implementation page with the Zoning and Subdivision Ordinances along with other financial considerations like proffers and CIP plan impacts.



**ALBEMARLE
COUNTY**

**COMPREHENSIVE
PLAN**

Adopted June 10, 2015



VISION:

Albemarle County envisions a community with abundant natural, rural, historic, and scenic resources • healthy ecosystems • active and vibrant development areas • a physical environment that supports healthy lifestyles • a thriving economy • and exceptional educational opportunity for present and future generations.

Rural Area

Relationship to the Vision

The Rural Area provides places for agriculture, forestry, protection and preservation of natural resources, and tourism. These places are home to residents who find a sense of community in the Rural Area's crossroad villages. Retaining the important parts of Albemarle's rural heritage is essential to the County, which relies on its scenic beauty and natural resources to support its quality of life.

Introduction

Farms and forests, mountain and valley views, historic buildings and sites, and abundant natural resources are among the most valued aspects of Albemarle County. These features are all part of the Rural Area, which makes up 95% of the County's land area and gives Albemarle County its distinctive character. This area, made up of 690 square miles, also provides a majority of the County's wildlife habitat.

Albemarle County is committed to preserving its rural heritage. The County encourages residential development in the Development Areas where services and utilities are available and where such development will not conflict with agricultural/forestral and conservation of natural resources or other objectives for the Rural Area. These objectives are supplemented by the County's long-standing policy that public infrastructure will be directed to the Development Areas. Minimizing the extension of water and sewer public infrastructure helps avoid suburbanization of the Rural Area.

Features expected in the Rural Area include:

1. A strong agricultural and forestal economy with large unfragmented parcels of land on which owners can produce their goods, have opportunities to gain value from processing their own produce, and have access to local markets;
2. Protected natural resources, which include mountains, hills, and valleys, healthy streams and sustainable supplies of clean groundwater, and diverse, interconnected areas of viable habitat for native wildlife;
3. Protected historic structures, archaeological sites, and other cultural resources;
4. Rural and historic landscapes that enhance the visitor's experience;
5. Crossroads communities that provide support services and opportunities to engage in community life;
6. Distinct boundaries between the Development Areas and buildings and sites that are clearly rural; and
7. Well-informed citizens who understand the cultural, economic, and ecological aspects of the Rural Area.

In their entirety, these features help demonstrate the diversity of rural land uses in, and the importance of, the Rural Area for

the County as a whole. The features are interrelated, and it is difficult to separate one feature from another. For example, in order for tourism to thrive, natural and historic resources must be preserved. For agriculture to be successful, land ownership must be relatively unfragmented and agricultural soils must be available. Farmers and other residents of the Rural Area need historic crossroads communities not only as places to find basic support services, but also as centers of community life. Because these features are so interrelated, it is essential to recognize that decisions about any of the features will affect the Rural Area as a whole.

Land Use Plan for the Rural Area

The Land Use Plan for Albemarle County is shown in Figure 1. All of the land shown in white is designated as the Rural Area, with the uses that are described in this Chapter of the Plan.

Agriculture, forestry and conservation play an important and longstanding role in the environment, heritage and economy of the County and these are the preferred land uses in the Rural Area. These land uses have a mutually supportive relationship, and all three provide great value to the community-at-large, including the City of Charlottesville. Some of the benefits include the proximity of rural land, local agricultural enterprise, and the salutary contributions of the conservation lands to a clean and abundant water supply, clean air, scenic landscapes and preservation of wildlife habitat, all of which are fundamental to a healthy and diverse biological community and strong local economy.

New homebuilding is not desired in the County's Rural Area because it undermines the preferred uses. It can also cause rural landowners to feel financial pressure to subdivide their land. The County is interested in helping property owners find ways to keep properties intact rather than subdividing.

Policy and Zoning Ordinance changes are recommended to promote the County's preferred uses for the Rural Area, including supportive uses for agriculture, historic preservation, tourism, crossroads communities, and strengthening land conservation initiatives. The strategies discussed in this Chapter all share the goal of helping to keep the Rural Area rural.

Consideration of New Uses in the Rural Area

This Chapter recommends consideration of a few new land uses in the Rural Area, including supportive uses for agriculture, tourism, and crossroads communities. The County recognizes that a delicate balance exists between providing more opportunities for supporting rural uses and allowing so many of them that the Rural Area features are lost. Frequent tour buses along County roads can cause rapid deterioration of narrow gravel roads. Excessive noise can interfere with a horse or cattle operation.

It is important that any change take place slowly with enough time to evaluate potential impacts. Analysis of the impacts of the recent Zoning Ordinance changes should be conducted before adopting new zoning regulations. Policies, programs and regulations that address only one aspect of the Rural Area to the detriment of others should be avoided or, where already in place, revised. Only by prudent and thoughtful decision making will the Rural Area resources be preserved while encouraging uses that benefit the economy.

Criteria for Review of New Uses

As new uses are proposed in the Rural Area, it is essential that they be able to meet the following standards. New uses should:

- relate directly to the Rural Area and need a Rural Area location in order to be successful, (e.g., a farm winery has to be located in the Rural Area and would be unlikely to succeed in the Development Areas);
- be compatible with, and have a negligible impact, on natural, cultural, and historic resources;
- not conflict with nearby agricultural and forestal uses;
- reflect a size and scale that complements the character of the area in which they will be located;
- be reversible so that the land can easily return to farming, forestry, conservation, or other preferred rural uses;
- be suitable for existing rural roads and result in little discernible difference in traffic patterns;
- generate little demand for fire and rescue and police service;
- be able to operate without the need for public water and sewer;
- be sustainable with available groundwater; and
- be consistent with other Rural Area policies.

Most importantly, the success of the use should be related to its rural location. For example, a farm winery where most of the grapes are grown onsite is a Rural Area use. A standalone wine store that sells wines from all over the world is a commercial use that belongs in the Development Areas. A department store distribution center located near an interstate interchange should be in the Development Areas, but a storage and distribution facility for locally produced agricultural products could be located in the Rural Area.

Performance standards will be needed for any new uses to ensure that the size, scale, and location of the new commercial uses recommended for the Rural Area are appropriate. It is of prime importance that the appearance and function of new uses blend and not detract from the key features of the Rural Area. New uses should not overwhelm an area in terms of their function or visibility.

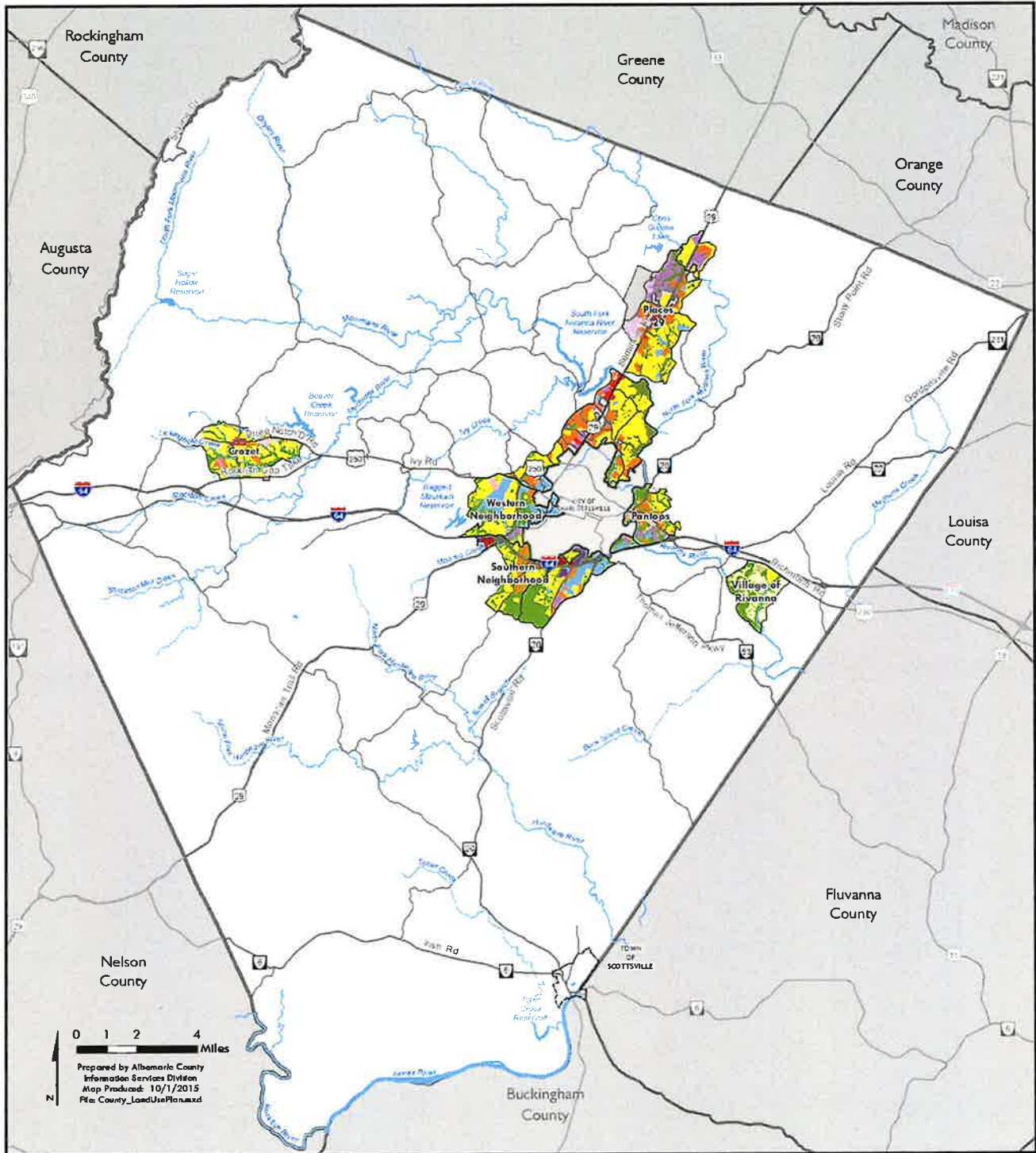
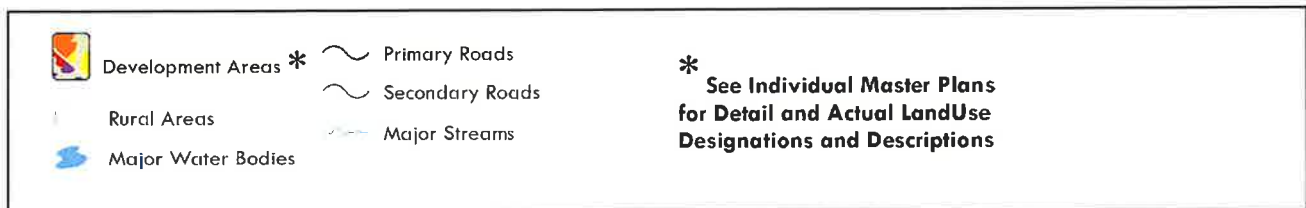


