



FLUVANNA COUNTY, VIRGINIA

2019 DEVELOPMENT ACTIVITY REPORT

FINAL DRAFT 9/01/2020

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

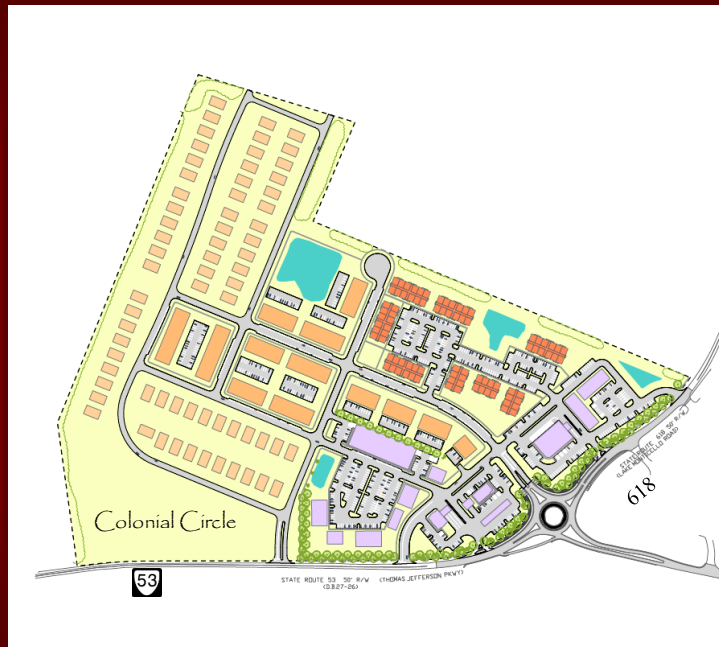
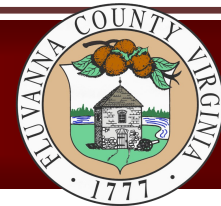
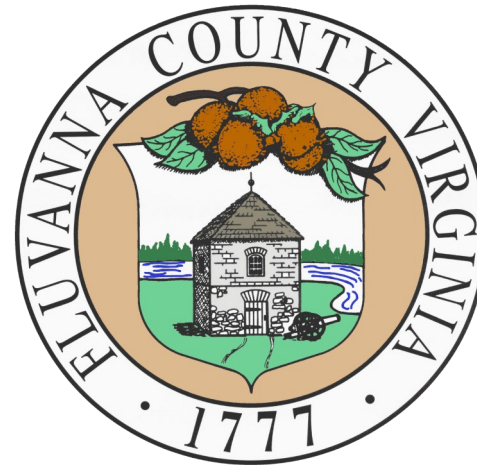


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Cover photos:

(Top) Zion Crossroads Elevated Storage Tank;
photo by Gene Runion, (Left) Solar Array,
(Center) Colonial Circle (Right) Tractor Supply
(SDP 19:20)

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FLUVANNA

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INTRODUCTION

The Fluvanna County Planning and Community Development Department is pleased to present the 2019 Development Activity Report. 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 our Department staff. This report has been prepared in order to identify and to illustrate the growth within Fluvanna County, which is reflected by changes in land use.

Beginning in 2018, Fluvanna County began tracking developmental progress using EnerGov as opposed to the Development Information Database. EnerGov can be used to efficiently track site development plans, building permits, site development projects, subdivisions, code compliance cases, special use permits, variances, zoning map amendments, zoning text amendments, and conservation easements all using the same database.

This report allows land use comparisons and trends to be seen over time, which provides essential information for determining and planning for future needs, such as new school bus routes and water 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 provides 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 2019, and indicates where Fluvanna County's growth is taking place.

Residential growth decreased slightly in 2019 (< 2%) based on a reduced number of new projects submitted to our department for review. While a majority of the new homes built in the County in 2019 were located within the Rivanna Community Planning Area, only 14 were constructed within the gates of Lake Monticello as that 50 year old development approaches build-out. Many of the new homes built in the county in 2019 were in rural cluster subdivisions; specifically there was noticeable activity in Rosewood Manor, Nahor Village, and Panorama Rural Clusters as residential development. In 2019, eleven building permits were issued for new homes in Nahor Village while four building permits were issued for new homes in Village Oaks as new growth continues outside of Lake Monticello.

Commercial growth and utility expansion played a large role in development activity during 2019. 21 Site Development Plan applications were received in 2019 with 13 of those being for commercial projects. The much anticipated Zion Crossroads Water Project continued with the pump station completed, the water tower construction nearly completed, and continued westward expansion along Route 250 of the new water line for the project.

Image 1: The Zion Crossroads elevated water storage tank painted with the new county logo.



Photo courtesy of Gene Runion.

EXECUTIVE SUMMARY

Land Use Planning Areas

- The 2015 Comprehensive Plan continues to influence growth and development patterns as well as to guide decisions by the Board of Supervisors.
- The Comprehensive Plan's designated growth areas cover approximately 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 CPAs located in and around Palmyra, Lake Monticello, Scottsville, Zions Crossroads, Fork Union, and 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

- 119 building permits for new homes were issued in 2019, a slight decrease (1.7%) from the 121 permits issued in 2018.
- 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. 25 of these were in rural cluster subdivisions.

Subdivisions

- 39 new subdivision lots were approved in 2019, a 15% increase from the 34 new lots approved in 2018.
- 38 of the new lots approved were within rural areas with 23 being in Rural Preservation (59%).

Site Development Plans

- 21 site development plans were reviewed in 2019, a **110%** increase from the 10 plans reviewed in 2018 and the most applications received in 20 years.
- 15 of the site development plans (71%) reviewed were located within designated growth areas, such as Tractor Supply Company located in the Rivanna CPA.

Special Use Permits

- 7 Special Use Permits were reviewed in 2019. 6 permits were approved while 1 is still before the planning commission.
- Of the 7 SUP applications, there was 1 in the Zion Crossroads CPA, 5 in Rural Residential, and 1 in Rural Preservation.

Zoning

- 2 rezoning applications were reviewed in 2019. One was approved in 2019.
- 2 zoning text amendments were approved in 2019.
- 2 variances were granted by the Board of Zoning Appeals (BZA) in 2019. 1 variance was denied ,1 was withdrawn, and one had no action taken.

Code Compliance

- There were 60 code compliance violations in 2019; this is a 36% increase from the 44 cases in 2018.
- Junk/Debris/Trash accounted for 22 of the 60 code violations and 36.7% of total cases in 2019.

Land Conservation

- There are 19 Agricultural and Forestal Districts (AFDs) in Fluvanna County, which include 19,291 acres (10.7% of Fluvanna County). No new AFDs were created in 2019. Two AFDs had a reduction in acreage in 2019.
- As of April 2019, 15,003 acres (8.2% of Fluvanna County) are protected by conservation easements held by various organizations. There has been an ongoing reduction in acres protected since 2001 with only 2013 seeing acreage added.
- As of December 2019, 109,947 acres (60.9% of Fluvanna County) were enrolled within the Land Use Taxation Program.



Image 2: Low volume medical clinic, SUP19:02



Image 3: Wahoo BBQ restaurant, SUP19:07

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT: PLANNING & GIS

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 established a Department of Planning and Community Development. The Department of Community Development was created in 2018 and houses planning and zoning, building inspections, and economic development. Each of these divisions are described below along with their respective roles and responsibilities:

Planning and GIS:

Current Planning: The primary activities involve 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. Planning staff also responds to general inquiries and other special projects as assigned by the County Administrator. In 2019 an inventory of public and private telecommunication facilities was prepared in order to assist decision making in various county projects.

The division 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. Division staff also support the Board of Supervisors through various planning and GIS projects and assignments.

The department also manages the Agricultural and Forestal District and the Conservation Easement programs.

Long Range Planning: Planning recommendations are routinely provided to the Planning Commission and the Board of Supervisors on a wide array of issues. Long range 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 division worked alongside the Public Works Department, County Administration, and Dewberry in updating the county's Water and Wastewater Master Plan. Staff also 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 also responsible for maintaining the county's public GIS Digital Mapping system (WebGIS). Routine contact with other regional planning departments including Albemarle, Goochland, Louisa, and the Thomas Jefferson Planning District Commission, and all of its member localities, is critical to maintaining accurate information and invaluable regional connections.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT: PLANNING & GIS

Code Compliance

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*). In 2019, 36.7% of total code compliance cases were for trash/garbage violations.

Current Staff

Planning and GIS consists of five staff members:

Douglas Miles, AICP, CZA:	Director of Community Development
Brad Robinson, CZA:	Senior Planner
Scott Miller, CZO:	Code Compliance Officer
Jason Overstreet:	Planner/GIS Technician
Valencia Porter:	Planning Clerk



Image 4: Code Compliance case.

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 and regular plan updates;
- Preparing and reviewing amendments to the zoning and subdivision ordinances;
- Reviewing proposed changes to the zoning map;
- Reviewing major site plans and major subdivisions through sketch plan reviews;
- Preparing the local capital improvement plan (CIP) in conjunction with the Finance and Planning departments.

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, subdivision ordinance amendments, and land use requests such as rezonings and special use permits via public hearings.

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 professional planning support and GIS research and analysis.

Planning Commission Members

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:	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 for proper planning purposes.

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 and clustered residential development, while the Rural Preservation areas are intended to remain largely undeveloped through land conservation programs.

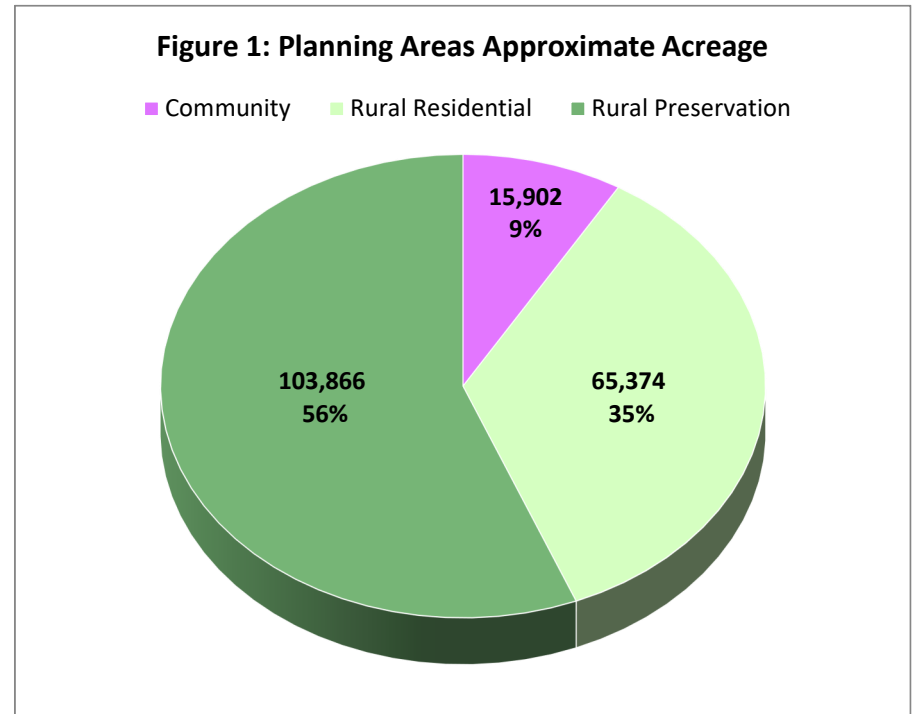


Table 1: Approximate Acreage Planning Areas (2019)

Planning Area	Approximate Number of Parcels	Approximate Acreage	Percentage of Total County Acreage (Approximate)
Community	6,858	15,902	9%
Rural Residential	4,525	65,374	35%
Rural Preservation	4,770	103,866	56%
TOTAL	16,076	185,142	100.00%

