



FLUVANNA COUNTY, VIRGINIA

2017 DEVELOPMENT ACTIVITY REPORT



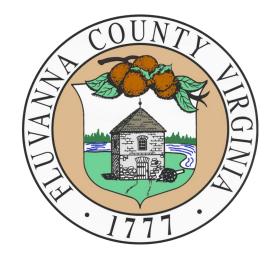




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This document could not have been completed without the wonderful work done by all members of the Planning and Zoning, and Building Inspections Departments. Thank you for your tireless work. Thank you as well to the Commissioner of the Revenue's Office

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INTRODUCTION

The Fluvanna County Department of Planning and Community Development is proud to present the 2017 Development Activity Report (DAR). Development activity in this report has been approved by the Fluvanna County Board of Supervisors and committees appointed or approved by them, including the Planning Commission, Board of Zoning Appeals, and the Department of Planning and Zoning. This report has been prepared to make clear the growth impacting Fluvanna County, which is reflected by changes in land use. Land use changes are tracked by the Development Information Database (DID) and the Tyler Technology Energov System, which were used to prepare this report. The DID is maintained by the Department of Planning and Zoning.

The DID and Energov systems are used to track site development plans, subdivisions, code compliance cases, special use permits, variances, zoning map amendments, zoning text amendments, and conservation easements, among other activities. A similar database used by the Building Inspections Department tracks building permits and is used in the residential activity calculations in this report

The DAR allows land use comparisons and trends to be seen over a 15 year span, which provides important clues for future needs, such as new school bus routes and traffic systems. This report reflects the outcome of development by Election District and Land Use Planning Area, and evaluates Fluvanna County's preservation initiatives. In addition, this report allows an analytical observation of the relationship between land use planning and various application requests. For example, proposed growth areas may not achieve the intended results if development requests are granted in areas outside established Community Planning Areas (CPAs). This report provides a quantitative summary of development through 2016, and indicates where this growth is taking place.

Although residential growth has dropped considerably since its peak several years ago, new homes are built throughout the County. Only a handful were constructed within the gates of Lake Monticello; as the subdivision approaches build-out, new construction is taking place elsewhere. Boxwood, Nahor Village, and Sycamore Landing were the subdivisions which experienced the most new home construction in 2017. A majority of the new homes built in the County were located within the Rural Residential Planning Areas.

While overall development activity continued to decline in the County, several long-range planning projects were carried-out in 2017, including a water pipeline to Zions Crossroads. The County's Comprehensive Plan five-year review process continues.

Methodology Note: Total County Acreage for this report was calculated in GIS. A new column was created in the Master Parcels layer. This column was made as a 'Double'. Acreage was calculated in NAD 1983 State Plane VA South. **This information is not to be used as an official total of Fluvanna County acreage;** it merely represents the acreage of parcels as drawn in GIS, which may not be survey accurate. Therefore the total County acreage may change slightly from year to year depending on how parcels are drawn as subdivisions and boundary lines occur.

FLUVANNA COUNTY: PLANNING & COMMUNITY DEVELOPMENT

In addition to the future land use map, the 2015 Comprehensive Plan contains over 100 strategies for implementing the goals outlined in the plan. Since the adoption of the Comprehensive Plan in 2015 several of these strategies have been completed, others are on-going actions, and some are in the process of being implemented.

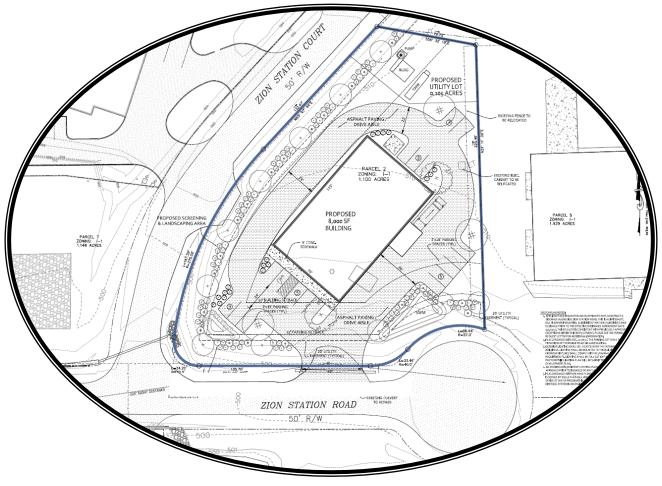


Image 1: Greenberry's Site Development Plan (SDP 17-07).

EXECUTIVE SUMMARY

Land Use Planning Areas

- Fluvanna County's Comprehensive Plan, adopted in 2015, continues to influence growth and development decisions.
- The Comprehensive Plan's designated growth areas cover roughly 9% (17,344 acres) of the County. The growth areas, known as Community Planning Areas, are located near existing population centers and are intended to receive the majority of new development. There are CPA's located in and around Palmyra, Lake Monticello, the town of Scottsville, Zions Crossroads, Fork Union, and the former town of Columbia.
- Roughly 91% (175,486 acres) of the County is designated as rural by the Comprehensive Plan. There are two designations for rural areas: Rural Residential and Rural Preservation.

Building Permits

- 85 building permits for new homes were issued in 2017, a 25% decrease from the 113 permits issued in 2016.
- 29 building permits for new homes (34%) were issued within designated growth areas.
- 56 building permits for new homes (66%) were issued within rural areas.

Subdivisions

- 25 new subdivision lots were approved in 2016, a 31% increase from the 19 new lots approved in 2016.
- Five (5) of the new lots approved were within designated community planning areas. This comprised 20% of new lot construction.
- Twenty (20) of the new lots approved were within rural areas.

Site Development Plans

- 9 site development plans were reviewed in 2017, a 50% decrease from the 18 plans reviewed in 2016.
- 80% of the site development plans reviewed were located within designated growth areas.

Special Use Permits

- 5 special use permits were reviewed in 2017
- 3 of the special use permits reviewed were located in designated growth areas.

Zoning

- 5 rezoning applications were considered in 2017. 3 were approved, one was withdrawn, and another was denied.
- 5 zoning text amendments were received in 2017. 4 were approved and one was withdrawn.
- One variance was granted by the Board of Zoning Appeals (BZA) in 2017.

Code Compliance

- At least 32 zoning complaints were initiated after a preliminary investigation in 2017, an increase from the 26 cases in 2016.
- 30 of the cases initiated in 2017 were resolved, along with 1 extension, and 1 permit pending.

Land Conservation

- There are 19 Agricultural and Forestal Districts (AFDs) in Fluvanna County, which include 20,542.8 acres (11.16% of Fluvanna County). No new AFDs were created in 2017.
- As of December 2017, 14,120 acres (8% of Fluvanna County) are protected by conservation easements held by various organizations.
- 109,947 acres (59% of Fluvanna County) were enrolled within the Land Use Taxation Program.

Image 2: JRWA Pipeline (SDP 17:08)



DEVELOPMENT & COUNTY GOVERNMENT: PLANNING & COMMUNITY DEVELOPMENT

To ensure that growth and development occur in an orderly way that does not compromise the health, safety, and welfare of current residents and newcomers, Fluvanna County has its own Department of Planning and Zoning. The department's duties and activities are described below:

Current Planning (Development Administration)

This primary activity involves the daily administration and enforcement of the zoning and subdivision ordinances. Tasks associated with the administration of these ordinances include the processing of subdivision proposals, boundary adjustments, easement plats, site plans, special use permits, rezonings, and variances. County staff also respond to general inquiries and other requests.

The department serves as the primary staff contact for the Planning Commission, Board of Zoning Appeals, Agricultural and Forestal District Advisory Committee, and other ad hoc committees and task forces. Department staff also supports the Board of Supervisors as needed or requested.

Long Range Planning (Project/Policy Development and Management)

Planning recommendations are routinely provided to the Planning Commission and the Board of Supervisors on a wide array of issues. Strategic and long-term planning begins with the preparation and implementation of the Comprehensive Plan, associated comprehensive plan or zoning text amendments, the annual review of the Capital Improvements Plan (CIP) by the Planning Commission, and other local projects. These planning documents provide the foundation for many of the land use and budgetary decisions that are implemented by the County.

The department also manages the Agricultural and Forestal District and the Conservation Easement programs. Staff advises County agencies about regional and local transportation issues and assists in the development of recreational facilities as needed. Geographic Information Systems (GIS) information critical to planning and land use decisions is developed, collected, and maintained by planning staff. Routine contact with other regional planning departments including Cumberland, Goochland, Louisa, and the Thomas Jefferson Planning District Commission (and all of its member localities) is critical to maintaining up-to-date information and invaluable regional connections.