Figure 1: Generalized Land Use Plan



Greene County Comprehensive Plan



Adopted
October 25, 2016



AGRICULTURE AND FORESTRY

INTRODUCTION



Greene County has a tradition of farming and forestry that goes back to its earliest days, and residents have repeatedly confirmed their strong desire to see this heritage into the future. Not only does agriculture contribute to the aesthetic values and sense of place Greene County possesses, but it is also an important industry and source of employment in its own right. The goals presented in the Comprehensive Plan outline the county's vision for the future of agriculture and forestry.

Like many other communities in Virginia that are growing, Greene County is facing the prospect of gradually losing farmland and forests. Each year a portion of land in the county is converted from growing food or harvesting timber to other uses, such as residential or commercial development. At the same time, some individual farmers are finding it more difficult to sustain a viable business or recruit the next generation to carry on their role of providing food. Preserving farmland and forestland lies at the crossroads of many aspects of the Comprehensive Plan, from caring for the county's natural resources and heritage to ensuring continued economic development through production and tourism. Efforts to focus new residential, commercial and industrial growth into the County's Designated Growth Areas also play a key role in preserving our rural areas.

Having a safe, nutritious, and fresh supply of food is important for quality of life in Greene County, and the growing demand for locally grown foods in the region presents a renewed opportunity for Greene County farmers. Forests also provide benefits to the community and environment far in excess of their commercial use. Each of these elements of the agricultural and forestal system is a part of the comprehensive vision for the future of Greene County.

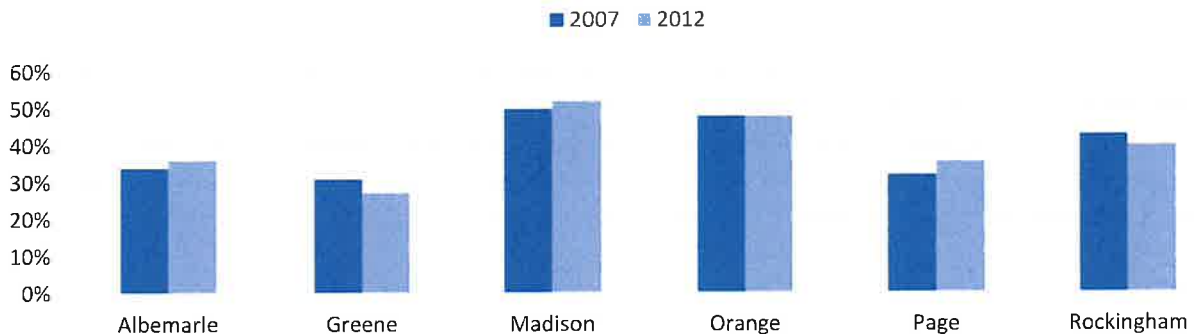


EXISTING CONDITIONS

AGRICULTURE

Agriculture in Greene County has been undergoing a transition for many years. Variables such as the residential and commercial development and the economy over the last several decades has put pressure on agricultural land. Between 1987 and 2007, as the population in Greene County grew by an average of 3.5% per year, the amount of land dedicated to farming decreased by an average of 1.19% per year. Furthermore, the total number of farms in the county actually decreased, between 2007 and 2012, by 3.7%.

Percentage of Land Dedicated to Farming

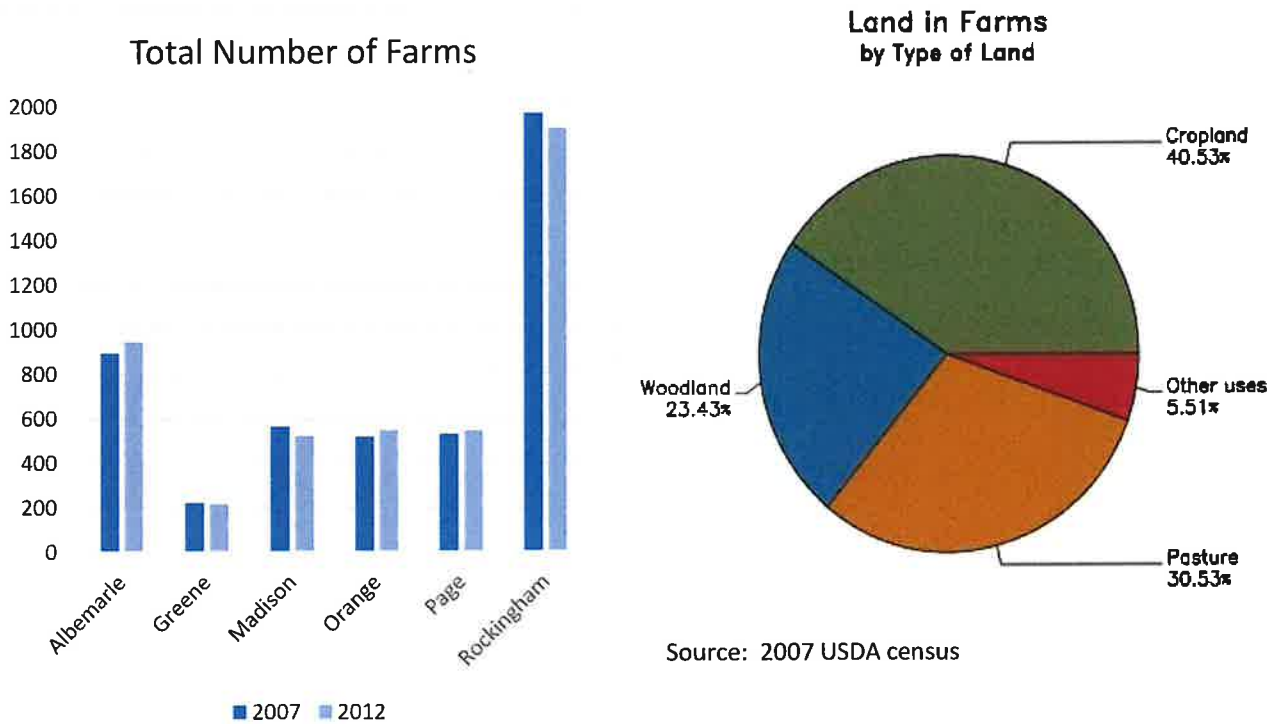


Source: 2007 and 2012 USDA census

Most of the principle operators of farms in Greene County have other sources of income to supplement their farming. Of all principle operators of farms in 2012, 50% list running the farm as their primary occupation. This is up from 2007, when 38% of all farmers were considered “full-time.” The part-time farming could be due either to difficult economic situations that require farmers to take alternative jobs to maintain their standard of living, or from small-scale farming conducted by households in addition to preexisting employment in another sector. The average age of farmers in the county is 61.5. This is not unusual for the occupation throughout the country, but it does raise the issue of whether workforce supply will be able to meet the demand for agricultural production in the future.