2015 COMPREHENSIVE PLAN: AMENDMENTS

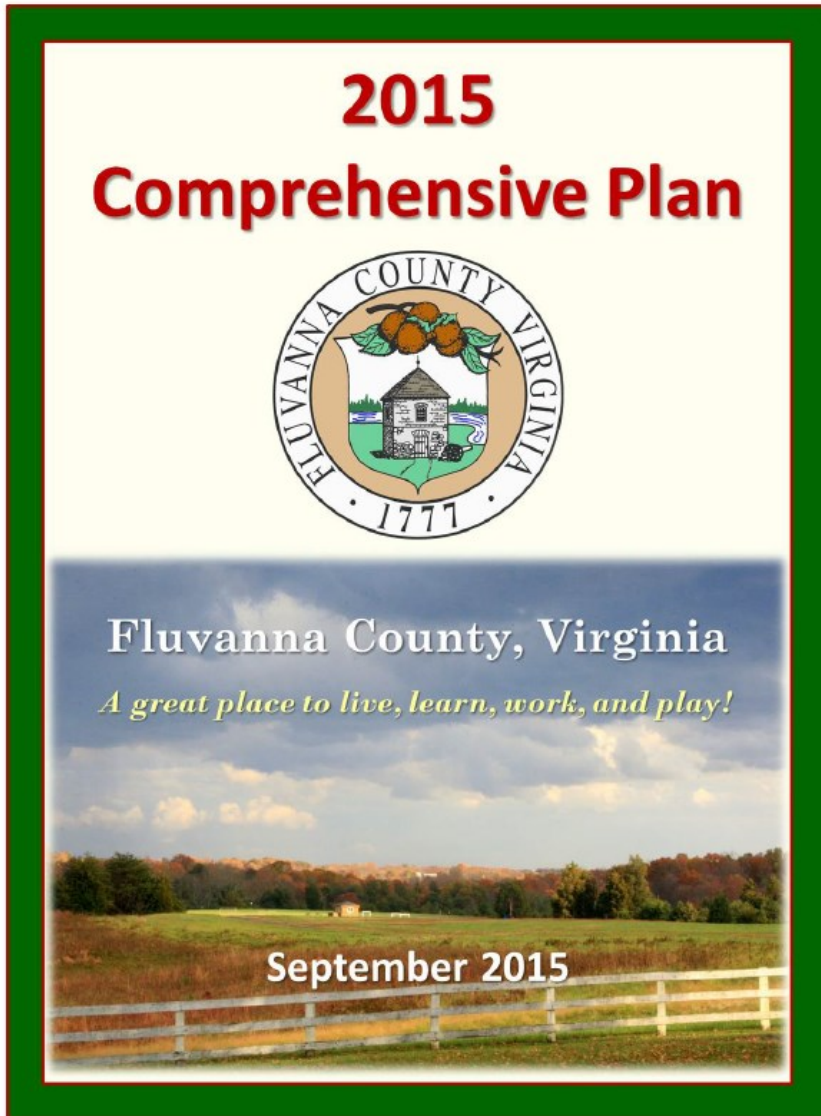


Image 5: The 2015 Fluvanna County Comprehensive Plan

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 2019. In 2020, the Department of Planning and Community Development, in conjunction with VDOT and the Thomas Jefferson Planning District Commission (TJPDC), will be revising the Comprehensive Plan. Specifically, updates in the Zion Crossroads CPA and throughout the county as it relates to water, sewer, and transportation improvements will be incorporated in the 2020 plan.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT: BUILDING INSPECTIONS

Building Inspections

The division implements the Uniform Statewide Building Code for all new structures, additions, and alterations, as required by state law. As part of its implementation activities, the division 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 GIS division to ensure that new construction meets the regulations set forth within the zoning ordinance, including building setbacks. The division is also responsible for instituting the addressing and street naming process in conjunction with GIS staff and the United States Postal Service postmasters

Erosion & Sediment Control

The division 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 its duties, the Erosion and Sediment Control Site Plans Reviewer performs site inspections on a two-week rotation and after all significant rainstorm events. Farming operations fall under the Thomas Jefferson Soil and Water Conservation District review. The Department of Environmental Quality's Stormwater Management division works in concert with the ESC Plans Reviewer on all major projects over an acre within Fluvanna County.

Current Staff

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

Andy Wills, CBO:	Building Official
John Vaughan:	Building Inspector
Amy Helfrich:	Permits Clerk
Roger Black:	ESC Plans Reviewer

RESIDENTIAL ACTIVITY: BUILDING PERMITS

Table 2: Building Permits Issued for New Homes by Type (2019)

Housing Type	Number of Permits Issued	Percentage of Total
Single-Family Detached	119	98.35%
Mobile Home	2	1.65%
TOTAL	121	100.0%

Source: Building Inspections

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.

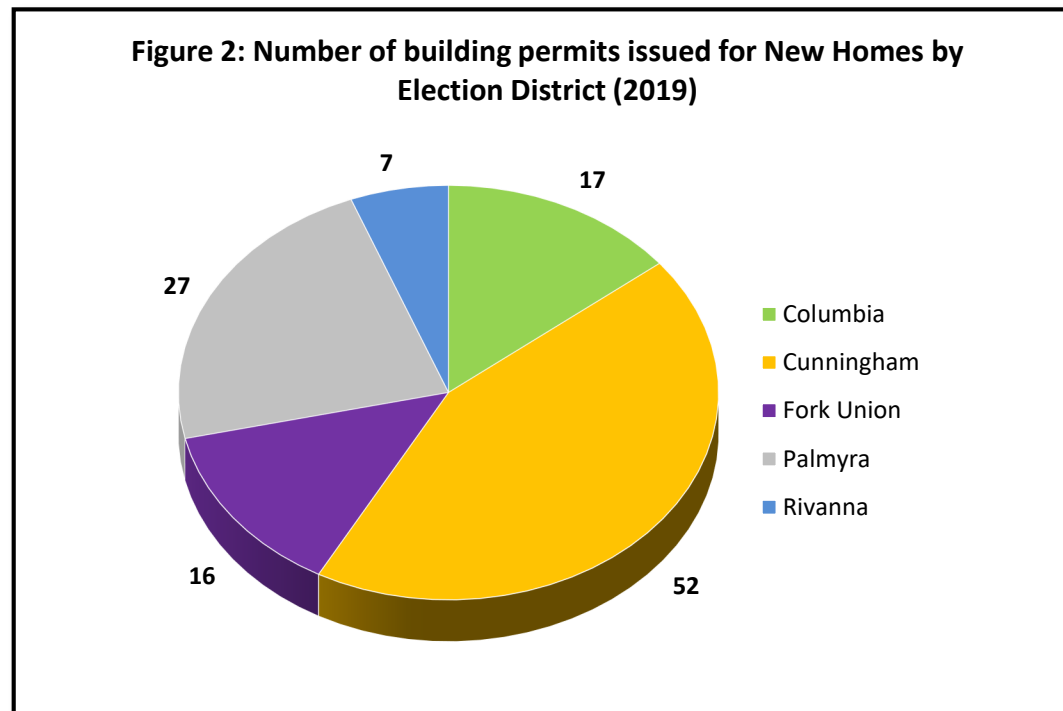


Image 6: Sycamore Square Townhomes.

RESIDENTIAL ACTIVITY: BUILDING PERMITS

Table 3: Building Permits Issued for New Homes by Election District (2019)

Election District	Number of permits issued	Percentage of total
Columbia	17	14.3%
Cunningham	52	43.7%
Fork Union	16	13.4%
Palmyra	27	22.7%
Rivanna	7	5.9%
Total	119	100.00%

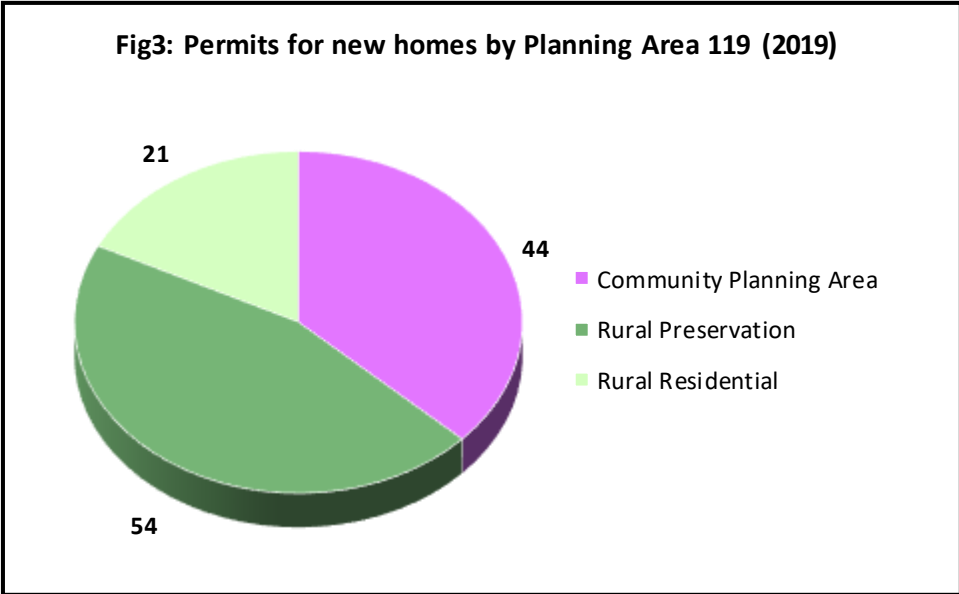


Source: Building Inspections

RESIDENTIAL ACTIVITY: BUILDING PERMITS

Table 4: Building Permits Issued for New Homes by Planning Area (2019)

Planning Area	Number of Permits Issued	Percentage of Total
Columbia Community Planning Area	0	0%
Fork Union Community Planning Area	2	1.68%
Palmyra Community Planning Area	1	0.84%
Rivanna Community Planning Area	40	33.61%
Scottsville Community Planning Area	0	0%
Zion Crossroads Community Planning Area	1	0.84%
Community Planning Area Subtotal	44	36.97%
Rural Residential Subtotal	21	17.65%
Rural Preservation Subtotal	54	45.38%
TOTAL	119	100.00%



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 of 25,691. Since its establishment in 1969, 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 represented only 11.8% of all new construction in 2019. According to information provided by the Lake Monticello's Owners Association (LMOA), about 378 of the community’s 4,604 (8.2%) lots remain vacant.

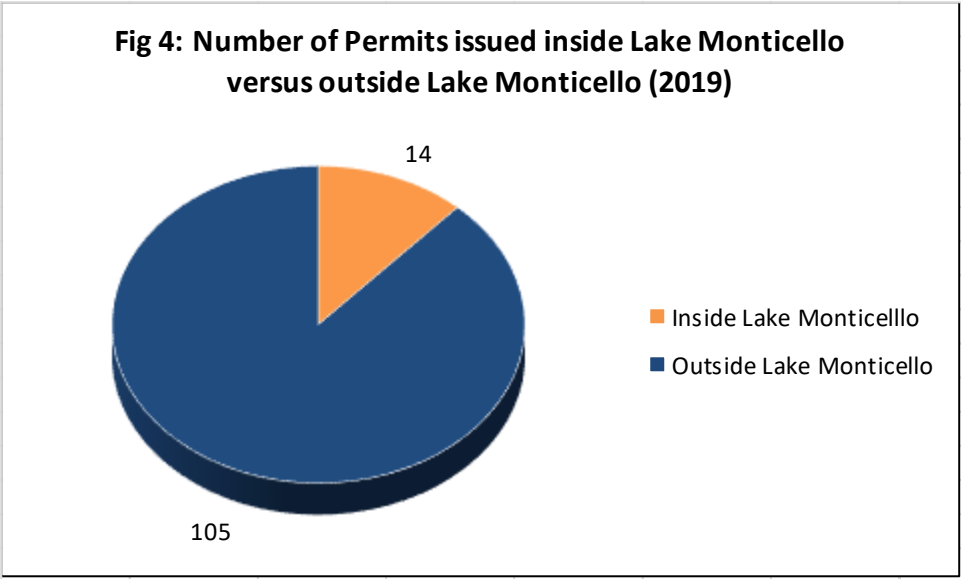


Table 5 Number of Permits Issued for New Detached Homes Inside versus Outside Lake Monticello (2019)

	Inside Lake Monticello	Outside Lake Monticello	County Overall
Number of Permits Issued	14	105	119
Percentage of Total	11.76%	88.24%	100%
Average Cost of New Homes	\$237,129	\$275,967	\$271,398
Total Cost of New Homes	\$3,319,800	\$28,976,512	\$32,296,312

