



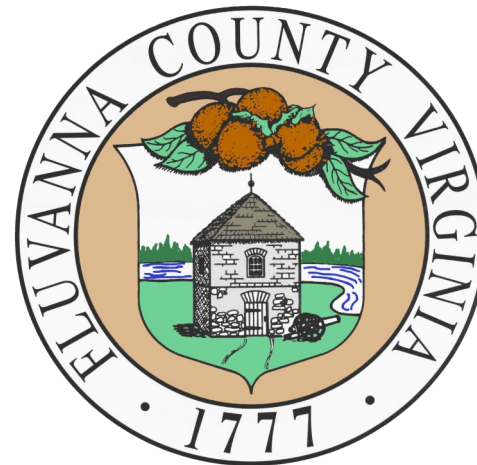
FLUVANNA COUNTY, VIRGINIA

2018 DEVELOPMENT ACTIVITY REPORT



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This document could not have been completed without the wonderful work done by all members of the Department of Community Development, Commissioner of the Revenue’s Office, and Fluvanna /Louisa Housing Foundation.

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(Top): Zion Crossroads Water Project at Starlite Park

(Left) Wilson Concrete

(Right) Sycamore Landing Home (SUB 04:102)

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INTRODUCTION

The Fluvanna County Department of Planning and Community Development is proud to present the 2018 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 Community Development. 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 Fluvanna County's EnerGov System which was used to prepare this report and is maintained by both the Planning and Building Departments.

Beginning in 2018, Fluvanna County began tracking developmental progress using EnerGov as opposed to the Development Information Database (DID). EnerGov can be used to efficiently track site development plans, building permits, erosion and sediment control projects, subdivisions, code compliance cases, special use permits, variances, zoning map amendments, zoning text amendments, and conservation easements all using the same database. EnerGov has allowed for increased accountability and reporting for the Department of Community Development and the entire County of Fluvanna.

The DAR allows land use comparisons and trends to be seen over time, 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 2018, and indicates where Fluvanna County's growth is taking place.

Residential growth greatly expanded during 2018 and is expected to continue to do so into 2019 based on increase in new projects that have been submitted to the Planning Department for review. While a majority of the new homes built in the County in 2018 were located within the Rivanna Community Planning Area, only 17 were constructed within the gates of Lake Monticello; as the subdivision approaches build-out. Many of the new homes built in the county in 2018 were in rural cluster subdivisions located within the county; specifically there was noticeable activity in the Rosewood Manor and Sycamore Landing Rural Clusters.

Not only did residential growth grow within the county during 2018, commercial growth and utility expansion also played a large role in the success of the 2018 year. The much anticipated Zion Crossroads Water Project bid was accepted and the county administration, in conjunction with the county's Public Works and Economic Development staff, began easement acquisition for the project.

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. Staff is working diligently to complete the remaining 2015 Comprehensive Plan Goals before 2020 when the Comprehensive Plan will be updated and new goals will be introduced.



Future sight of Carbon Core's second building to be located within Zion Station (SDP 18:11).

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

- 121 building permits for new homes were issued in 2018, a nearly 33% increase from the 91 permits issued in 2017.
- 45 building permits for new homes (37%) were issued within designated growth areas.
- 76 building permits for new homes (62%) were issued within rural areas.

Subdivisions

- 34 new subdivision lots were approved in 2018, a 78% increase from the 19 new lots approved in 2016.
- One (1) of the new lots approved was within designated community planning areas. This comprised 3% of new lot construction
- Thirty-three (33) of the new lots approved were within rural areas.

Site Development Plans

- 10 site development plans were reviewed in 2018, an 11% increase from the 9 plans reviewed in 2017.
- Just over 55% of the site development plans reviewed were located within designated growth areas.

Special Use Permits

- 5 Special Use Permits were reviewed in 2018. 2 permits were approved and 1 is still before the planning commission.
- Of the 5 SUP applications, there were 2 in the Rivanna CPA, 2 in Rural Residential, and 1 in Rural Preservation.

Zoning

- 1 rezoning application was reviewed in 2018. This application is still before the planning commission.
- 5 zoning text amendments were approved in 2018.
- 2 variances were granted by the Board of Zoning Appeals (BZA) in 2018. 1 variance was denied and 1 was withdrawn.

Code Compliance

- There were 44 code compliance violations in 2018; this is an 18% increase from 26 cases in 2016.
- Junk/Debris/Trash accounted for 17 of the 44 code violation cases in 2018.

Land Conservation

- There are 19 Agricultural and Forestal Districts (AFDs) in Fluvanna County, which include 20,542.8 acres (10.65% of Fluvanna County). No new AFDs were created in 2018.
- As of April 2019, 15,724.2347 acres (8.7% of Fluvanna County) are protected by conservation easements held by various organizations. This is almost a 1% increase since 2016.
- As of December 2018, 109,947.79 acres (60.92% of Fluvanna County) were enrolled within the Land Use Taxation Program.

Image 2: Wilson Concrete



DEPARTMENT OF COMMUNITY DEVELOPMENT: PLANNING AND ZONING

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 Community Development. The Department of Community Development was created in 2018 and houses planning and zoning, building inspections, and economic development. Each of the sub-departments are described below along with their respective roles and responsibilities:

Planning and Zoning:

Current Planning: 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: 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. Additionally, the planning department worked alongside the Public Works Department, County Administration, and Draper Aden in updating the county's 10-year Water Supply Plan.

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 and our consultants at Hurt and Proffitt. Hurt and Proffitt is responsible for maintaining the county's public GIS Digital Mapping system. 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.

DEPARTMENT OF COMMUNITY DEVELOPMENT: PLANNING AND 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. In 2018, the Fluvanna County Board of Supervisors amended the Fluvanna County Code to include regulations for trash/garbage on private property, disposal/storage of solid waste and tires, abandoned motor vehicles and inoperable vehicles (*Sections 10-1, 10-2, 15-3, and 15-4*).

Current Staff

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

Jason Stewart:	Director of Community Development
Brad Robinson:	Senior Planner
Holly Steele:	Planner
Scott Miller:	Code Compliance Officer
Valencia Porter:	Senior Program Support Assistant



Image 3: A public hearing notice sign set up by staff for SUP 19:02.

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 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.

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 Building Inspections consists of four full-time employees:

Kevin Zoll:	Building Official
Johnny Vaughn:	Building Inspector
Amy Helfrich:	Permits Clerk
Roger Black:	ESC Inspector

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 major 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 Community Development provide the Planning Commission with technical support.

Planning Commission Members (as of December 2018):

Columbia District:	Ed Zimmer
Cunningham District:	Barry Bibb
Fork Union District:	Lewis Johnson
Palmyra District:	Howard Lagomarsino
Rivanna District:	Gequetta "G" Murray-Key
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.

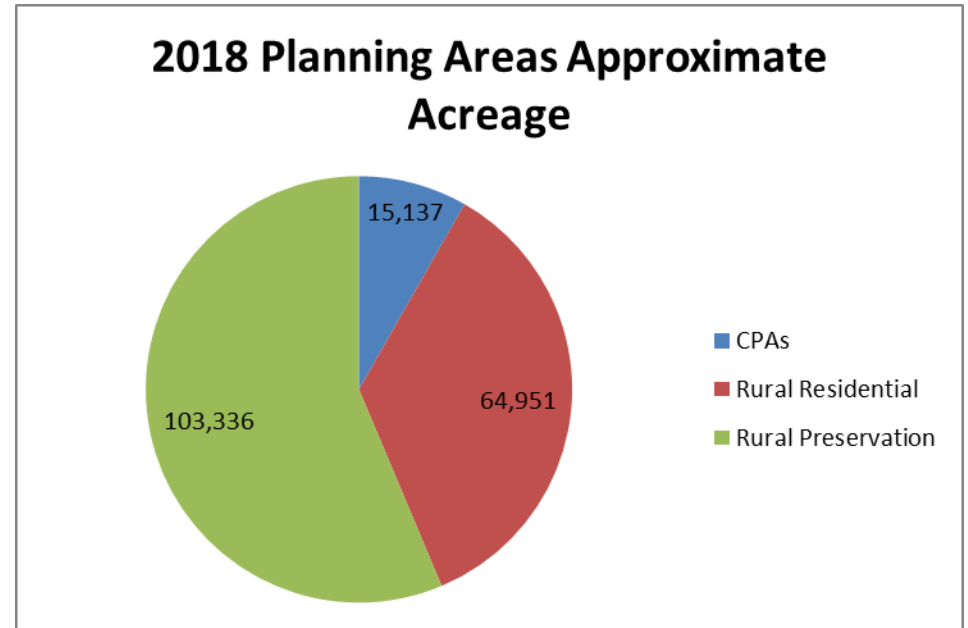


Table 1: Approximate Acreage in Land Use Planning Areas (2018)

Planning Area	Approximate Number of Parcels	Approximate Acreage	Percentage of Total County Acreage (Approximate)
Community	6,848	15,137	8%
Rural Residential	4,473	64,951	35%
Rural Preservation	4,726	103,336	56%
TOTAL	16,047	183,424	100.00%

Source: This table

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. Preparation and planning for the 2020 update to the Fluvanna County Comprehensive Plan is already underway by the Department of Community Development.

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 2018.

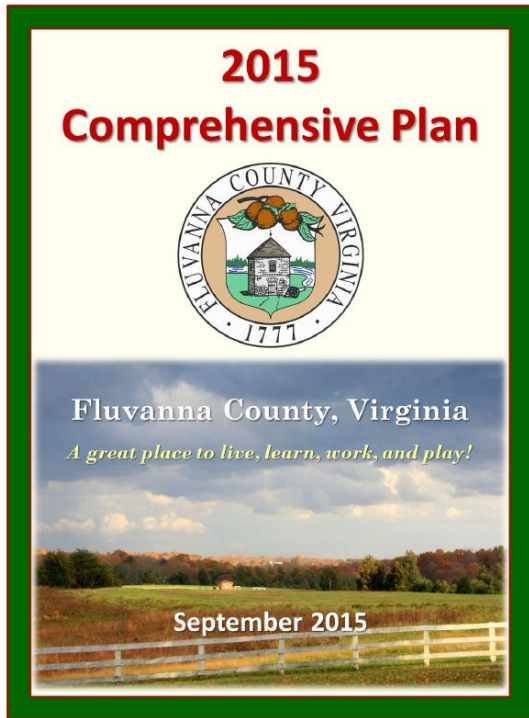


Image 5: The 2015 Fluvanna County Comprehensive Plan

Print Form



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
 Application for
Comprehensive Plan Amendment

Resolution of Intent to Amend the Comprehensive Plan

Amendment to Text Amendment to Map Other (Please specify) _____

Applicant/Contact: _____ Owner(s) of Record: _____
 E911 Address: _____ E911 Address: _____
 Phone: _____ Fax: _____ Phone: _____ Fax: _____
 Email: _____ Email: _____

Project Name: _____
 Tax Map and Parcel(s): _____ District: _____ Zoning: _____

Location of property: _____
(landmarks, intersection or other)
 Proposed amendment to the Comprehensive Plan: (attach additional sheets as necessary)
 If the amendment proposes to replace existing text, please provide a full copy of the existing text for the affected section.

Amendment Requested: _____

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, the Board of Supervisors, and the Board of Zoning Appeals during the normal discharge of their duties in regard to this request.

Date: _____ Signature of Owner(s)/Applicant: _____

OFFICE USE ONLY		
Date Received:	Pre-Application Meeting:	Application #: CPA _____
Text - \$750.00/fee paid:	Map - \$750.00 plus \$50.00 per acre/fee paid:	
Resolution of Intent Adopted: Yes No	Date of Action:	
Public Hearings		
Planning Commission	Board of Supervisors	
Advertisement Dates:	Advertisement Dates:	
ADO Notification:	ADO Notification:	
Date of Hearing:	Date of Hearing:	
Decision:	Decision:	

Fluvanna County Department of Planning & Community Development * Box 340 * Fluvanna, VA 22969 * (434)595-1930 * Fax (434)595-1811
 This form is available on the Fluvanna County website: www.fluvannacounty.org Form Revised June 22, 2017

Image 6: Comprehensive Plan Amendment App.

Source: Dept. of Community Development

RESIDENTIAL ACTIVITY: BUILDING PERMITS

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. Double-wide and modular homes are included as single-family detached homes.