Virginia Cooperative Extension is the local connection to Virginia's land-grant universities, Virginia Tech and Virginia State University. They offer educational programs in agriculture in their Greene County extension office. Their Agriculture and Natural Resources (ANR) programs help sustain the profitability

of agricultural and forestry production and enhance and protect the quality of our land and water resources.



Source: 2007 and 2012 USDA census

PROMOTING FARMLAND RETENTION

Greene County has recognized the value of maintaining a vital agricultural industry and has employed various measures to meet this goal. The Land Use Taxation system, used by 63 other counties in Virginia, assesses the taxes of qualified parcels according to the productive potential of the land rather than the market real estate value. This often relieves farmers of some tax burden, particularly for parcels with higher potential for development, and helps makes the use of this land for farming financially feasible. There are currently approximately 976 parcels in the county receiving this tax benefit. A study conducted by Piedmont Environmental Council of the region indicated that for every dollar in tax revenue received from farm land and open space, 11 to 21 cents were expended for services for that land. Whereas for every dollar received from residential developments, anywhere from \$1.16 to \$1.39 was expended for services. Reducing the tax rate for farmers and landowners of open space helps align these land uses with costs of county-provided services they typically incur.

The county has also used Agricultural and Forestal Districts as a support measure. These are voluntary agreements between landowners and the local government to decline from development in exchange for eligibility for land use taxation and limitations of eminent domain. When the program began in 1982, 23,315 acres were enrolled. The number of acres in the program had fallen to 3,812 acres in 2015.

Conservation easements, legal agreements to keep land open or in agricultural use in perpetuity, are another available tool. Greene County does not directly purchase conservation easements at this time, but several parcels in the county have been preserved specifically for farming through the Virginia Outdoors Foundation. A total of 13, 133 acres in Greene County are under a conservation easement.

Greene County also encourages the development of niche farming, specialty crops, agriculture-based tourism opportunities, event venues and transient lodging facilities to add to revenue options on local farms.

LOCAL FOOD

The market growth in local foods over the last several years has benefited farmers in Greene County. For ten years, the Greene County farmers' market was held June through October at the Greene County Technical College on Route 33. Currently, efforts are underway to establish a permanent



farmers Market in the Town of Stanardarsville. About a dozen other farmers' markets are in operation seasonally in the region, at which Greene County farmers have the opportunity to sell their produce directly to customers. A growing number of grocers, restaurants, and Community Supported Agriculture (CSA) groups in the Charlottesville area are providing food from farmers in the region.

The Piedmont Environmental Council runs a "Buy Fresh, Buy Local" campaign to encourage residents to purchase food from farmers in the region. Several Greene County producers currently participate in this program. The Virginia Independent Consumers and Farmers Association (VICFA) also works to promote small-scale agriculture in Greene County, mostly at the level of the state legislature.



FORESTRY

64% of all land in Greene County is forest cover, as identified by aerial photos from 2009. 77% of Greene County forest cover is in private ownership, and 23% in federal ownership, mostly the Shenandoah National Park. There is no statistically significant state or locally owned forest land. Most of the forest is comprised of hardwoods, with Oak-Hickory being especially prevalent.

Forests provide an important economic function to residents of Greene County. Based on annual averages collected between 2003 and 2013, 185,000 board feet of pine sawtimber and 652 cords of pine are harvested annually, which brings the total value of pine harvested to \$47,285 annually. There were 798,000 board feet of hardwood sawtimber and 845 cords of hardwood pulpwood, bringing the average total value of hardwood harvested to \$177,042. Between 2003 and 2013 timber harvests generated a

total average value of \$224,327 to Greene's forest landowners. Timber harvests drastically decreased from 2008 to 2010 and have rebounded during the 2011-2013 time frame. The 2011-2013 total harvest value is \$311,672 which is well above the 11 year average.

In addition, every \$1 in rights to harvest timber paid to the landowner yields \$41.82 in value added to Virginia's economy. When all of the economic activity generated from the forestry sector in Greene County is taken into account, over \$9 million dollars annually is added to the Virginia economy from this sector.

The USDA provides estimates of annual economic output and jobs generated from the forestry industry in the county. Direct activities include logging, hauling, milling, and manufacturing of wood products. Indirect output includes local businesses that serve the forestry industry, and induced includes multiplier effects generated from the forestry workers incomes being spent within the community.

The value of Virginia's and Greene County's forests don't stop at the timber industry. Taking into account the societal and ecological benefits – recreational opportunities, clean air and water, carbon sequestration, biodiversity and a sense of place – Virginia's forests have an additional \$4 billion value to the Commonwealth. Other studies, not specific to Virginia, indicate that the ecosystem value of forest land far outweighs the value of any commodities derived from the land. It is just difficult to quantify.

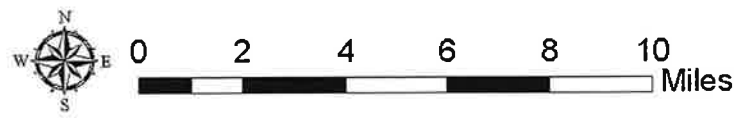
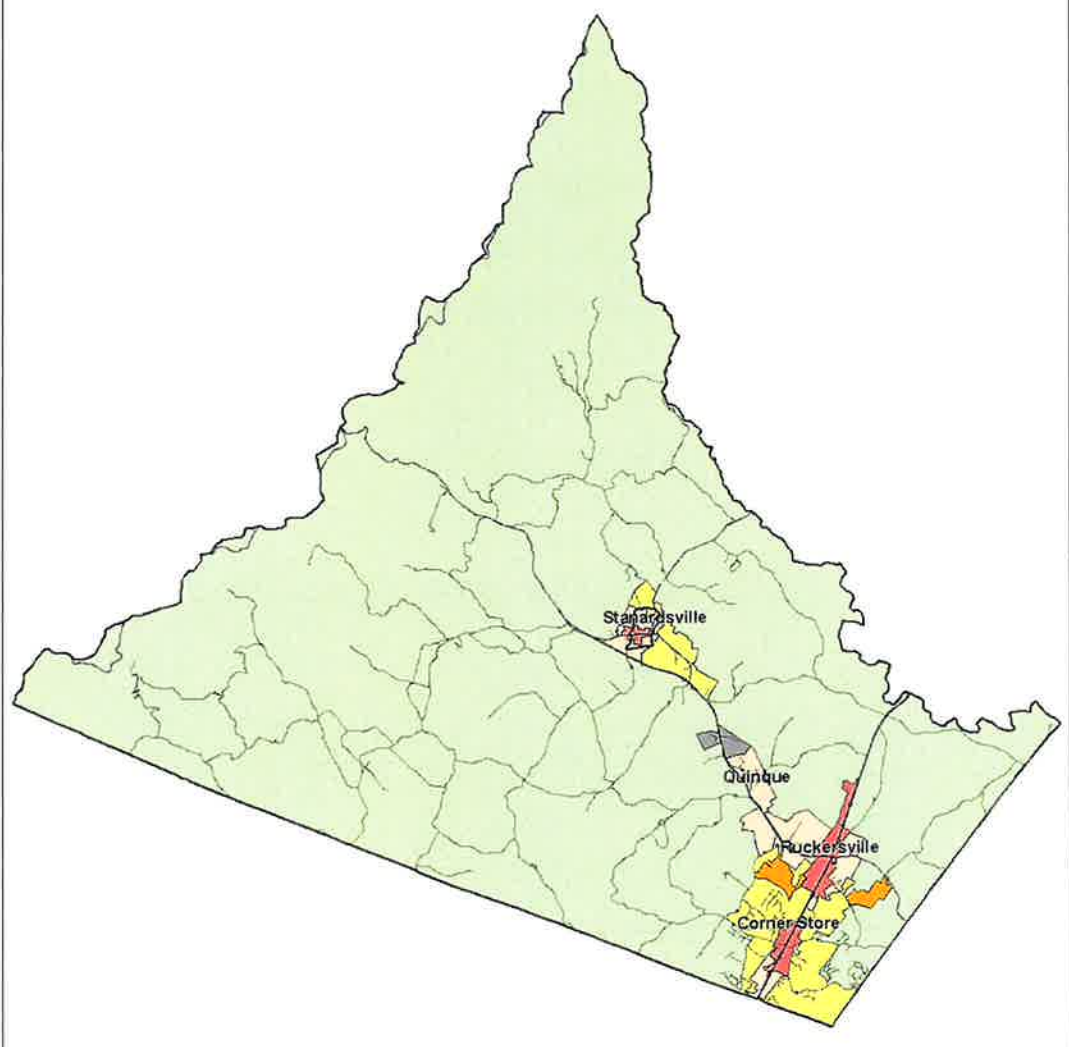
There is potential for more timber production in Greene County, but it is limited by the level of production occurring in surrounding counties and the fact that there is currently only one mill in operation in the county. On the other hand, Greene County's location along the transportation corridors of Route 29 and Route 33 are well suited for transporting products. Overall, forests in Greene County are currently more highly valued for their aesthetic properties and range of ecological services, such as water filtering, soil conservation, plant and animal habitat, and sequestering greenhouse gases, than they are for timber harvesting.

