

**Fluvanna County Comprehensive Plan Update
Community Meetings
Summary Report**



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Introduction

Fluvanna County staff held a series of Community Meetings in late February/early March 2025 relating to the update of the Fluvanna County Comprehensive Plan Update. The purpose of these meetings was to inform citizens about the pending Plan Update and gather citizen input. All citizens were invited to these meetings, which were advertised in *The Fluvanna Review* (see APPENDIX I). The County posted the Community Meeting flyer at various locations in the County. The County also posted a notice for these meetings on its web site and sent out a notice via Fluvanna Fan Mail (see APPENDIX I), and announced the meetings during the February 18, 2025 Planning Commission and Board of Supervisors meetings. Meetings dates and attendance (according to meeting sign-in sheets) were as follows:

- Fork Union Community Center (February 25) – 25 citizens attended.
- Lake Monticello Fire House, Maple Room (February 27) – 23 citizens attended
- Antioch Baptist Church (March 4) – 16 citizens attended
- Columbia Baptist Church (March 8) – 24 citizens attended

At the beginning of the meeting, staff from the Fluvanna County Planning and Zoning Office provided a brief PowerPoint presentation on the Comprehensive Planning Process (see APPENDIX III). After the presentation, those in attendance were divided into two (2) breakout groups and given the opportunity to provide input relating to a vision for the County. They were given two separate exercises:

- P.A.R.K. (Preserve, Add, Remove, Keep out) Exercise – Attendees were asked to list:
 - Things they were like to see PRESERVED in the County.
 - Things they would like to see ADDED in the County.
 - Things in the County they would like to see REMOVED from the County.
 - Things they would like to KEEP OUT of the County.
- Mapping Exercise: Attendees were asked to mark on a map of the County areas where:
 - Future growth and development should occur?
 - Should the existing Community Planning Areas (CPA) be changed?
 - Should there be any new CPAs?
 - Should the Zion Crossroads Urban Development Area be changed?
 - What areas should be protected from future growth and development?
 - There are traffic issues/concerns.
 - Traffic congestion and/or safety issues.
 - Projects that are needed to improve transportation.
 - Whether existing public transportation sufficient to meet the County's needs, or there is a need/demand for additional public transportation?
 - If there is a need, where should additional facilities/routes be located?
 - What projects/amenities are needed to improve community character and quality of life

Citizen input from the meetings is summarized in the following pages. Common themes are listed first, followed by all input from each individual meeting.

Community Input – Common Themes

P.A.R.K. Exercise

Preserve:

Rural nature
Rural nature: farms, forests, livestock, wildlife, waterways (clean), gravel roads, orchards, vineyards
Historic character, historic sites, historic homes
Scenic beauty, scenic vistas/entry corridors
Natural resources, environmental resources
Low tax rates, relatively low taxes (compared to Richmond, Henrico, etc.)
Land use taxation
Agriculture/forestry, Ag/forestall districts, farms
Core services (fire/EMS, schools, law enforcement, Social Services)
Pleasant Grove Park
History of families – preserve, honor, share
Gentle/happy nature of people – friendliness
Sense of community – friendliness, community pride
Continue Find Fluvanna, work on Find Fluvanna
Continue grant programs, continue to pursue grants, grants for historic preservation/tourism
Land use (encourage people to keep their land), ways to preserve open space
Land use, (staying intact) – forests, pastures, open spaces
Native habitats
Starry nights (enforcement of lighting ordinance)
Low crime rate
Fire/Rescue and EMS
Appreciation for law enforcement, fire/rescue

Add:

Sewer/water in Fork Union (village)
Infrastructure for Fork Union/Columbia
Expand public utilities
Access to water, sewer in growth areas
Recreation opportunities, more recreation choices (all ages, all areas of the County)
Community center (recreation, seniors, teenagers, meeting space)
Places for teens/children (skating, recreation, movies, etc.)
YMCA or similar facility (intergenerational)
Center for seniors
Administration of blight (Compliance Officer) – make priority
Regulations for dealing with safety issues/blight issues
Small business park
More businesses in Fork Union/revitalization (banks, grocery stores, etc.)
Business (restaurants, grocery stores, shared business space)
More small businesses
Grocery stores (south side of county)