DEVELOPMENT & COUNTY GOVERNMENT: PLANNING & ZONING

Code Enforcement and Inspections

Code compliance ensures that Fluvanna County's regulations are enforced consistently and equitably. A wide variety of code issues are reported to the County, including subdivision and zoning ordinance violations, inoperative vehicle and junkyard complaints, and other nuisance and miscellaneous complaints.

Erosion & Sediment Control

The department is responsible for issuing all new land disturbance permits and ensuring that developing sites are in conformance with Chapter 6 (Erosion & Sedimentation Control) of the County Code. As part of their duties, the Erosion and Sediment Control Site Inspectors perform site inspections on a two-week rotation and after all significant rainstorm events. In 2014, the Erosion and Sediment Site Inspector, the Building Official, and Planning Staff worked together to create a stormwater management plan (SMP) in accordance with new state stormwater legislation.

Current Staff

The Department of Planning and Zoning consists of six full-time employees:

Jason Stewart:	Planning Director/Zoning Administrator
Brad Robinson:	Senior Planner (Current Development)
James Newman:	Planner (Long-Range Planning)
Scott Miller:	Code Compliance Officer
Roger Black:	Erosion and Sediment Plans Reviewer
Stephanie Keuther:	Senior Program Support Assistant

Image 3: A public hearing notice sign set up by staff



DEVELOPMENT & COUNTY GOVERNMENT: BUILDING INSPECTIONS

To ensure that structures are built and modified in a safe manner, Fluvanna County has its own Department of Building Inspections. The department's duties and activities are described below:

Building Inspections

The department enforces the Uniform Statewide Building Code for all new structures, additions, and alterations, as required by state law. As part of its enforcement activities, the department reviews plans associated with all new regulated construction; performs the required building, electrical, plumbing, and mechanical inspections; and issues the necessary permits and certificates of occupancy. Inspectors work with the Planning and Zoning Department to ensure that new construction meets the regulations set forth within the zoning ordinance, including building setbacks. The department is also responsible for initiating the addressing and street naming process.

Current Staff

The Department of Building Inspections consists of three full-time employees:

- Kevin Zoll: Johnny Vaughn: Amy Helfrich:
- Building Official Building Inspector Permits Clerk

Image 4: A commercial building under construction at Zion Station



DEVELOPMENT & COUNTY GOVERNMENT: PLANNING COMMISSION

The Planning Commission is an appointed body charged with promoting the orderly development of the community. Every locality in Virginia is required to have its own Planning Commission (Virginia Code §15.2-2210). Per Virginia law, the Planning Commission is responsible for:

- Preparing the local comprehensive plan;
- Preparing and reviewing amendments to the zoning and subdivision ordinances;
- Reviewing proposed changes to the zoning map;
- Reviewing site plans and major subdivisions; and
- Preparing the local capital improvement plan (CIP).

The Planning Commission is not a legislative body, but an advisory committee. It makes recommendations to the Board of Supervisors on legislative matters, such as the adoption and amendment of the comprehensive plan, zoning ordinance, and subdivision ordinance.

The Planning Commission consists of five (5) voting members (one from each voting district) and one (1) non-voting representative of the Board of Supervisors. Planning Commission members are appointed to four-year terms by the supervisors representing their election district.

Staff from the Department of Planning and Community Development provide the Planning Commission with technical support.

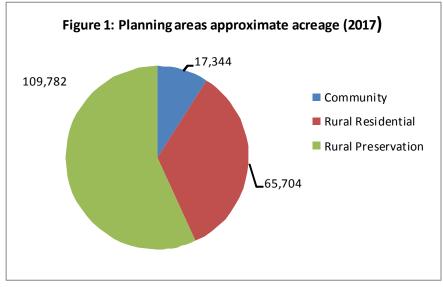
Planning Commission Members (as of January 2018)

Columbia District:	Ed Zimmer
Cunningham District:	Barry Bibb
Fork Union District:	Lewis Johnson
Palmyra District:	Howard Lagomarsino
Rivanna District:	Sue Cotellessa
Board of Supervisors Rep.:	Patricia Eager

2015 COMPREHENSIVE PLAN: LAND USE PLANNING AREAS

The Comprehensive Plan is a guide to the future growth and development of Fluvanna County. The current Comprehensive Plan was adopted in 2015. Since its adoption, the document has influenced land use decisions and County policy. Officials continue to implement strategies that help the County realize the goals described within the plan.

The Comprehensive Plan's Future Land Use Map shows where the County wants to direct new development. Fluvanna County has six (6) Community Planning Areas, which are intended to support higher density, mixed-use development around existing population centers. The Rural Residential areas accommodate low-density, clustered residential development, while the Rural Preservation areas are intended to remain largely undeveloped.



Source: Dept. of Planning & Community Development

Planning Area	Approximate Number of Parcels	Approximate Acreage	Percentage of Total County Acreage (Approximate)
Community	6,864	17,344	9%
Rural Residential	4,743	65,704	34%
Rural Preservation	4,495	109,782	57%
TOTAL	16,102	192,830	100.00%

Table 1: Approximate Acreage in Land Use Planning Areas (2017)

Methodology: GIS Parcels selected by Location, via "have their centroid in source layer feature" as some Planning Areas overlap. All future tables for this data should be calculated as such, for consistency. These numbers may differ from 2015 and earlier DARs, and may differ from the parcel amount calculated Commissioner of Revenue's Office. This is parcel count is not to be used for official purposes. FLUVANNA COUNTY: PLANNING & COMMUNITY DEVELOPMENT 11

2015 COMPREHENSIVE PLAN: AMENDMENTS

With the approval of the Board of Supervisors, the Comprehensive Plan may be amended. These amendments should be based upon established goals and sound planning principles. According to Virginia Code, the plan must be reviewed at least once every five (5) years. Occasional revision is essential if the plan is to remain flexible and to continue to serve as a reliable guide for community growth; however, constant amendment of the plan undermines and limits its effectiveness.

Since its adoption in 2015, there have been few amendments to the current Comprehensive Plan. The Board of Supervisors did not approve any amendments to the 2015 Comprehensive Plan in 2017.

Applicant Name	Affected Chapters of the Comprehensive Plan	Description of Request
None	N/A	N/A
Image 5: The 2015 Fluvanna County Comprehe	nsive Plan	Source: Dept. of Planning & Community Development

Table 2: Comprehensive Plan Text Amendment Applications (2017)

Generally, any project that involves building a new structure, altering an existing structure, or demolishing a structure will require a building permit. Fluvanna County issues building permits for all construction within its boundaries. The number of building permits issued for new home construction helps officials understand the rate at which residential growth is occurring and where it is concentrated. In Fluvanna County, most new dwellings constructed are single-family units.



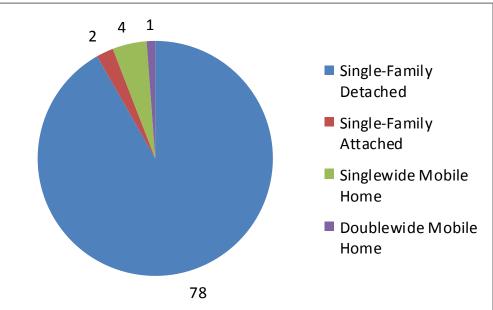
Image 6: A new house under construction

Housing Type	Number of Permits Issued	Percentage of Total
Single-Family Detached	78	92%
Single-Family Attached	2	2%
Singlewide Mobile Home	4	5%
Doublewide Mobile Home	1	1%
TOTAL	85	100.0%

Table 3: Building Permits Issued for <u>New Homes</u> by Type (2017)

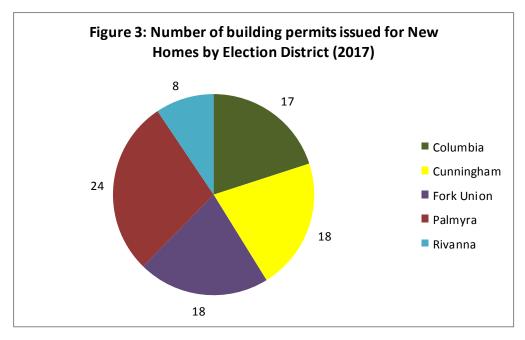
Source: Dept. of Building Inspections

Figure 2: Building Permits Issued for <u>New Homes</u> by Type (2017)



Election District	Number of permits issued	Percentage of total
Columbia	17	20%
Cunningham	18	21%
Fork Union	18	21%
Palmyra	24	29%
Rivanna	8	9%
Total	85	100.00%

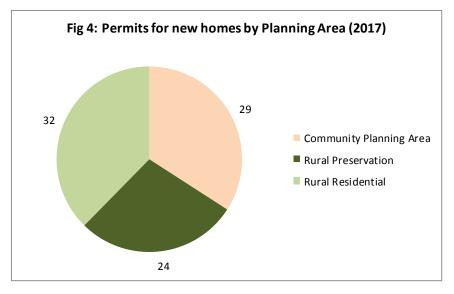
Table 4: Building Permits Issued for <u>New Homes</u> by Election District (2017)



Source: Dept. of Building Inspections

Table 5: Building Permits Issued for <u>New Homes</u> by Planning Area (2017)

Planning Area	Number of Permits Issued	Percentage of Total
Columbia Community Planning Area	0	0
Fork Union Community Planning Area	0	0
Palmyra Community Planning Area	0	0
Rivanna Community Planning Area	28	32.9%
Scottsville Community Planning Area	0	0
Zion Crossroads Community Planning Area	1	1.1%
Community Planning Area Subtotal	29	34%
Rural Residential Subtotal	32	38%
Rural Preservation Subtotal	24	28%
TOTAL	85	100%



Lake Monticello is Fluvanna County's largest population center. According to the 2010 census, Lake Monticello housed 9,920 residents, which represents 38.6% of Fluvanna County's total population (2010 Census: 25,691). Since its establishment in the early 1970s, Lake Monticello has supported most of the County's residential growth. As the community approaches build-out, new construction has slowed; new homes in Lake Monticello represent only a small portion of all new construction countywide. According to information provided by the Lake Monticello's Owners Association, about 420 of the community's 5,000 or so lots are vacant.