There is no good data on how many landowners in the county lease to timber companies, but the Virginia Department of Forestry has worked with landowners on over 8000 acres of land in Greene County (including logging, tree planting, management plans, prescribe burning among other activities). The department offers a set of Best Management Practices to assist landowners in preserving site productivity and water quality as part of an overall forest management program. Virginia also has a Silvicultural Water Quality law that protects against excessive sedimentation originating from forestry operations.

GOALS AND IMPLEMENTATION STRATEGIES: AGRICULTURE AND FORESTRY

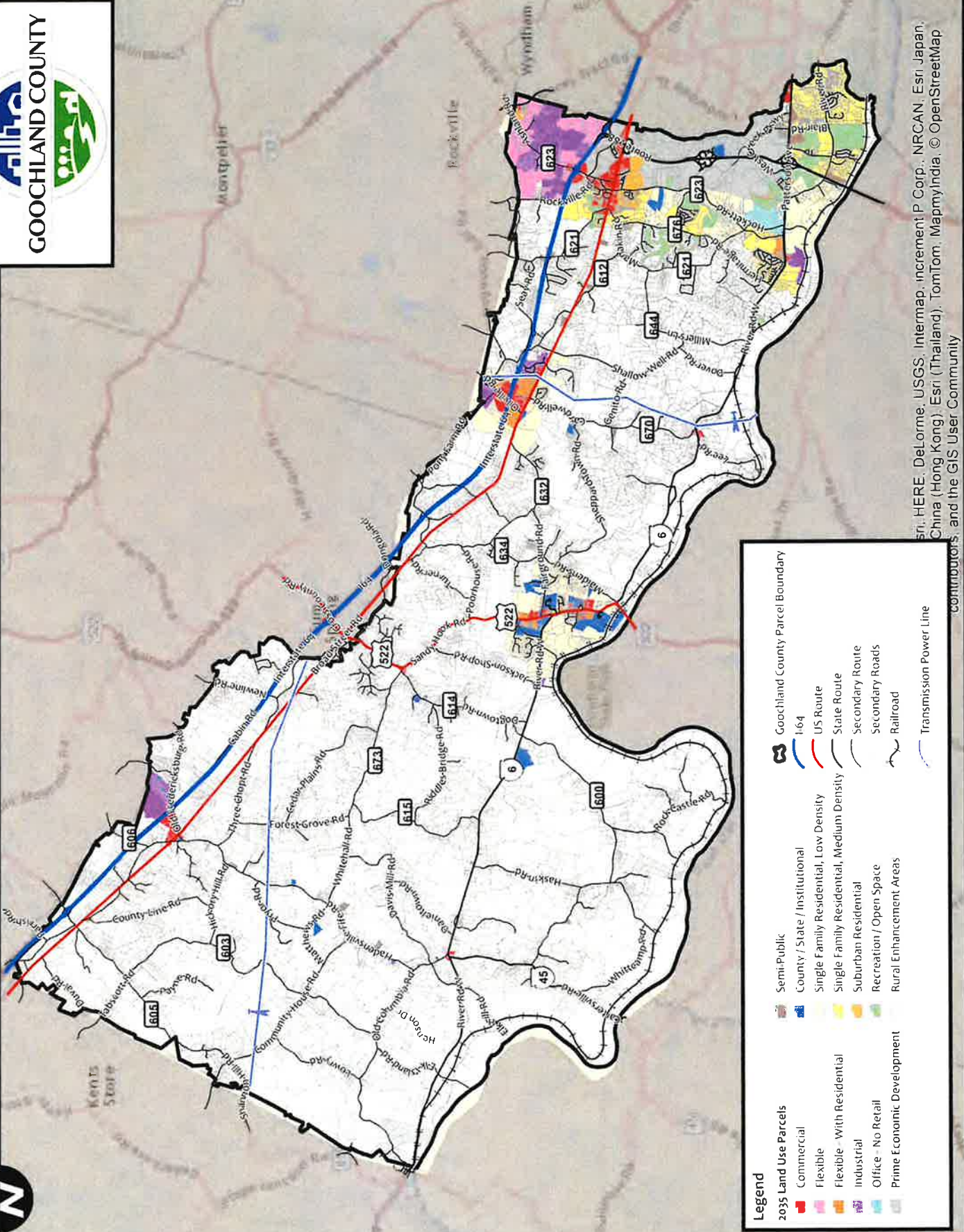
- Investigate county measures to encourage and retain farming and land use operations
 - Maintain land use taxation and promote awareness of tax incentives for farmers.
 - Partner with other organizations to encourage conservation easements for agriculture and forestry.
 - Concentrate future development into growth areas in accordance with the land use section of the comprehensive plan.
 - Partner with the Greene County office of Virginia Cooperative Extension to help recruit young farmers and reduce the barriers to entry inherent to farming in the area.
- Protect forest resources in parallel with protecting agricultural resources.
- Encourage and promote specialty and niche farming such as equestrian, vineyard, nursery and greenhouse crop activities.
- Encourage farming techniques that help protect farmland and water quality
 - Encourage organic and/or hydroponic farming.
 - Promote use of riparian or vegetated buffers to a minimum width of 35 feet on either side of streams to protect fish and help keep water clean.
 - Encourage Best Management Practices (BMPs) such as no-till, contour plowing, cover crops that conserve soil integrity and health, rainwater filtration, and the reduction of overland flow of water to area streams.
- Achieve recognition of farming and farmers as a vital part of the county's future and make them part of tourism
 - Encourage annual events such as the County Fair and the Strawberry Festival.
 - Promote agritourism businesses targeted toward the Richmond and D.C. metro areas.
- Actively celebrate farming heritage
 - Collect stories from generational farmers to produce a pamphlet or documentary about the area's farming heritage.
- Support local agriculture through the Buy Fresh, Buy Local campaign and promote a year-round farmer's market in Stanardsville.

Future Land Use - Growth Area: Context Map



— Primary Arterials	Industrial
— Secondary Roads	Mixed Use Village Center
Rural Area	Mixed Use Residential
Suburban Residential	Senior Residential

2035 Comp Plan Map - 12 - Land Use - County Wide



Legend

2035 Land Use Parcels	Semi Public	Goochland County Parcel Boundary
Commercial	County / State / Institutional	I-64
Flexible	Single Family Residential, Low Density	US Route
Flexible - With Residential	Single Family Residential, Medium Density	State Route
Industrial	Suburban Residential	Secondary Route
Office - No Retail	Recreation / Open Space	Secondary Roads
Prime Economic Development	Rural Enhancement Areas	Railroad
		Transmission Power Line

Map created by Goochland County GIS Department
 Date - 6/23/2015
 Sources: USGS, FEMA



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CHAPTER 3

RURAL STRATEGIES

GOAL

To support a diverse and stable agricultural and forestry base that contributes to the County's rural character, scenic quality, natural environment, and fiscal health.

The County will strive to meet the following:

- ❖ Support agricultural activities and value-added agricultural businesses to encourage economic vitality
 - ❖ Support and promote specialty and niche farming uses such as equestrian uses
 - ❖ Support new development that enhances rural character
 - ❖ Support carefully designed commercial development in Rural Crossroad Communities
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CHAPTER 3 RURAL STRATEGIES

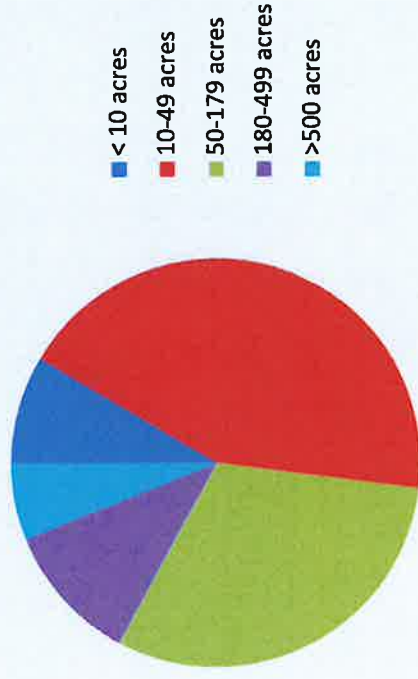
Farms, forests, rolling hills, and scenic views give Goochland its distinctive character. A fundamental principle of previous comprehensive plans is the widely-held desire of the Board of Supervisors and the citizens of Goochland County to protect and maintain the County's rural character, and this Comprehensive Plan commits to upholding this principle.