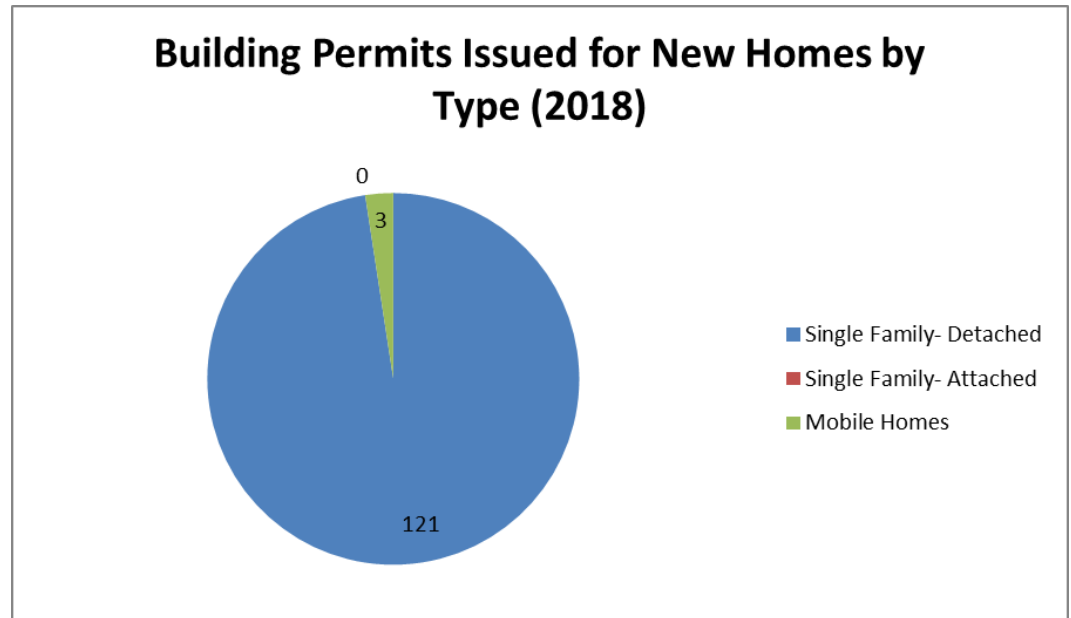
Image 6: A recently completed home in the Cunningham Meadows Rural Cluster Subdivision (SUB 05:69).

Table 3: Building Permits Issued for New Homes by Type (2018)

Housing Type	Number of Permits Issued	Percentage of Total
Single-Family Detached	121	97.58%
Single-Family Attached	0	0.0%
Mobile Home	3	2.42%
TOTAL	124	100.0%

Source: Dept. of Building Inspections and EnerGov

Figure 2: Building Permits Issued for New Homes by Type (2018)

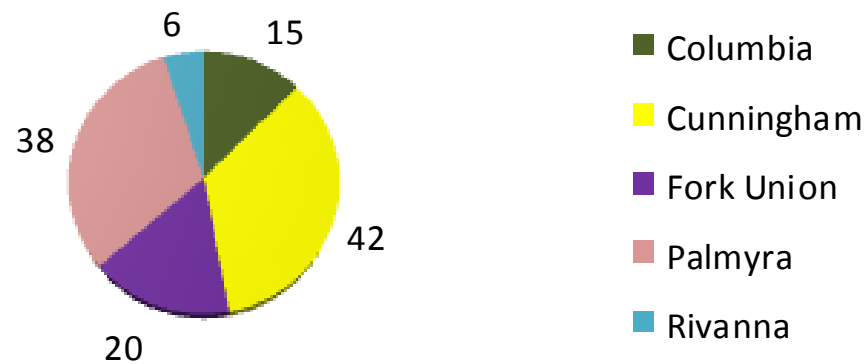


RESIDENTIAL ACTIVITY: BUILDING PERMITS

Table 4: Building Permits Issued for New Homes by Election District (2018)

Election District	Number of permits issued	Percentage of total
Columbia	15	12.4%
Cunningham	42	34.71%
Fork Union	20	16.53%
Palmyra	38	31.4%
Rivanna	6	4.96%
Total	121	100.00%

Figure 3: Number of building permits issued for New Homes by Election District...



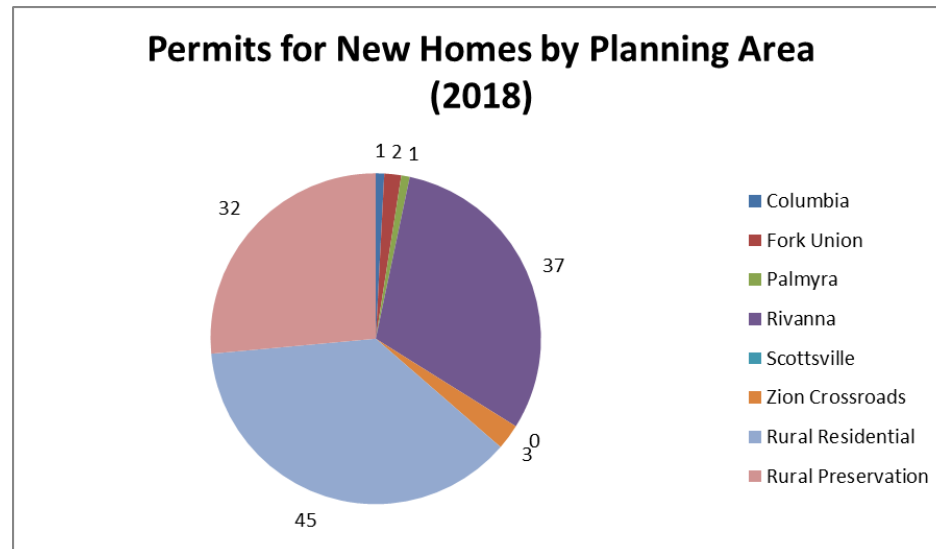
Source: Dept. of Building Inspections

RESIDENTIAL ACTIVITY: BUILDING PERMITS

Table 5: Building Permits Issued for New Homes by Planning Area (2018)

Planning Area	Number of Permits Issued	Percentage of Total
Columbia Community Planning Area	1	.83%
Fork Union Community Planning Area	2	1.65%
Palmyra Community Planning Area	1	.83%
Rivanna Community Planning Area	37	30.57%
Scottsville Community Planning Area	0	0%
Zion Crossroads Community Planning Area	3	2.48%
Community Planning Area Subtotal	44	36.36%
Rural Residential Subtotal	45	38.01%
Rural Preservation Subtotal	32	26.45%
TOTAL	121	100.00%

Figure 4: Permits for New Homes by Planning Area



RESIDENTIAL ACTIVITY: BUILDING PERMITS

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 450 of the community’s 5,000 or so lots are vacant.

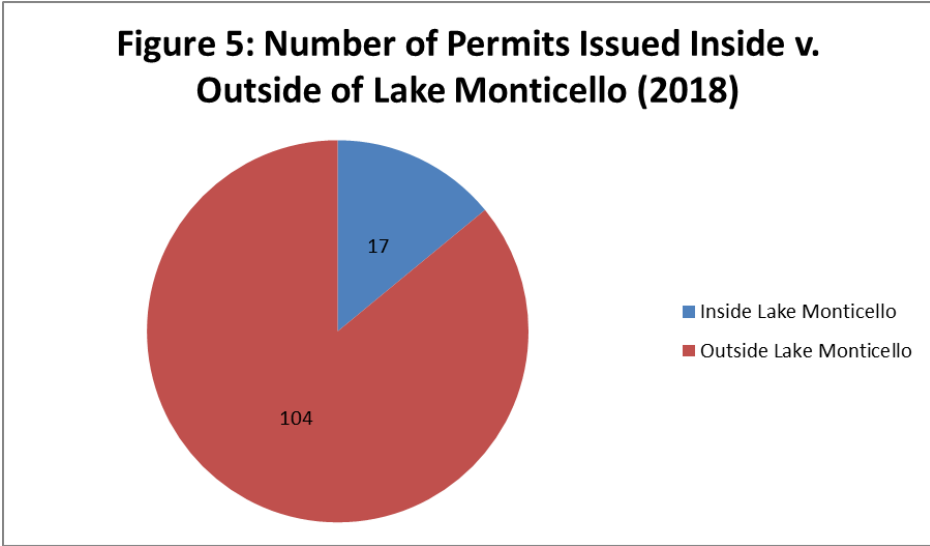


Table 6: Number of Permits Issued for New Detached Homes Inside versus Outside Lake Monticello (2018)

	Inside Lake Monticello	Outside Lake Monticello	County Overall
Number of Permits Issued	17	104	121
Percentage of Total	14.05%	85.95%	100%
Average Cost of New Homes	\$260,036	\$314,301	\$306,677
Total Cost of New Homes	\$4,420,612	\$32,687,317	\$37,107,929

Note: Costs provided by developers. Additionally, these costs are must higher than the 2016 report reflected. This can be attributed to the increase in very high-cost custom homes that were permitted in 2018.

Source: Dept. of Building Inspections

RESIDENTIAL ACTIVITY: BUILDING PERMITS

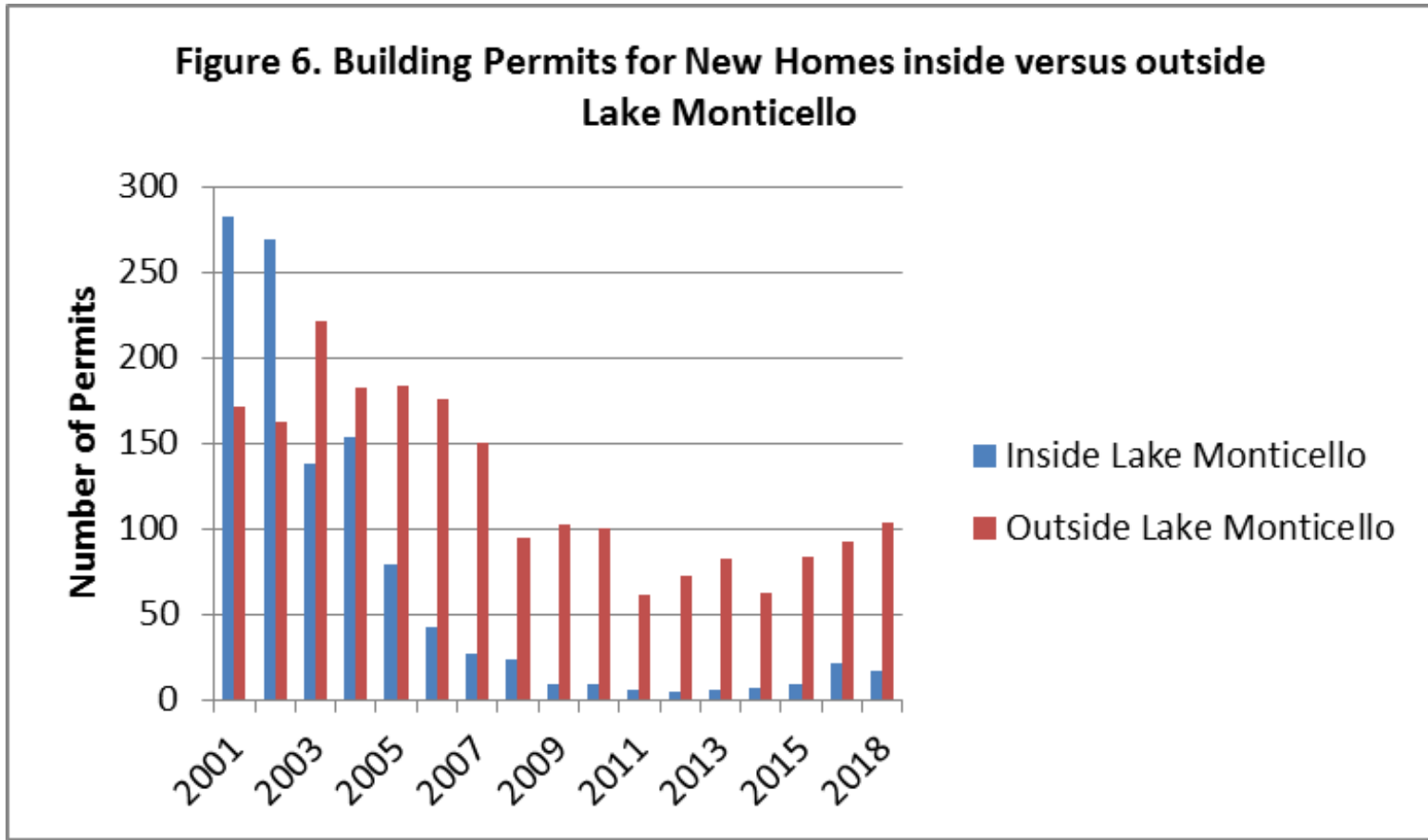
Table 7: Building Permits Issued for New Homes Inside versus Outside Lake Monticello (2018)

Year	Inside Lake Monticello	Outside Lake Monticello	Total Countywide	Percentage Change from Previous Year
2001	282	171	453	30.1%
2002	269	162	431	-4.9%
2003	138	221	359	-16.7%
2004	154	182	336	-6.4%
2005	79	184	263	-21.7%
2006	42	176	218	-17.1%
2007	27	150	177	-18.8%
2008	23	95	118	-33.3%
2009	9	103	112	-5.1%
2010	9	100	109	-2.7%
2011	6	61	67	-38.5%
2012	5	72	77	14.9%
2013	6	82	88	13.0%
2014	7	63	70	-20.5%
2015	9	84	93	32.9%
2016	22	91	113	18%
2018	17	104	121	-22.72%

Source: Dept. of Building Inspections

RESIDENTIAL ACTIVITY: BUILDING PERMITS

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 (282 units) 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.