Firefly in Fork Union – misidentified spots (eligibility/availability)
Strong/clear ordinances that are enforced – reinforce vision
Stricter enforcement of ordinances (proffers, etc.) to reduce conflicts
Stricter rules for trash, blight
Medical professionals, urgent care (open on weekends)
Workforce housing, affordable housing, senior/disabled housing
Transportation (to and from Charlottesville, to and from Richmond, within the County),
public transportation, more public transit options
Incentives for teachers, first responders, workers at local businesses – housing, etc.
High-speed internet

Remove:

Blighted buildings/Blight/Unsafe buildings/Abandoned buildings/Remove or restore
Dilapidated buildings/publicize process for blight abatement
Litter/trash on roadsides
Businesses that destroy light sky character/light pollution

Keep out:

Unsavory businesses or events
Vape or cannabis shops/vape or tobacco stores/marijuana or cannabis facility,
Polluting industries/businesses that pollute
Storage units/additional storage units

A handful of issues got mixed responses from attendees at the meetings:

Solar facilities: Responses include: Keep out solar farms/fields; keep out (revisit ordinance); keep out the idea that solar is bad; Be smart about solar development (regulations); add solar farms; add solar panel use (small on properties); do it properly.
Data centers: Responses include: Keep out data centers; Add data centers; need smart, tight regulations; need to be self-sufficient; don't want a lot of them.
Development: Responses include: Expand growth areas; remove loopholes for development; remove restrictions on development; keep out policies that limit growth; keep out unregulated growth; keep out development at/near/around historic sites; remove opportunities to create another Colonial Circle.

Mapping Exercise

Utilities in Fork Union and Columbia
Traffic at Colonial Circle
More industry in Zion Crossroads
More recreation areas for seniors and youths
Low income housing
Stricter code enforcement
More areas for small business (move-in ready)

Community Input from Individual Meetings

Fork Union Community Center – February 25

P.A.R.K. Exercise

Preserve:

- Rural nature
- Historic character
- Scenic beauty
- Distinctive communities (preserve land that give them character)
- Natural resources
- Low tax rates
- Keep expenses reasonable
- Agriculture/forestry
- Developed areas (within boundaries) – don't overdo it
- Three main rivers (James, Rivanna, Hardware) – keep healthy
- Community spirit/identity
- Core services (Fire/EMS, schools, law enforcement, Social Services)
- Existing businesses
- Pleasant Grove Park
- History of families – preserve, honor, share
- Gentle/happy nature of people – friendliness
- Fork Union (Village)
- Continue Find Fluvanna
- Continue grant programs
- Country store at Pleasant Grove (hub showcasing crafts, brochures)
- Easements
- Ag/Forestal Districts
- Land use (encourage people to keep their land)
- Keep things clean, neat, attractive (countywide)
- Starry nights (enforcement of lighting ordinance)
- Cultural center/events space
- Low crime rate
- Town/community center (parks, etc.) – people-centered place
- Locally owned/operated stores

Add:

- Sewer/water in Fork Union (Village)
- Regulation dealing with removal of forestry
- Shopping options (concentrated, in strategic areas)
- Small business park
- Business/economic incentives (tax incentives, façade program, etc.)
- Collaboration with surrounding counties
- More recreation choices (all ages, areas of the County)
- Administration of blight (compliance officer) – make priority