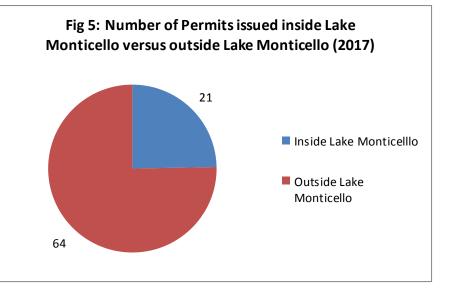


Table 6: Number of Permits Issued for New Homes Inside versus Outside Lake Monticello (2017)

	Inside Lake Monticello	Outside Lake Monticello	County Overall
Number of Permits Issued	21	64	85
Percentage of Total	25%	75%	100%
<u>Average</u> Construction Cost of New Homes	\$215,625	\$193,169	\$198,717
<u>Total</u> Construction Cost of New Homes	\$4,528,126	\$12,362,863	\$16,890,989

Note: Costs provided by developers

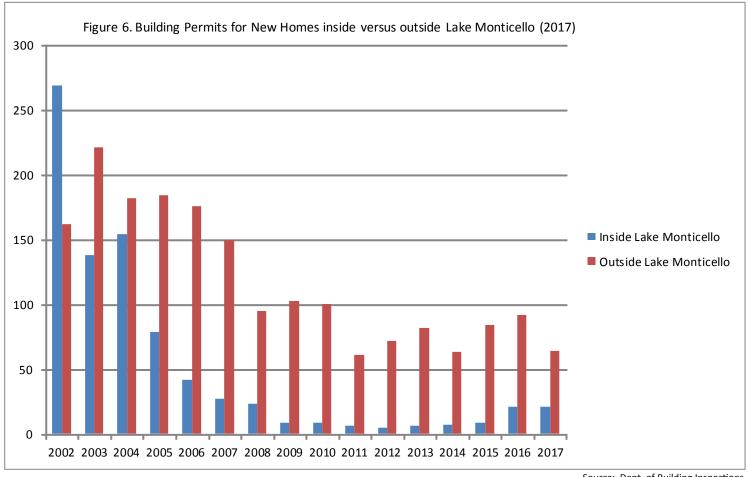
Source: Dept. of Building Inspections

Outside Lake Monti-**Percentage Change from Previous** Year Inside Lake Monticello **Total Countywide** cello Year -4.9% -16.7% -6.4% -21.7% -17.1% -18.8% -33.3% -5.1% -2.7% -38.5% 14.9% 13.0% -20.5% 32.9% 21.50% -24.7%

Table 7: Building Permits Issued for <u>New Homes</u> Inside versus Outside Lake Monticello (2002-2017)

FLUVANNA COUNTY: PLANNING & COMMUNITY DEVELOPMENT

Since the early 1970s, thousands of homes have been constructed in Lake Monticello, Fluvanna County's largest subdivision. In the early 2000s, more homes were built in Lake Monticello than in the rest of the County; in 2001, approximately 62.3% of new homes constructed in Fluvanna County were located within Lake Monticello. As the community has approached buildout, the number of new homes constructed within Lake Monticello has dropped considerably.



When applying for a building permit, builders must provide an estimate of the home's construction cost. In 2017, the average construction cost of a new detached single–family home in Fluvanna County was \$207,912. Inside Lake Monticello, the average construction cost for a new detached single–family home was \$218,322. Outside of Lake Monticello, the average construction cost for a new detached single–family home was \$202,420.

Note that the average construction cost does not include land costs, and costs are provided by developers.

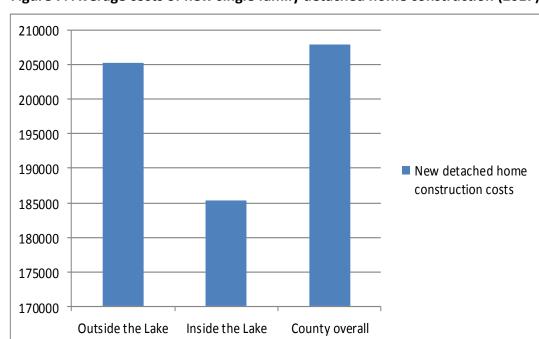


Figure 7: Average costs of new single family detached home construction (2017)

Table 8: Average Construction Cost of New Detached Homes (2017)

Source: Dept. of Building Inspections

	Inside Lake Monticello	Outside Lake Monticello	Countywide
Average Cost of New <u>De-</u> <u>tached</u> Homes	\$218,322	\$202,420	\$207,912

Note: Costs provided by developers. Does not include cabins, singlewides, or doublewides.

Table 9: Average costs of new attached home construction

New <u>Attached</u> Homes	Avera	age Cost of New <u>Attached</u> Homes
	2 \$	\$190,000

Note: Costs provided by developers

As the number of new homes constructed in Lake Monticello continues to decline, builders are purchasing lots in other newly-developed communities. The subdivisions with the highest number of building permits issued for new homes are located in the northwestern corner of the County, near Lake Monticello.

Table 10: Subdivisions with the Highest Number of BuildingPermits Issued for New Homes (2017)

Subdivision	Permits Issued
Boxwood Estates	7
Nahor Village	6
Sycamore Landing	5
Riverside	5
Panorama	4
Rosewood Manor	3
Allen Subdivision	2
Cunningham Meadows	2
Knollwood	2
Montpelier	2
Total	38

Source: Dept. of Building Inspections

The subdivision ordinance regulates the division of land. Regulations within the subdivision ordinance control the dimensions of lots, the extent and nature of required utilities, plat details, and necessary transportation improvements. Virginia Code requires all localities to adopt a subdivision ordinance. The approval of subdivision plans is an administrative process; local planning staff reviews subdivision plans to determine whether or not they meet the provisions of the subdivision ordinance. In Fluvanna County, most new subdivisions are associated with residential development.



Image 7: Housing under construction

Planning Area	Subc	livisions Type a	and Number of	Lots	Fig.8 Approved Subdivision lots by Planning Area
Community	Major	Minor	Family	Total	(2017)
Columbia CPA	0	0	0	0	
Fork Union CPA	0	0	0	0	
Palmyra CPA	0	0	3	3	5
Rivanna CPA	0	0	1	1	Community Planning
Scottsville CPA	0	0	0	0	Area
Zion Crossroads CPA	0	1	0	1	Rural Residential
Community Planning Area	0	1	4	5	14 6 Dural Drocorrution
Rural Residential	0	4	2	6	6 Rural Preservation
Rural Preservation	0	9	5	14	
TOTAL	0	14	11	25	
	Sour	ce: Dept. of Planning	g & Community Deve	lopment	

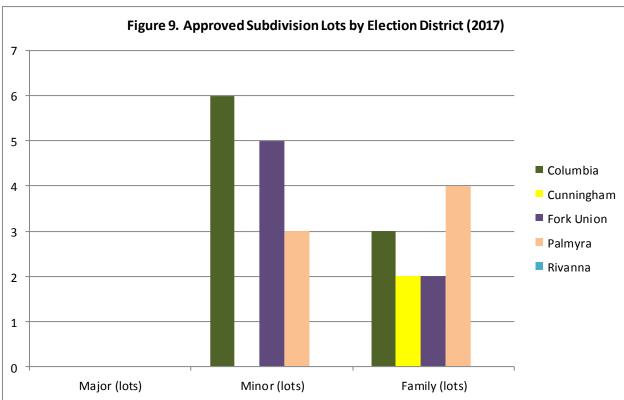
Table 11: Approved Subdivision Lots by Planning Area (2017)

In 2017, twenty-five (25) new lots were created and approved through the subdivision process. Fourteen (14) of these lots were created as part of *minor subdivisions* (subdivisions with five or fewer lots). Eleven (11) lots were associated with *family subdivisions*, which permit the transfer of land to closely-related family members. There were no *major subdivisions*.