Note: Costs provided by developers

Source: Building Inspections

RESIDENTIAL ACTIVITY: BUILDING PERMITS

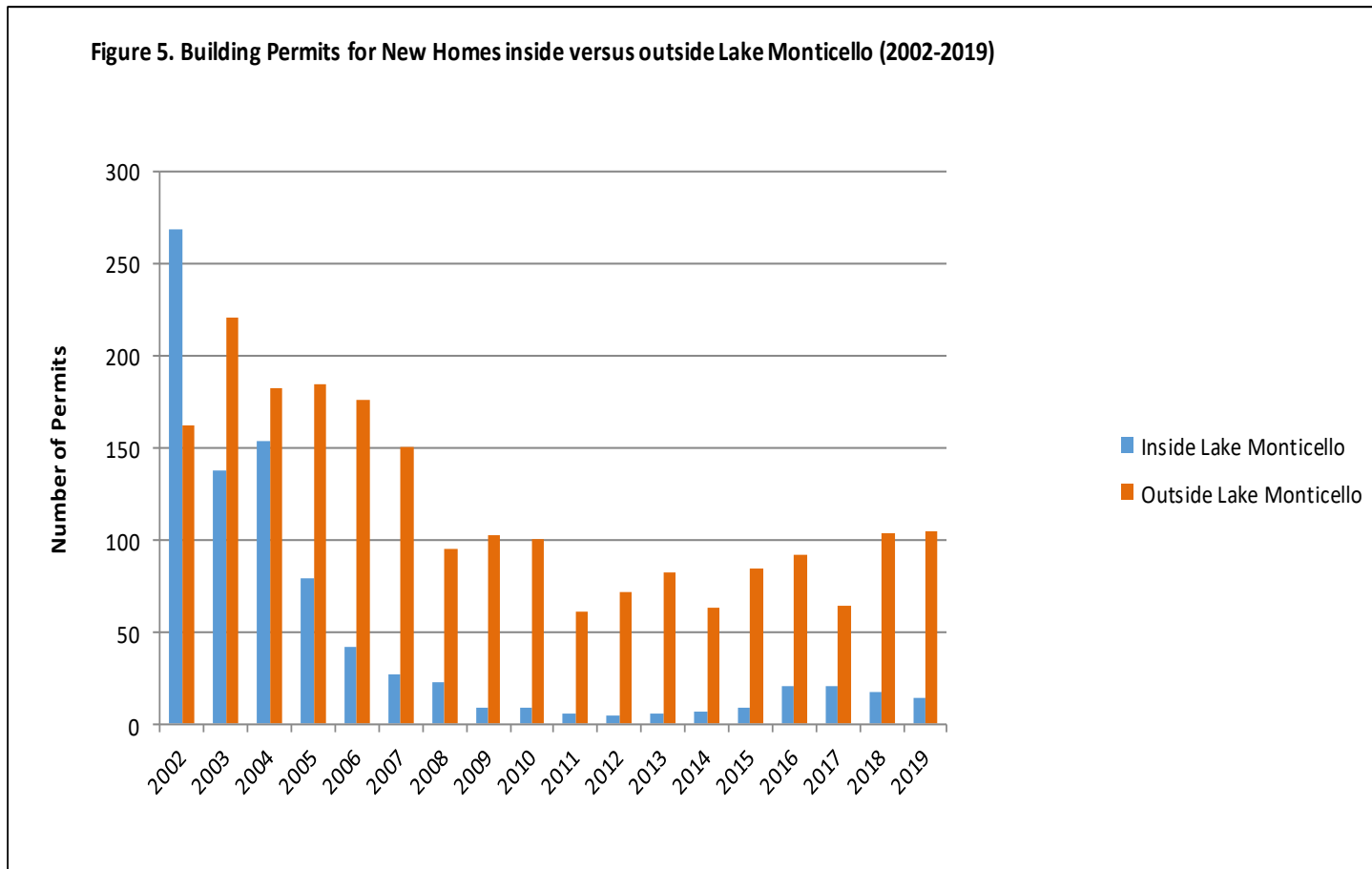
Table 6: Building Permits Issued for New Homes Inside versus Outside Lake Monticello (2019)

Year	Inside Lake Monticello	Outside Lake Monticello	Total Countywide	Percentage Change from Previous Year
2001	282	171	453	30.10%
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	21	92	113	21.50%
2017	21	64	85	-24.7%
2018	17	104	121	42.30%
2019	14	105	119	-1.70%

Source: Building Inspections

RESIDENTIAL ACTIVITY: BUILDING PERMITS

Since 1969, thousands of homes have been constructed in Lake Monticello, Fluvanna County’s largest development. In the early 2000s, more homes were built in Lake Monticello than in the rest of the County; in 2001, approximately 62% of new homes (282 units) constructed in Fluvanna County were located within Lake Monticello. As the community is approaching buildout, the number of new homes constructed within Lake Monticello has dropped considerably.



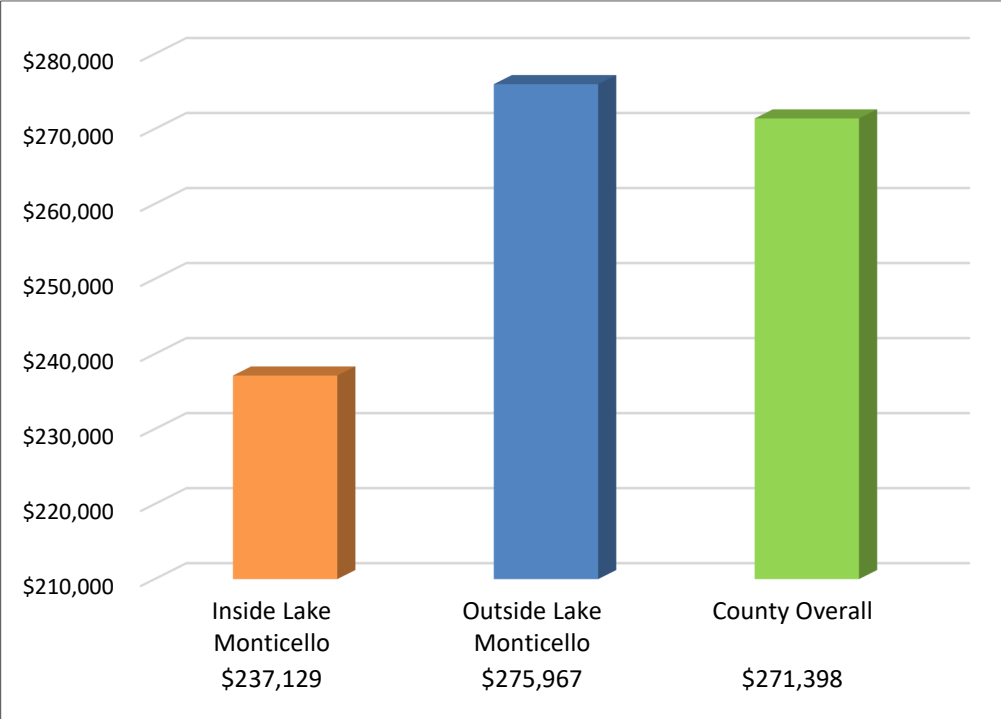
Source: Building Inspections

RESIDENTIAL ACTIVITY: BUILDING PERMITS

Figure 6: Average costs of single family home construction (2019)

When applying for a building permit, builders must provide an estimate of the home’s construction cost. In 2019, the average construction cost of a new home in Fluvanna County was \$271,398. Inside Lake Monticello, the average construction cost for a new home was \$237,129. Outside of Lake Monticello, the average construction cost for a new home was \$275,967. These costs are lower than 2018 costs which, however, were significantly higher than 2017 costs due to several custom homes that were near or exceeded one million dollars each.

Note: The average construction cost does not include land costs which can be \$25,000 to \$30,000 per lot in Fluvanna County.



Source: Building Inspections

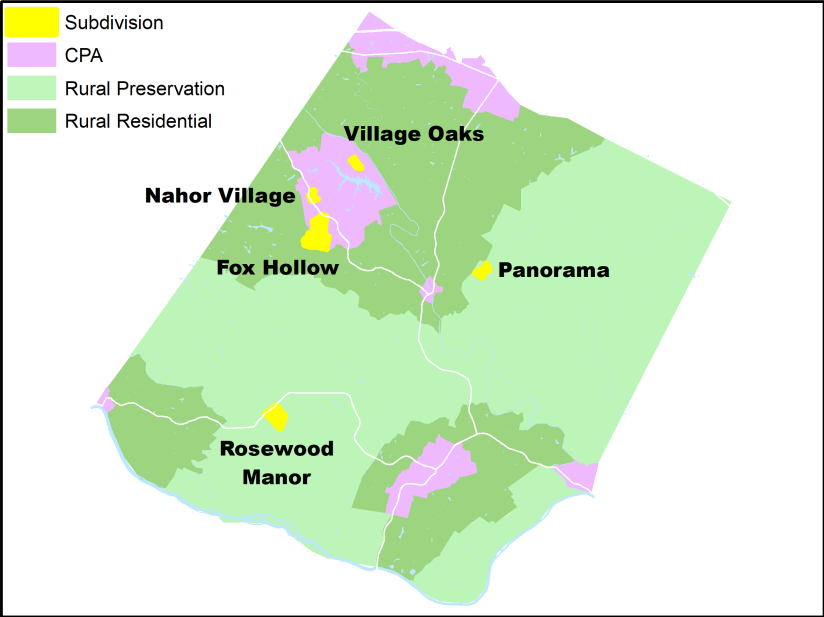
Table 7: Average Construction Cost of New Homes (2019)

	Inside Lake Monticello	Outside Lake Monticello	Countywide
Average Cost of New <u>De-</u> <u>ta</u>ched Homes	\$237,129	\$275,967	\$271,398

Note: Costs provided by builders.

RESIDENTIAL ACTIVITY: BUILDING PERMITS

Figure 7: Subdivisions with the Highest Number of Building Permits Issued for New Homes (2019)



As the number of new homes constructed in Lake Monticello continues to decline, builders are purchasing lots in other newly-developed communities. In 2019, both Lake Monticello and Rosewood Manor each had (14) new building permits issued. Rosewood Manor is a cluster subdivision on West River Road and is within a rural preservation planning area. Nahor Village and Panorama subdivisions each had (11) building permits issued in 2019. Nahor Village is located outside of Lake Monticello off of the Thomas Jefferson Parkway and is within the Rivanna community planning area. Panorama, also a cluster subdivision, is just within the rural preservation planning area.

Table 8: Subdivisions with the Highest Number of Building Permits Issued for New Homes (2019)

Subdivision	Permits Issued
Lake Monticello	14
Rosewood Manor	14
Nahor Village	11
Panorama	11
Fox Hollow	7
Village Oaks	4
TOTAL	61

Source: Building Inspections

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: Houses in Cunningham Meadows Rural Cluster Subdivision.

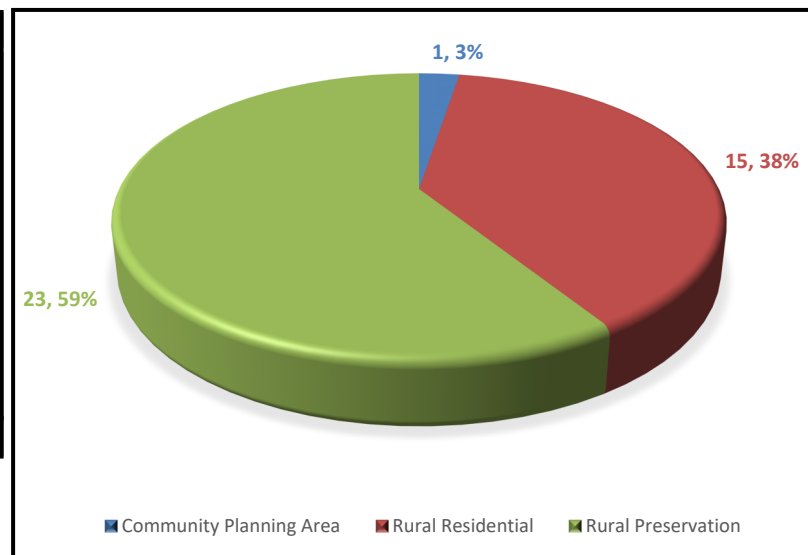
RESIDENTIAL ACTIVITY: SUBDIVISIONS

Table 9: Approved Subdivision Lots by Planning Area (2019)

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	0	0	0
Rivanna CPA	0	0	1	1
Scottsville CPA	0	0	0	0
Zion Crossroads CPA	0	0	0	0
Community Planning Area	0	0	1	1
Rural Residential	0	13	2	15
Rural Preservation	0	22	1	23
TOTAL	0	35	4	39

Source: Dept. of Community Development

Figure 8: Subdivision Lots by Planning Area (2019)



In 2019, thirty-nine (39) lots were created and approved through the subdivision process. Thirty-five (35) of these lots were created as part of *minor subdivisions*, subdivisions with five or fewer lots. Family subdivisions accounted for four (4) of the lots created for immediate family member construction. Thirty-eight (38) 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 existing communities such as the current growth and development occurring on Lake Monticello Road outside of the main gate.