Regulations for dealing with dealing with safety issues/blight issues
Beautification initiatives
Sunset provision on rezonings
Tax abatement (encourage private investment)
Revisit Landscaping Ordinance
Pursue grant programs (use SBDC, other groups)
Overlay districts/entrance corridors
Community involvement in schools (support)
Bring back major celebrations (Independence Day, History events, Juneteenth)
Hold developers responsible for rezonings
Focus on low-impact development
Architectural Review Board
More businesses in Fork Union/revitalization (banks, grocery stores, etc.)
More stringent enforcement on clearing things in Public Right-of-Way
Larger Public Hearing Signs
Firefly in Fork Union – misidentified spots (eligibility/availability)
Re-open Drive-in
Strong, clear ordinances that are enforced – reinforce vision
Resolve deed restrictions
Education/community involvement/Communication from County (improved)

Remove:

Blighted buildings
Litter
Signs (advertising, etc.) – get the word out
Destruction of Forestry (example – U.S. 15 near Zion Crossroads)
Unsafe buildings
Abandoned buildings
Blight

Keep Out:

Businesses that pollute
Businesses that go beyond the County's needs
Data centers
“Unsavory” businesses
New/updated (expanded) strip malls
Vape/cannabis shops
ABC stores
Crime
Businesses that destroy light sky character
Solar fields
Cluster development

Fork Union Mapping exercise



Lake Monticello Fire House, Maple Room – February 27

P.A.R.K. Exercise

Preserve:

- Rivers
- Starry skies
- People (access to services)
- Adequate buffers between incompatible uses
- Historic sites
- Open lands
- Outdoor recreation opportunities
- Low crime
- Ways to preserve open space (easements, land use, Ag-Forestal districts, etc.)
- Agriculture/forestry
- Fire/rescue/EMS
- Drinking water
- Clean air
- Continue to pursue grants (economic development, historic preservation, etc.)
- Continue to work on Find Fluvanna
- Upkeep of current buildings (schools, Library, Sheriff's Office, fire departments)
- Parks (Pleasant Grove)
- Palmyra (seat of local government)
- Village areas (semi-self-sustained)
- Old buildings that contribute to historic character
 - story behind the buildings
 - restore for re-use)

Add:

- Medical professionals
- Expand growth areas
- Businesses (restaurants, grocery stores, shared business space)
- Central meeting space (places for larger events)
- Businesses that employ people, contribute to tax base (competitive salaries)
- Community center (recreation, seniors, teenagers, meeting space)
- Infrastructure for Fork Union, Columbia
- Lake Monticello water (change to County)
- Reasons for young people to stay
- Workforce housing
- Ampitheater
- Affordable housing
- More accesiblity
- Tiny houses
- Transportation (to and from Charlottesville, to and from Richmond, within the County)
- Zion Crossroads active transit
- Hold developers accountable for rezonings (building what they agreed to)

- Clean energy
- Stricter enforcement of ordinances (proffers, etc.) to reduce conflicts
- Stronger ordinances
- More and better school facilities
- More buildings in Palmyra historic district
- Monetize tourism
- Sports complex (destination)
- Arts complex
- Equity in access to clean water
- Walking/biking infrastructure
- Growth area by Goochland
- Data centers
- Diversify tax base
- Hold developers responsible for environmental impacts
- Women, people of color in elected/appointed positions
- Virtual comments in public meetings
- More involvement (local) in state matters

Remove:

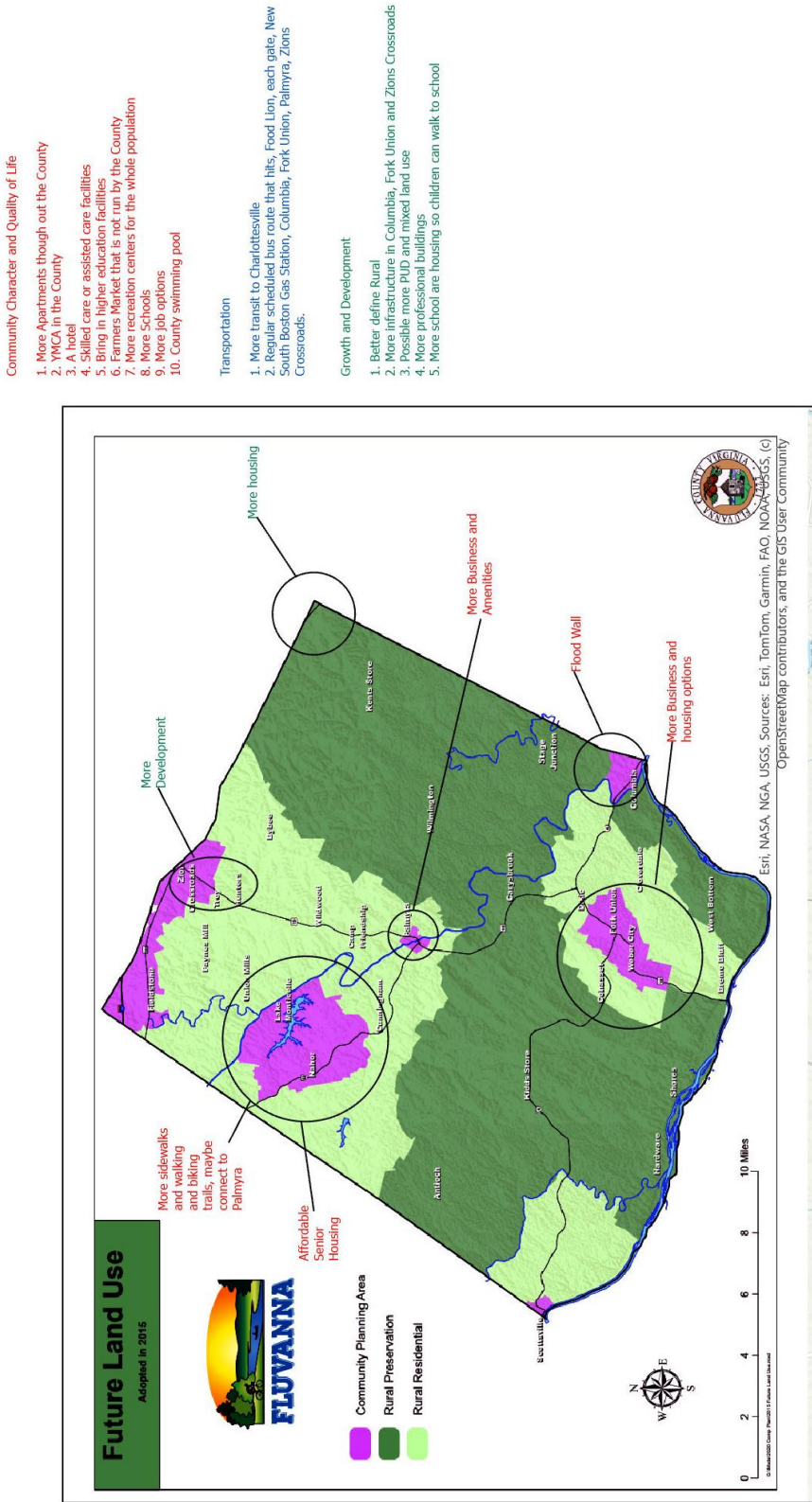
- Outmoded housing policies
- Loopholes for development
- Restrictions on development
- Traffic congestion/poor traffic patterns
- Red tape
- Less land in rural preservation
- Barriers for citizen engagement

Keep Out:

- Additional storage units
- Vape/tobacco stores
- Crime
- Solar fields (revisit ordinance)
- Idea that solar is bad
- Data centers (need smart, tight regulation)
- Policies that limit growth
- Polluting industries

Mapping exercise

Rivanna/Palmyra Mapping exercise



Antioch Baptist Church – March 4

P.A.R.K. Exercise

Preserve:

- Rural nature (for kids to play outside)
- Historic character
- Quality of rivers
- Quality of air
- Existing housing
- Historic homes
- Land use (staying intact)
 - Forests, pastures, open spaces
- Native habitats (plants)
- Small-town feel
- Small businesses
- Farms
- Enforce proffers/landscape ordinance
- Historic sites