The majority of the County is designated in the Comprehensive Plan as Rural Enhancement Area. These areas exhibit a rural character with low density residential, agricultural, forest, or other uses, which are not planned for public or central

utilities. Preservation of these areas are encouraged by directing growth to Major

Number of Farms by Acreage



Villages and Designated Growth Areas, and by not extending public utilities to these areas.

Agriculture and forestry play an important and long-standing role in the environment, heritage, and economy of the county. Equestrian activities are another significant agricultural use in the County. In 2012, the Federal Census of Agriculture identified 315 farms in Goochland County (at least \$1,000 gross income), with a total of 50,142 acres or approximately 27% of the County. The overall number of farms and acreage dedicated to agriculture has decreased since 2007. The face of farming nationwide has been changing for decades. Many small family farms have been

absorbed by larger farms or subdivided into residential lots; this may have reduced the overall number of farms in the County or perhaps has caused the remaining farms to drop into smaller size classes.

**Rural Strategies
Existing Trends**

- There is a strong citizen desire to preserve rural land.
- Vast majority of County land continues to be dedicated to forested, natural open space, or agricultural uses
- 27% of the County is dedicated to active farming.
- Farms are decreasing in number and acreage.
- Majority of the farms in the County are between 10 and 49 acres
- Average farm size is 159 acres
- Board of Supervisors created a Rural Economic Development Committee to identify ways to support agri-business

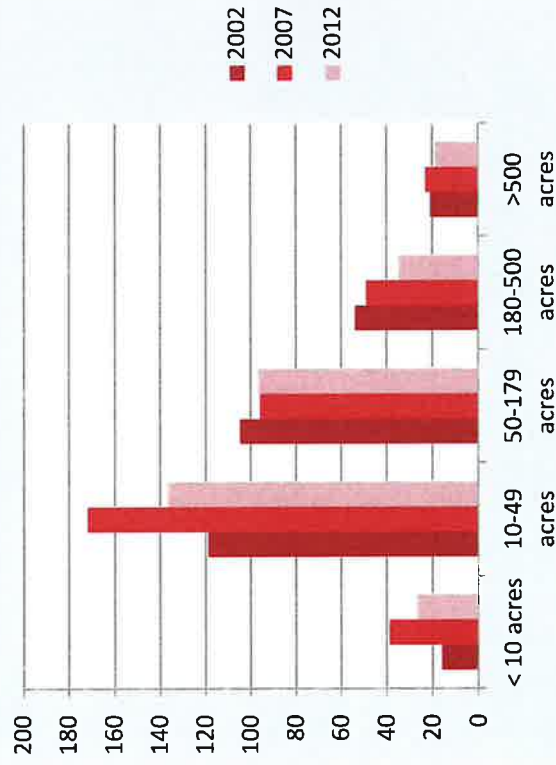
The most important way to prevent the suburbanization of our rural areas is to provide ways for property owners to keep their properties intact. Agriculture and agri-business uses should be recognized as economically desirable – not vacant

land. Agri-business and tourism uses that are compatible with rural character should be encouraged. Activities that are natural extensions of traditional farming practices are important to farm profitability and should be considered part of agriculture. There is a delicate balance between providing more opportunities to support rural uses and allowing too many uses that will cause the rural features to be lost.

The conversion of land in the Rural Enhancement Areas for residential development should be monitored by the County. The number of rural non-farm housing units are increasing. When subdivisions do occur, careful design that is sensitive to the surrounding areas is encouraged. Being sensitive to the landscape, preserving open space, and providing buffers along roads can help retain rural character and reduce the appearance of transforming rural places into very low density suburban places. Uses which negatively impact rural areas, but would otherwise be desirable in the County should be located in appropriate areas designated by the Comprehensive Plan.

Businesses in rural areas, that supply basic services and convenience to nearby residents, are encouraged in our Rural Crossroad Communities. Rural Crossroad businesses can help retain the rural character by reusing existing commercial buildings, building new uses in scale with the character of the community, and avoiding strip commercial development.

Number of Farms, 2002-2012



Source: US Census of Agriculture, 2002, 2007, 2012



Rural Implementation Strategies

Agriculture and Forestry Resources

Type*	Implementation Strategies	Responsible Department	On-Going	Short Term	Mid Term
P	Market agricultural and natural resources as amenities and tourist destinations	Planning & Econ Dev	✓		
P	Encourage farming techniques that help protect farmland and water quality	Planning	✓		
P	Educate the public about the importance of farmland preservation	Planning	✓		
P	Encourage and support agricultural education in our classrooms	Schools	✓		

Rural Production and Economic Vitality

Type*	Implementation Strategies	Responsible Department	On-Going	Short Term	Mid Term
A	Support agri-business	Planning & Econ Dev		✓	
A	Use the County's Economic Development website for marketing	Planning & Econ Dev		✓	
P	Allow appropriately scaled low impact uses on working farms	Planning	✓		
A	Review home occupations ordinance to allow uses in barns or outbuildings	Planning			✓

Protect and Enhance Equestrian Activities

Type*	Implementation Strategies	Responsible Department	On-Going	Short Term	Mid Term
P	Encourage bridle paths where appropriate	Planning	✓		
P	Encourage continuance of existing equestrian activities	Planning	✓		

*P: Policy, A: Action

Residential Development in Rural Areas

Type	Implementation Strategies	Responsible Department	On-Going	Short Term	Mid Term
P	When appropriate, new residential development should: Minimize visual impact with roadway buffers; include significant open space; plan placement of new buildings; preserve natural features on site; be sensitive to existing topography and land forms; minimal clearing, grading, and impervious surfaces; clustering of building lots	Planning	✓		

Commercial Development in Rural Areas

Type*	Implementation Strategies	Responsible Department	On-Going	Short Term	Mid Term
P	Encourage development to complement existing architecture and character	Planning	✓		
P	Encourage reuse of existing buildings	Planning	✓		
P	Encourage scale and scope of new uses to be consistent with the character of the community	Planning	✓		
A	Develop rural design standards for commercial uses within rural crossroad communities	Planning			✓

*P: Policy, A: Action

County of Louisa Comprehensive Plan

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Chapter 3 Land Use

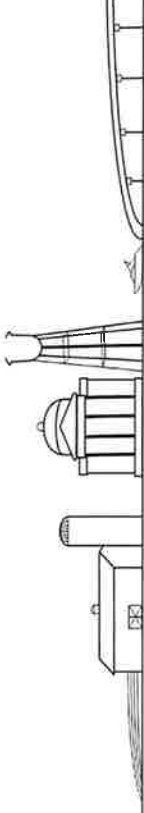
VISION:

The citizens of Louisa County will preserve, protect, and encourage the development and improvement of its open spaces, agricultural and forestal land for the production of food and other agricultural and forestal products. We will focus high quality development into the desired established growth areas to efficiently deliver opportunities and services to citizens of Louisa County.

GOAL:

Preserve Louisa County's rural character, beautify its gateways and roadways, and accommodate future growth by:

- Directing growth away from rural areas
- Encourage compact cluster development in growth areas
- Adopting larger residential lot sizes in rural areas
- Improving the appearance of major gateways and roadways
- Reduce the frequency of access points on public roads



CHAPTER 3 – LAND USE

3.1 OVERVIEW

Future land use planning is a core component of the County’s Comprehensive Plan. It provides guidance for future County growth and development by establishing the locations, types, and intensity of land uses. Future land use plans are developed by evaluating existing development and future growth projections and developing guidelines to accommodate new development in specific growth areas, while preserving the County’s rural heritage elsewhere.

Guiding principles include:

1. Preserving and protecting the County’s rural heritage.
2. Establishing reasonably sized target growth areas to shape and manage future development.
3. Creating distinct water and sewer service districts to enhance growth areas.
4. Beautifying the County’s major gateways and primary roadways.
5. Broadening the tax base by establishing business and industrial parks.

3.1.1 Rural Values and Character

Generations of Louisa citizens have engaged in rural activity and a high degree of importance is placed on rural values. Enterprise, industriousness, stewardship, and community are threads deeply woven in Louisa County’s traditional fabric. Louisa County’s rural character includes small towns and villages, open spaces, farms, forests, gravel roads, and clean water. Agriculture is a vital part of the economy; forestry is active; hunting and, fishing are plentiful; and farm animals abound. Residential development outside of growth areas is low density; sprawl is minimal; and country stores thrive. Affordable land and available jobs in the County are important to ensure that residents can work close to home.