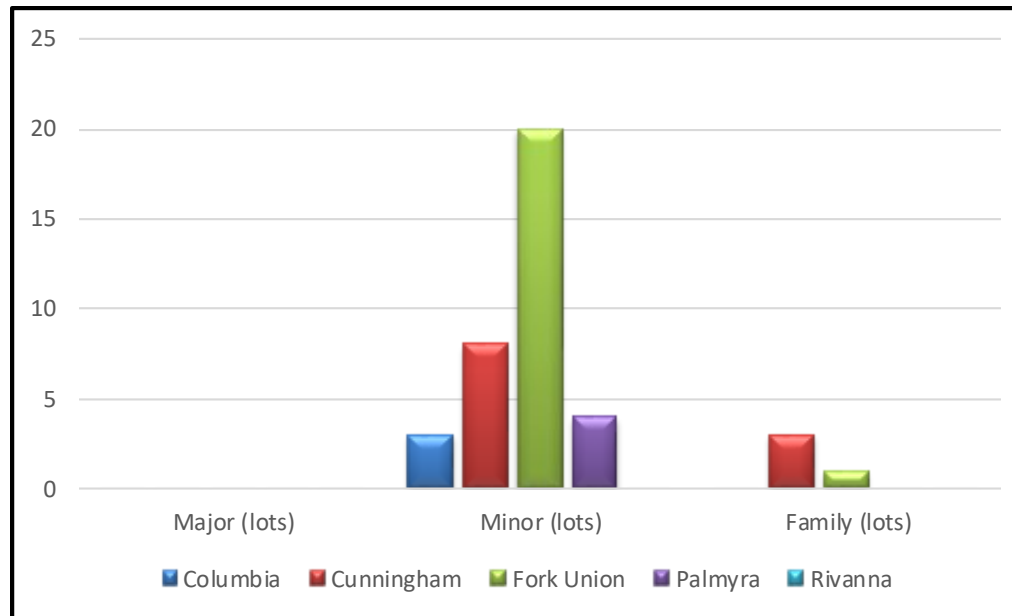
RESIDENTIAL ACTIVITY: SUBDIVISIONS

Table 10: Approved Subdivision Lots by Election District (2019)

Election District	Major (lots)	Minor (lots)	Family (lots)	Total (lots)	% of Total
Columbia	0	3	0	3	8%
Cunningham	0	8	3	11	28%
Fork Union	0	20	1	21	54%
Palmyra	0	4	0	4	10%
Rivanna	0	0	0	0	0%
Total (lots)	0	35	4	39	100%

Source: Community Development

Figure 9: Approved Subdivision Lots by Election District (2019)



RESIDENTIAL ACTIVITY: SUBDIVISIONS

Table 11: Approved Subdivision Lots by Planning Area (2002 - 2019)

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%
2018	1	NA*	12	21	34	36%
2019	1	NA*	15	23	39	15%

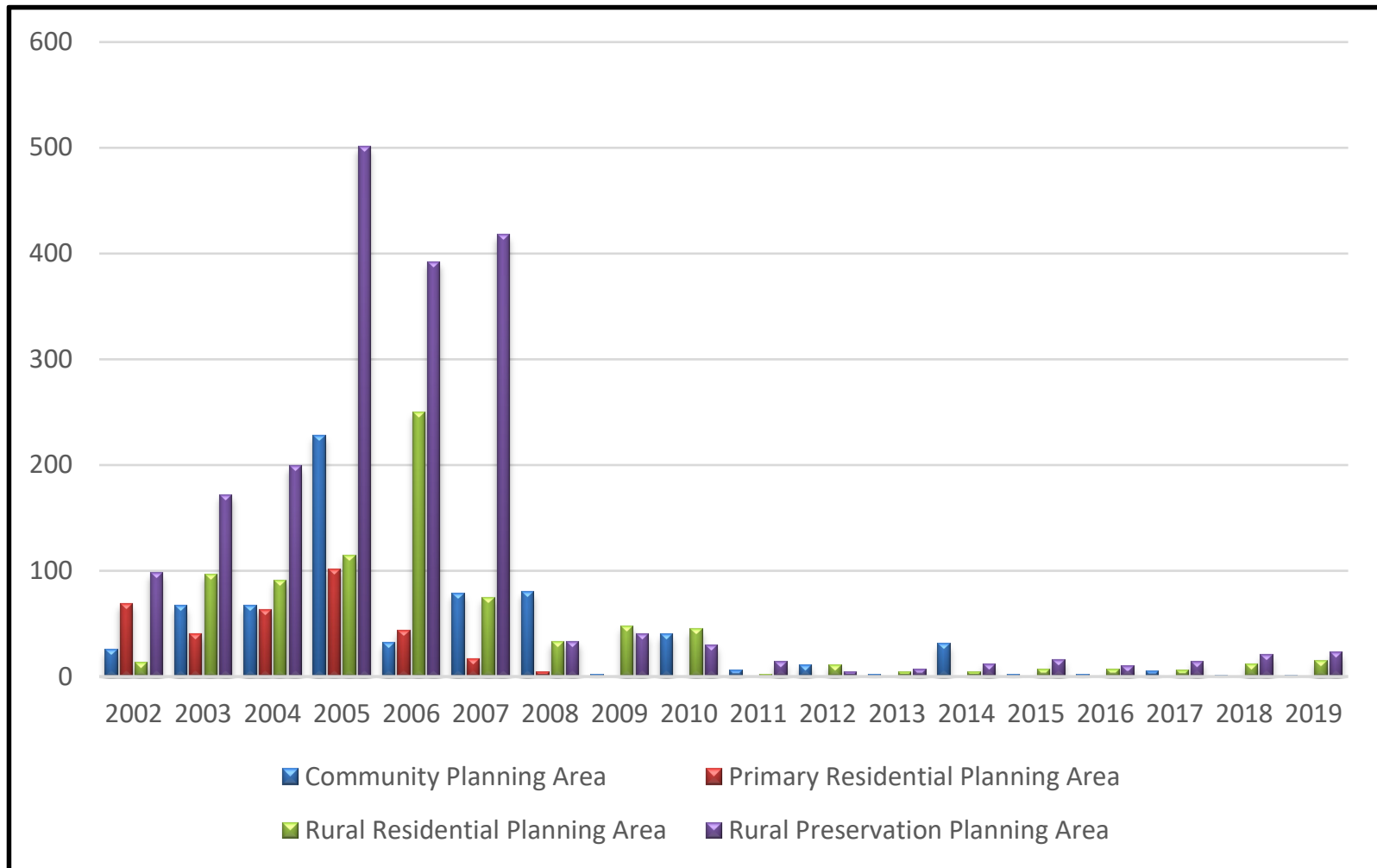
*Primary Residential Planning Areas were eliminated

Source: Community Development

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 due to the subprime mortgage housing crash in 2008-2009.

Figure 10: Approved Subdivision Lots by Planning Area (2002 - 2019)



Primary Residential Planning Areas were eliminated in 2009

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 in order to address housing issues throughout the rural areas of the county.

Table 12: Fluvanna/Louisa Housing Foundation Expenditures on Major Activities (2019)

Fluvanna/Louisa Housing Foundation		
Fluvanna Client Activities in Calendar Year 2019		
Activity	Number	Cost
Complete new rental home construction	2	\$ 12,330
Start new rental home construction	2	\$ 232,849
Roof repair or replacment projects	10	\$ 35,400
Heating/Air Conditoning repair or replacement	6	\$ 13,440
Well Pump/Pressure Tank repair or replacement	3	\$ 3,180
Hot Water Tank repair or replacement	3	\$ 2,300
Misc. Plumbing repair projects	6	\$ 1,400
Misc. Electrical repair projects	2	\$ 580
Material funding for volunteer projects	6	\$ 2,230
Misc. home repair projects	3	\$ 5,480
Aluminum Handicap Ramps installed in 2019	8	
Aluminum Handicap Ramps, total in place	34	
Housing Choice Vouchers	58	
		\$ 309,189

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, 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; however, sketch plans for major site development plans must be reviewed by the Planning Commission prior to the submittal of a sight development plan for administrative review and approval.

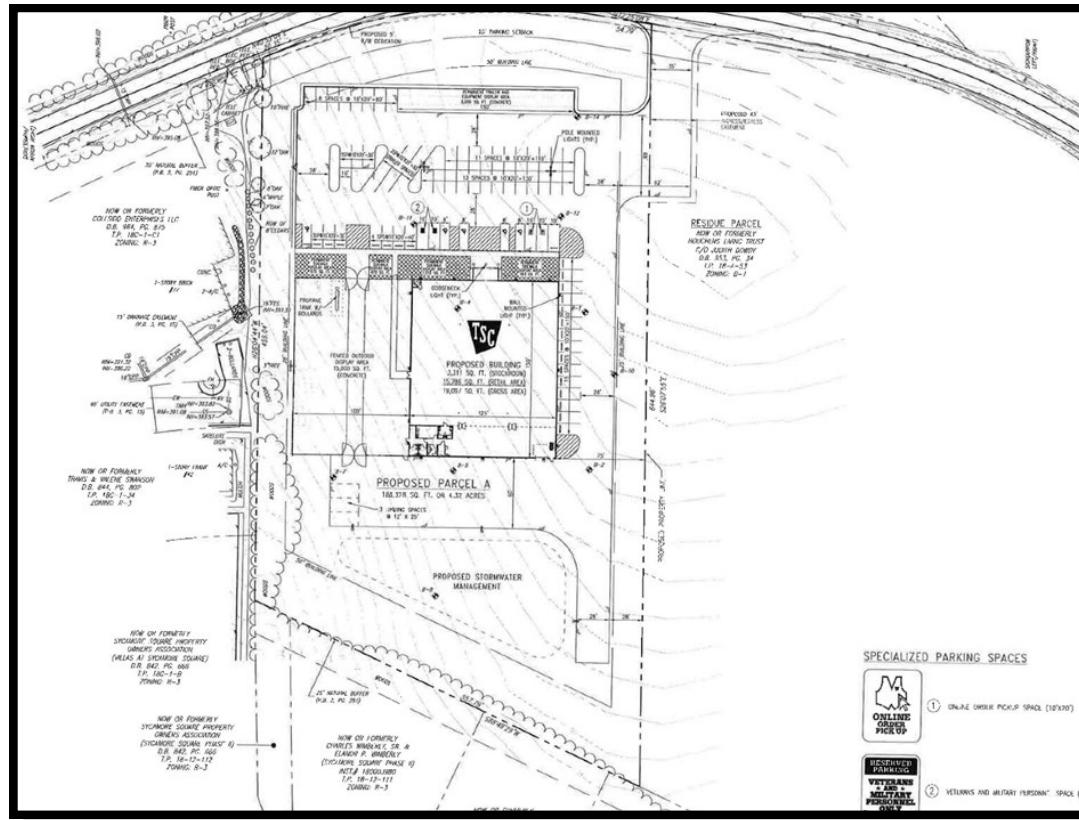


Image 8: Sketch Plan for Tractor Supply Co. on South Boston Road (SDP 19:20).

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 13: Site Development Plans within Community Planning Areas (2019)

Community Planning Area							
Use	Description	SDP #	Planning Area	Zoning	Election District	Site Plan Type	Status
Institutional	CVEC Fiber Hut	SDP 19:22	Columbia CPA	A-1	Columbia	Minor Site Plan	Approved
Institutional	Fork Union Fire Training Building	SDP 19:05	Fork Union CPA	I-1	Fork Union	Major Site Plan	Under Review
Institutional	LM Rescue Squad Deck	SDP 19:09	Rivanna CPA	R-4	Cunningham	Sketch Plan	Approved
Public	Village Oaks Clubhouse	SDP 19:11	Rivanna CPA	R-3	Palmyra	Major Site Plan	Approved
Commercial	Village Oaks Townhomes	SDP 19:19	Rivanna CPA	R-3	Palmyra	Major Site Plan	Approved (2020)
Commercial	Tractor Supply Company	SDP 19:20	Rivanna CPA	B-1	Palmyra	Major Site Plan	Under Review
Commercial	9MM Investments Amendment	SDP 19:01	Zion Crossroads CPA	I-1	Columbia	Minor Site Plan	Approved
Commercial	Hunters Branch Storage Amendment	SDP 19:02	Zion Crossroads CPA	I-1	Columbia	Minor Site Plan	Approved
Commercial	Better Living Building Supply	SDP 19:06	Zion Crossroads CPA	I-1	Columbia	Minor Site Plan	Approved
Commercial	Lane Self Storage	SDP 19:08	Zion Crossroads CPA	I-1	Columbia	Major Site Plan	Under Review
Commercial	Hunters Branch 1B Amendment	SDP 19:12	Zion Crossroads CPA	I-1	Columbia	Minor Site Plan	Approved
Commercial	County Waste Parking Improvements	SDP 19:16	Zion Crossroads CPA	I-1	Columbia	Major Site Plan	Under Review
Commercial	Mechanical Building Solutions	SDP 19:18	Zion Crossroads CPA	B-1	Columbia	Major Site Plan	Under Review
Commercial	K9 Life commercial kennel	SDP 19:21	Zion Crossroads CPA	B-1	Columbia	Minor Site Plan	Approved (2020)
Industrial	Foothill Irrigation	SDP 19:23	Zion Crossroads CPA	I-1	Columbia	Major Site Plan	Under Review

Source: Planning & GIS

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 14: Site Development Plans outside of Community Planning Areas (2019)