Most of the lots created were located within the Rural Preservation Planning Areas; the second largest number of lots created were located in the Rural Residential Planning Areas, as designated within the 2015 Comprehensive Plan. Rural Preservation Planning Areas are intended to be the least developed areas of the county, with very low-density residential development. The Rural Residential Planning Area is intended to accommodate limited low-density residential development (no more than one unit per two acres) and agricultural uses. Community Planning Areas are intended to accommodate higher-density development near existing communities.

Election District	Major (lots)	Minor (lots)	Family (lots)	Total (lots)	% of Total
Columbia	0	6	3	9	36%
Cunningham	0	0	2	2	8%
Fork Union	0	5	2	7	28%
Palmyra	0	3	4	7	28%
Rivanna	0	0	0	0	0%
Total (lots)	0	14	11	25	100%

Table 12: Approved Subdivision Lots by Election District (2017)

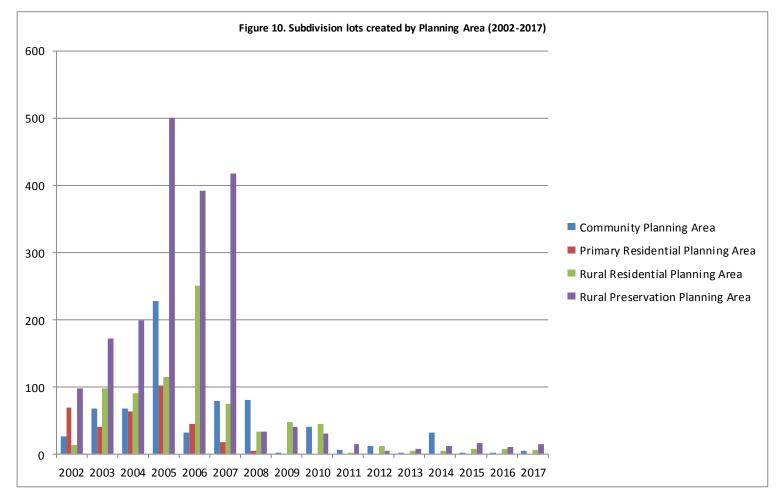


Year	Community Planning Area	Primary Residential Planning Area	Rural Residential Planning Area	Rural Preservation Planning Area	Total	% Change from Previous Year
2002	26	69	13	98	206	42.10%
2003	67	40	97	172	376	82.50%
2004	67	63	91	199	420	11.70%
2005	228	102	115	501	946	125.20%
2006	32	44	250	392	718	-24.10%
2007	79	17	75	418	589	-17.97%
2008	80	4	33	33	150	-74.53%
2009	2	0	48	40	90	-40.00%
2010	40	0	45	30	115	21.74%
2011	6	0	2	14	22	-82.61%
2012	11	0	11	4	26	18.18%
2013	2	NA	4	7	13	-50.00%
2014	31	NA	4	12	47	261.54%
2015	2	NA	7	16	25	-46.81%
2016	2	NA	7	10	19	-24%
2017	5	NA	6	14	25	31%

Table 13: Approved Subdivision Lots by Planning Area (2002 - 2017)

* Primary Residential Planning Areas were eliminated

Subdivision activity has slowed significantly since 2007. In the mid-2000s, thousands of lots were created in Fluvanna County; most of these lots were located in areas designated for rural preservation. After 2007, the number of lots approved annually dropped dramatically.



RESIDENTIAL ACTIVITY: FLUVANNA/LOUISA HOUSING FOUNDATION

As part of the County's commitment to addressing housing needs, the Fluvanna/Louisa Housing Foundation, a non-profit organization, was established by Fluvanna County residents in 1990 to improve substandard housing countywide. Since its founding, the organization has installed plumbing in hundreds of homes, assisted many first-time homebuyers, and performed hundreds of emergency repairs. The organization also manages the Housing Choice voucher program.

Fluvanna County contributes funds to the Fluvanna/Louisa Housing Foundation. It contributed \$16,000 to the Foundation in 2017.

Activity	Number	Cost
Rental Home Construction	2	\$ 109,885
Replacement Homes	0	-
Rental Home sold to first time homebuyer	0	-
Assistance to first-time homebuyer	0	-
New roof replacement projects	2	\$ 8,986
New Furnace/Heat Pump replacement projects	6	\$ 17,957
Misc Emergency Repairs	21	\$ 16,297
Roof Material Funding, volunteer installed	3	\$ 4,980
Trailer skirting material, volunteer installed	1	\$ 808
Wood ramp material, volunteer installed	3	\$ 1,200
Aluminum handicap ramps installed 2017	8	-
Aluminum handicap ramps, total in place	35	-
Housing Vouchers	58	-
Total Sum of Costs		\$ 160,113

Table 14: Fluvanna/Louisa Housing Foundation Expenditures on Major Activities (2017)

Source: Fluvanna/Louisa Housing Foundation

Per Fluvanna County's zoning ordinance (Chapter 22), site development plans must be submitted whenever there is construction that causes a visible change; "visible change" includes grading, clearing for development, mining, or building improvements that change the traffic circulation on the site. Agricultural and forestry activities, as well as the construction of single-family homes on individual lots, are exempt from site plan requirements. Most site plans are reviewed administratively; sketch plans that preclude major site plans must be reviewed by the Planning Commission.



Image 8: Cunningham United Methodist Church (SDP17:10)

Table 15: Site Development Plans within Community Planning Areas (2017)

Use	Description	Applicant Name	Planning Area	Zoning	Election District	Site Plan Type	Status
Public	Pool replacement	Angie Cooke, Contracts Mgr.	Rivanna CPA	R 4	Rivanna	Sketch	PC Approved/ Waiting on New Plats
Commercial	Propane tank	Foster Fuels	Zion Crossroads CPA	I-1	Columbia	Minor	Approved
Industrial	Solar Farm	Palmer Solar Center	Zion Crossroads CPA	A1	Columbia	Minor	Approved
Industrial	Concrete Plant	Conmat Properties, LC	Zion Crossroads CPA	1-2	Palmyra	Sketch	PC Approved/ Waiting on New Plats
Commercial	Parking expansion	County Waste of VA	Zion Crossroads CPA	I-1	Columbia	Sketch	PC Approved/ Waiting on New Plats
Industrial	Operation expansion	Peter Van Der Linde	Zion Crossroads CPA	I-1	Columbia	Major	PC Approved/ Waiting on New Plats
Commercial	Coffee business	JA - Zan LLC	Zion Crossroads CPA	I-1	Columbia	Sketch	PC Approved/ Waiting on New Plats

Table 16: Site Development Plans outside Community Planning Areas (2017)

Use	Description	Applicant Name	Planning Area	Zoning	Election Dis- trict	Site Plan Type	Status
Institutional	Water Pipeline	JRWA	Rural Preservation	A-1	Cunningham	IVIAIOr	PC Approved/Waiting on New Plats
Institutional		Cunningham Unit- ed Methodist Church	Rural Residential	A-1	Cunningham	Sketch	PC Approved/Waiting on New Plats

Table 17: Site Development Plans by Use (2017)

Use	Description	Applicant Name	Planning Area	Zoning	Election Dis- trict	Site Plan Type	Status	
Commercial	Propane tank	Foster Fuels	Zion Crossroads CPA	I-1	Columbia	Minor	Approved	
Commercial	Parking expansion	County Waste of VA	Zion Crossroads CPA	I-1	Columbia	SKetch	PC Approved/Waiting on New Plats	
Commercial	Coffee business	JA - Zan LLC	Zion Crossroads CPA	I-1	Columbia	Sketch	Sketch Received/Need to Review	
Industrial	Solar Farm	Palmer Solar Center	Zion Crossroads CPA	A1	Columbia	Minor	Approved	
Industrial	Concrete Plant	Conmat Properties, LC	Zion Crossroads CPA	I-2	Palmyra	Sketch	PC Approved/Waiting on New Plats	
Industrial	Operation expan- sion	Peter Van Der Linde	Zion Crossroads CPA	I-1	Columbia	Maior	PC Approved/Waiting on New Plats	
Institutional	Water Pipeline	JRWA	Rural Preservation	A-1	Cunningham	IVIAIOr	PC Approved/Waiting on New Plats	
	Assembly Hall	Cunningham United Methodist Church	Rural Residential	A-1	Cunningham	Sketch	PC Approved/Waiting on New Plats	
Public	Pool replacement	Angie Cooke, Contracts Mgr.	Rivanna CPA	R 4	Rivanna	SKetch	PC Approved/Waiting on New Plats	

Year	Commercial/Retail	Industrial	Public/Institutional	TOTAL	
2002	4	3	1	8	
2003	6	2	2	10	
2004	8	0	4	12	
2005	4	3	0	7	
2006	9	2	1	12	
2007	9	5	6	20	
2008	9	6	2	17	
2009	5	3	2	10	
2010	3	0	4	7	
2011	9	5	2	16	
2012	11	3	5	19	
2013	4	4	5	13	
2014	6	4	4	14	
2015	7	3	5	18*	
2016	7	1	10	18	
2017	3	3	3	9	
TOTAL	106	44	57	207 PLANS FROM 2002-2017	

*There were three agricultural SDPs in addition to the 18 listed here, for a total of 21 SDPs. Source: Dept. of Planning & Community Development

In 2017, site development plans were submitted for nine (9) new projects throughout the County. All were approved. Seven (7) of these projects were located within community planning areas.

