

Fluvanna County Comprehensive Plan – June 9, 2022 Open House Summary:

Fluvanna County Library Meeting Room from 5:00 pm – 7:00 pm: 38 County residents; with County Administrator, Community Development Director, Economic Development Director and Planner; Board members: Mrs. Booker and Mrs. Eager; Mr. Mike Goad, new Fork Union member and Mrs. Murray-Key from the Planning Commission attended this event and the Rural Preservation Advisory Group they met from 5:00 pm – 6:00 pm.

TJ PDC Staff: Christine Jacobs, TJ PDC Executive Director, Ian Baxter, Planner II, Ryan Mickles, Planner III and Bella O’Brien, Planner I assisted during our final Open House. They explained the adopted TJ PDC 2021 Housing and 2018 Transportation Plans and 2023 draft plans that are ongoing like the Zion Crossroads Gateway Plan.

Open House Focus: Fluvanna County and the Lake Monticello Shopping Center Areas

The June 9th Open House event contained a new Rivanna Community Planning Area display map which was decreased in area for both 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 and prior Planners and Board members provided helpful information and comments during this Open House event)

2040 Fluvanna County Future Land Use Map: (Proposed Spring 2022 - available online)

The Fluvanna side of the Zion Crossroads Area is Fluvanna County’s “front door” and for years it has been treated as the “back door” – we need to change that by creating a visual and scenic gateway into Fluvanna’s rural assets and the Gateway area is Key.

Future, planned growth in the Zion Crossroads Area should focus on new Regional Employment Centers (not local) and should not encourage one story, self-storage facilities, solar generation facilities, and low employment land uses and low capital investments in this growth area – it should be planned properly and designed well.

The Zion Crossroads Area it is Fluvanna County and Louisa County, but it should also “drawn in” eastern Albemarle County and western Goochland County as the regional area that serves all four (4) of these rural, emerging suburban counties along I-64 and Route 250 and Route 15 interchange as the Gateway within the Zion Crossroads Area.

The Fork Union Community Planning Area is starting to get some attention towards the revitalization efforts of County staff and the recent Fork Union Business Park rezoning for new commercial and industrial development with emerging water and sewer service.

The Rivanna Community Planning Area around Lake Monticello with shopping centers being a focus is helpful with a potential new grocery store and urgent care health facility.

The Rural Preservation Advisory Group met and completed their new water and sewer infrastructure discussion by supplying Fork Union Business Park and Zion Crossroads with an initial emphasis on commercial and industrial development to increase growth and relieve the residential tax burden incrementally while providing quality employment.

They continued their discussion and recommended that no major subdivisions should take place in the designated Rural Preservation Area absent of public water and sewer and also discussed related VDOT Smart Scale planned road intersection improvements.

They continued work on Rural Preservation Planning and Agricultural Production Goals

1. Preserve and protect the rural character of Fluvanna County.
2. Encourage both agricultural and forestry operations and productivity and ensure the availability of land for livestock production, timber production and crop production uses well into the future.
3. Protect both the quantity and quality of surface water and ground water resources.
4. Protect natural resources, including air quality, soils and rural ecosystems in County.
5. Diversify the tax base that ensures economic growth compatible with Fluvanna's very fragile environmental quality, important agricultural and forestall economy, historic and cultural resources, desired tourism and the continued preservation of rural character.
6. Ensure that both existing and future Fluvanna residents are protected from significant noise and light pollution from development in the Rural Preservation Area and allowing for the Community Planning Areas to be developed and thrive to provide new services.
7. Ensure the provision of County infrastructure and capital improvements in a manner consistent with both environmental and land use objectives in order to maintain the rural character throughout Fluvanna County while developing the necessary areas in County.

Summer Comprehensive Plan Advisory Groups:

The Zion Crossroads Stakeholders Group will be meeting on Zoom during the day this Summer periodically as scheduled by the TJ PDC Staff in conjunction with County staff.

The Rural Preservation Advisory Group will begin to meet in the County Administration Morris Room in July and August to complete their Rural Preservation recommendations.

The Historic Preservation Advisory Group will also begin to meet in the Morris Room in July and August and into the Fall to discuss the new preservation efforts in the County.

Please watch your e-mail in-box for potential meeting dates and times along with others in the Fluvanna County community who would like to attend and listen during meetings.

Thanks for making this best Open House event as we move into the Summer of 2022,

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