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INTRODUCTION

The Fluvanna County Department of Planning and Community Development is proud to present the 2009 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 Planning and Community Development staff. This report has been prepared to help visualize the growth impacting Fluvanna County, which is reflected by changes in land use. Land use changes are tracked by the Development Information Database (DID), which was used to prepare this report and is maintained by the Planning Department.

The DID is used to track site development plans, subdivisions, special use permits, variances, zoning map amendments, zoning text amendments, and preservation easements. A similar database used by the Building Inspections Department tracks building permits and was used in the residential activity calculations in this report. A direct comparison of the past ten (10) years worth of land use planning data is also provided throughout this report.

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 County 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 districts may not achieve the intended results if development requests are granted in areas outside established Community Planning Areas. This report provides a quantitative summary of 2009 development, and indicates where it is taking place.

The recessed economy and housing market continued to have an impact on Fluvanna County as the number of building permits issued, subdivision lots created, and site development plans approved continued to decline compared to past years. However, the number of special use permits and amount of acreage rezoned did increase in 2009, compared to the 2008 numbers.

While development activity continued to decline in the county, many long range planning projects were started and completed in Fluvanna County in 2009, beginning with the drafting and adopting of the 2009 Comprehensive Plan. Part of this plan included the amendment of the future land use map which resulted in the elimination of the Primary Residential Planning Area and increases in the size of the Rural Residential and Rural Preservation Planning Areas. The boundaries of the Community Planning Areas were amended, but the total acreage in these areas saw minimal changes.

In addition to the changes to the future land use map, the 2009 Comprehensive Plan contains 350 strategies for implementing the goals outlined in the plan. Since the adoption of the Comprehensive Plan in March of 2009, thirteen (13) of these implementation strategies have been completed and 104 are “in progress.” Appendix D provides a breakdown of the implementation strategies that have been completed or are in progress.
Other long range projects completed in 2009 include the adoption of the Planned Unit Development (PUD) zoning district and the completion of Phase I of the amendments to the uses permitted and defined in the Fluvanna County Zoning Ordinance. Appendix E includes a list of long range planning projects scheduled for 2010, some of which are currently in progress. Such projects include the review and possible amendment of the A-1 zoning district and Phase II of the uses permitted and defined amendments.

February 17, 2010

Prepared by:

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EXECUTIVE SUMMARY

**Land Use Planning Areas**

- Fluvanna County’s Comprehensive Plan, adopted in 2009, continues to influence growth/development decisions;
- Roughly 11% or 20,000 acres of the total county area is designated in the Comprehensive Plan as “growth area.” The “growth areas” are Community Planning Areas which are intended to receive the majority of the development (See Map Appendix A); and
- Roughly 89% or 165,000 acres of the total county area is designated in the Comprehensive Plan as “rural areas” (Rural Residential and Rural Preservation Planning Areas).

**2009 New Home Building Permits Issued**

- 112 Building Permits for new homes were issued in 2009, a 5% decrease from the 2008 number of 118;
- 46% of New Building Permits were issued in “growth areas;” down from 64% in “growth areas” in 2008; and
- 54% of New Building Permits were issued in “rural areas;” up from 36% in “rural areas” in 2008.

**2009 Subdivisions**

- 90 subdivision lots were approved in 2009, compared to 150 in 2008 (including major, minor, and family divisions);
- 2 (2%) of the new lots were created in “growth areas” compared to the 84 (56%) lots created in “growth areas” in 2008;
- 88 (98%) of new lots were created in “rural areas” compared to the 66 (44%) lots created in rural areas in 2008;
- 44% (40/88) of “rural area” lots were created within Rural Preservation Planning Areas; and
- One (1) cluster subdivision was approved preserving approximately 51.98 acres of open space.

**2009 Site Development Plans**

- 10 Site Development Plans were approved in 2009, a decrease from the 17 that were approved in 2008;
- 80% (8/10) of the site plans approved were located in “growth areas.”

**2009 Special Use Permits**

- Seven (7) Special Use Permits were approved in 2009;
- 43% (3) of the Special Use Permits approved were located in “growth areas;” and
- 57% (4) of the Special Use Permits approved were located in “rural areas.”
2009 Land Use Taxation and Agricultural and Forestal Districts

- Seven (7) Agricultural and Forestal Districts were reviewed in 2009, resulting in 1,446 acres being removed from these districts;
- Two (2) new Conservation Easements, totaling 765 acres, were approved in 2009; and
- Approximately 60% of the County (111,089 acres) was enrolled in the Land Use Taxation Program in 2009.