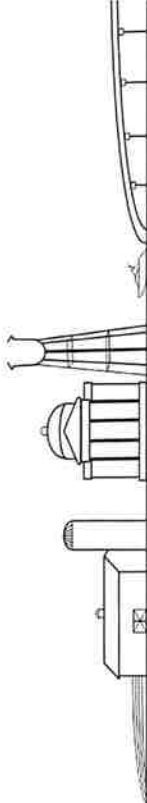


3.1.2 The Plan

The Plan protects Louisa’s rural character and provides for efficient delivery of public services, and for accommodating economic growth in designated growth areas. Protection measures are necessary as the county population continues to grow, including:

- Direct development toward strategically located growth areas to reduce development pressure on the more rural areas.
- Increasing the desirability of growth areas by providing public water and sewer services.
- Requiring larger lot sizes in rural areas.
- Promoting cluster development in growth areas.
- Creating a Transfer of Development Rights (TDR) program.
- Employing shared lot entrances.
- Mandating meaningful landscaped buffers along primary roadways.
- Devising a system of gateways to create community identity and pride and facilitate traffic flow.

Implementing the Plan through designating growth areas and rural areas will require leadership, community support, and careful analysis of the costs and benefits of public action.



3.1.3 Benefits of Agriculture and Forestry

Agriculture and forestry are major contributors to Louisa County's economy through the sale of products, employment, and associated / support activities. Over 280,000 acres of land (or 88 percent of the county) are devoted to agriculture and forestry. Agriculture and forestry also provide related benefits such as protection of public water supply watersheds; preservation of the natural landscape and open space; and less costly service delivery needs than would be required by more intensive growth alternatives.

Farms and forestland have traditionally contributed to the quality of life in Louisa County. They provide the rural character and scenic quality, which distinguish these areas from urban and suburban regions.

3.1.4 Challenges to Agriculture and Forestry

Key challenges facing Louisa County agricultural producers are:

1. Production economics;
2. Residential growth;
3. Market access;
4. Environmental concerns;
5. Diminishing support systems for agricultural supplies; and
6. Farm labor.

The challenges facing the stewards of Louisa's forestland are twofold:

- Protect the suitable forest land base from further fragmentation; and
- Maintain and enhance forest productivity on those lands suitable for sustained forest management.

Development pressures from urban/suburban expansion are major challenges to agriculture and forestry. Residential development in the rural portion of Louisa County has both direct and indirect effects on agricultural and forestal activities. Direct effects include:

Attempts by residents to regulate or prohibit routine farm activities (e.g. spreading of fertilizer and manure, grazing animals near residences, commercial timbering, reforestation operations, controlled burns, pesticide

use, and the operation of machinery on the public highways) and higher land prices are other challenges faced by agricultural and forestal producers. There are currently 7,615 undeveloped lots containing fewer than five acres in the County. A shortage of farm/forestry workers, and aging farmers and forest landowners themselves are challenges to farming and forestry in the future.

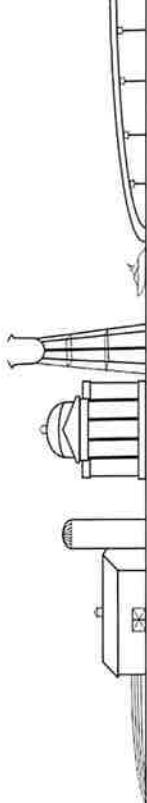
Louisa County Agricultural/Forestal Districts

District name	No. of Parcels	Acreage
Beaverdam Creek AFD	10	443
Cuckoo AFD	8	420
Ellisville AFD	17	1,502
Gold Mine AFD	31	3,246
Green Springs AFD	59	9,385
Indian Creek AFD	5	517
Inez AFD	8	445
Inglewood AFD	7	623
Mountain Road AFD	11	2,047
Patrick Henry AFD	14	1,311
Sheltons Mill AFD	7	277
South Anna AFD	40	1,632
Taylors Creek AFD	20	233

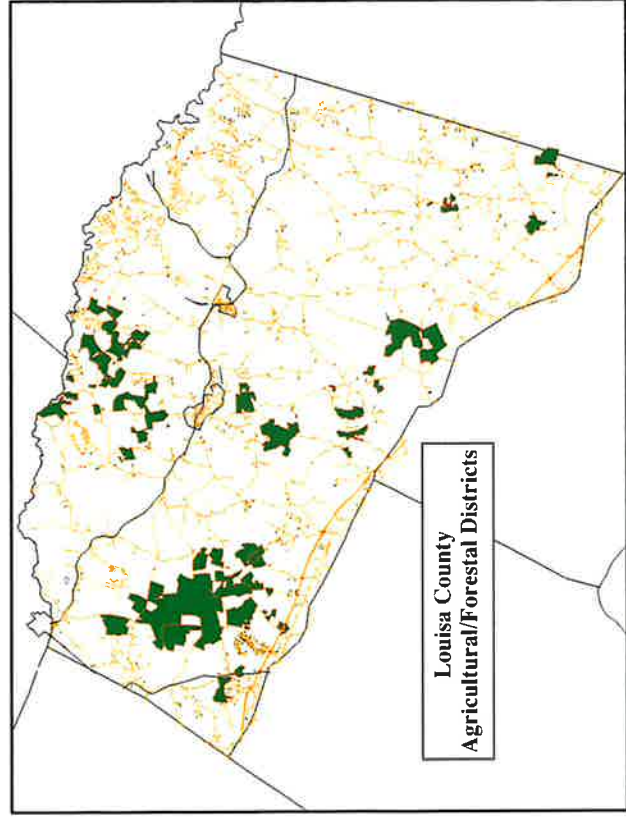
3.1.5 Rural Preservation and Protection Measures

Louisa County employs a number of regulatory and non-regulatory techniques for preserving rural character, including:

- Creating growth areas served by exclusive utility service districts, thereby alleviating development pressure while preserving farm and forestry lands.
- Supporting conservation and open-space easements, and Agricultural and Forestal District designations.
- Recognizing the Green Springs National Historic Landmark District, National Register of Historic Places importance that encompasses approximately 14,000 acres.



- Assessing farm-related property based on the use value instead of market value, thus lowering taxes and making farm ownership less expensive.
- Requiring vegetative buffers to screen development along select primary roadways
- Encouraging the use of shared entrances between properties.
- Increasing residential lot sizes outside of growth areas.



3.1.6 Growth Management and Utility Service Districts

This plan is based on the concept that growth management is a community's use of a combination of various techniques which allow determination of the amount, type, and rate of growth, and further allow growth to be channeled into justifiable designated areas. Growth management is crucial in the creation and definition of growth centers and rural areas. The approach weaves together all aspects of the Plan to provide Louisa County with maximum rural

protection, efficiency in providing government services, and preservation of its valuable resources.

Growth Management will:

- Direct anticipated and desired growth to areas the County can serve efficiently with appropriate levels of public service;
- Increase the efficiency and value of County government; and
- Preserve and protect the rural character of the County which, in addition to the people of the County, is the County's major resource and strength.

Utility Service Districts will:

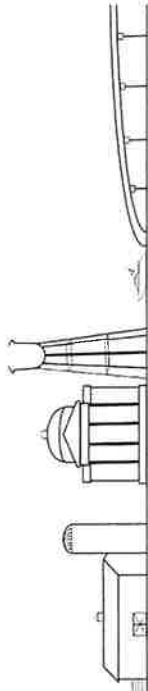
- Define the areas that publicly owned water and sewer infrastructure will be provided;
- Support the more intense uses and density of designated growth areas;
- Prevent development sprawl outside of the designated areas; and
- Protect the public investment and rural areas of the County

3.1.7 Designated Growth Areas

Growth Areas create spaces for higher densities of mixed used development (residential, commercial, industrial). These identified areas also allow efficient infrastructure planning for the provision of water and sewer infrastructure.

The designated growth areas should have well planned, high quality development that contains a healthy mix of uses, incomes, and open space. Densities will be higher than in other areas of the county due to the provision of water and sewer infrastructure and will maximize the number of commercial, industrial, and residential uses that can be accommodated within the growth areas in an environmentally sound, functional, and attractive manner. Future land use designations clearly define the general types of land uses desired throughout the County, both within and outside of growth areas.

A recent review and analysis of designated growth areas revealed changing growth patterns and outmoded information. As a result, the former Community Service and Regional Service future land use designations were combined into



a Mixed Use designation. A summary of the other growth area changes follows:

- A reduction of the total number of growth areas from nine (9) to eight (8), by eliminating the Boswells Tavern Growth Area from the Plan. This is due to the former growth area's adjacency to the 14,000 acre Green Springs National Historic Landmark District, which consists of large farms, low residential density, and other factors preventing potential future growth.
- The Louisa and Mineral Growth Areas were substantially reduced due to limited utility and transportation capability.
- The Gordonsville Growth Area is reduced due to a limited transportation network and surrounding land restrictions.
- The Zion Crossroads growth area's Mixed Use designation expanded slightly.
- Ferncliff Growth Area has additional Low Density Residential, a reduction of Mixed Use, and a substantial conversion of Mixed Use to Industrial designations.
- Shannon Hill Growth Area includes an expansion of Low Density Residential, a reduction and compaction of Mixed Use, elimination of Community Service Use, and new Industrial Use designation.
- Gum Springs Growth Area receives an increase in Low Density residential, a reduction and compaction of Mixed Use, and elimination of Regional Service designation.
- Lake Anna Growth Area includes a slight increase in Low Density Residential, a slight decrease of Mixed Use, and elimination of Regional Service.

