

## **Fluvanna County Comprehensive Plan: March 10, 2022 Open House Summary:**

Fluvanna County Library Meeting Room from 4:00 pm – 6:00 pm: 23 County residents, County Administrator, Community Development Director, Senior Planner and Planner; Board members: Mrs. Booker, Mrs. Eager and Mr. Fairchild; Planning Commissioners: Chair Bibb, Mr. Johnson and Mr. Lagomarsino attended this first Open House event.

### Regional Planning Summary and Terms:

The Thomas Jefferson Planning District Commission (TJ PDC) assists its local member governments, partners and stakeholders with a wide variety of technical and program services. They include grant application assistance, management services for program implementation, land use planning and Geographic Information Services (GIS) mapping products. The member localities include: the City of Charlottesville as the regional hub and Albemarle, Fluvanna, Greene, Louisa and Nelson Counties located in Central VA.

The March 10, 2022 Open House event contained these GIS display maps for County residents and participants to provide County staff with Post-it Note summary comments and that have been grouped together by topic with common land use planning subjects. (Language has been added by Director to provide additional notes or planning context)

### 2040 TJ PDC Rural Transportation Plan Map: (Adopted in 2018 - and is located online)

Expand JAUNT Shuttle public transportation routes - to include major population areas.

Are there any VDOT plans to widen Route 53 around Lake Monticello due to the traffic?

Please do not make four lane roads in Fluvanna County, rather consider wider VDOT shoulders and bicycle lanes (when working on VDOT future road transportation plans)

Please add more public access points to the Rivanna River; continue to add more trails and family-friendly recreational spaces at Pleasant Grove Park, not additional housing.

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

Goal to Limit Growth and to protect the rural character of our county, no large residential subdivisions, we have enough, we need limited small and large business developments.

Concerned about over development on Route 53 and the gas station at Colonial Circle is needed, but no large gas stations should be allowed close to the river. Please reduce noise and light pollution adjacent to residential areas and encourage larger buffer areas.

Avoid the destruction of the now scenic gateways into our County and further buffer the new mixed-use developments from being right along the major corridors in the County.

Major concerns with Aqua Virginia water and sewer availability and the rising costs in billing with seniors and retirees on fixed incomes. Do not have existing homeowners to be impacted by new subdivision developments and passing the costs onto consumers.

It is time to stop residential development around the Lake Monticello area due to water and sewer being available in the northwestern portion of the County. Rather economic development is needed in Zion Crossroads that makes for a quality of life environment.

Please show the water and sewer lines along Route 250 in the Zion Crossroads Area for new business and commercial development to occur with these expanded utilities.

The Fork Union Commerce Park it should be promoted for economic development and needed growth and stability in Fork Union along with some other businesses and a new housing development for employees once the new County utilities system is available.

Fork Union needs a new grocery store (the VSI store has limited deli, produce and other canned and packaged food products and two dollar stores) in that portion of the County. There needs to be more revitalization efforts focused on Fork Union commercial areas.

Revise the Subdivision and Zoning Ordinances to avoid the constant rezoning of A-1 land or the Rural Cluster subdivisions by right in the CPAs rather than within the Rural Preservation Area - what are biggest obstacles to keeping rural clusters under control?

Revise the R-3 section within the Zoning Ordinance to require the commercial Village Centers to be built with a minimum percentage based upon the overall mixed-use area. Do not allow them to not build commercial and then just build more residential homes.

Additional Historic Preservation techniques or overlay districts are needed to protect and preserve the County's historic structures, including the old, original homes from further encroachment by new development that does not respect the historic nature.

Better manage the clear cutting of trees in certain areas and County corridors and buffer the incompatible land uses next to the new development for better rural character and preservation efforts - as once farmland is developed - it is then gone forever in County.

2040 Community Planning Area (CPA) Locations Map: (part of Future Land Use Map)

In the Palmyra (Village) Community Planning Area (CPA) adaptively re-use the former stores and other main street buildings to encourage locals to open up compatible shops like bakeries, delis and cafes along with the existing antique and retail stores there now.

Make the Old Village of Palmyra into a true Main Street tourist destination and require that old, commercial buildings be fixed up and not tore down before adding any other buildings. Help revitalization to occur in Palmyra and then Columbia and in that order.

We agree with consolidating the Rural Residential and Rural Preservation areas into one, overall Rural Preservation Area - to better protect the County's rural character. (Planning Staff will provide recommended text during April 14th Open House event)

We would like to continue to see the old corner stores and markets to be reused in rural areas as delis, restaurants or antique and retail stores to provide limited rural services.

No major development should be occurring in Rural Preservation Area and then areas where existing or planned water and sewer is available do not allow for Rural clustering.

Next: April 14th Open House Event from 5:00 pm – 7:00 pm at Fluvanna County Library and we have changed the event time from 4:00 pm – 6:00 pm to allow for more access.

Planning Staff will be proposing potential Rural Crossroads Areas (RCA) with old stores and rural gathering places such as: Beaverdam, Cunningham, Kents Store, Kidds Store, Troy & Wildwood. There may be some other rural crossroad areas to be considered and the Rural Crossroads / Rural Preservation Advisory Group will begin their initial work on Thursday, April 14th at 5:00 in the rear of the Fluvanna County Library Meeting Room.

Potential Historical Preservation Areas (HPA) could include the Wilmington area of the Columbia District and others to be studied by the Historic Preservation Advisory Group. The group will not meet on Thursday, April 14th at 5:00 but the advisory group members are encouraged to participate in the concurrent Open House event in the front portion of the Fluvanna County Library Meeting Room. An advisory group meeting date and time will be provided prior to the Thursday, May 12th Open House event for the participants.

The Zion Crossroads Gateway Plan – TJ PDC Stakeholders Team meetings will be scheduled during the work week, on Zoom, by the TJ PDC Director of Planning and Transportation for the Fluvanna County – Louisa County shared small area planning process work tasks. These selected Team members are encouraged to participate in the concurrent Open House events in the front portion of the Library Meeting Room.

We appreciated your attendance and participation at our first Kickoff Open House event on March 10th and just contact me at [dmiles@fluvannacounty.org](mailto:dmiles@fluvannacounty.org) with your comments.

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