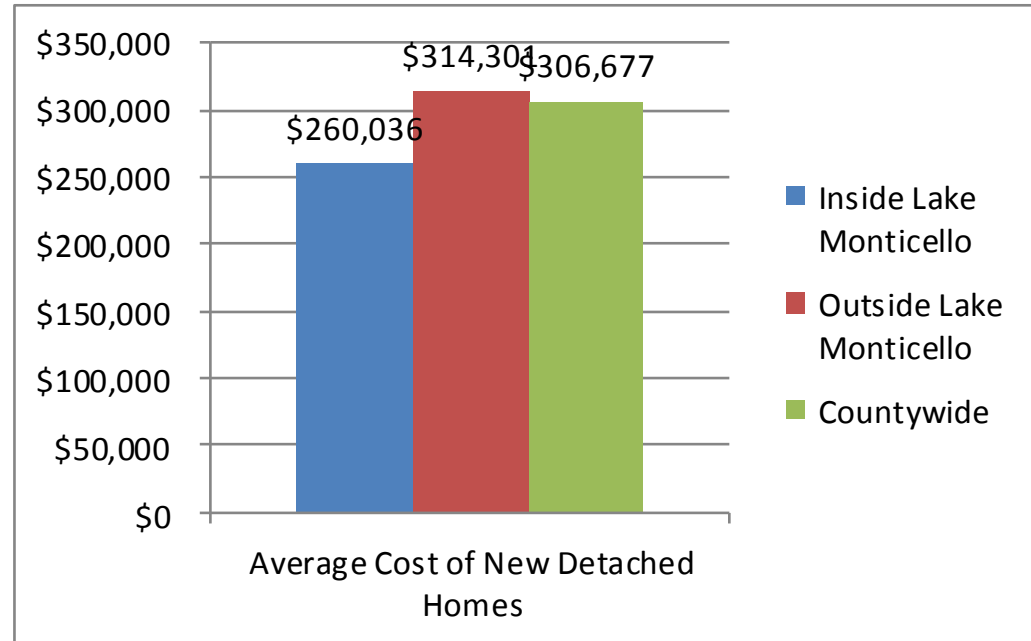


RESIDENTIAL ACTIVITY: BUILDING PERMITS

When applying for a building permit, builders must provide an estimate of the home’s construction cost. In 2018, the average construction cost of a new home in Fluvanna County was \$306,677. Inside Lake Monticello, the average construction cost for a new home was \$260,036. Outside of Lake Monticello, the average construction cost for a new home was \$314,301. These costs are significantly higher than the 2016 Development Activity Report reflected. This increase can be attributed to several custom homes that were near or exceeded one million dollars each.

Note that the average construction cost does not include land costs.

Figure 7: Average costs of home construction (2018)



Source: Dept. of Building Inspections

Table 8: Average Construction Cost of New Homes (2018)

	Inside Lake Monticello	Outside Lake Monticello	Countywide
Average Cost of New <u>De-</u> <u>tached</u> Homes	\$260,036	\$314,301	\$306,677

Note: Costs provided by developers

RESIDENTIAL ACTIVITY: BUILDING PERMITS

Table 10: Subdivisions with the Highest Number of Building Permits Issued for New Homes (2018)

As the number of new homes constructed in Lake Monticello continues to decline, builders are purchasing lots in other newly-developed communities. In 2018, Lake Monticello, had more new building permits (17) issued than any other subdivision. Behind Lake Monticello, Nahor Village had the second most building permits issued in 2018. Nahor Village is located outside of Lake Monticello off of Thomas Jefferson Parkway

Subdivision	Permits Issued
Lake Monticello	17
Nahor Village	12
Rosewood Manor	11
Sycamore Landing	9
Fox Hollow	4
Cunningham Meadows	4
Forest Glen	4
TOTAL	61

Source: Dept. of Building Inspections and Energov

RESIDENTIAL ACTIVITY: SUBDIVISIONS

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.



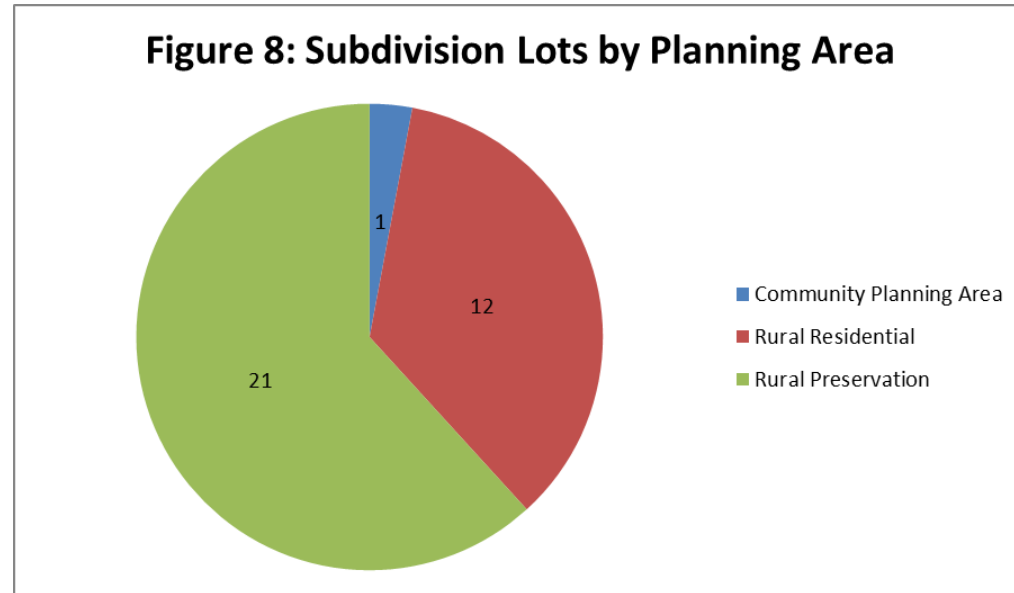
Image 7: Future site of Island Hill Rural Cluster Subdivision (SUB 18:48).

RESIDENTIAL ACTIVITY: SUBDIVISIONS

Table 11: Approved Subdivision Lots by Planning Area (2018)

Planning Area	Subdivisions Type and Number of Lots			
	Major	Minor	Family	Total
Community				
Columbia CPA	0	0	0	0
Fork Union CPA	0	0	0	0
Palmyra CPA	0	1	0	1
Rivanna CPA	0	0	0	0
Scottsville CPA	0	0	0	0
Zion Crossroads CPA	0	0	0	0
Community Planning Area	0	1	0	1
Rural Residential	0	9	3	12
Rural Preservation	0	17	4	21
TOTAL	0	27	7	34

Source: Dept. of Community Development



In 2018, thirty-four (34) lots were created and approved through the subdivision process. Twenty-seven (27) of these lots were created as part of *minor subdivisions* (subdivisions with five or fewer lots). Family subdivisions accounted for seven (7) of the lots created. The Island Hill Rural Cluster Subdivision to create 49 new lots was submitted in 2018, but was not approved until 2019. Thirty-three (33) of the approved lots were located outside of Community Planning Areas.

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 ex-

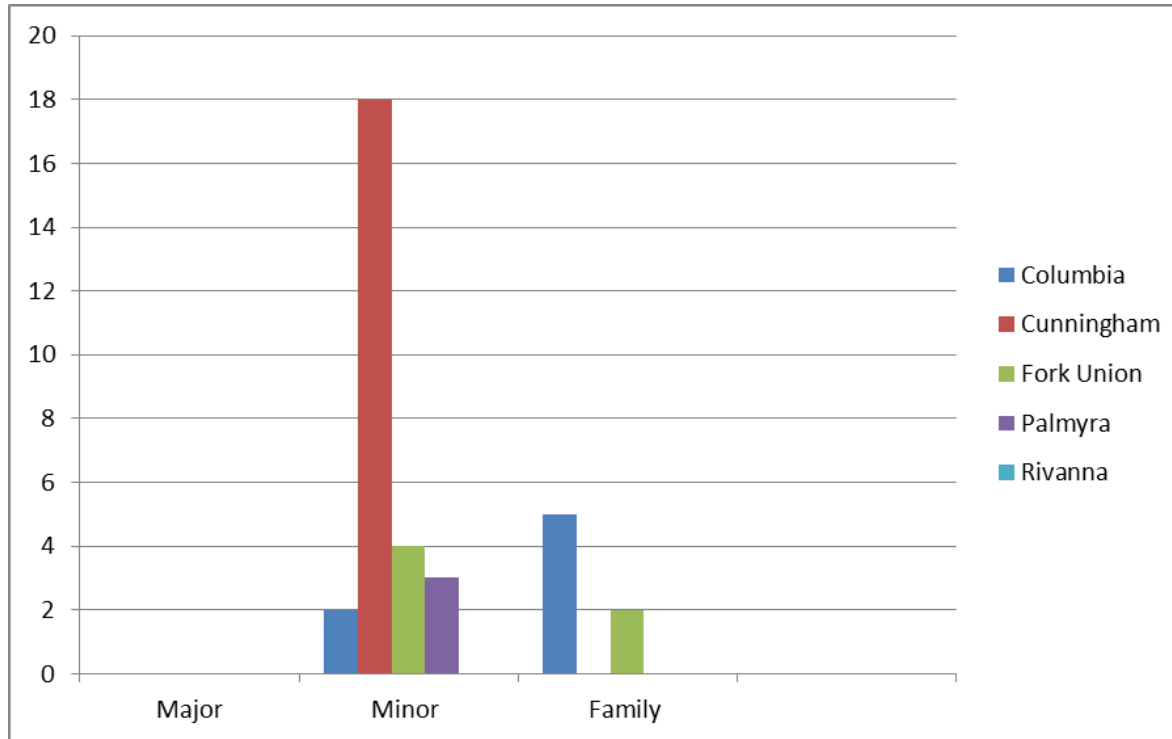
RESIDENTIAL ACTIVITY: SUBDIVISIONS

Table 12: Approved Subdivision Lots by Election District (2018)

Election District	Major (lots)	Minor (lots)	Family (lots)	Total (lots)	% of Total
Columbia	0	2	5	7	20.59%
Cunningham	0	18	0	18	52.94%
Fork Union	0	4	2	6	17.65%
Palmyra	0	3	0	3	8.82%
Rivanna	0	0	0	0	0%
Total (lots)	0	27	7	34	100%

Source: Dept. of Community Development

Figure 9: Subdivisions by Election District (2018)