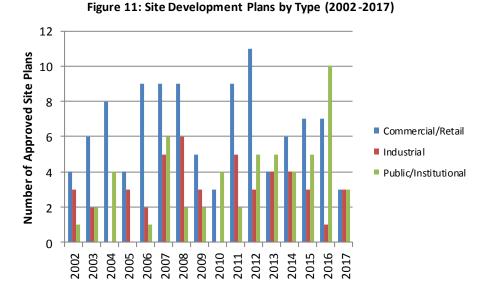
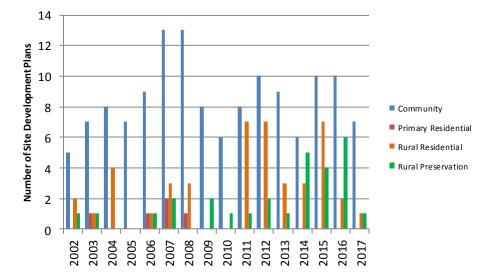


Figure 12: Site Development Plans by Planning Area (2002-2017)



ZONING ACTIVITY: ZONING TEXT AMENDMENTS

The zoning ordinance establishes regulations governing the use of land. Fluvanna County's zoning ordinance includes eleven (11) different districts and describes the allowable uses permitted in each district. It also establishes design standards for new development.

Fluvanna County's zoning ordinance was first adopted in January 1974. Since that time, its text has been amended to reflect the changing needs of the community. Many, but not all, of the zoning text amendments have been initiated by the Planning Commission or Board of Supervisors.

Four (4) text amendments were reviewed by the Planning Commission and Board of Supervisors in 2017. All were approved. A fifth text amendment was submitted for review and is undergoing analysis by staff.

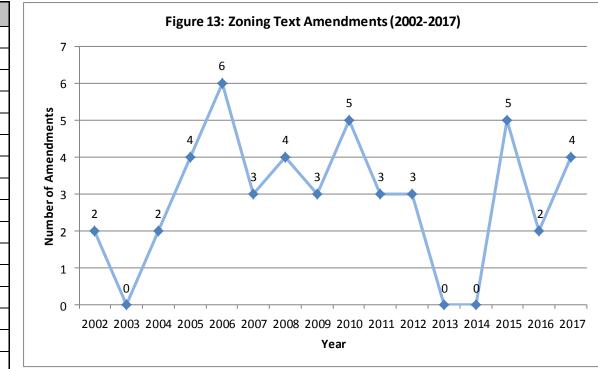
Note: For tracking purposes, amendments to the zoning and subdivision ordinances are both classified as zoning text amendments (ZTAs).

ZONING ACTIVITY: ZONING TEXT AMENDMENTS

Most zoning text amendments have been initiated by the Planning Commission or the Board of Supervisors. Many of these amendments were intended to address changing development patterns, as well as economic, environmental, and public safety concerns. Since the County's needs change regularly there is often at least one zoning text amendment annually, although 2013 and 2014 are exceptions to this tendency.

Table 19: Zoning Text Amendments (2002 - 2017)

Year	Number					
2002	2					
2003	0					
2004	2					
2005	4					
2006	6					
2007	3					
2008	4					
2009	3					
2010	5					
2011	3					
2012	3					
2013	0					
2014	0					
2015	5					
2016	2					
2017	4					
TOTAL	46					



ZONING ACTIVITY: ZONING MAP AMENDMENTS

Zoning map amendments are requests to change the zoning of a particular property (a **rezoning**). Requested zoning map amendments must be reviewed by the Planning Commission and approved by the Board of Supervisors. While these requests generally involve changing the property's zoning classification from one district to another, they may also involve modifications to conditions imposed upon a property as part of a previous rezoning.

There are currently eleven different zoning districts: A-1 (Agricultural), R-1 (Residential, Limited), R-2 (Residential, General), R-3 (Residential, Planned Community), R-4 (Residential, Limited), B-1 (Business, General), B-C (Business, Convenience), I-1 (Industrial, Limited), I-2 (Industrial, General), Mobile Home Park (MHP), and Planned Unit Development (PUD).

ID#	Description	Applicant Name	Election	Land Use	Zoning	Requested Zoning	Status
ZMP 17-001	Planned Unit Development	Steven L & Codie C Peters	Palmyra	Rivanna CPA	B-1(21.5)&A-1	PUD	Withdrawn
ZMP 17-002	Proffer change	Village Oaks	Palmyra	Rural Residential	R 3	R 3	Approved
ZMP 17-003	Zoning for Columbia	Columbia Rezoning	Columbia	Columbia CPA	None	Various	Approved
ZMP 17-004	Agricultural to Industrial-2	Fluvanna County	Palmyra	Rural Residential	A 1	12	Approved
ZMP 17-005	Agricultural to Industrial-2	2428 Richmond Road LLC	Palmyra	Zion Crossroads CPA	A1	12	Denied

Table 20: Zoning Map Amendment Applications (2017)

ZONING ACTIVITY: ZONING MAP AMENDMENTS

There were five (5) rezoning requests in 2017. Three (3) of those requests were approved, with one (1) withdrawn and one (1) still being reviewed by staff.

								Acres R	ezoned							
Planning Area	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Columbia	**	**	**	**	**	**	**	0	0	0	0	0	0	4.6	1.53	122
Fork Union	0	0	0	0.3	9.5	7.1	0	0	0	0	0	5	0	0	0	0
Palmyra	0	0	52.1	4.8	52.1	5	0	231.8	0	0	0	2.6	230.6	6.9	0	0
Rivanna	116	16.5	42.7	0	11.4	43.7	0	2.9	44.2	0	1.4	0	36.6	21.5	13.81	61.95
Scottsville	**	**	**	**	**	**	**	0	0	0	0	0	0	0	0	0
Zion Cross- roads	15.1	27.3	25.2	54.3	67.7	30.9	21.8	0	0	23.9	0	0	17.1	4.3	10.5	0
Community Areas	131.1	43.8	67.9	54.3	140.7	86.7	21.8	234.7	44.2	23.9	1.4	7.6	284.3	37.3	25.84	183.95
Primary Resi- dential	0	0	0	0	1.5	0	0	*	*	*	*	*	*	*	*	*
Rural Resi- dential	0	0	43.8	0	0	0	2	5.3	0	0	0	0	0	1.9	0	90.17
Rural Preser- vation	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0
Total	131.1	43.8	163.9	72.4	142.1	86.7	23.8	240	44.2	23.9	1.4	7.6	284.3	39.2	25.84	274.12

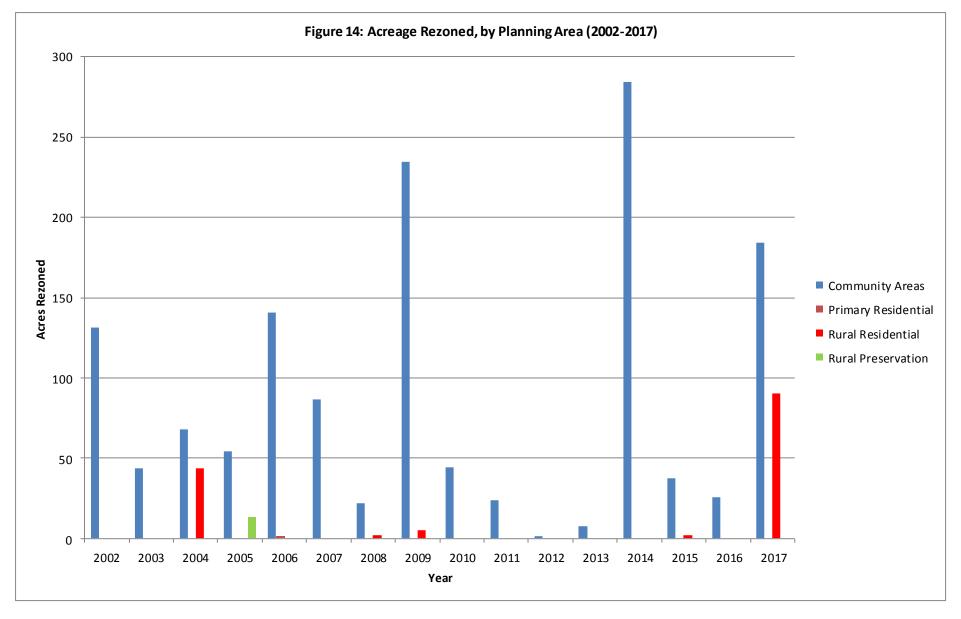
Table 21: Zoning Map Amendments Approved by Planning Area (2002–2017)

* Primary Residential Planning Area was eliminated.