Rural Preservation							
Use	Description	SDP #	Planning Area	Zoning	Election District	Site Plan Type	Status
Institutional	VA DOF Pole Shed	SDP 19:07	Rural Preservation	A-1	Fork Union	Minor Site Plan	Approved
Industrial	Sun Tribe Solar	SDP 19:17	Rural Preservation	A-1	Fork Union	Major Site Plan	Approved (2020)
Rural Residential							
Use	Description	SDP #	Planning Area	Zoning	Election District	Site Plan Type	Status
Industrial	VEPCO	SDP 19:04	Rural Residential	A-1 / I-1	Fork Union	Major Site Plan	Under Review
Commercial	CVEC Parking Lot	SDP 19:10	Rural Residential	B-1	Columbia	Minor Site Plan	Approved
Commercial	Wahoo BBQ	SDP 19:14	Rural Residential	A-1	Cunningham	Sketch Plan	Approved
Commercial	Pace Landscape Supply	SDP 19:15	Rural Residential	A-1	Columbia	Sketch Plan	Approved



Image 9: UVA Community Credit Union

Source: Planning & GIS

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 15: Site Development Plans by Use (2019)

Commercial							
Use	Description	SDP #	Planning Area	Zoning	Election District	Site Plan Type	Status
Commercial	Village Oaks Townhomes	SDP 19:19	Rivanna CPA	R-3	Palmyra	Major Site Plan	Approved (2020)
Commercial	Tractor Supply Company	SDP 19:20	Rivanna CPA	B-1	Palmyra	Major Site Plan	Under Review
Commercial	9MM Investments Amendment	SDP 19:01	Zion Crossroads CPA	I-1	Columbia	Minor Site Plan	Approved
Commercial	Hunters Branch Storage Amendment	SDP 19:02	Zion Crossroads CPA	I-1	Columbia	Minor Site Plan	Approved
Commercial	Better Living Building Supply	SDP 19:06	Zion Crossroads CPA	I-1	Columbia	Minor Site Plan	Approved
Commercial	Lane Self Storage	SDP 19:08	Zion Crossroads CPA	I-1	Columbia	Major Site Plan	Under Review
Commercial	Hunters Branch 1B Amendment	SDP 19:12	Zion Crossroads CPA	I-1	Columbia	Minor Site Plan	Approved
Commercial	County Waste Parking Improvements	SDP 19:16	Zion Crossroads CPA	I-1	Columbia	Major Site Plan	Under Review
Commercial	Mechanical Building Solutions	SDP 19:18	Zion Crossroads CPA	B-1	Columbia	Major Site Plan	Under Review
Commercial	K9 Life Commercial Kennel	SDP 19:21	Zion Crossroads CPA	B-1	Columbia	Minor Site Plan	Approved (2020)
Commercial	CVEC Parking Lot	SDP 19:10	Rural Residential	B-1	Columbia	Minor Site Plan	Approved
Commercial	Wahoo BBQ	SDP 19:14	Rural Residential	A-1	Cunningham	Sketch Plan	Approved
Commercial	Pace Landscape Supply	SDP 19:15	Rural Residential	A-1	Columbia	Sketch Plan	Approved

Source: Planning & GIS

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 16: Site Development Plans by Use (2019)

Industrial							
Use	Description	SDP #	Planning Area	Zoning	Election District	Site Plan Type	Status
Industrial	Foothill Irrigation	SDP 19:23	Zion Crossroads CPA	I-1	Columbia	Major Site Plan	Under Review
Industrial	Sun Tribe Solar	SDP 19:17	Rural Preservation	A-1	Fork Union	Major Site Plan	Approved (2020)
Industrial	VEPCO	SDP 19:04	Rural Residential	A-1 / I-1	Fork Union	Major Site Plan	Under Review
Institutional/Public							
Use	Description	SDP #	Planning Area	Zoning	Election District	Site Plan Type	Status
Institutional	VA DOF Pole Shed	SDP 19:07	Rural Preservation	A-1	Fork Union	Minor Site Plan	Approved
Institutional	CVEC Fiber Hut	SDP 19:22	Columbia CPA	A-1	Columbia	Minor Site Plan	Approved
Institutional	Fork Union Fire Training Building	SDP 19:05	Fork Union CPA	I-1	Fork Union	Major Site Plan	Under Review
Institutional	LM Rescue Squad Deck	SDP 19:09	Rivanna CPA	R-4	Cunningham	Sketch Plan	Approved
Public	Village Oaks Clubhouse	SDP 19:11	Rivanna CPA	R-3	Palmyra	Major Site Plan	Approved

Source: Planning & GIS

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 17: Site Development Plans by Project Type (2001 - 2019)

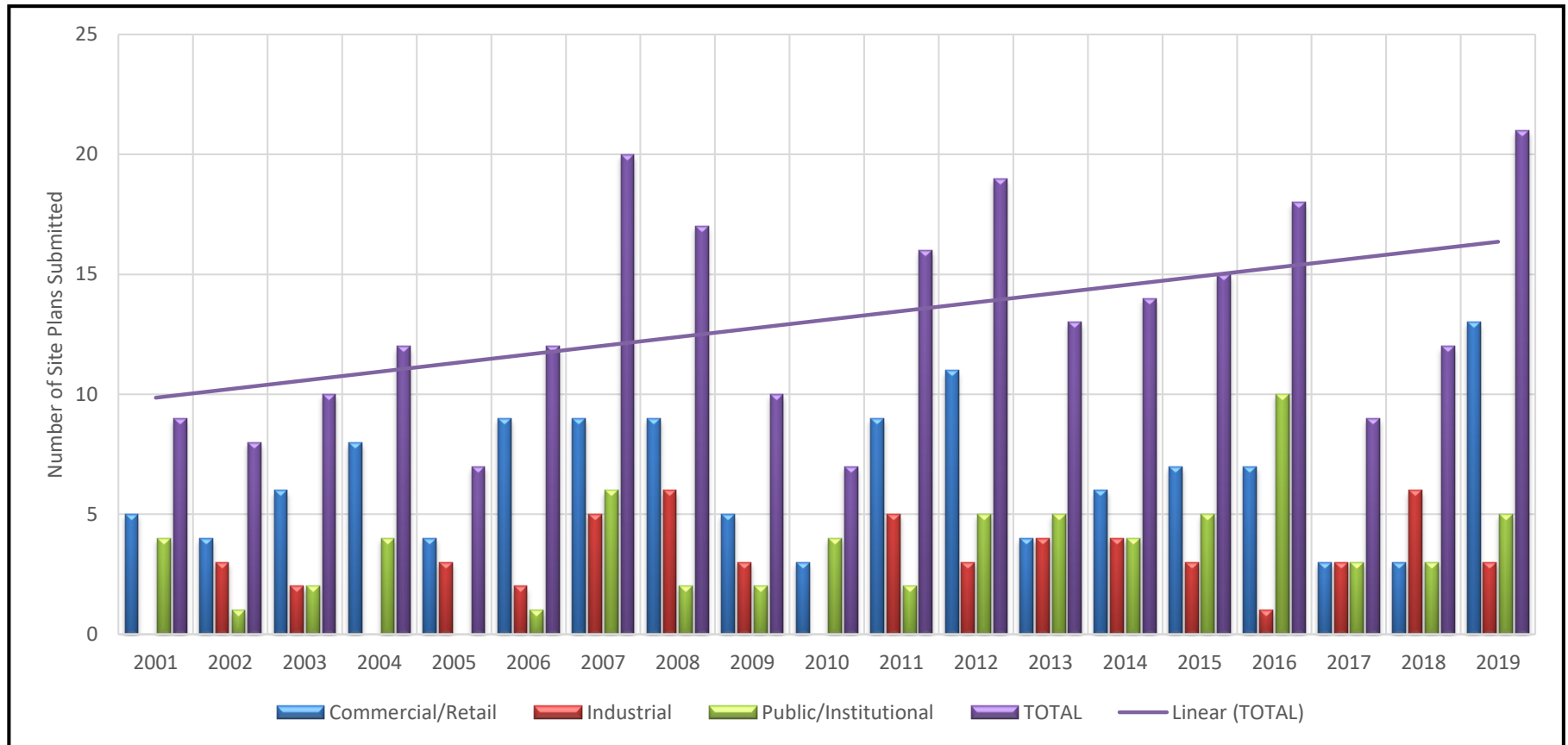
Year	Commercial/Retail	Industrial	Public/Institutional	TOTAL
2001	5	0	4	9
2002	4	3	1	8
2003	6	2	2	10
2004	8	0	4	12
2005	4	3	0	7
2006	9	2	1	12
2007	9	5	6	20
2008	9	6	2	17
2009	5	3	2	10
2010	3	0	4	7
2011	9	5	2	16
2012	11	3	5	19
2013	4	4	5	13
2014	6	4	4	14
2015	7	3	5	15
2016	7	1	10	18
2017	3	3	3	9
2018	3	6	3	12
2019	13	3	5	21
TOTAL	125	56	68	249

Source: Planning & GIS

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

In 2019, site development plans were submitted for twenty-one (21) new projects throughout the County. This represents the most SDPs submitted in 20 years. Fifteen (15) of the 21 SDPs were located in Community Planning Areas. Zion Crossroads had the most site plan applications with a total of 9 SDPs submitted.

Figure 11: Site Development Plans by Type (2001-2019)

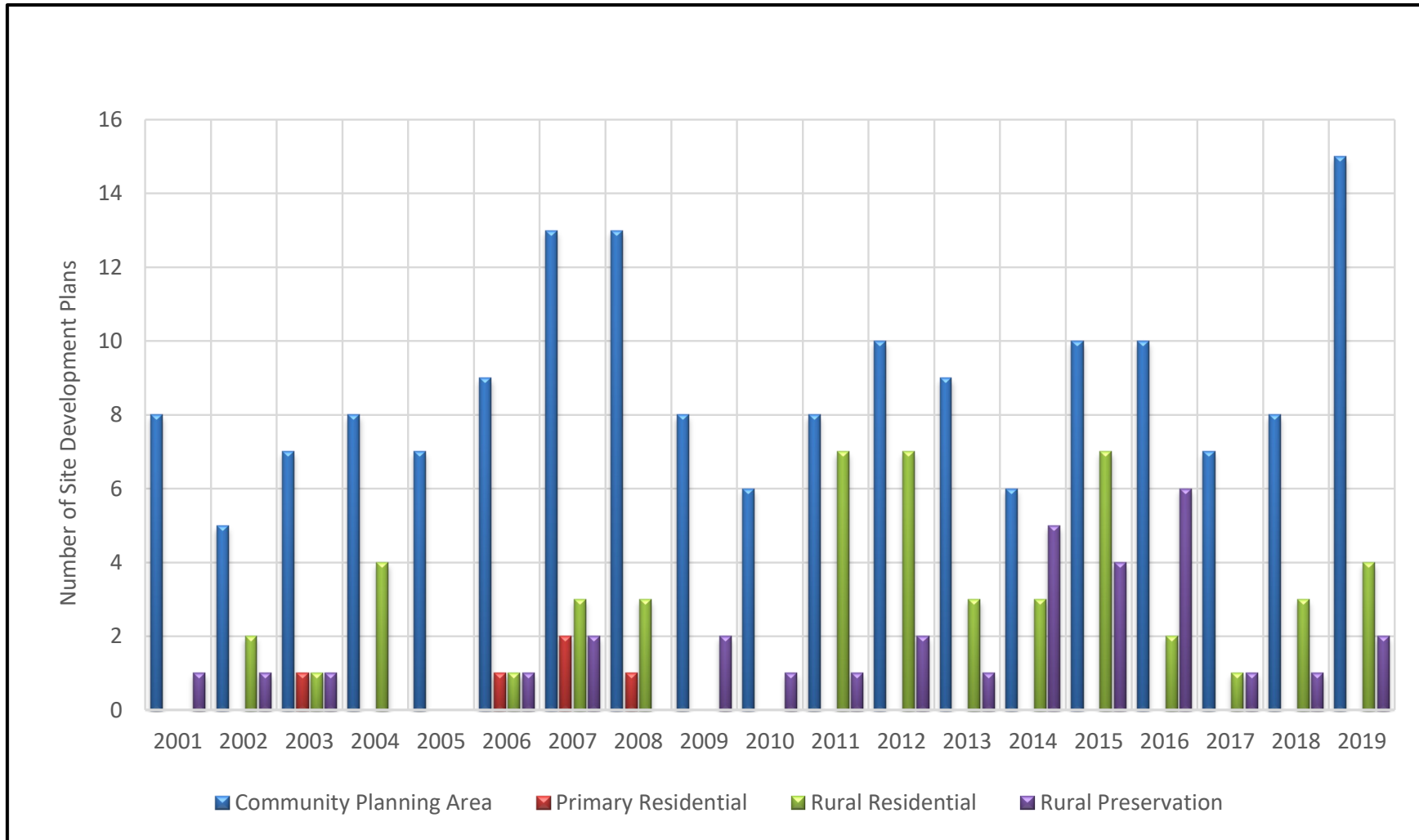


Source: Planning & GIS

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Site development plan applications continued to be the highest in Community Planning Areas in 2019. Out of the fifteen (15) SDP's submitted in CPAs Zion Crossroads had 9, Rivanna had 4, while Fork Union and Columbia each had 1.