RESIDENTIAL ACTIVITY: SUBDIVISIONS

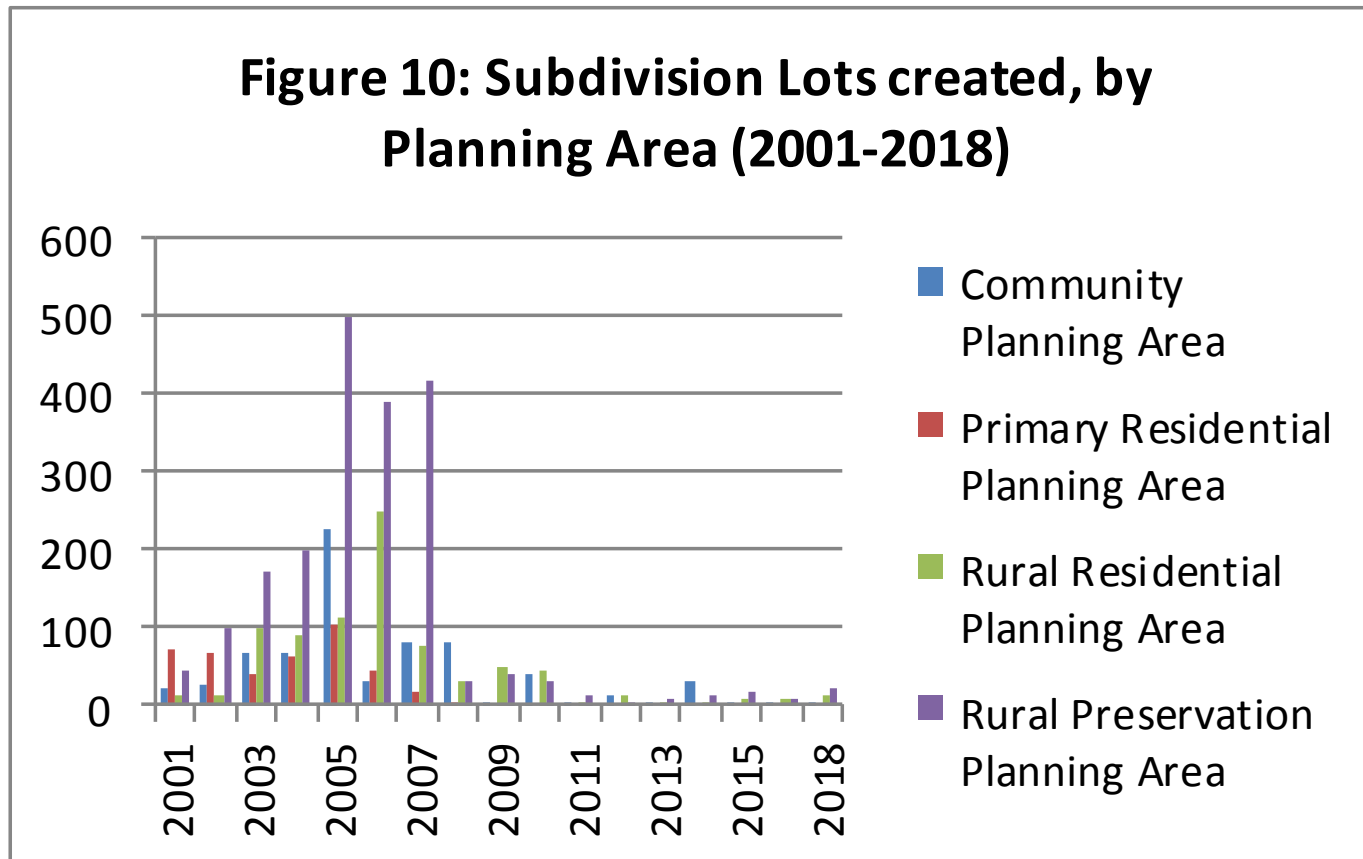
Table 13: Approved Subdivision Lots by Planning Area (2001 - 2018)

Year	Community Planning Area	Primary Residential Planning Area	Rural Residential Planning Area	Rural Preservation Planning Area	Total	% Change from Previous Year
2001	21	70	11	43	145	49.50%
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%
2018	1	NA*	12	21	34	78%

* Primary Residential Planning Areas were eliminated

RESIDENTIAL ACTIVITY: SUBDIVISIONS

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 over 100 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.

Table 14: Fluvanna/Louisa Housing Foundation Expenditures on Major Activities (2018)

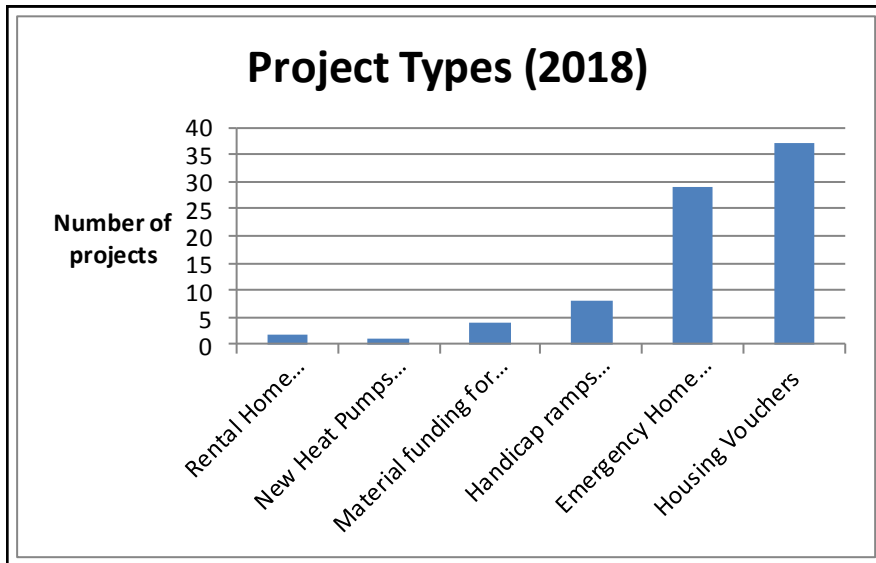
Type of Activity	Cost
Rental Homes: Construction	\$345,867
Replacement Homes	\$0
Rental Homes: Deposits	\$0
Emergency Repairs	\$33,099
Heat Pumps Installed	\$6,750
Assistance to First-Time Homebuyers	\$0
Material Funding for volunteer projects	\$1,719
TOTAL	\$387,435

Source: Fluvanna/Louisa Housing Foundation

RESIDENTIAL ACTIVITY: FLUVANNA/LOUISA HOUSING FOUNDATION

Table 15: Number of Projects Completed by the Fluvanna/Louisa Housing Foundation (2018)

Project	Number
Rental Homes: Construction	2
Rental Homes: Deposits	0
Emergency Repairs	29
Heat Pumps Installed	1
Assistance to First-Time Homebuyers	0
Handicapped Ramps	8
Housing Vouchers	37
Material funding for volunteer projects	4
TOTAL	99



Source: Fluvanna/Louisa Housing Foundation

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

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: Future site of Virginia Electric and Power Co.'s Electric Transmission Substation (SUP 18:03).

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 16: Site Development Plans within Community Planning Areas (2018)

Use	Description	Applicant Name	Planning Area	Zoning	Election District	Site Plan Type	Status
Public	Lake Monticello Pool Replacement	Angie Cooke, Lake Monticello Owners Association	Rivanna	R-4	Rivanna	Major Site Plan	VOID– See SDP 17:09
Industrial	Cavalier Container	Kenneth Bahr	Zion Crossroads	I-1	Columbia	Site Plan Amend.	Approved
Commercial	Fluvanna Self Storage Phase 2	Fluvanna Self Storage Corp.	Rivanna	B-1	Rivanna	Major Site Plan	Approved
Industrial	Building Replacement	Northland Forest Products	Zion Crossroads	I-1	Columbia	Minor Site Plan	Approved
Industrial	New Warehouse	VSI Supply	Zion Crossroads	I-1	Columbia	Sketch Plan	Withdrawn
Industrial	Van der Line Housing, Inc.	Roudabush, Gale, and Associates	Zion Crossroads	I-1	Columbia	Site Plan Amend.	In Review
Commercial	Warehouse Facility	Fine Concrete, LLC	Zion Crossroads	I-1	Columbia	Site Plan Amend.	In Review
Industrial	Warehouse with Office Space	Carbon Core	Zion Crossroads	I-1	Columbia	Major Site Plan	PC Approved

Source: Dept. of Community Development

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 17: Site Development Plans outside Community Planning Areas (2018)

Rural Residential							
Use	Description	Applicant Name	Planning Area	Zoning	Election District	Site Plan Type	Status
Institutional	Church Assembly Hall	Cunningham United Methodist Church	Rural Residential	A-1	Cunningham	Major Site Plan	VOID– See SDP 17:10
Utility	Electric Transmission Substation	VA Electric and Power Co.	Rural Residential	A-1	Fork Union	Major Site Plan	Approved
Commercial	Landscaping Materials Supply Use	gardenkeepers of Virginia, LLC	Rural Residential	A-1	Columbia	Minor Site Plan	Approved

Rural Preservation							
Use	Description	Applicant Name	Planning Area	Zoning	Election District	Site Plan Type	Status
Institutional	Modular Building Addition	Scottsville Independent Baptist Church	Rural Preservation	A-1	Fork Union	Minor Site Plan	Approved

Source: Dept. of Community Development



Image 9: Cunningham United Methodist Church (SDP 18:01/SDP 17:10).
Source of image: <http://www.cunninghamumc.org/>

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 18: Site Development Plans by Use (2018)

Industrial							
Use	Description	Applicant Name	Planning Area	Zoning	Election District	Site Plan Type	Status
Industrial	Cavalier Container	Kenneth Bahr	Zion Crossroads	I-1	Columbia	Site Plan Amend.	Approved
Industrial	Building Replacement	Northland Forest Products	Zion Crossroads	I-1	Columbia	Minor Site Plan	Approved
Industrial	New Warehouse	VSI Supply	Zion Crossroads	I-1	Columbia	Sketch Plan	Withdrawn
Industrial	Van der Line Housing, Inc.	Roudabush, Gale, and Associates	Zion Crossroads	I-1	Columbia	Site Plan Amend.	In Review
Industrial	Warehouse with Office Space	Carbon Core	Zion Crossroads	I-1	Columbia	Major Site Plan	PC Approved
Utility	Electric Transmission Substation	VA Electric and Power Co.	Rural Residential	A-1	Fork Union	Major Site Plan	Approved

Source: Dept. of Community Development

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 19: Site Development Plans by Use (2018)

Public/Institutional							
Use	Description	Applicant Name	Planning Area	Zoning	Election District	Site Plan Type	Status
Institutional	Church Assembly Hall	Cunningham United Methodist Church	Rural Residential	A-1	Cunningham	Major Site Plan	VOID– See SDP 17:10
Institutional	Modular Building Addition	Scottsville Independent Baptist Church	Rural Preservation	A-1	Fork Union	Minor Site Plan	Approved
Public	Lake Monticello Pool Replacement	Angie Cooke, Lake Monticello Owners Association	Rivanna	R-4	Rivanna	Major Site Plan	VOID– See SDP 17:09

Commercial/Retail							
Use	Description	Applicant Name	Planning Area	Zoning	Election District	Site Plan Type	Status
Commercial	Fluvanna Self Storage Phase 2	Fluvanna Self Storage Corp.	Rivanna	B-1	Rivanna	Major Site Plan	Approved
Commercial	Warehouse Facility	Fine Concrete, LLC	Zion Crossroads	I-1	Columbia	Site Plan Amend.	In Review
Commercial	Landscaping Materials Supply Use	gardenkeepers of Virginia, LLC	Rural Residential	A-1	Columbia	Minor Site Plan	Approved

Source: Dept. of Community Development

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

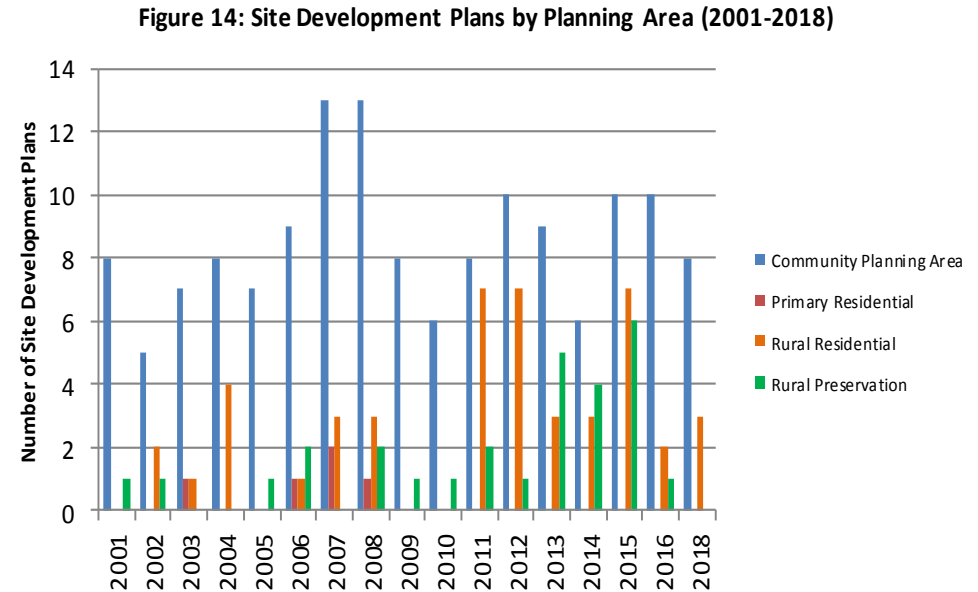
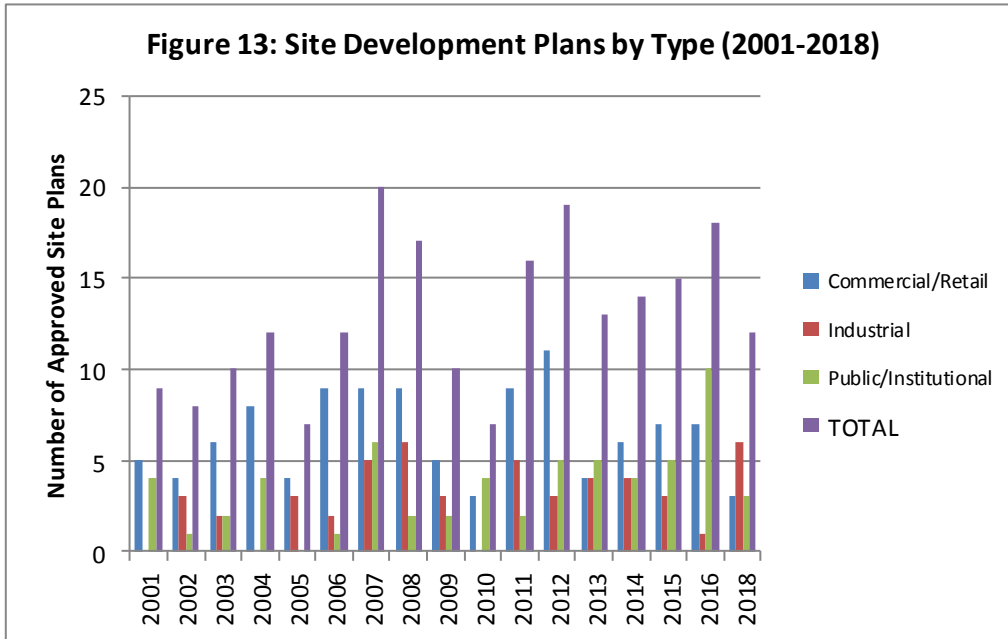
Table 20: Site Development Plans by Project Type (2001 - 2016)