Add:

- Grocery store (Fork Union, Zion Crossroads)
- Access to water, sewer in growth areas
- Public access to rivers, trails, natural areas (county-wide)
- Recreation opportunities
- Tourist attractions
- Better promotion of what's here (Find Fluvanna, enhanced marketing, etc.)
- More public transit options
- Urgent care (open on weekends)
- A couple more restaurants
- Aggressive (commercial) development of Zion Crossroads
- More (safe) bike-ped options
- Business-ready sites
- Senior/disabled housing
- Accessibility to existing structures/sites/communitywide events
- Assisted/tiered living, skilled nursing facilities, rehab
- More mental health
- Expand SPCA building
- Places for teens/children (skating, recreation, movies, etc.)
- Controlled solar
- Elementary school
- Hotel/B&B

Remove:

- Opportunities to create another Colonial Circle
- Blight

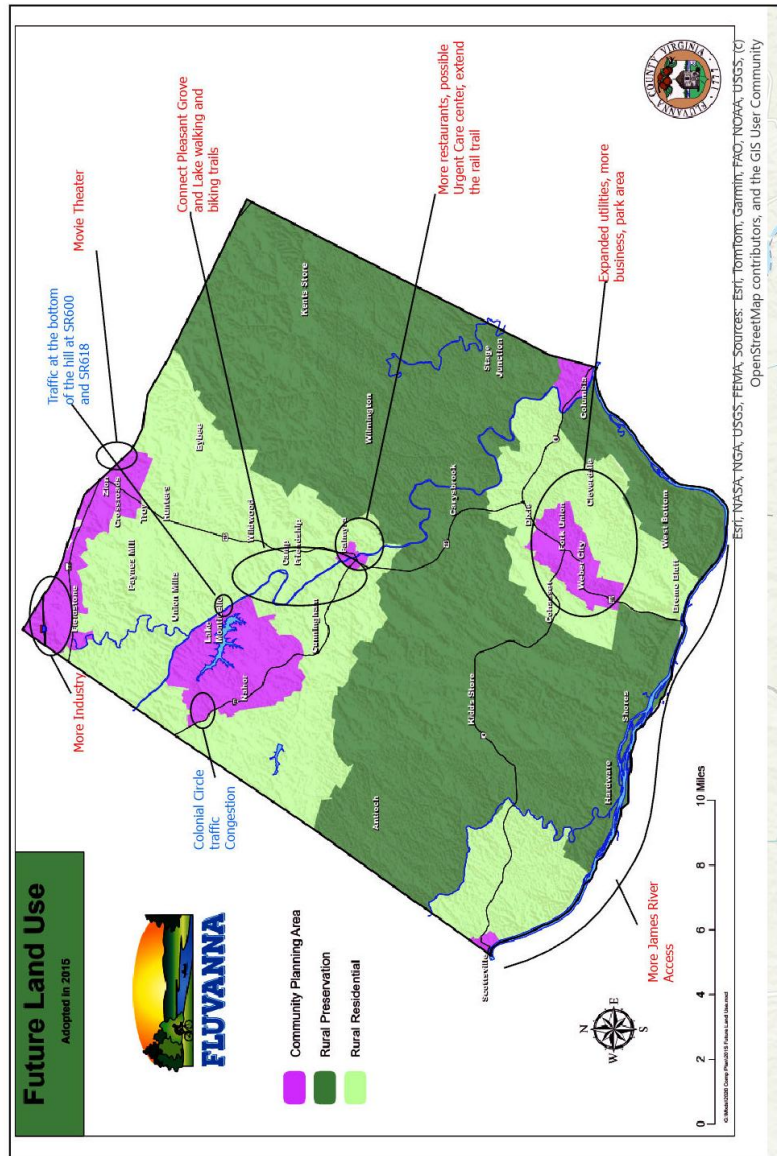
Coyotes
Unsafe buildings

Keep Out:

Unsavory businesses
Unsavory events
Marijuana/cannabis facility
Political signs past deadline
Figure out how to manage traffic from new development (example – start times)
Light pollution
Crime
Storage units
Unregulated growth
Be smart about solar development (regulations)
Invasive species
Development at/near/around historic sites
Additional pipelines (unless for infrastructure)

Mapping exercise

Cunningham Mapping exercise



Community Character and Quality of Life

1. More farmers markets
2. Kids and senior's rec areas
3. County owned camp ground.
4. Promote Small Businesses
5. More Pad ready buildings
6. More businesses to help with tax revenue but watch environmental impact
7. County fairground on South Side of county

Transportation

1. Expand Jaunt Services
2. More Lighting on county roads for bikers and pedestrians

Growth and Development

1. Re-evaluate the CPA's, Rural Preservation and Rural Residential areas.

Columbia Baptist Church – March 8

P.A.R.K. Exercise

Preserve:

- Rural Nature: farms, forest, livestock, wildlife, water ways (clean), gravel roads, orchards, vineyards
- Historic Character
- Open Spaces
- Reason for young people to stay
- Affordable housing
- Environmental Resources
- Make sure elderly population is cared for: Senior resources
- Scenic vistas/entry corridors
- Community Character: Distant places, History behind those communities
- Waterways: keep clean (free of debris/trash)
- Gateways preserve what we want County to look like (pride, make people feel welcome:
 - Buffers, signage (more thoughtful)
 - Consistency with signage
 - Revisit sign ordinance
 - Need master sign plan.
- Pleasant Grove Park
- Ag/Forestal districts
- Conservation Easements
- Land use Taxation
- Work on Find Fluvanna
- Grants for historic preservation/tourism
- Existing Businesses
 - Help them stay here, expand
 - Enhance business opportunities
- Preserve/enhance non-profit offerings
- Sense of community
 - Friendliness, community pride
- Relatively low taxes (compared to Richmond, Henrico, etc.)
- Appreciation for law enforcement, Fire/Rescue
- Help established families stay
 - Preserve housing, restore area.
- Schools as integral part of community.

Add:

- More small businesses
- Urgent care (open on weekends)
- More medical options
- Grocery Stores (south side of the county)
- Strategic/equitable placement of recreational facilities

Incentives for teachers, first responders, workers at local businesses
-Housing, etc.
Affordable housing
Public Transportation
Incentives for seniors to stay
Incentives for property upkeep
Boat ramp near Carysbrook (Rivanna River)
Solar Farms
Central meeting space/community center/park
-south side of county (maybe old PO)
Restaurants
Expand public utilities
Country store at Pleasant Grove
-Works by artist, writers, crafts people
-Brochures
“YMCA” or similar facility (intergenerational)
Center for seniors
Infrastructure for Columbia, Fork Union
More compatible businesses
Strong, clear ordinances, enforcement
Stricter rules for trash, blight
High-speed internet
Low-impact development
-Applicants complete entire form
“Cliff notes” version of the Comprehensive Plan (summary)
Streamline communication
Increased presence on social media
Solar panel use (small on properties)
Grant writer
Support of clean-up efforts
-Volunteer, Court appointed.
Buffering (around pump stations, etc.)

Remove:

Trash on roadsides
Publicize process for blight abatement
Remove or restore dilapidated buildings
Implement flood mitigation in Columbia
-Relocation for renters in flood areas.
Attitudes resistant to change

Keep Out:

Data Centers
-Need to be self-sufficient
-Don't want a lot of them

New strip malls

- Repurpose existing space
- Focus on existing space

Unsavory business

Crime

Solar Farms

- Do it properly

Placing infrastructure in economically disadvantaged areas

Polluting industries

Buildings that don't conform to/are incompatible with rural and historic and scenic character of the county

Speeding semis

- more enforcement of speed limits, truck restrictions
- restrictions where needed

Columbia Mapping exercise