2009 Zoning

- Four (4) rezoning applications were approved, totaling 240.02 acres;
- Three (3) Zoning Text Amendments were approved; and
- Two (2) variances from established zoning regulations were approved.
### 2009 COMPREHENSIVE PLAN – Land Use Planning Areas

<table>
<thead>
<tr>
<th>Planning Area</th>
<th>Approximate Acreage</th>
<th>Percentage of Total County Acreage (Approximate)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community</td>
<td>19,655</td>
<td>10.6%</td>
</tr>
<tr>
<td>Rural Residential</td>
<td>61,243</td>
<td>33.0%</td>
</tr>
<tr>
<td>Rural Preservation</td>
<td>104,496</td>
<td>56.4%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>185,394</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>

Table 1: Approx. Acreage in Land Use Planning Areas

[Source: Dept. of Planning & Community Development](#)

[Note: County acreage is approximate. See Appendix A for Land Use Planning Area Map.](#)
## 2009 RESIDENTIAL ACTIVITY – Building Permits by Election District

<table>
<thead>
<tr>
<th>Election District</th>
<th>Number of Permits Issued</th>
<th>Percentage of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Columbia</td>
<td>19</td>
<td>17.0%</td>
</tr>
<tr>
<td>Cunningham</td>
<td>16</td>
<td>14.3%</td>
</tr>
<tr>
<td>Fork Union</td>
<td>11</td>
<td>9.8%</td>
</tr>
<tr>
<td>Palmyra</td>
<td>57</td>
<td>50.9%</td>
</tr>
<tr>
<td>Rivanna</td>
<td>9</td>
<td>8.0%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>112</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>

Table 2: 2009 New Home Building Permits by Election District

![Building Permits Issued for New Homes in 2009 by Election District](image)

Figure 1: 2009 New Home Building Permits by Election District

---

3 Source: Dept. of Building Inspections
### 2009 RESIDENTIAL ACTIVITY - Building Permits by Planning Area

<table>
<thead>
<tr>
<th>Planning Area</th>
<th>Number of Permits Issued</th>
<th>Percentage of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Columbia Community Planning Area</td>
<td>1</td>
<td>0.0%</td>
</tr>
<tr>
<td>Fork Union Community Planning Area</td>
<td>1</td>
<td>0.9%</td>
</tr>
<tr>
<td>Rivanna Community Planning Area</td>
<td>45</td>
<td>40.2%</td>
</tr>
<tr>
<td>Palmyra Community Planning Area</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>Zion Crossroads Community Planning Area</td>
<td>4</td>
<td>3.6%</td>
</tr>
<tr>
<td>Community Planning Area Subtotal</td>
<td>51</td>
<td>44.6%</td>
</tr>
<tr>
<td>Rural Residential Subtotal</td>
<td>34</td>
<td>30.4%</td>
</tr>
<tr>
<td>Rural Preservation Subtotal</td>
<td>27</td>
<td>24.1%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>112</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Table 3: 2009 New Home Building Permits by Planning Area

#### Figure 2: 2009 New Home Building Permits by Planning Area

---

4 Source: Dept. of Building Inspections
### 2009 RESIDENTIAL ACTIVITY - Building Permits: Inside vs. Outside Lake Monticello\(^5,6\)

<table>
<thead>
<tr>
<th></th>
<th>Inside Lake Monticello</th>
<th>Outside Lake Monticello</th>
<th>County Overall</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Number of Permits Issued</strong></td>
<td>9</td>
<td>103</td>
<td>112</td>
</tr>
<tr>
<td><strong>Percentage of Total</strong></td>
<td>8.0%</td>
<td>92.0%</td>
<td>100.0%</td>
</tr>
<tr>
<td><strong>Average Cost of New Homes</strong></td>
<td>$209,833</td>
<td>$154,169</td>
<td>$160,118</td>
</tr>
<tr>
<td><strong>Total Cost of New Homes</strong></td>
<td>$1,888,500</td>
<td>$16,033,610</td>
<td>$17,922,110</td>
</tr>
</tbody>
</table>

Table 4: 2009 New Home Building Permits: Inside vs. Outside Lake Monticello

---

![Number of Permits Issued Inside/Outside Lake Monticello](image)

**Figure 3: 2009 New Home Building Permits: Inside vs. Outside Lake Monticello**

---

\(^5\) Source: Dept. of Building Inspections  
\(^6\) Estimated cost of new homes are submitted to Building Dept. at time permit is requested. May not reflect true market value.
Table 5: 2009 Average New Home Cost: Inside vs. Outside Lake Monticello