Year	Commercial/Retail	Industrial	Public/Institutional	TOTAL
2001	5	0	4	9
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
2018	3	6	3	12
TOTAL	109	50	60	219

Source: Dept. of Community Development

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

In 2018, site development plans were submitted for twelve (12) new projects throughout the County. Eight (8) out of the 12 SDP's were located in Community Planning Areas. Zion Crossroads was the most represented Community Planning Area, with 6 out of the 12 SDP applications lying in this CPA.



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.

Eight (8) text amendments were presented by staff in 2018. Five (5) of the eight were approved by the Planning Commission and Board of Supervisors.

Zoning	Current Density
A-1	1 unit per 2 acres, OR Rural cluster subject to R-4
R-1	1 unit per 1 acre, OR Rural Cluster 1 unit per 1 acre
R-2	1 unit per ½ acre
R-3	2.9 units per acre
R-4	1 unit per 2 acres without sewer/water; 2.9 units per acre with sewer/water. Rural Cluster allows 2.9 units per 1 acre
MHP	1 per 6,000 sq ft
PUD	ZION CPA: Single Family: 6 per acre (max). Townhouse: 9 per acre (max). Multifamily: 16 per acre (max) ZION UDA: SF: 4 min, 6 max. Townhouse: 6 min. 9 max. Multifamily: 12 min. 16 max.

Community Planning Areas	Comp Plan Density
Columbia	None specified
Fork Union	Up to 4 dwelling units per acre (pg. 58)
Palmyra	Up to 4 dwelling units per acre (pg. 54)
Rivanna	Up to 6 dwelling units per acre (pg. 51)
Scottsville	Up to 4 dwelling units per acre (pg. 58)
Zion Crossroads	Up to 10 dwelling units per acre (pg. 45)
Rural Planning Areas	Comp Plan Density
Rural Residential	1 d.u. per 2 acres, gross; or 6 d.u. per acre net (developable area only, not counting open space)
Rural Preservation	None specified






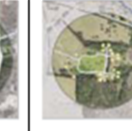

COMMUNITY ELEMENT MATRIX						
urban ←			→ rural			
						
Regional Center				Rural Areas		
Regional Mixed Use	Regional Employment	Neighborhood Mixed Use	Neighborhood Residential	Village	Rural Cluster	Rural Preservation
Density						
Commercial FAR: 2.0 Residential DUA: 10-15	Commercial FAR: 2.0 Residential DUA: 10-15	Commercial FAR: 1.0 Residential DUA: 8-10	Commercial FAR: 0.5 Residential DUA: 4-8	Commercial FAR: 0.75 Residential DUA: 4-6	Commercial FAR: 0.5 Residential DUA: 2-6 (net)	Commercial FAR: 0.1 Residential DUA: 0.5-0.1

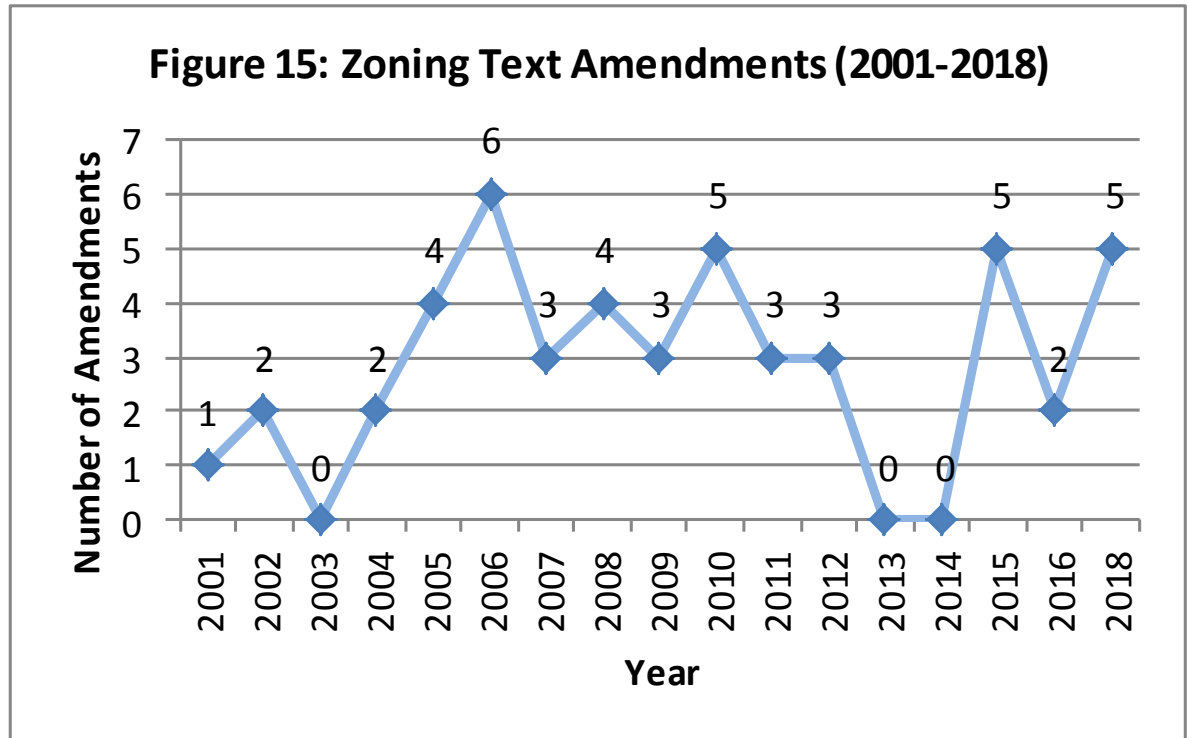
Image 10: A slide from Brad Robinson, Senior Planner's, presentation to the Board of Supervisors for the Density Text Amendment. This amendment was approved by the Board. (ZTA 18:05)

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 21: Approved Zoning Text Amendments (2001 - 2018)

Year	Number
2001	1
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
2018	5
TOTAL	43



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).

Table 22: Zoning Map Amendment Applications by Election District (2018)

ID#	Description	Applicant Name	Planning Area	Election District	Zoning	Requested Zoning	Status
ZMP 18-01	Colonial Circle	Steven Peters	Rivanna	Palmyra	NA	NA	In Review

Source: Dept. of Community Development

ZONING ACTIVITY: ZONING MAP AMENDMENTS

There was one (1) zoning map amendment in 2018. As of May 2019, this rezoning was still undergoing the review process by staff and the Planning Commission. Case ZMP 18:01, Colonial Circle, is a request to rezone 61.95 acres from A-1/B-1 to an R-3 Mixed Use Development. This property is located at the intersection of Lake Monticello Road (Route 618) and Thomas Jefferson Parkway (Route 53). The acres for this development are not reflected in the chart below because this rezoning has not been approved.

Table 23: Zoning Map Amendments Approved by Planning Area (2001—2018)

Planning Area	Acres Rezoned																
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2018
Columbia	**	**	**	**	**	**	**	**	0	0	0	0	0	0	4.6	1.53	0
Fork Union	11	0	0	0	0.3	9.5	7.1	0	0	0	0	0	5	0	0	0	0
Palmyra	0	0	0	52.1	4.8	52.1	5	0	231.8	0	0	0	2.6	230.6	6.9	0	0
Rivanna	18.5	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	0
Scottsville	**	**	**	**	**	**	**	**	0	0	0	0	0	0	0	0	0
Zion Cross-roads	2	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 Subtotal	<u>20.5</u>	<u>131.1</u>	<u>43.8</u>	<u>67.9</u>	<u>54.3</u>	<u>140.7</u>	<u>86.7</u>	<u>21.8</u>	<u>234.7</u>	<u>44.2</u>	<u>23.9</u>	<u>1.4</u>	<u>7.6</u>	<u>284.3</u>	<u>37.3</u>	<u>25.84</u>	<u>0</u>
Primary Residential	<u>0</u>	0	0	0	0	1.5	0	0	*	*	*	*	*	*	*	*	0
Rural Residential	<u>0</u>	0	0	43.8	0	0	0	2	5.3	0	0	0	0	0	1.9	0	0
Rural Preservation	<u>0</u>	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0
Total	31.5	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	0

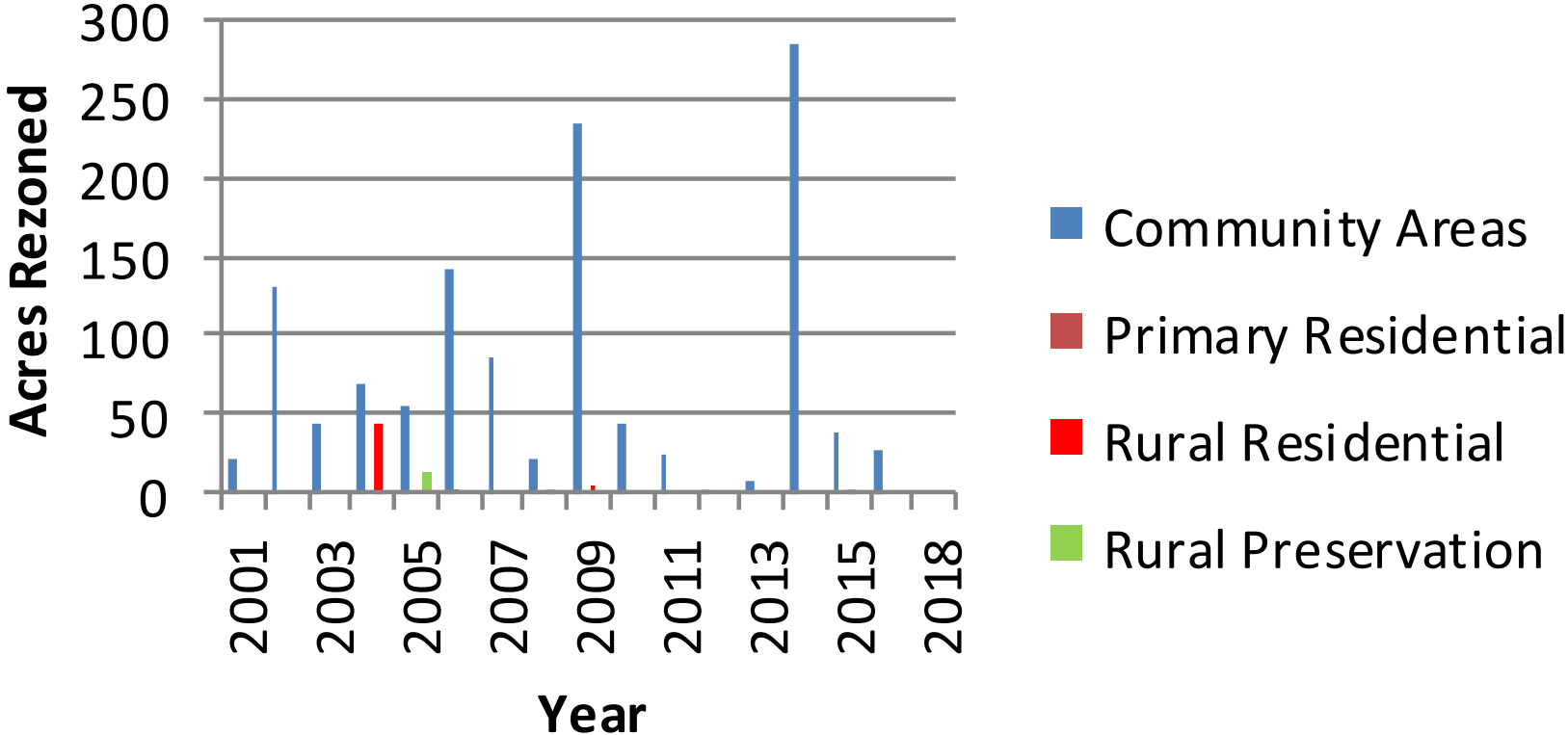
* Primary Residential Planning Area was eliminated.