Source: Dept. of Planning & Community Development

****** Columbia CPA and Scottsville CPA were adopted as part of the 2009 Comprehensive Plan.





Within the Fluvanna County Zoning Ordinance, certain uses may be permitted in select districts with a special use permit; that is, uses that require a special use permit may be appropriate in certain locations, but not throughout the entire zoning district. The Planning Commission and the Board of Supervisors review special use permit applications to ensure that the proposed use:

- Does not change the character and established pattern of development in the surrounding location
- Is compatible with the uses permitted by-right in the zoning district
- Does not adversely affect the use or value of neighboring property

The Board of Supervisors may require that the applicants adhere to certain conditions. If the conditions are not met, the special use permit may be revoked.



Image 9: Education Transformation Centre purchased property (SUP 17:01)

Table 22: Special Use Permit (SUP) Applications by Land Use District (2017)

	Community Planning Area											
Project Type	ID#	Description	Applicant	Zoning	District	Land Use	Status					
Institutional	SUP 17-001	Educational	Cjpc, LTD	B-1	Palmyra	Rivanna CPA	Approved					
Commercial	SUP 17-002	Roofing	R15 Fluvanna 11B LLC	B-1	Columbia	Zion Crossroads CPA	Approved					
Commercial	SUP 17-005	Automobile Mechanic	Jackson's Auto- motive Services	A 1	Cunningham	Rivanna CPA	BOS					

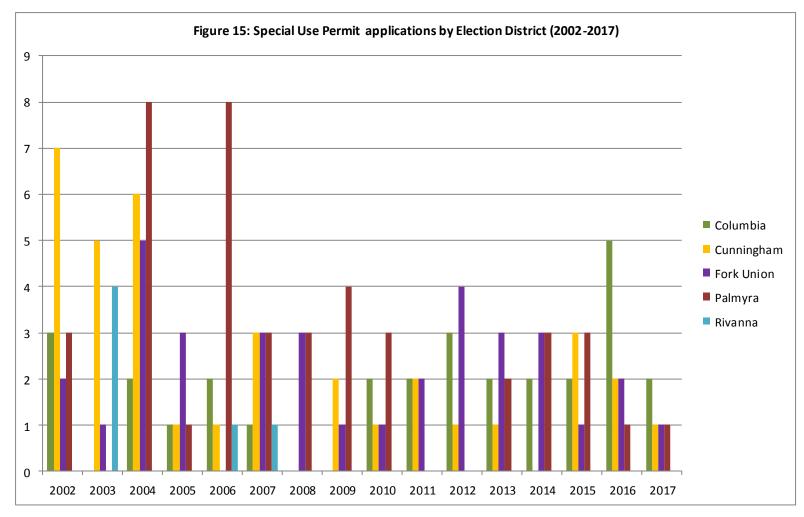
Source: Dept. of Planning & Community Development

	Rural Preservation										
Project Type	ID#	Description	Applicant Name	Zoning	District	Land Use	Status				
Institutional	SUP 17-003	Educational	Mary Marks	A1	Columbia	Rural Preservation	Approved				
Institutional	SUP 17-004	Educational	The Light Academy Inc.	A1	Fork Union	Rural Preservation	Approved				

Table 23: Special Use Permit (SUP) Applications by Election District (2002 - 2017)

N			Election Distri	ct		
Year	Columbia	Cunningham	Fork Union	Palmyra	Rivanna	Total
2002	3	7	2	3	0	15
2003	0	5	1	0	4	10
2004	2	6	5	8	0	21
2005	1	1	3	1	0	6
2006	2	1	0	8	1	12
2007	1	3	3	3	1	11
2008	0	0	3	3	0	6
2009	0	2	1	4	0	7
2010	2	1	1	3	0	7
2011	2	2	2	0	0	6
2012	3	1	4	0	0	8
2013	2	1	3	2	0	8
2014	2	0	3	3	0	8
2015	2	3	1	3	0	9
2016	5	2	2	1	0	10
2017	2	1	1	1	0	5
Total	28	38	35	44	8	149

Five (5) applications for special use permits (SUPs) were submitted Countywide. Four (4) were approved and one is scheduled to be approved by the Board at time of writing. Three (3) applications were located within Community Planning Areas, with the other two (2) in Rural Preservation. Most of these applications were for educational or commercial facilities.



ZONING ACTIVITY: CODE COMPLIANCE

The Fluvanna County Zoning Ordinance describes what uses are permitted in each of the zoning districts and how these uses may be conducted. These regulations help promote the health, safety, and general welfare of Fluvanna County residents by designating the types of buildings, businesses, and activities that are acceptable in specific zoning districts. The Code Compliance Officer ensures that the regulations set forth in the zoning ordinance are enforced consistently and equitably. A wide variety of code issues routinely come to the County including subdivision and zoning ordinance violations, inoperative vehicle and junkyard complaints, and other nuisance and miscellaneous complaints. All complaints are investigated quickly, fairly, and thoroughly. Complainant information is kept confidential, but all complaints that are received, anonymous or otherwise, are processed.

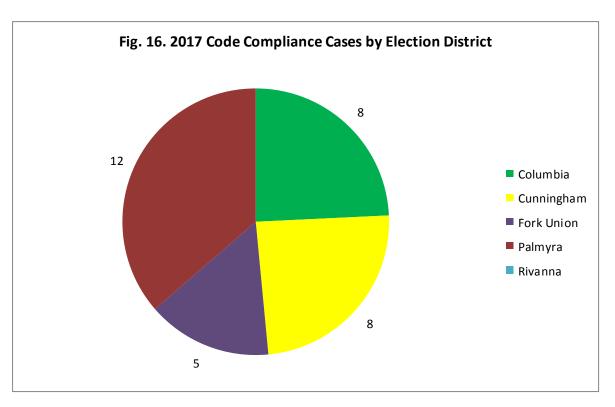
In addition to investigating citizen complaints, the Code Compliance Officer completed several other projects:

- Removed illegal signage within road right-of-ways throughout the County
- Monitored sound levels within industrial areas
- Inspected properties with existing Special Use Permits, Zoning Use Permits, and Site Development Plans
- Accompanied Health Department and Building Department officials on site inspections as requested
- Inspected and surveyed properties with problematic erosion and sediment control issues
- Completed photographic assessments of commercial, residential, and institutional properties
- Assisted Department of Building Inspections, Department of Public Works, and Planning Department with miscellaneous tasks
- Erected public hearing signs, and replaced damaged signs if necessary.

ZONING ACTIVITY: CODE COMPLIANCE

Table 24: Code Compliance Cases by Election District (2017)

Election District	Closed Cases	Pending Cases	Total	% of Total
Columbia	7	1	8	24%
Cunningham	8	0	8	24%
Fork Union	5	0	5	15%
Palmyra	10	2	12	37%
Rivanna	0	0	0	0%
Total	30	3	33	100%



ZONING ACTIVITY: CODE COMPLIANCE

Planning Area		Case Status	
Community	Closed	Pending	Total
Columbia CPA	2	0	2
Fork Union CPA	0	0	0
Palmyra CPA	2	0	2
Rivanna CPA	2	0	2
Scottsville CPA	1	0	1
Zion Crossroads CPA	3	1	4
Community Plan- ning Area	10	1	12
Rural Residential	8	1	9
Rural Preservation	12	1	13
TOTAL	30	3	33

Table 25: Code Compliance Cases by Planning Area (2017)

ZONING ACTIVITY: BOARD OF ZONING APPEALS

The Board of Zoning Appeals (BZA) is responsible for hearing appeals from orders, requirements, decisions, or determinations made by the zoning administrator or other local government staff. The BZA is also responsible for granting variances from zoning regulations. Virginia law requires that every locality with a zoning ordinance have a BZA.

There are currently five (5) members appointed to the BZA. The board is scheduled to meet monthly, but only convenes when an item is requested for their consideration.

In 2017, the BZA heard one (1) case, which was approved. A second case was withdrawn.