Figure 12: Site Development Plans by Planning Area (2001-2019)



Primary Residential Planning Areas were eliminated in 2013

Source: Planning & GIS

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 presented by staff in 2019. Two of these were approved by the Planning Commission and Board of Supervisors. Two were deferred and still under review in 2020.

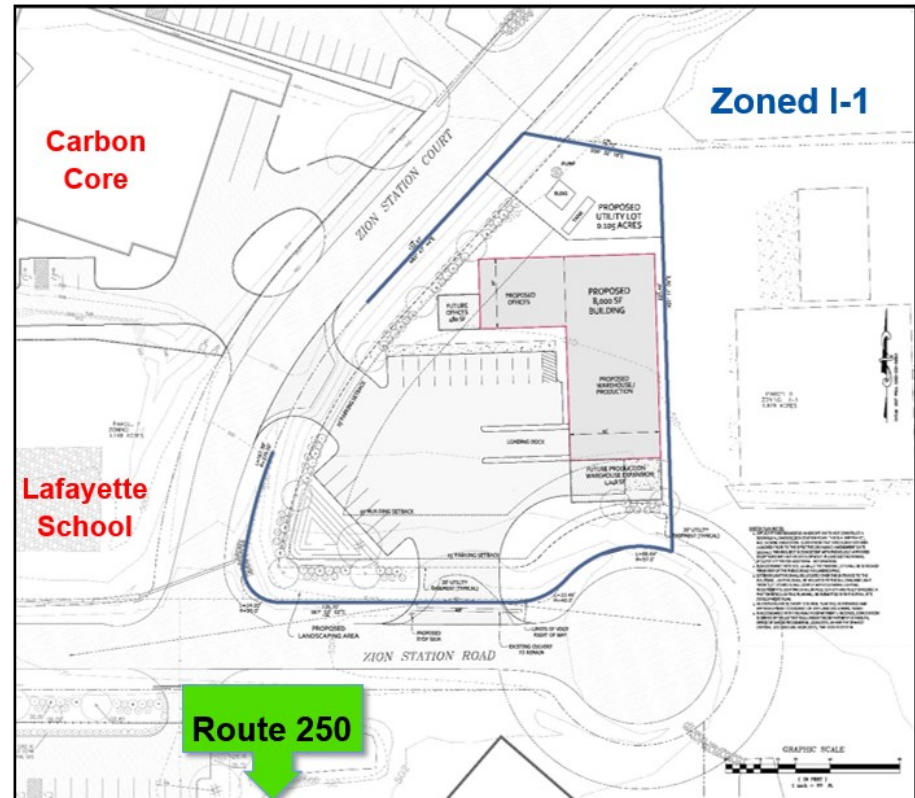


Image 10: A slide on the Industrial Setbacks Amendment. This amendment was approved by the Board (ZTA 19:01).

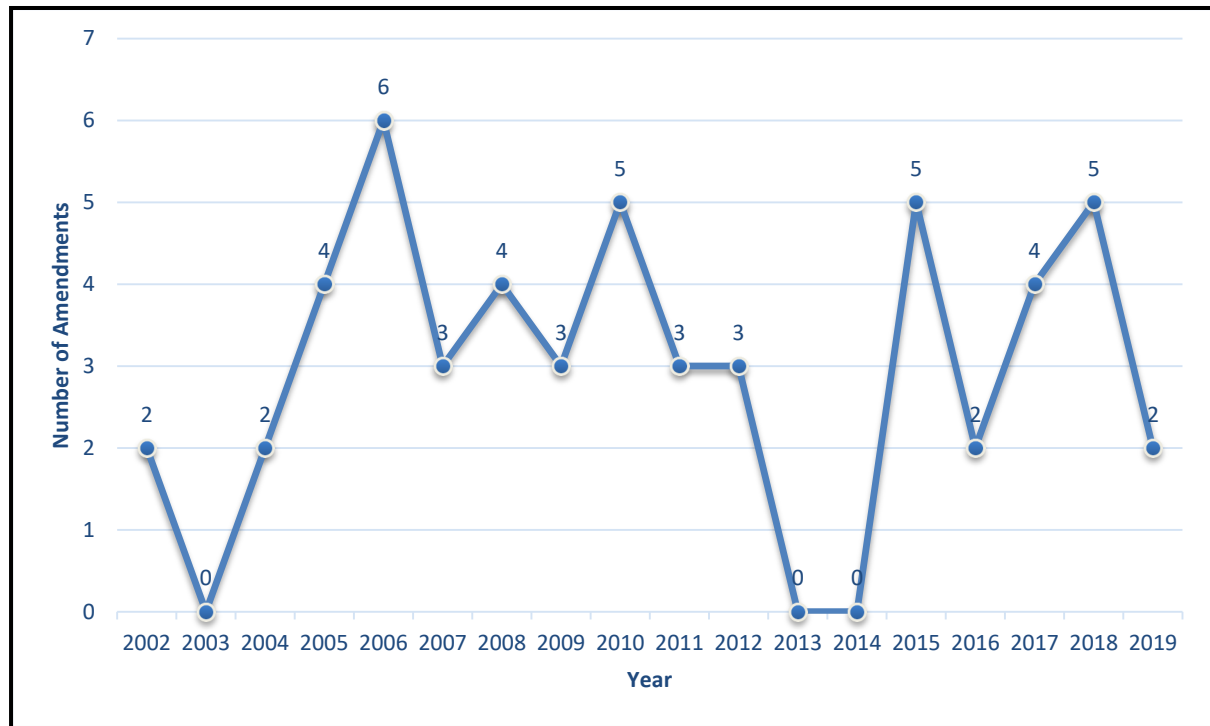
ZONING ACTIVITY: ZONING TEXT AMENDMENTS

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 2003, 2013 and 2014 were exceptions to this pattern.

Table 18:
Approved Zoning Text Amendments
(2002 - 2019)

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
2018	5
2019	2
TOTAL	53

Figure 13: Zoning Text Amendments (2002-2019)



Source: Planning & GIS

ZONING ACTIVITY: ZONING MAP AMENDMENTS

Zoning map amendments are requests to change the zoning of a particular property through 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 as a zoning amendment.

There are currently eleven different zoning districts: A-1 (Agricultural, General), 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 19: Zoning Map Amendment Applications by Election District (2019)

ID#	Description	Applicant Name	Planning Area	Election District	Zoning	Requested Zoning	Status
ZMP 19:01	Agricultural to General Business	Nermin Smajlovic	Zion CPA	Columbia	A-1	B-1	Approved
ZMP 19:02	Agricultural to Limited Industrial	2428 Richmond Road LLC	Zion CPA	Palmyra	A-1	I-1	Approved (2020)

Source: Planning & GIS

ZONING ACTIVITY: ZONING MAP AMENDMENTS

There were two (2) zoning map amendments approved by the BOS in 2019. Case ZMP 19:01 was a request to rezone 0.957 acres from A-1 to B-1. This property is located on 0.4 miles south of the intersection of Richmond Road (Route 250) and James Madison Highway (Route 15). Case ZMP 18:01 was a request to rezone 62 acres from A-1/B-1 to R-3. This property is located at the intersection of Lake Monticello Road (Route 618) and Thomas Jefferson Parkway (Route 53). The R-3 Planned Residential Community (PRC) rezoning, known as Colonial Circle, as a mixed use development was approved in June 2019.

Table 20: Zoning Map Amendments Approved by Planning Area (2002—2019)

Planning Area	Acres Rezoned																	
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Columbia	**	**	**	**	**	**	**	0	0	0	0	0	0	4.6	1.53	122	0	0
Fork Union	0	0	0	0.3	9.5	7.1	0	0	0	0	0	5	0	0	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	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	0	62
Scottsville	**	**	**	**	**	**	**	0	0	0	0	0	0	0	0	0	0	0
Zion Crossroads	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	0	1
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	0	63
Primary Residential	0	0	0	0	1.5	0	0	*	*	*	*	*	*	*	*	*	0	0
Rural Residential	0	0	43.8	0	0	0	2	5.3	0	0	0	0	0	1.9	0	90.17	0	0
Rural Preservation	0	0	0	13	0	0	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	0	63

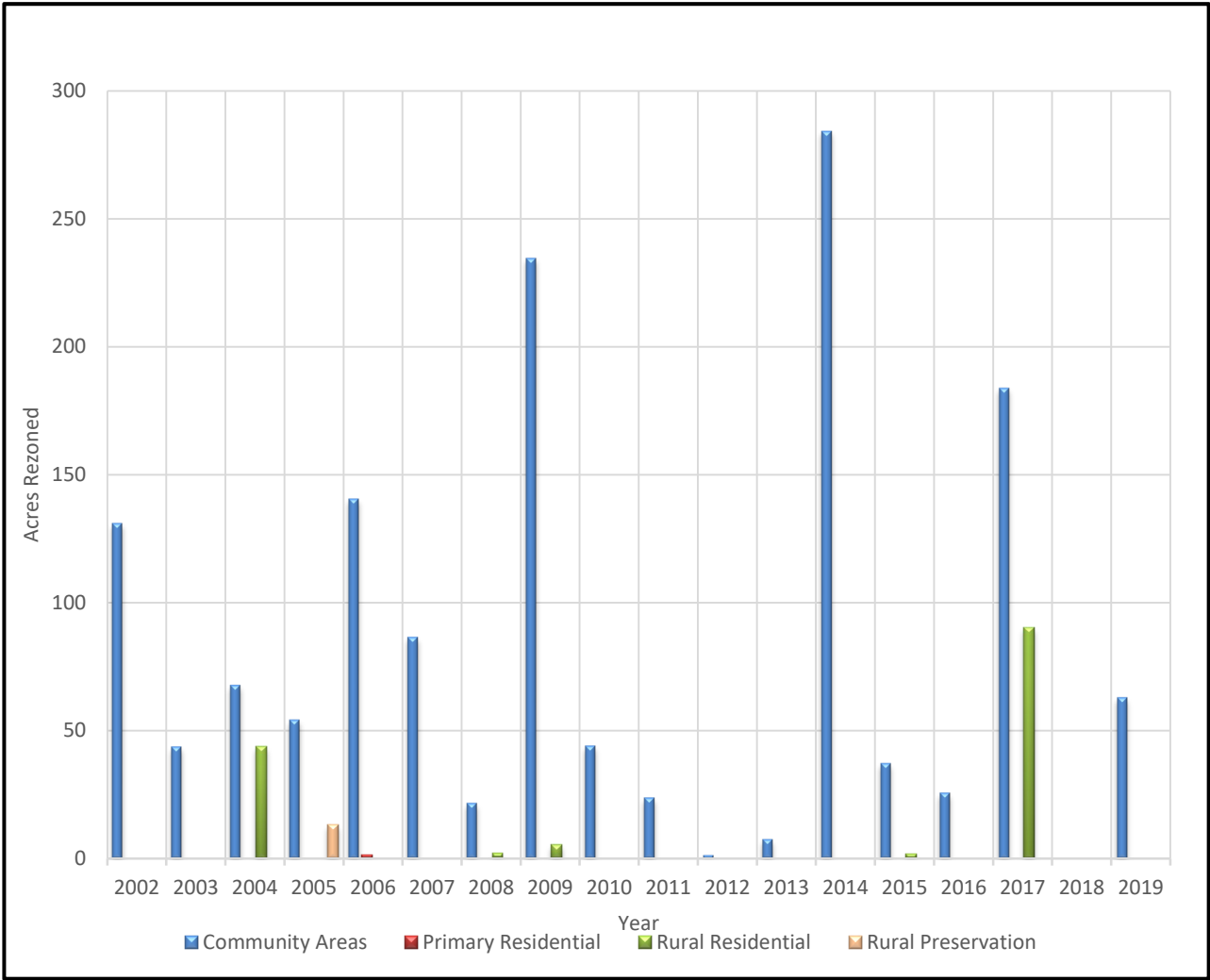
* Primary Residential Planning Area was eliminated.

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

Source: Planning & GIS

ZONING ACTIVITY: ZONING MAP AMENDMENTS

Figure 14: Acreage Rezoned by Planning Area (2002-2019)



Primary Residential Planning Areas were eliminated in 2009

Source: Planning & GIS

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.