Source: Dept. of Community Development

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

ZONING ACTIVITY: ZONING MAP AMENDMENTS

**Figure 16: Acreage Rezoned, by Planning Area
(2001-2018)**



ZONING ACTIVITY: SPECIAL USE PERMITS

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 11: Site of SUP 18:01 Amber Hill, LLC; a special use permit to establish an auto reclamation facility.

ZONING ACTIVITY: SPECIAL USE PERMITS

Table 24: Special Use Permit (SUP) Applications by Land Use District (2018)

CPA							
Project Type	ID#	Description	Applicant Name	Zoning	District	Land Use	Status
Public	SUP 18:02	Outdoor Recreation Facility	Lake Monticello Owners Association	A-1	Palmyra	Rivanna CPA	Denied
Commercial	SUP 18:05	Increase maximum gross density	Steven L. and Codie C. Peters	A-1/B-1	Palmyra	Rivanna CPA	In Review

Source: Dept. of Community Development

Outside of Community Planning Areas							
Project Type	ID#	Description	Applicant Name	Zoning	District	Land Use	Status
Industrial	SUP 18:01	Salvage and Scrap Yard	KP Development	I-2	Palmyra	Rural Residential	Approved
Industrial	SUP 18:03	Electric Transmission Substation	VA Electric and Power Co.	A-1	Fork Union	Rural Residential	Approved
Institutional	SUP 18:04	Dormitory and Educational Facility	Dunlin Farm, LLC.	A-1	Columbia	Rural Preservation	Denied

Source: Dept. of Community Development

ZONING ACTIVITY: SPECIAL USE PERMITS

2018 Special Use Permit Information							
Project Type	ID#	Description	Applicant Name	Zoning	District	Land Use	Status
Industrial	SUP 18:01	Salvage and Scrap Yard	KP Development	I-2	Palmyra	Rural Residential	Approved
Public	SUP 18:02	Outdoor Recreation Facility	Lake Monticello Owners Association	A-1	Palmyra	Rivanna CPA	Denied
Industrial	SUP 18:03	Electric Transmission Substation	VA Electric and Power Co.	A-1	Fork Union	Rural Residential	Approved
Institutional	SUP 18:04	Dormitory and Educational Facility	Dunlin Farm, LLC.	A-1	Columbia	Rural Preservation	Denied
Commercial	SUP 18:05	Increase maximum gross density	Steven L. and Codie C. Peters	A-1/B-1	Palmyra	Rivanna CPA	In Review

Source: Department of Community Development

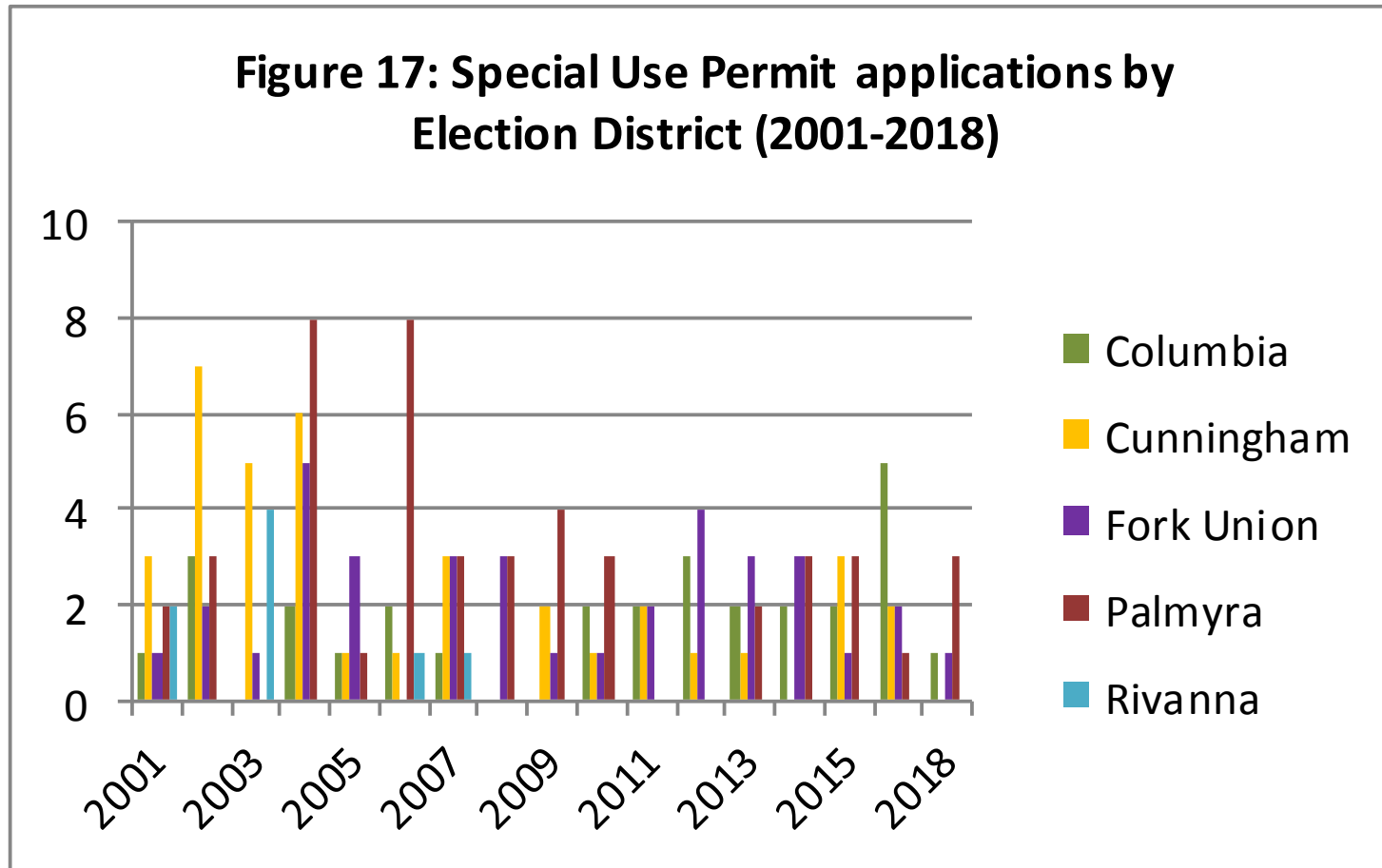
ZONING ACTIVITY: SPECIAL USE PERMITS

Table 26: Special Use Permit (SUP) Applications by Election District (2001 - 2018)

Year	Election District					
	Columbia	Cunningham	Fork Union	Palmyra	Rivanna	Total
2001	1	3	1	2	2	9
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
2018	1	0	1	3	0	5
Total	29	38	36	47	8	158

ZONING ACTIVITY: SPECIAL USE PERMITS

Five (5) applications for special use permits (SUPs) were submitted Countywide. Of these 5, two were approved, two were denied, and one remains under review by the Planning Commission and staff members. Two (2) applications were located within the Rivanna Community Planning Area. Most of these applications were for commercial or industrial 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:

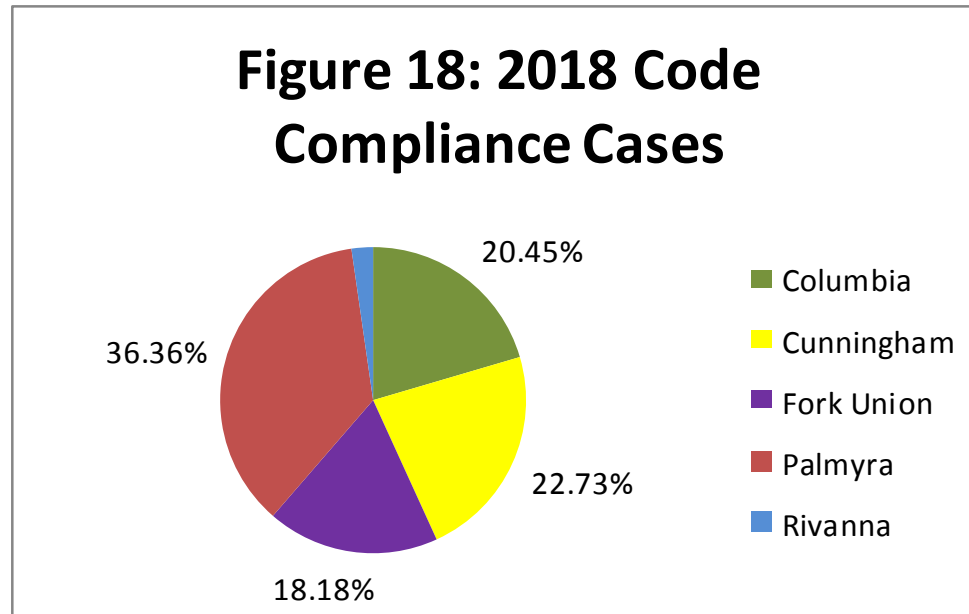
- Removed illegal signage within road right-of-way's throughout the County
- Monitored sound levels within industrial areas
- Inspected properties with existing Special Use Permits, Zoning Use Permits, and Site Development Plans
- Accompanied Health Department and Building Department officials on site 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
- Replaced damaged public hearing signs.

ZONING ACTIVITY: CODE COMPLIANCE

Table 27: Code Compliance Cases by Election District (2016)

Election District	Total	% of Total
Columbia	9	20.45%
Cunningham	10	22.73%
Fork Union	8	18.18%
Palmyra	16	36.36%
Rivanna	1	2.27%
Total	44	100

Source: Dept. of Planning & Community Development



ZONING ACTIVITY: CODE COMPLIANCE

Table 28: Code Compliance Cases by Planning Area (2018)

Planning Area	Total	Percentage of Total
Columbia CPA	1	2.27%
Fork Union CPA	2	4.55%
Palmyra CPA	2	4.55%
Rivanna CPA	8	18.18%
Scottsville CPA	0	0.00%
Zion Crossroads CPA	4	9.09%
Community Planning Area	17	38.64%
Rural Residential	17	38.64%
Rural Preservation	10	22.73%
TOTAL	44	100%

Source: Dept. of Community Development

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 2018, the Planning Department received four (4) applications for Board of Zoning Appeals cases. Of these cases, two were approved, one was denied, and one application was withdrawn.