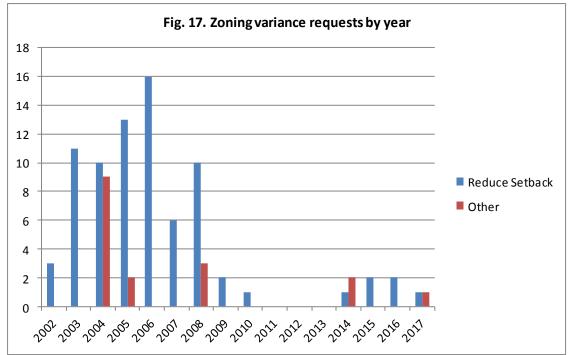


Table 26: Zoning Variances by Year (2002 - 2017)

Type of Vari-		Year															
ance	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Total
Reduce Set- back	3	11	10	13	16	6	10	2	1	0	0	0	1	2	2	1	78
Other	0	0	9	2	0	0	3	0	0	0	0	0	2	0	0	1	17
TOTAL	3	11	19	15	16	6	13	2	1	0	0	0	3	2	2	2	95

ZONING ACTIVITY: BOARD OF ZONING APPEALS

		Type of V	ariance Request		
Election District	Reduce Setback	Reduce Parking Required	Reduce Public Road Frontage	Other	TOTAL
Columbia	0	0	0	0	0
Cunningham	0	0	0	0	0
Fork Union	0	0	0	0	0
Palmyra	1	0	0	1	2
Rivanna	0	0	0	0	0
TOTAL	1	0	0	1	2

Table 27: Zoning Variances by Election District (2017)

PRESERVATION PROGRAMS: OVERVIEW

Despite experiencing rapid population growth over the past decade, Fluvanna County retains its rural character. To promote the preservation of its rural lands, Fluvanna County has adopted several conservation initiatives.

The Agricultural and Forestal District (AFD) program provides an economic incentive for landowners to retain their property as open space. Landowners who use their property for farming or forestry are eligible, with approval from the Board of Supervisors. Properties enrolled in the program quality for an agricultural or forestal use-value assessment. While a property is enrolled in the AFD program, it may not be developed to a more intensive use. The program also provides protection from some state actions.

The Land Use Valuation Program allows for the reduction of real estate taxes on parcels used for qualified agricultural, horticultural, forestry, and open space uses. Interested landowners must apply to the Commissioner of the Revenue to enroll in the program.

Several agencies and organizations hold conservation easements throughout the County. In 2006, the Board of Supervisors adopted its own Conservation Easements Program; the first two conservation easements to be held by Fluvanna County were approved in 2007. As of December 2017, 15,369 acres were under conservation easements held by public and private entities. The County itself currently holds four (4) conservation easements totaling approximately 916 acres.



Image 10: View of the Rivanna River from the Barber property, which Fluvanna County holds a conservation easement upon.

PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS

AFD NAME	DISTRICT(S)	ORIGINAL AP- PROVAL DATE	DATE RE- NEWED	REVIEW PE- RIOD	NEXT REVIEW DATE	ACREAGE
Adams Creek	Cunningham	16 May 2001	4 Apr 2011	10 years	16 May 2021	557.64
Bourne Tract	Cunningham	4 Aug 2007	2 Sept 2015	8 years	2 Sept 2023	282.06
Bowlesville	Columbia	1 Aug 1999	1 Apr 2015	8 years	1 Apr 2023	934.86
Bremo Recess	Fork Union	17 Jan 2001	1 Dec 2010	10 years	17 Jan 2021	496.29
Byrd Creek	Columbia	21 Jul 1999	3 Jun 2009	10 years	21 Jul 2019	905.54
Carysbrook	Fork Union	21 Jul 1999	1 Jul 2009	10 years	21 Jul 2019	1847.1
Cunningham Acres	Palmyra/Rivanna/Cunningham	17 Nov 1999	7 Oct 2009	10 years	17 Nov 2019	473.74
Dobby Creek	Cunningham	17 Jan 2001	1 Dec 2010	10 years	17 Jan 2021	371.16
Glenarvon Farm	Fork Union	17 Nov 1999	7 Oct 2009	10 years	17 Nov 2019	3102.35
Granite Hills	Columbia	4 Aug 1999	1 Jul 2009	10 years	4 Aug 2019	771.97
Kidds Store	Cunningham	15 Dec 1999	7 Oct 2009	10 years	15 Dec 2019	1669.52
Lower Bremo	Fork Union	17 Jan 2001	1 Dec 2010	10 years	17 Jan 2021	1493.76
North 640	Palmyra/Columbia	6 Oct 2004	7 Oct 2009	10 years	17 Nov 2019	2303.69
Poorhouse	Palmyra/Columbia	19 Jan 2000	2 Dec 2009	10 years	19 Jan 2020	494.28
Shepherds	Columbia	15 Nov 2000	6 Oct 2010	10 years	15 Nov 2020	706.49
Shores-Hardware	Fork Union/Cunningham	17 Jan 2001	1 Dec 2010	10 years	17 Jan 2021	1238.56
Stage Junction	Columbia	7 Jun 2000	19 May 2010	10 years	7 Jun 2020	770.66
Union Mills	Palmyra	15 May 2002	2 May 2012	10 years	15 May 2022	324.72
Upper Bremo	Fork Union	20 Sep 2000	4 Aug 2010	10 years	20 Sep 2020	1798.41
	Total acreage of Districts	•				20,542.8
% of Tot	tal County Acreage in Ag/For Dis	stricts				11.16%
*Total Acreage o	f Fluvanna County is approx. 18	3.988 acres.**				

Table 28: Agricultural & Forestal Districts (2017)

**Please see disclaimer at end of Introduction on Page 3.

PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS

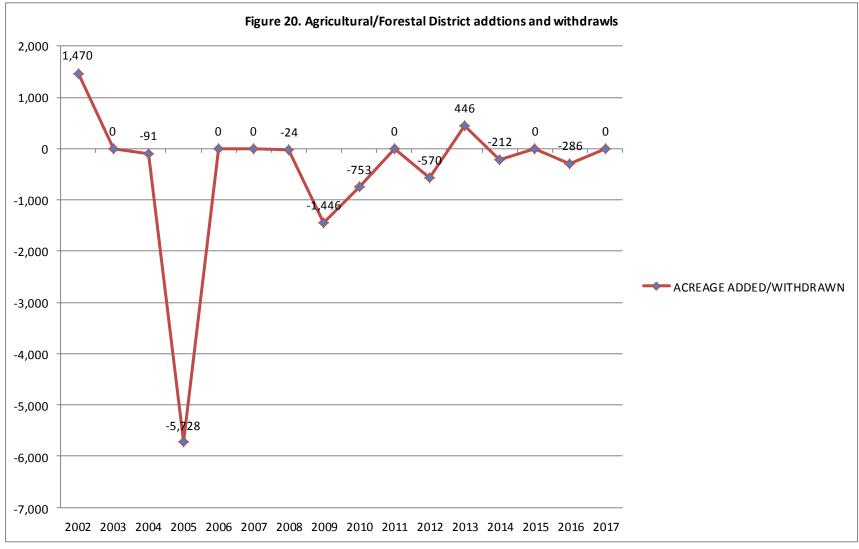
YEAR	DISTRICTS APPROVED/ NULLIFIED	ACREAGE ADDED/ WITHDRAWN
2002	2	1,470
2003	0	0
2004	0	-91
2005	-3	-5,728
2006	0	0
2007	0	0
2008	0	-24
2009	0	-1,446
2010	0	-753
2011	0	0
2012	-1	-570
2013	0	446
2014	0	-212
2015	0	0
2016	0	-286
2017	0	0
	Agricultural & Forestal Districts	(2017)

Table 29: Acreage Enrolled in Agricultural & Forestal Districts (2002 - 2017)

Total Number of Districts: 19 Total Acreage within Districts: 20,542.8 Total Number of Parcels: 347

Note: In 2016 there were no applications for additions or withdrawals from this program. However, the total number of acres in this program is different between 2015 to 2016 because of methodology used.