The next section contains growth area supporting details regarding designations, updates, and delineation maps.

Land Use Designations

Rural	Predominated by agricultural activity and not developed for higher intensity uses, employing land or water set aside, dedicated, designated, or reserved for public or private use or enjoyment. Includes very low density residential.
Low Density Residential	Single-family detached dwellings at a density of less than one dwelling per two acres.
Mixed-Use	A combination of land use types that include medium and high density residential, neighborhood scale commercial development, public services such as schools, and civic uses such as churches, etc. Excluded land uses include heavy and medium industrial activities.
Industrial	Includes the full spectrum of industrial uses (light, medium, and heavy), as appropriate for adjacent development, infrastructure, and environment.
Towns	Incorporated jurisdictions providing a variety of government services where development follows their own adopted comprehensive plans and zoning ordinances.

3.1.8 Relationship between Land Use and Zoning

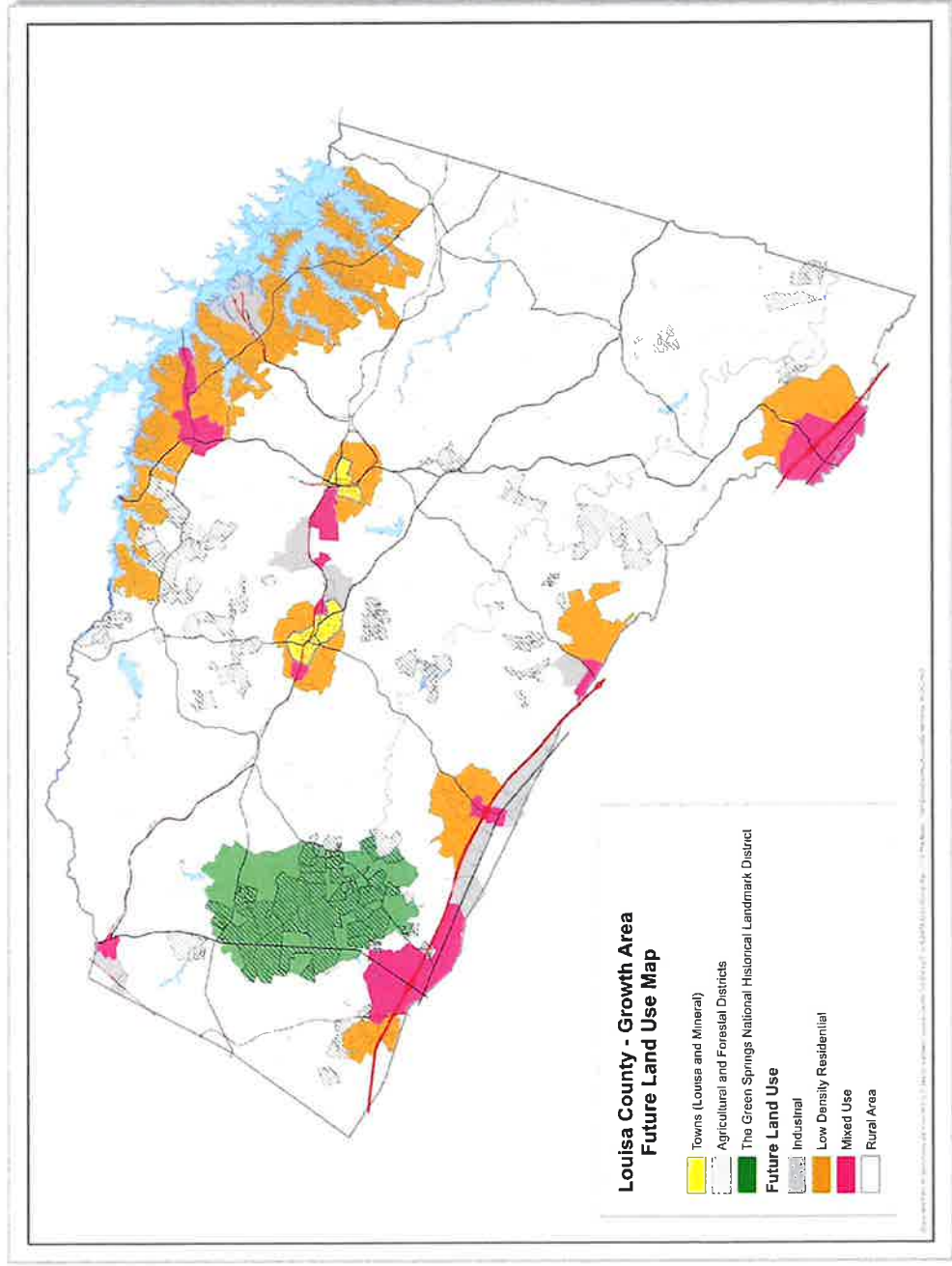
Zoning defines the allowable uses of individual parcels of land. It can affect value, the type of development permitted and division rights. Future Land Use designation and maps have no immediate effect on an individual parcel of land but are used to guide future Zoning changes initiated by the property owner. Future zoning changes should conform with established future land use designations and maps.

3.2 DESIGNATED GROWTH AREAS

3.2.1 Composite Growth Areas Map

A composite of the eight (8) growth areas on a County-wide map is below. The locations of these growth areas generally follow the typical development

patterns of rural counties over time. Development began with agricultural and forestal activities in areas having fertile soil and abundant surface water. Centralized settlements transformed into towns, development occurred near Lake Anna (a regional recreational destination) and Interstate 64 interchanges. As a result a majority of growth areas are along the county's perimeter.



Nelson County Comprehensive Plan

**As Approved by the
Nelson County Board of Supervisors
and Nelson County Planning Commission**

Adopted October 8, 2002

Prepared by
The Nelson County Planning Commission
with the assistance of
The Citizens of Nelson County
at the request of
The Nelson County Board of Supervisors

Staff support from the
**Thomas Jefferson Planning District Commission
Design Resources Center, University of Virginia
Nelson County Department of Planning**

Land Use Plan

The land use element of this Comprehensive Plan is based on two fundamental principles:

New growth should be targeted to designated development areas following the guidelines included for each development model, so that growth takes place in a controlled manner without spreading into a dispersed, sprawling pattern.

Maintaining the rural character and ensuring the protection of current and future agricultural and forestal land are essential to preserving the heritage and unique character of Nelson County.

These principles are achieved through identifying designated development areas and by describing the five development models appropriate for these designated development areas. Maintaining and protecting the rural character of Nelson County is discussed in the Land Use Plan for Rural Conservation Areas. Finally, designated development areas and their desired uses are identified in the Future Land Use Plan.

Development Models for Designated Development Areas

Rural Small Town Development Model

A well defined center of activity following Nelson's historic small town pattern of grided streets creating blocks with sidewalks, and includes residential and small scale commercial uses as well as places for civic and public use. It is the highest density model except for large-scale commercial and industrial uses and water and sewer services are required.

Rural Village Development Model

A center of rural activity that captures the vitality and sense of community of Nelson's rural villages by promoting a mixture of uses - single family homes and other uses that support and enhance the daily needs and quality of life of its residents.

Neighborhood Mixed Use Development Model

A central gathering place able to fulfill the diverse needs and interests of nearby residents and visitors to the county, all within a focused, walkable and identifiable place.

Mixed Commercial Development Model

A commercial center offering regional shopping and county-wide services as well as multifamily housing near a primary highway but dependent on internal access and connectivity so all stores and attractions may be reached without continued reliance on the primary highway.

Light Industrial Development Model

The Light Industrial Development model combines both industrial uses and an activity center of residences, shops, and amenities that support the nearby industries, all within a walkable, clearly defined area. Water and sewer services are required.

Land Use Plan for Rural Areas

The majority of Nelson County is rural and the unique character and particular identity of the county is due in large measure to this rural character. The following attributes begin to describe rural character:



The farms, orchards, and forested land
The mountains and scenic vistas
The river and stream corridors
The barns, outbuildings, and farmhouses
The historic properties and sites
The scenic roadways passing through rural areas

In order to preserve these attributes of Nelson County, any development that occurs in rural areas should adhere to the following principles:

Historic sites, including farmhouses, outbuildings and barns should be incorporated into developments
Limit development on critical slopes in order to maintain the balance between slope, soils, geology, and vegetation.
Scenic vistas should be protected by limiting development and through height limits on new buildings
River and stream corridors, especially floodplains and wetlands, should remain undeveloped

To protect rural roadways, development should be well buffered from the road with existing vegetation preserved or vegetative buffer planted, and with limited access points

Moderate density residential development is more appropriate on the periphery of development areas.