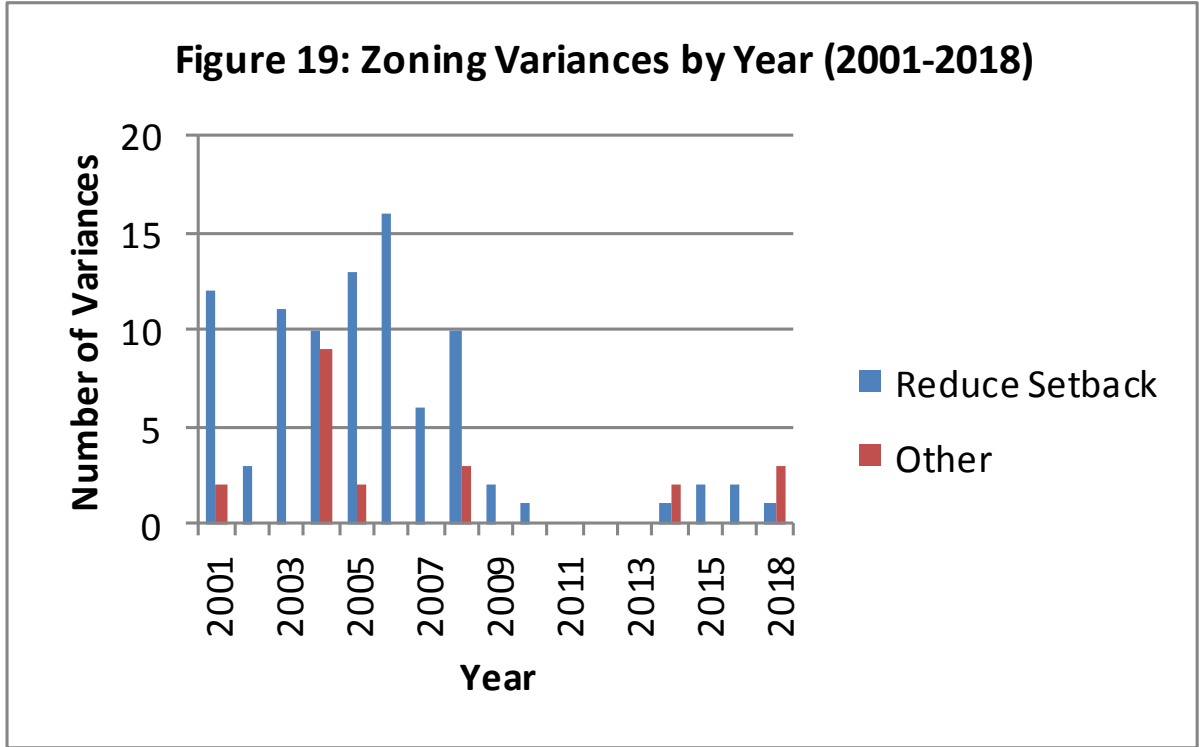


Table 29: Zoning Variances by Year (2001 - 2018)

Type of Variance	Year																	Total
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2018	
Reduce Setback	12	3	11	10	13	16	6	10	2	1	0	0	0	1	2	2	1	90
Other	2	0	0	9	2	0	0	3	0	0	0	0	0	2	0	0	3	21
TOTAL	14	3	11	19	15	16	6	13	2	1	0	0	0	3	2	2	4	111

Source: Dept. of Community Development

ZONING ACTIVITY: BOARD OF ZONING APPEALS

Table 30: Zoning Variances by Election District (2018)

Election District	Type of Variance				
	Reduce Set-back	Reduce Parking Re-quired	Reduce Public Road Frontage	Other	TOTAL
Columbia	1	0	1	0	2
Cunningham	0	0	0	0	0
Fork Union	0	0	0	0	0
Palmyra	0	0	1	1	2
Rivanna	0	0	0	0	0
TOTAL	1	0	2	1	4

Source: Dept. of Community Development

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 qualify 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 April 2019, 15,724 acres were under conservation easements held by public and private entities. The County itself currently holds five (5) conservation easements totaling approximately 1,150 acres.



Image 12: View of the Rivanna River from the Barber property, which Fluvanna County holds a conservation easement upon.

PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS

Table 31: Agricultural & Forestal Districts (2018)

AFD NAME	DISTRICT(S)	ORIGINAL APPROVAL DATE	DATE RE-NEWED	REVIEW PERIOD	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 Total County Acreage in Ag/For Districts*						11.38%
*Total Acreage of Fluvanna County is approx. 180,484 acres.						

Source: Dept. of Community Development

PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS

Table 32: Acreage Enrolled in Agricultural & Forestal Districts (2001 - 2018)

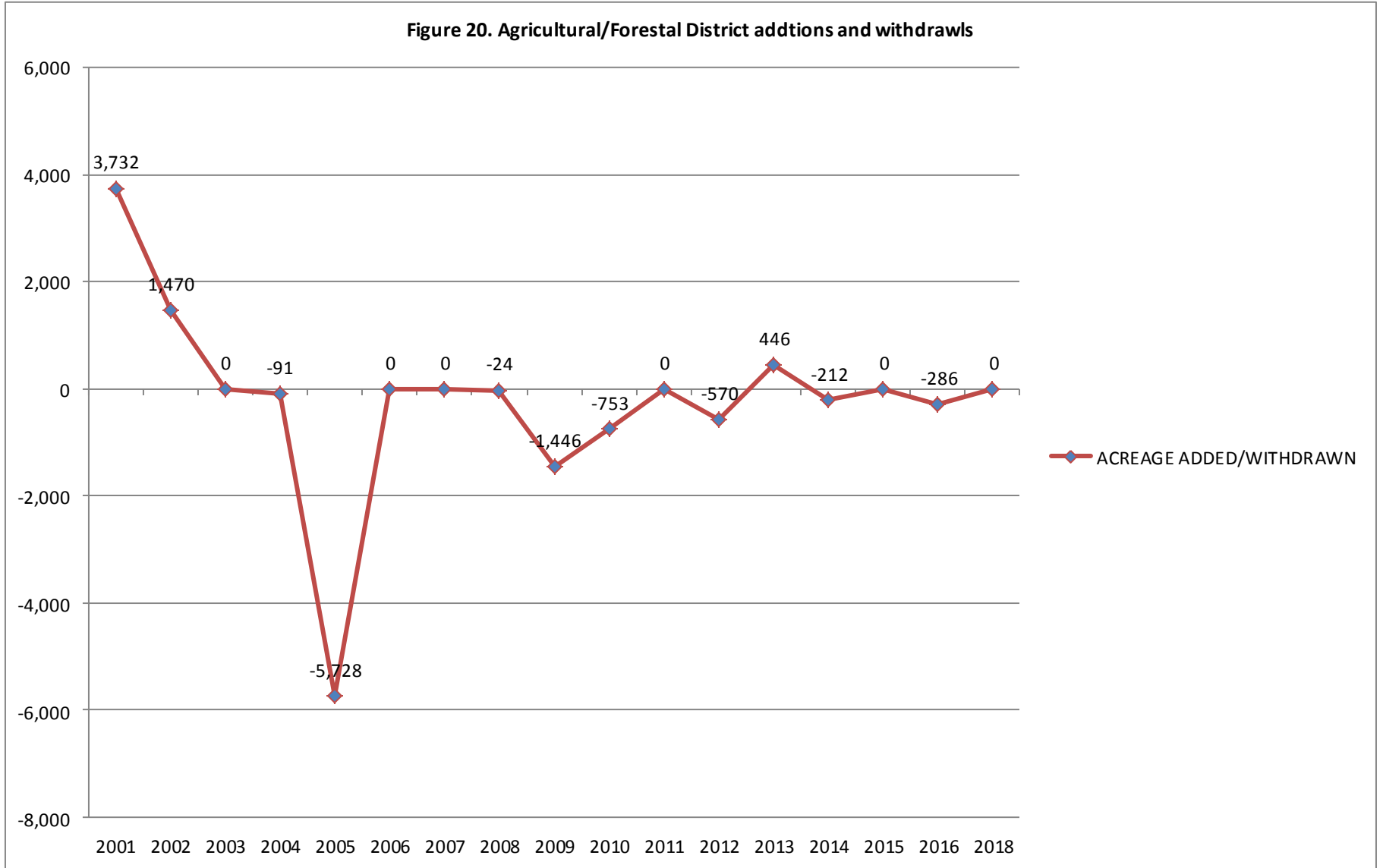
YEAR	DISTRICTS APPROVED/ NULLIFIED	ACREAGE ADDED/ WITHDRAWN
2001	6	3,732
2002	2	1,470
2003	0	0
2004	0	-91
2005	-3	-5,728
2006	0	0
2007	0	0
2008	0	-24
2009	0	-1,446
2010	0	-753
2011	0	0
2012	-1	-570
2013	0	446
2014	0	-212
2015	0	0
2016	0	-286
2018	0	0

Agricultural & Forestal Districts (2018)	
Total Number of Districts:	19
Total Acreage within Districts:	20,542.80
Total Number of Parcels:	344

Note: In 2018 there were no applications for additions or withdrawals from this program. However, the total number of acres in this program differentiates due to the different methodologies used each year.

Source: Dept. of Community Development

PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS



PRESERVATION PROGRAMS: LAND USE TAXATION

Table 33: Acreage Under Land Use Taxation (2001 - 2018)

Year	Land Use Type			Total	Percentage of Total County Acreage
	Agriculture	Forestry	Open Space		
2001	32,187	95,282	763	128,232	70%
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	110,623	61%
2016	26,440	83,035	977	110,156	59%
2017*	26,110	83,035	977	110,156	59%
2018*	26,122	82,603	1,188	109,947	59%
*In 2017 and 2018, 33 acres were in Horticultural use				Total Acreage in County	183,808

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 20168 was 109,947, a slight decline from the total 110,156 acres enrolled in 2017.

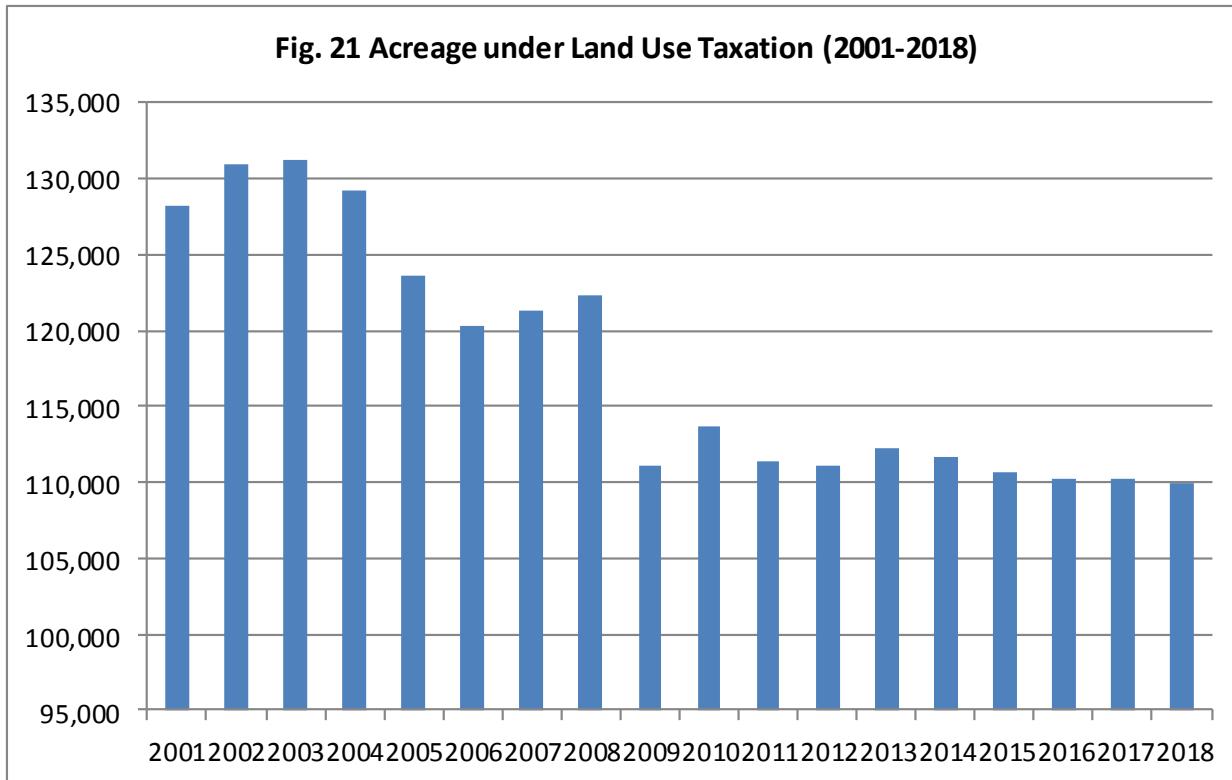


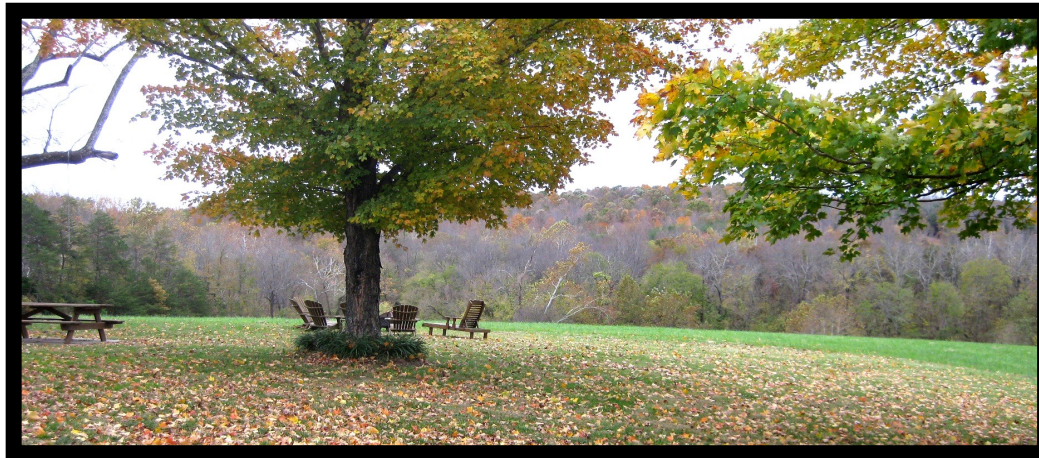
Image 13: View of a vineyard in Fluvanna County