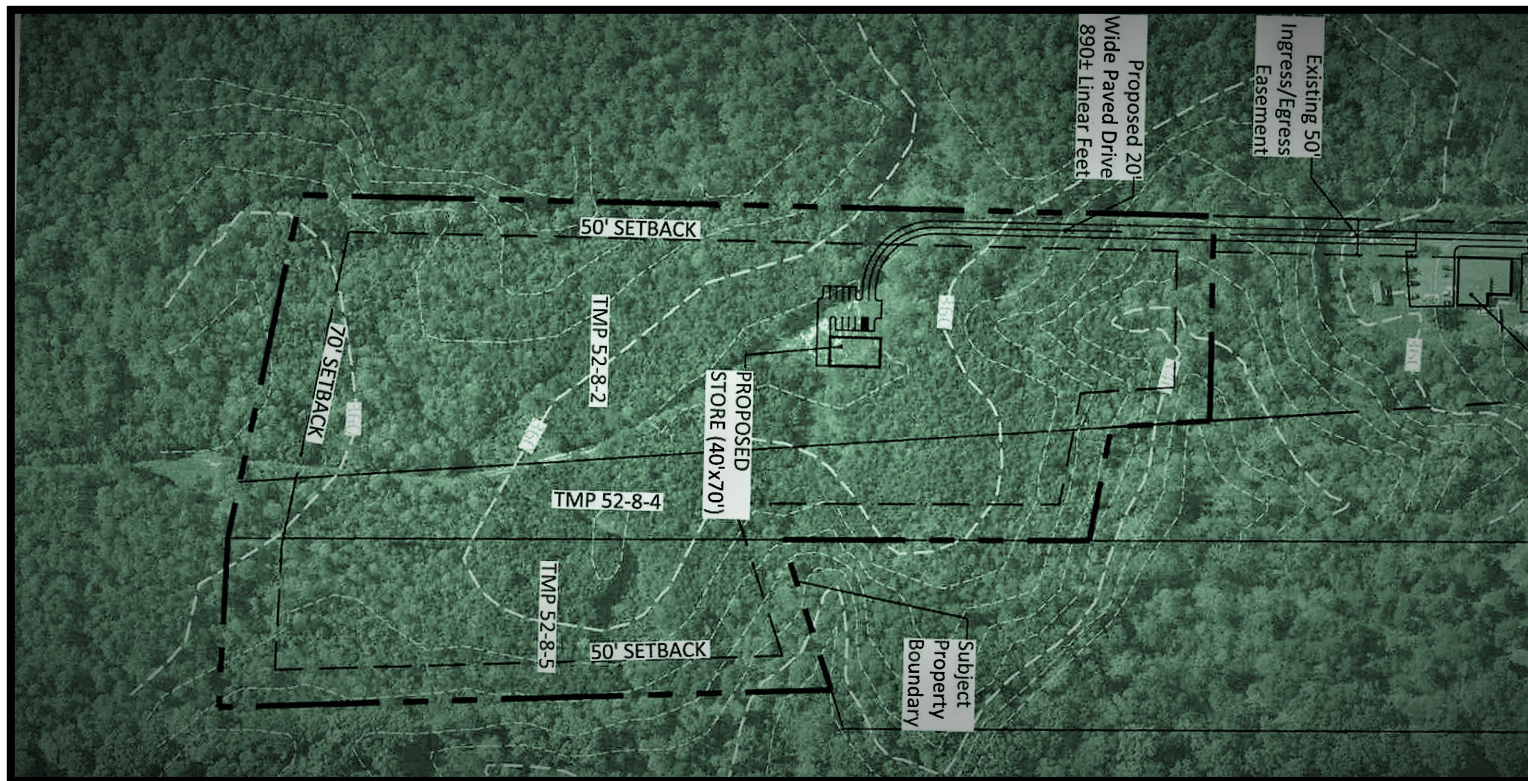


Image 11: Sketch plan of SUP 19:03, special use permit to establish a specialty retail store for the sale of firearms.

ZONING ACTIVITY: SPECIAL USE PERMITS

Table 21: Special Use Permit (SUP) Applications by Planning Area (2019)

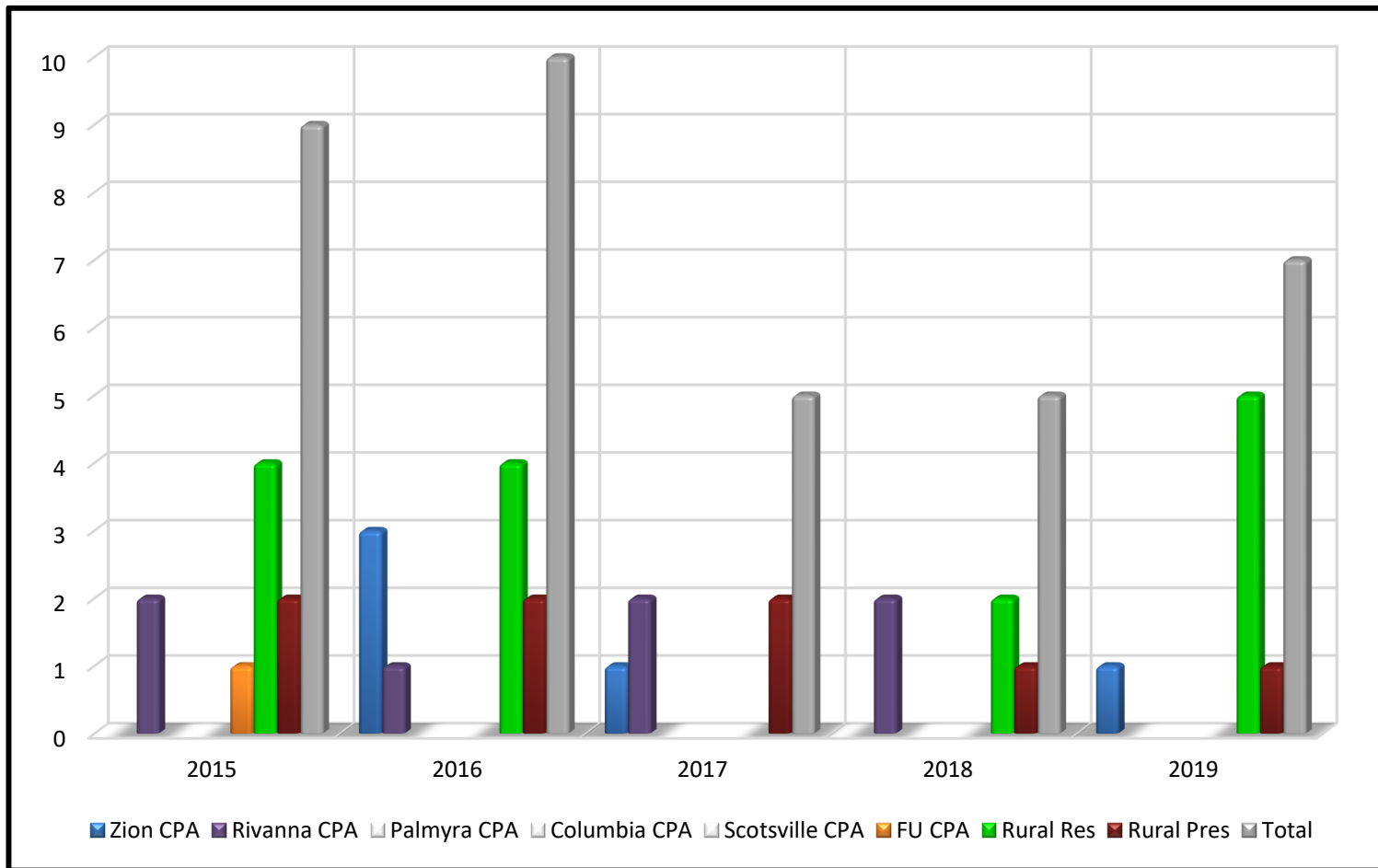
CPA						
Project Type	ID#	Description	Zoning	Election District	Planning Area	Status
Commercial	SUP 19:08	Commercial Kennel	B-1	Columbia	Zion Crossroads CPA	Approved
Rural Residential						
Project Type	ID#	Description	Zoning	Election District	Planning Area	Status
Commercial	SUP 19:02	Medical Clinic	A-1	Fork Union	Rural Residential	Approved
Commercial	SUP 19:03	Specialty Retail Store	A-1	Fork Union	Rural Residential	Approved
Commercial	SUP 19:05	Specialty Retail Store	A-1	Columbia	Rural Residential	Under Review
Commercial	SUP 19:07	Restaurant/Store	A-1	Cunningham	Rural Residential	Approved
Commercial	SUP 19:06	Landscaping Supply	A-1	Columbia	Rural Residential	Approved
Rural Preservation						
Project Type	ID#	Description	Zoning	Election District	Planning Area	Status
Industrial	SUP 19:01	Telecommunication Tower	A-1	Fork Union	Rural Preservation	Approved

Source: Planning & GIS

ZONING ACTIVITY: SPECIAL USE PERMITS

Seven (7) applications for special use permits (SUPs) were submitted Countywide. Of these seven, six were approved and one remains under review by the Planning Commission and staff members. One (1) application was located within the Zion Crossroads Community Planning Area. Six of the applications were for commercial requests such as SUP 19:03, a request to establish a specialty retail store for the sale of firearms.

Figure 15: Special Use Permits by Planning Area (2015 - 2019)



Source: Planning & GIS

ZONING ACTIVITY: SPECIAL USE PERMITS

Table 22: Special Use Permit (SUP) Applications by Election District (2001 - 2019)

Year	Election District					Total
	Columbia	Cunningham	Fork Union	Palmyra	Rivanna	
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
2019	3	1	3	0	0	7
Total	32	39	39	47	8	165

Source: Planning & GIS

ZONING ACTIVITY: CODE COMPLIANCE (2019)

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, logged and either determined to be valid or unfounded and then they are closed.

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

- 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
- Completed photographic assessments of commercial, residential, and institutional properties
- Replaced damaged public hearing signs and installed signs for new cases
- Performed mail and packet deliveries

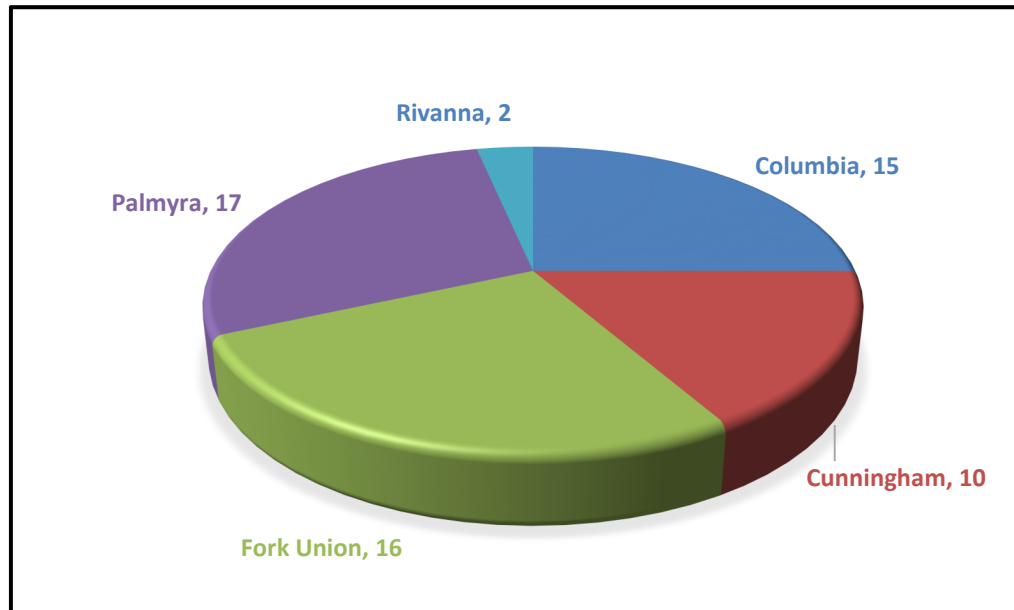
ZONING ACTIVITY: CODE COMPLIANCE

Table 23: Code Compliance Cases by Election District (2019)

Election District	Total	% of Total
Columbia	15	25%
Cunningham	10	17%
Fork Union	16	27%
Palmyra	17	28%
Rivanna	2	3%
Total	60*	100%

* One additional case was countywide and not included in total number of cases.
Source: Planning & GIS

Figure 16: Code Compliance Cases by Election District (2019)



Source: Planning & GIS

ZONING ACTIVITY: CODE COMPLIANCE

Table 24: Code Compliance Cases by Planning Area (2019)

Planning Area	Total	% of Total
Columbia CPA	5	8.30%
Fork Union CPA	3	5%
Palmyra CPA	1	1.70%
Rivanna CPA	10	16.70%
Scottsville CPA	0	0%
Zion Crossroads CPA	9	15%
Community Planning Area	28	46.70%
Rural Residential	20	33.30%
Rural Preservation	12	20%
TOTAL	60	100%

Source: Planning & GIS

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.