FLUVANNA COUNTY: PLANNING & COMMUNITY DEVELOPMENT



PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS

Note: In 2016 there were no applications for additions or withdrawals from this program. However, the total number of acres in this program is different between 2015 to 2016 because of methodology used

PRESERVATION PROGRAMS: LAND USE TAXATION

Table 30: Acreage Under Land Use Taxation (2002 - 2017)

Year		La	nd Use Type		Total	Percentage of Total County Acreage
	Agriculture	Forestry	Open Space	Horticultural		· · · · · · · · · · · · · · · · · · ·
2002	31,827	98,604	531	*	130,962	71%
2003	32,283	98,342	577	*	131,202	71%
2004	31,945	96,608	599	*	129,152	70%
2005	30,463	92,520	555	*	123,538	67%
2006	29,846	89,978	482	*	120,306	65%
2007	31,095	90,098	173	*	121,366	66%
2008	31,378	90,739	141	*	122,258	67%
2009	28,380	82,620	89	*	111,089	60%
2010	28,176	85,134	309	*	113,619	62%
2011	27,335	83,981	86	*	111,402	61%
2012	27,186	83,868	86	*	111,140	60%
2013	27,205	84,904	153	*	112,262	61%
2014	26,974	84,311	304.38	*	111,642	61%
2015	26,593*	83,434	568	26	110,623	61%
2016	26,440**	83,035	977	33	110,156	57%
2017	26,122.90	82,603	1,188.66	33.24	109,947.79	59%

Source: Commissioner of the Revenue

PRESERVATION PROGRAMS: LAND USE TAXATION

From its highpoint in 2003, the amount of acreage enrolled in the Land Use Valuation Program has generally decreased. In 2003, approximately 71% of the County (131,202 acres) was enrolled in the program; by 2013, only 60.4% of the County (111,642 acres) was enrolled.

The total acreage enrolled in the program in 2017 was 109,947, a slight decline from the total 110,156 acres enrolled in 2016.

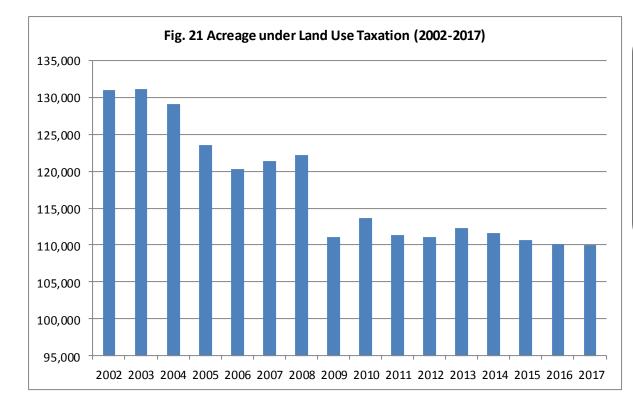




Image 11: View of a field

PRESERVATION PROGRAMS: CONSERVATION & HISTORIC EASEMENTS

As of May 16, 2018, there are six (6) conservation and historic easements holding entities in Fluvanna County. These easements protect **14,352 acres**, or **approximately 8% of the County****. The Virginia Department of Forestry (VDOF), Virginia Department of Historic Resources, Virginia Outdoors Foundation, and Fluvanna County itself hold easements countywide. The County itself currently holds five (5) conservation easements totaling approximately 1,149 acres. Most of the land protected by conservation and historic easements is located in the eastern portions of the County, along or near the Rivanna and James Rivers (see Appendix B).

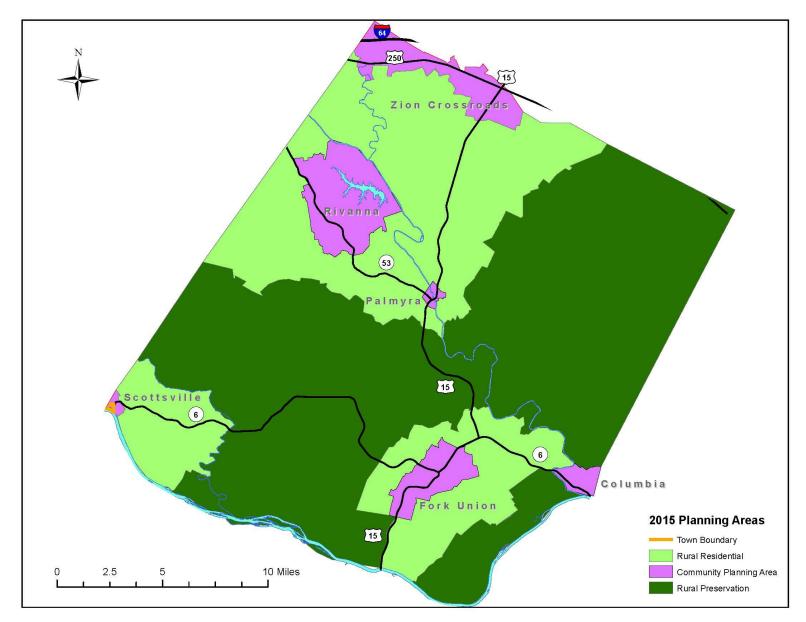
Table 31: New Conservation Easements Approved in Fluvanna County in 2017

Property Name	Easement Holder	Year Placed	Planning Area	Acreage
Hotel Street Capital LLC	Fluvanna County	2017	Rural Residential	232

** The 2016 DAR lists there as being 39 unique owners. That was property owners, not Easement Holders. A property may be owned by Person X but subject to an easement held by Person Y. This section has been amended to list the number of Easement holding entities in the county, not the number of different property owners who have easements on their property.

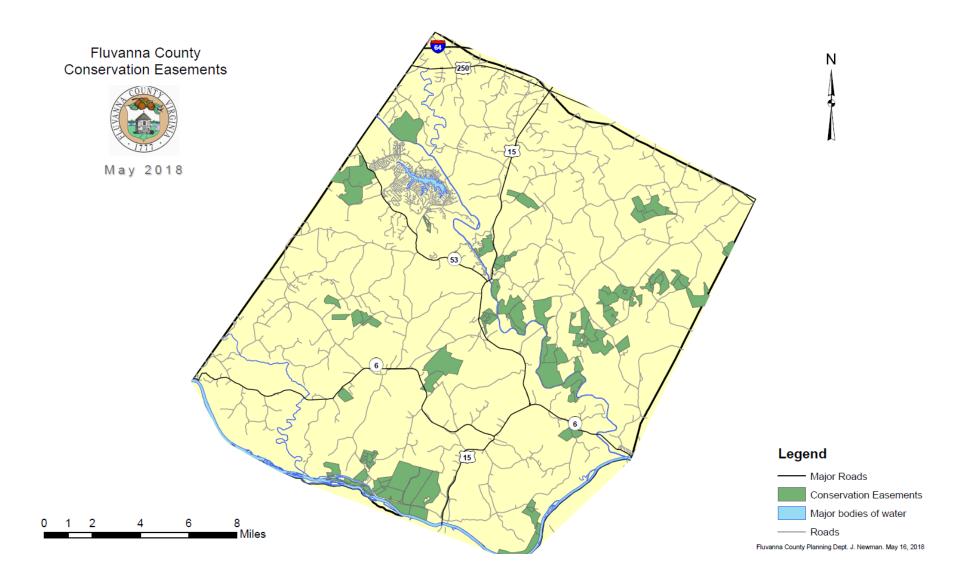


Image 12: View of the Barber Property, one of the first conservation easements accepted by Fluvanna County.

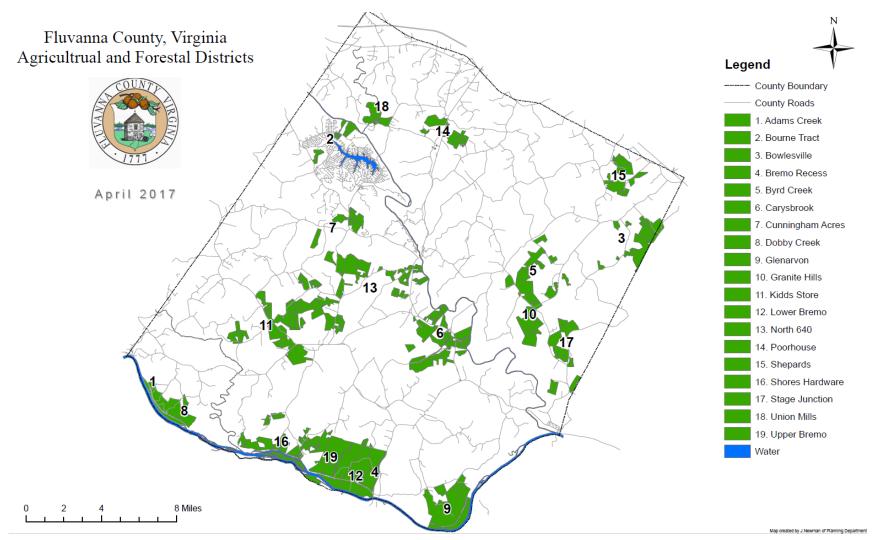


APPENDIX A: 2015 COMPREHENSIVE PLAN FUTURE LAND USE MAP

APPENDIX B: MAP OF CONSERVATION EASEMENTS



APPENDIX C: MAP OF AGRICULTURAL & FORESTAL DISTRICTS



Same map from the 2017 DAR is used as there were no changes to acreage or parcels in the Ag/Forestal Program