PRESERVATION PROGRAMS: CONSERVATION & HISTORIC EASEMENTS

As of December 31, 2017, there 40 unique conservation and historic easements holding entities in Fluvanna County. These easements protect **15,724.2347 acres**, or **approximately 8.7% 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 1,150 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 34: Conservation Easements Held by Fluvanna County (2018)

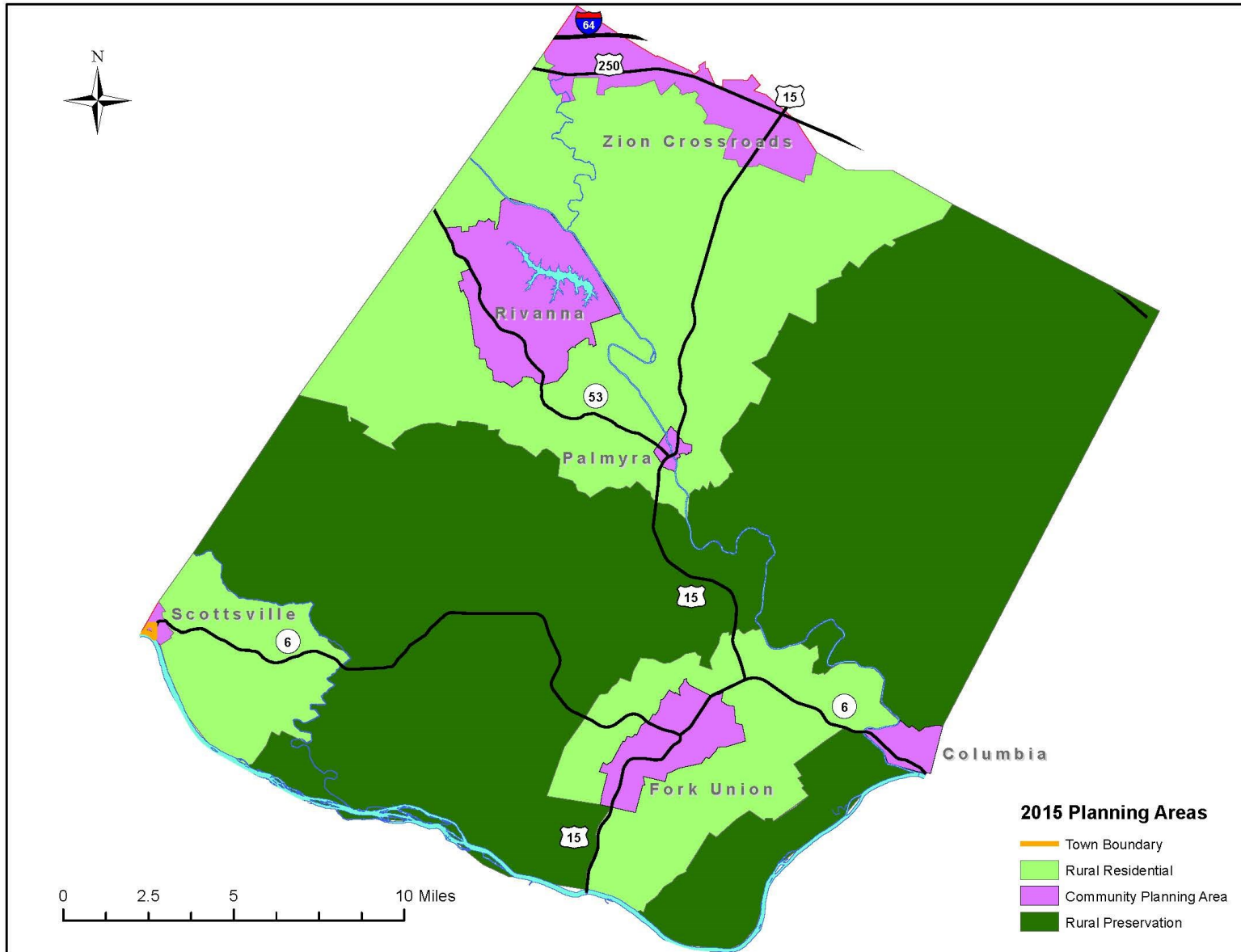
Owner Name	District	Tax Map Parcel	Approval Date	Acreage
John and Kathyne Zehler	Cunningham	30-A-84	October 27, 2007	123.781
William and Lynne Barber	Columbia	43-A-7	December 6, 2007	100.556
Palmyra Associates, LLC.	Fork Union	30-A-14	December 21, 2011	25.93
Central Meadows, LLC	Columbia	22-A-7,42, and 43 22-3-2 and 3	September 18, 2013	665.86
Hotel Street Capital, LLC	Palmyra	19-A-39C and 30-A-110	February 15, 2017	232



Source: Fluvanna County Website

Image 14: View of the Barber Property, one of the first conservation easements accepted by Fluvanna County.

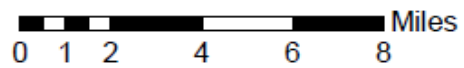
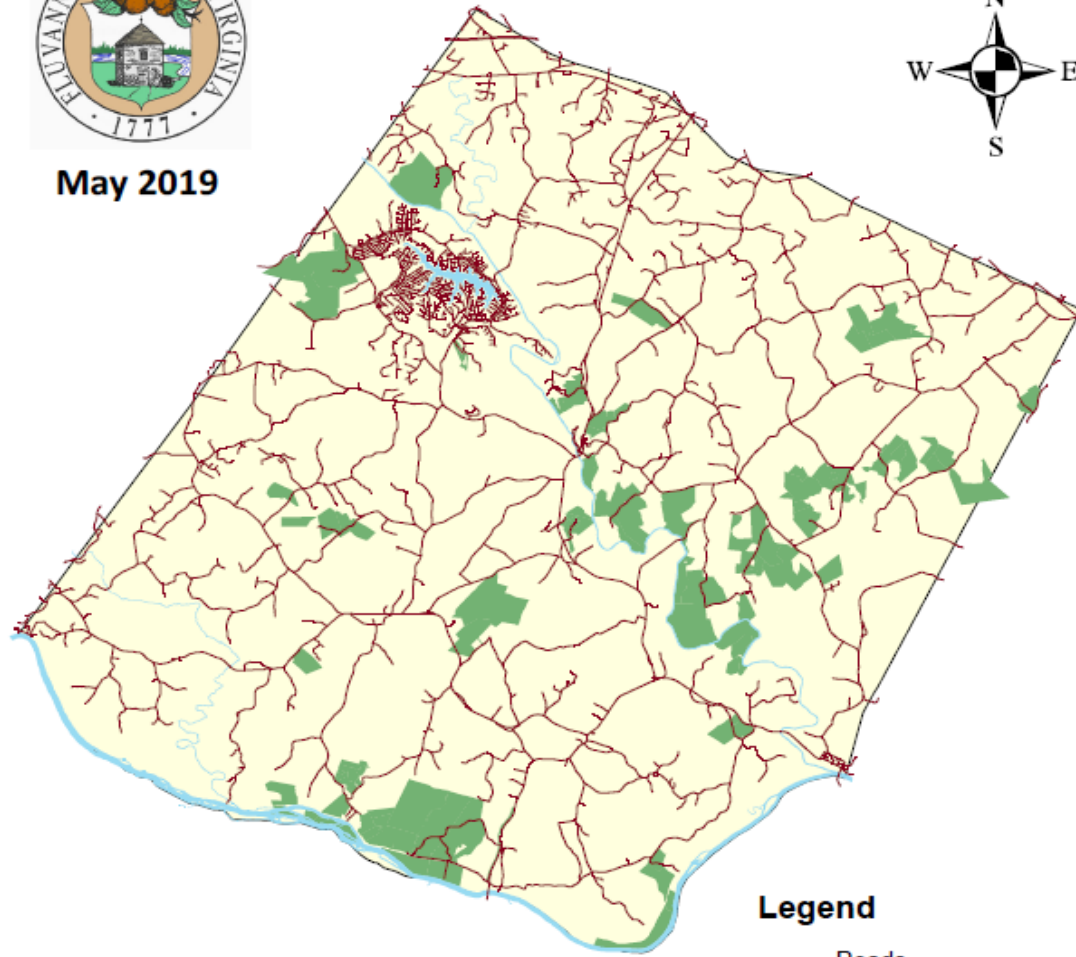
APPENDIX A: 2018 FUTURE LAND USE MAP



APPENDIX B: MAP OF CONSERVATION EASEMENTS



May 2019



Legend

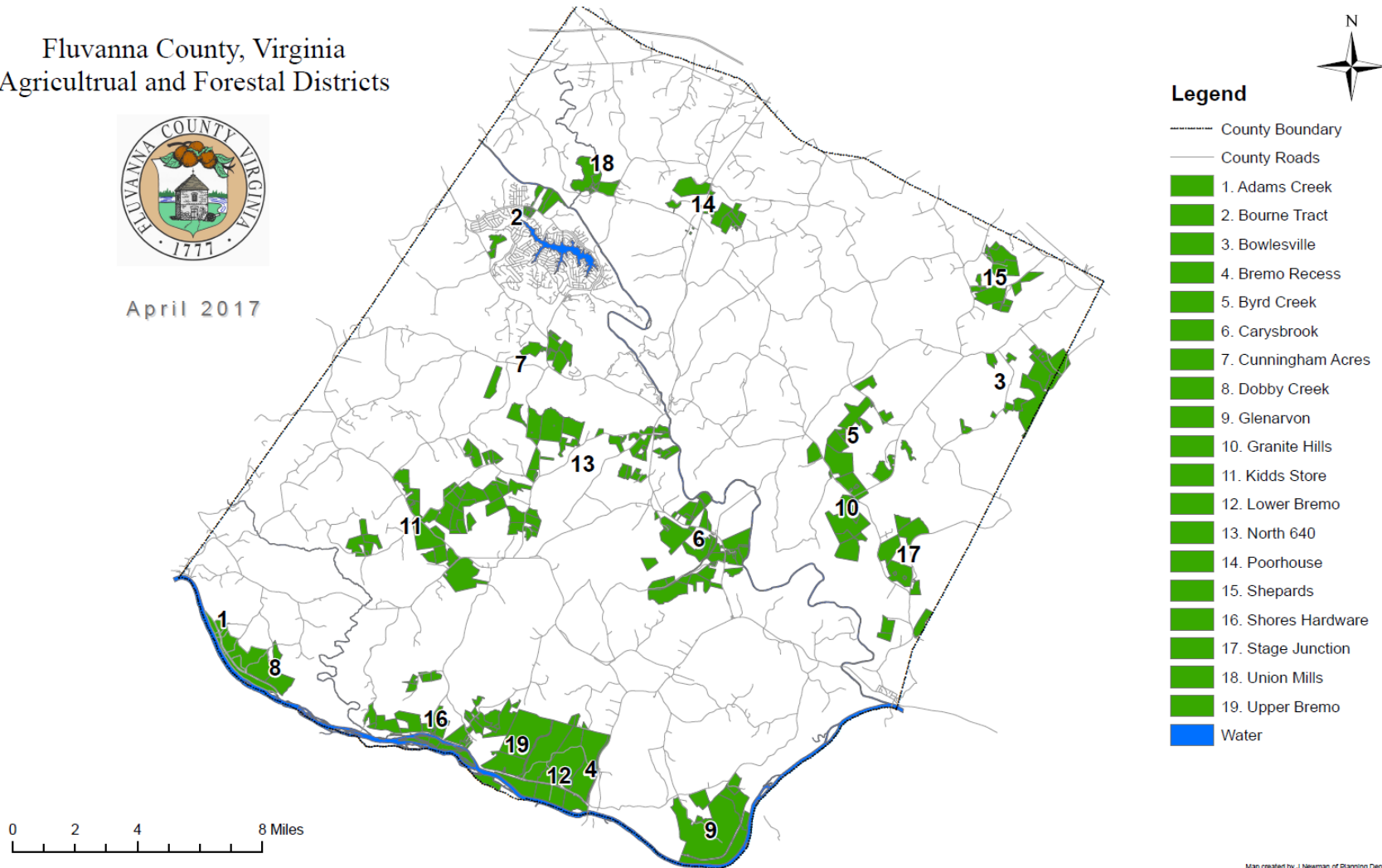
- Roads
- Major Bodies of Water
- Conservation Easements

APPENDIX C: MAP OF AGRICULTURAL & FORESTAL DISTRICTS

Fluvanna County, Virginia
Agricultural and Forestal Districts



April 2017



Map created by J. Newman of Planning Department

Note: No new AFDs have been created since this map was made and, therefore, this map is still reflective of all of the AFD's that exist in the county.