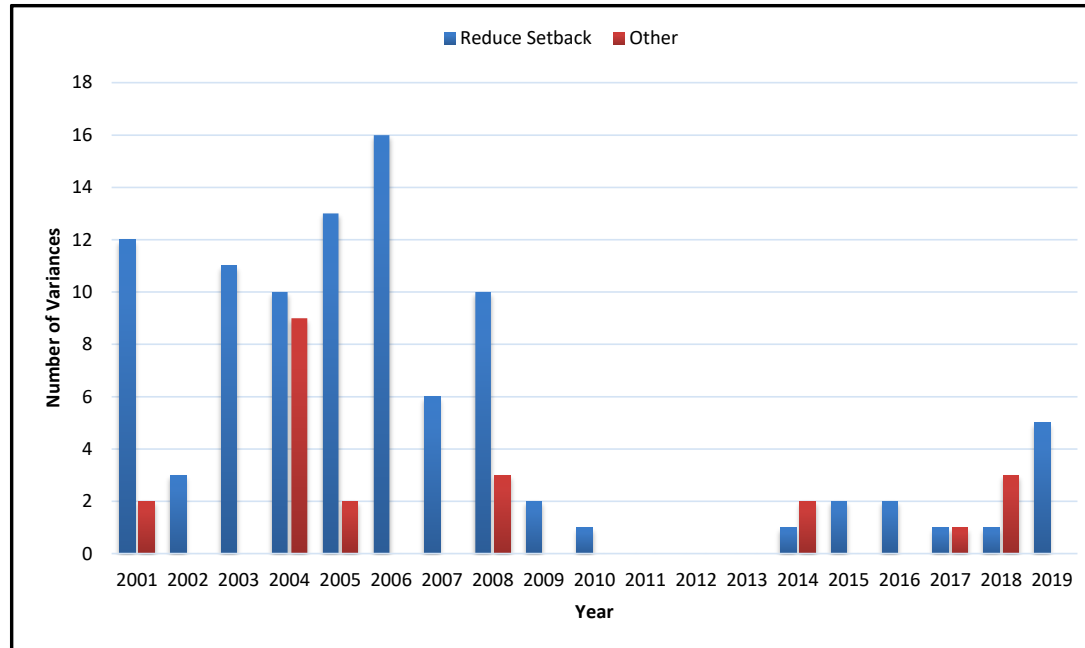
In 2019, the Planning Department received five (5) applications for Board of Zoning Appeals cases. Of these cases, two were approved, one was denied, one was withdrawn and one had no action taken.

Table 25: Zoning Variances by Year (2001 - 2019)

Type of Variance	Year																			
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total
Reduce Setback	12	3	11	10	13	16	6	10	2	1	0	0	0	1	2	2	1	1	5	92
Other	2	0	0	9	2	0	0	3	0	0	0	0	0	2	0	0	1	3	0	26
TOTAL	14	3	11	19	15	16	6	13	2	1	0	0	0	3	2	2	2	4	5	118

Figure 17: Zoning Variances by Year (2001 - 2019)

Source: Planning & GIS



PRESERVATION PROGRAMS: OVERVIEW

Despite experiencing rapid population growth over the past decade, Fluvanna 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 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 26: Agricultural & Forestal Districts Total Acreage (2019)

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	690.391
Carysbrook	Fork Union	21 Jul 1999	1 Jul 2009	10 years	21 Jul 2019	1504.068
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	800.377
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						19,291
% of Total County Acreage in Ag/For Districts*						10.69%
*Total Acreage of Fluvanna County is approx. 180,484 acres.						

Source: Planning & GIS

PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS

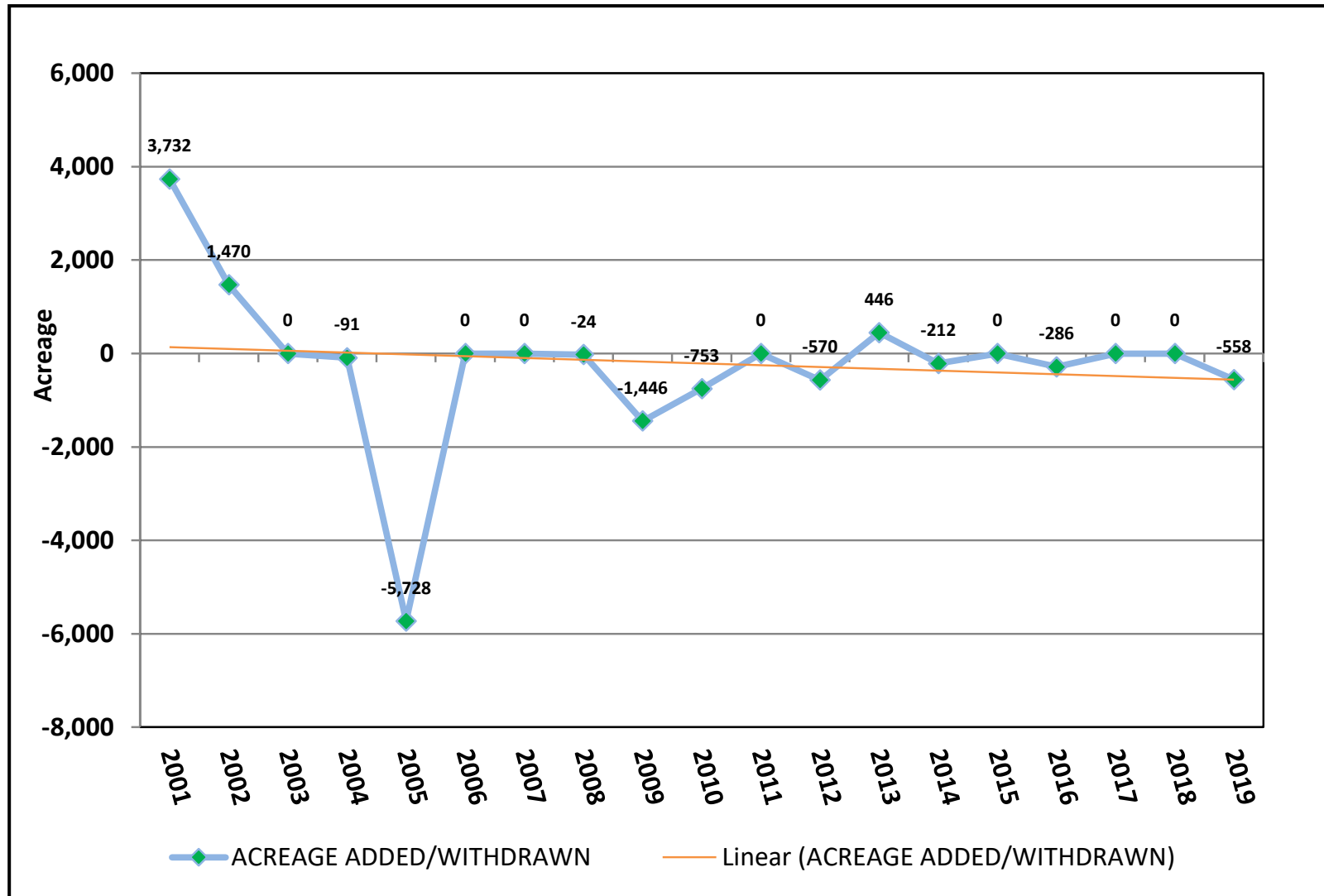
Table 27: Acreage Enrolled in Agricultural & Forestal Districts (2001 - 2019)

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
2017	0	0
2018	0	0
2019	0	-558

Agricultural & Forestal Districts (2019)	
Total Number of Districts:	19
Total Acreage within Districts:	19,291
Total Number of Parcels:	344

PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS

Figure 18: Agricultural/Forestal District Acreage Added & Withdrawn (2001 - 2019)



PRESERVATION PROGRAMS: CONSERVATION & HISTORIC EASEMENTS

As of December 31, 2019, there were 6 unique conservation and historic easements holding entities in Fluvanna County. These easements protect **15,003 acres**, or **approximately 8.2% of the County**. The Virginia Department of Forestry, Virginia Department of Historic Resources, Virginia Outdoors Foundation, Virginia Department of Conservation and Recreation, the Thomas Jefferson Soil and Water Conservation District, and Fluvanna County itself hold easements countywide. The County itself currently holds five (5) conservation easements totaling approximately 1,148 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

Table 28: Conservation Easements Held by Fluvanna County (2019)

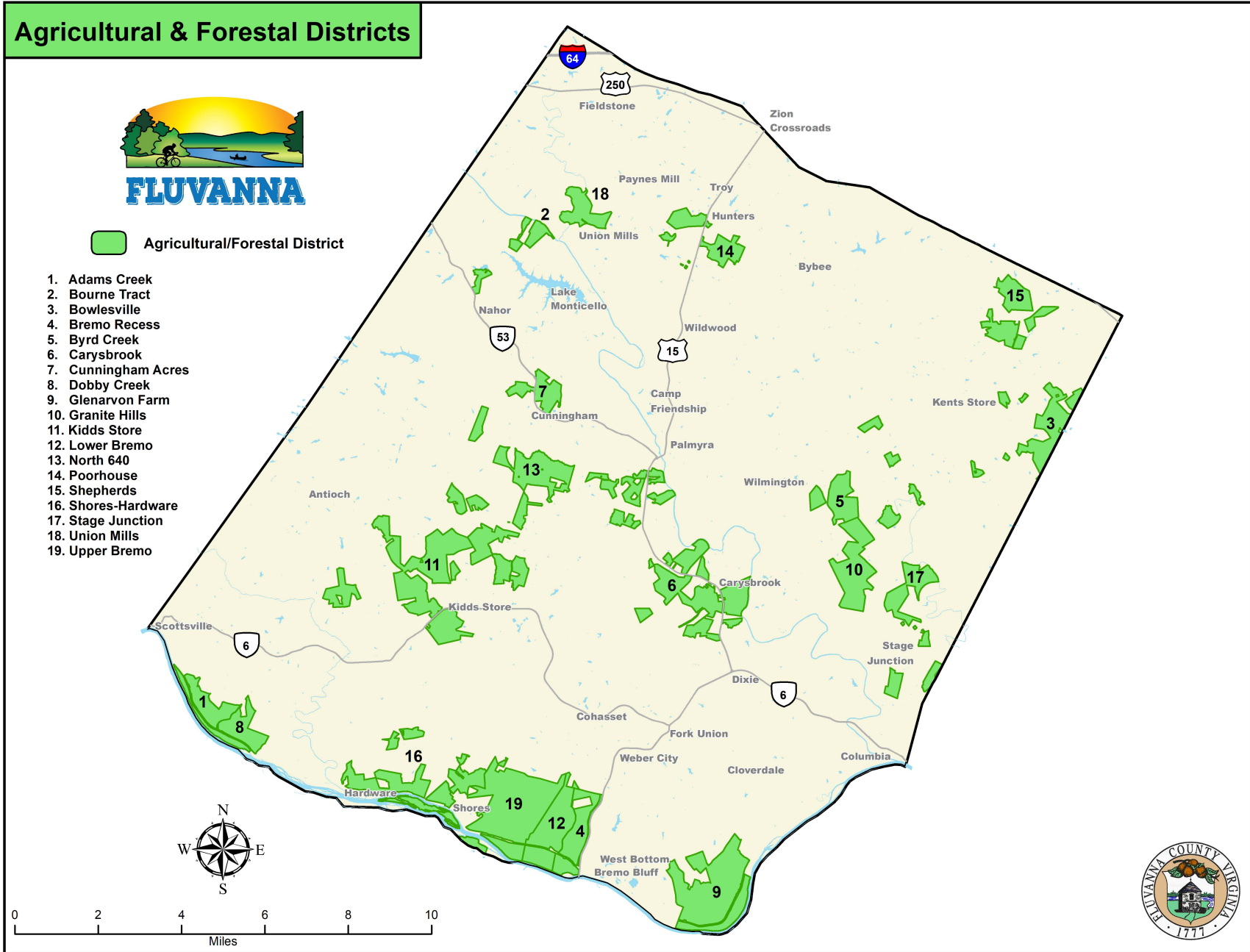
Owner Name	District	Tax Map Parcel	Approval Date	Acreage
John and Kathryn Zehler	Cunningham	30-A-84	October 27, 2007	123.781
William and Lynne Barber	Columbia	43-A-7	December 6, 2007	100.556
Palmyra Associates, LLC.	Fork Union	30-A-14	December 21, 2011	25.93
Central Meadows, LLC	Columbia	22-A-7, 42, 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: Commissioner of Revenue

Image 13: View of the Barber Property, one of the first conservation easements accepted by Fluvanna County.

APPENDIX A: MAP OF AGRICULTURAL & FORESTAL DISTRICTS



APPENDIX B: CONSERVATION EASEMENTS