To distinguish between residential development appropriate around designated development areas and rural residential better suited to rural areas, two models are described:

Rural Residential District - would allow low density residential and compatible non residential uses in rural areas where agriculture is not the predominant use. Clustering of residents further protects rural areas.

Rural and Farming District - would promote agricultural uses and compatible open space uses but discourage large scale residential development and commercial development that would conflict with agricultural uses. The Rural and Farming District would permit small scale industrial and service uses that complement agriculture. Protection of usable farmland should be encouraged. Clustering of any new development in areas of a site without prime or productive soils will enhance the protection of prime or productive soils for future agricultural uses.

Future Land Use Plan

The Future Land Use Plan follows from the five development models described above and the following Future Land Use Map identifies the approximate locations appropriate for each of the development models. In summary, the following development models are recommended for the following areas:

Rural Small Town

Lovingston

Rural Village

Schuyler

Shipman

Neighborhood Mixed Use

Nellysford

Mixed Commercial

Lovingston, west of Route 29

Route 29 at three specific locations between Lovingston to Colleen

Route 29 at three locations south of Colleen to the county line

(Secondary sites which are currently lacking adequate infrastructure)

Light Industrial

Colleen

Route 29 at three specific locations between Lovington to Colleen

Route 29 at three locations south of Colleen to the county line

(Secondary sites which are currently lacking adequate infrastructure)

Arrington (Secondary site currently lacking adequate infrastructure)

Piney River (Secondary site currently lacking adequate infrastructure)

The Future Land Use Map also identifies areas appropriate for low density Rural Residential. These sites are adjacent to identified development areas and adjacent to existing institutional (typically schools) or small-scale industrial uses. These areas are not expected to be served by water or sewer and therefore must be developed at a density consistent with groundwater availability and the lot sizes needed to accommodate septic systems.

Finally the Future Land Use Map describes the bulk of the county as Rural Conservation, a designation adhering to the Land Use Plan Rural Conservation areas.

Bicycle and Pedestrian Plan

This chapter of the Comprehensive Plan provides information and guidance on development of facilities and other accommodations to enhance safe bicycle and pedestrian travel. It will also satisfy the Virginia Department of Transportation requirement that a roadway be included in an adopted bicycle or pedestrian plan before improvements are made. This proposed bicycle and pedestrian plan is included in the Comprehensive Plan to enable the county to consider support for the plan. Any bicycle or pedestrian facilities would rely on agreement with landowners before such facilities would cross private property.

Greenway Plan

The word greenway is perhaps most often used to describe a linear corridor or band of open space. They are often located along or within existing corridors such as stream valleys and riverfronts, utility corridors, abandoned or active rail lines, roadway corridors, ridge lines, and canals. This proposed greenway plan is included in the Comprehensive Plan to enable the county to consider support for the plan. Any greenway facilities would rely on agreement with landowners before such facilities would cross private property.

Plan Implementation

Zoning Ordinance

The Zoning Ordinance is one of the key tools for implementing the Comprehensive Plan. Zoning is the primary land use regulatory tool that divides a locality into specific districts and lists uses permitted in those districts. A site plan is a useful tool for applying the development standards addressed in general terms in this Comprehensive Plan to a specific piece of land or to a development proposal generally.

Subdivision Ordinance

The regulations in a subdivision ordinance focus on the platting of lots, the layout of streets, the location of common spaces and the building of public improvements associated with the subdividing of land. The Subdivision Ordinance should be coordinated with the Zoning Ordinance.

County Zoning Map

The Code of Virginia defines a zoning map as “a map or maps showing the division of the territory into districts and a text setting forth the regulations applying in each district”. The Future Land Use Plan of this Comprehensive Plan sets the general locations and regulations for each of the five development models and for a rural residential district. These areas may be more specifically located on the Zoning Map.

Capital Facilities Impacts

Rezoning applications should be evaluated for their potential impacts on public facilities. These impacts include effects on existing transportation network; effects on schools; and the impact on water and sewer facilities.

Capital Improvement Program

The Capital Improvements Program (CIP) is a five-year schedule of capital expenditures by the county. The CIP is to be based on the Comprehensive Plan.

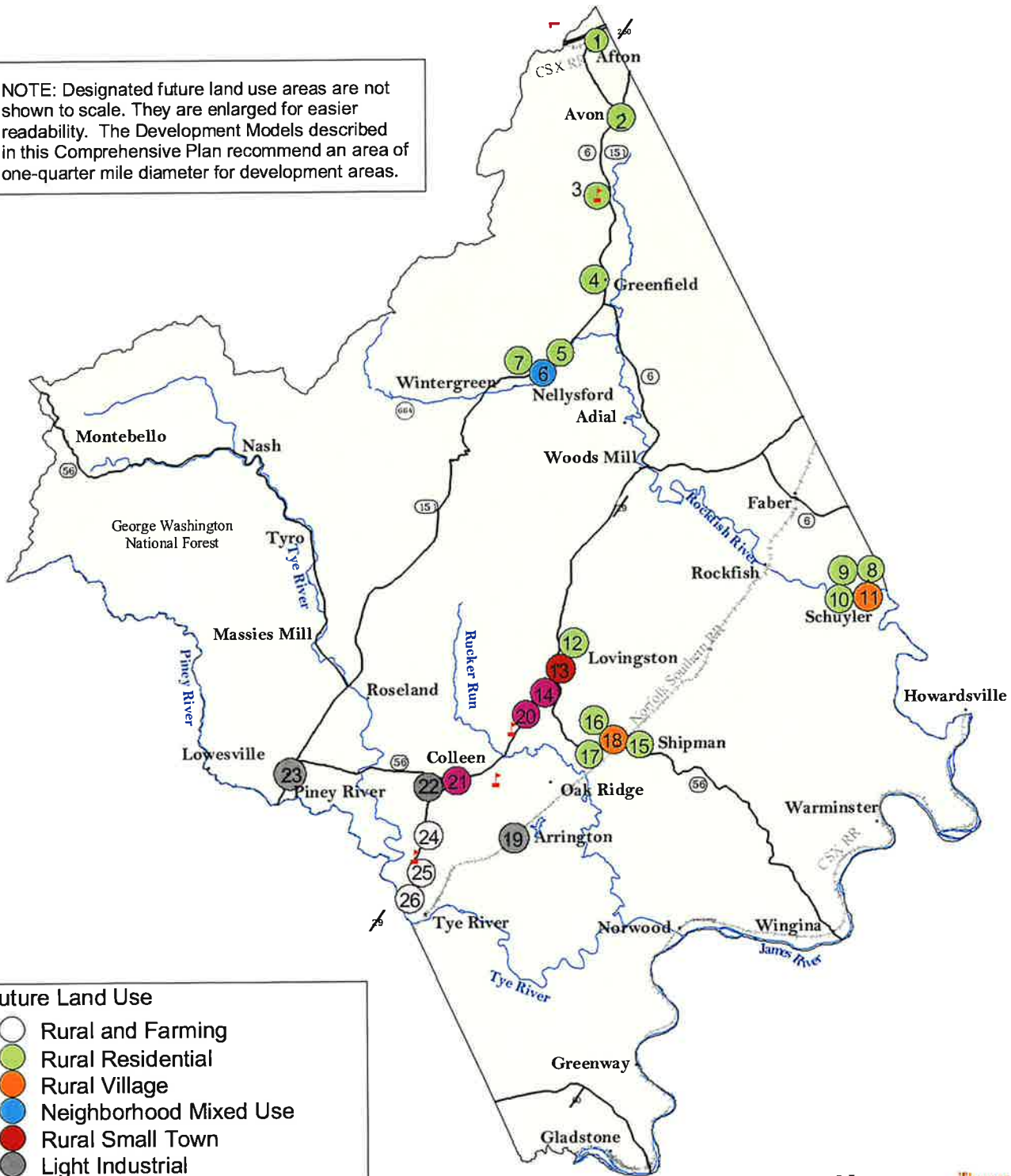
Proffers

A proffered condition or a proffer generally is a promise or commitment given in writing by a developer to construct certain improvements, to make certain donations, to develop property subject to specified conditions to offset the impacts of the proposed development, and/or to develop the property in accord with the Comprehensive Plan. Proffers may be negotiated between the landowner, the county government, and the affected citizens. The county may encourage, but not require, proffers.

Nelson County Comprehensive Plan

Future Land Use

NOTE: Designated future land use areas are not shown to scale. They are enlarged for easier readability. The Development Models described in this Comprehensive Plan recommend an area of one-quarter mile diameter for development areas.



Future Land Use

- Rural and Farming
- Rural Residential
- Rural Village
- Neighborhood Mixed Use
- Rural Small Town
- Light Industrial
- Secondary Light Industrial
- Light Industrial / Mixed Comm
- Secondary Light Ind. / Mix C.
- Road
- Railroad
- River
- School



Thomas Jefferson
Planning
District
Commission

Prepared by the Thomas Jefferson
Planning District Commission
Source: US Census TIGER data
September 2002