<table>
<thead>
<tr>
<th></th>
<th>Inside Lake Monticello</th>
<th>Outside Lake Monticello</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Cost of</td>
<td>$209,833</td>
<td>$154,169</td>
</tr>
<tr>
<td>New Home</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Figure 4: 2009 Average New Home Cost: Inside vs. Outside Lake Monticello

Source: Dept. of Building Inspections
2000-2009 RESIDENTIAL ACTIVITY - Building Permits: Inside vs. Outside Lake Monticello

<table>
<thead>
<tr>
<th>Year</th>
<th>Inside Lake Monticello</th>
<th>Outside Lake Monticello</th>
<th>Total</th>
<th>Percentage Change from Previous Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>190</td>
<td>158</td>
<td>348</td>
<td>N/A</td>
</tr>
<tr>
<td>2001</td>
<td>282</td>
<td>171</td>
<td>453</td>
<td>30.1%</td>
</tr>
<tr>
<td>2002</td>
<td>269</td>
<td>162</td>
<td>431</td>
<td>-4.9%</td>
</tr>
<tr>
<td>2003</td>
<td>138</td>
<td>221</td>
<td>359</td>
<td>-16.7%</td>
</tr>
<tr>
<td>2004</td>
<td>154</td>
<td>182</td>
<td>336</td>
<td>-6.4%</td>
</tr>
<tr>
<td>2005</td>
<td>79</td>
<td>184</td>
<td>263</td>
<td>-21.7%</td>
</tr>
<tr>
<td>2006</td>
<td>42</td>
<td>176</td>
<td>218</td>
<td>-17.2%</td>
</tr>
<tr>
<td>2007</td>
<td>27</td>
<td>150</td>
<td>177</td>
<td>-18.8%</td>
</tr>
<tr>
<td>2008</td>
<td>23</td>
<td>95</td>
<td>118</td>
<td>-33.3%</td>
</tr>
<tr>
<td>2009</td>
<td>9</td>
<td>103</td>
<td>112</td>
<td>-5.0%</td>
</tr>
</tbody>
</table>

Table 6: 2000-2009 New Home Building Permit Comparison

Source: Dept. of Building Inspections

Figure 5: 2000-2009 New Home Building Permit Comparison
2009 RESIDENTIAL ACTIVITY – Subdivision Lots by Election District

<table>
<thead>
<tr>
<th>Type of Subdivision</th>
<th>Major (lots)</th>
<th>Minor (lots)</th>
<th>Family (lots)</th>
<th>Total (lots)</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Columbia</td>
<td>0</td>
<td>14</td>
<td>21</td>
<td>35</td>
<td>39%</td>
</tr>
<tr>
<td>Cunningham</td>
<td>0</td>
<td>4</td>
<td>12</td>
<td>16</td>
<td>18%</td>
</tr>
<tr>
<td>Fork Union</td>
<td>0</td>
<td>6</td>
<td>2</td>
<td>8</td>
<td>9%</td>
</tr>
<tr>
<td>Palmyra</td>
<td>29</td>
<td>2</td>
<td>0</td>
<td>31</td>
<td>34%</td>
</tr>
<tr>
<td>Rivanna</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td><strong>Total (lots)</strong></td>
<td><strong>29</strong></td>
<td><strong>26</strong></td>
<td><strong>35</strong></td>
<td><strong>90</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Table 7: 2009 Subdivision Lots by Election District

---

2009 Subdivisions by Election District

Figure 6: 2009 Subdivisions by Election District

---

9 Source: Dept. of Planning & Community Development
2009 RESIDENTIAL ACTIVITY – Subdivision Lots by Planning Area

<table>
<thead>
<tr>
<th>Planning Area</th>
<th>Subdivisions Type and Number of Lots</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Community</td>
</tr>
<tr>
<td>Columbia</td>
<td>0</td>
</tr>
<tr>
<td>Fork Union</td>
<td>0</td>
</tr>
<tr>
<td>Lake Monticello</td>
<td>0</td>
</tr>
<tr>
<td>Palmyra</td>
<td>0</td>
</tr>
<tr>
<td>Zion Crossroads</td>
<td>0</td>
</tr>
<tr>
<td>Subtotal</td>
<td>0</td>
</tr>
<tr>
<td>Rural Residential</td>
<td>29</td>
</tr>
<tr>
<td>Rural Preservation</td>
<td>0</td>
</tr>
<tr>
<td>TOTAL</td>
<td>29</td>
</tr>
</tbody>
</table>

Table 8: 2009 Subdivision Lots by Planning Area

Figure 7: 2009 Subdivision Lots by Planning Area

Source: Dept. of Planning & Community Development
### 2000-2009 RESIDENTIAL ACTIVITY – Subdivision Lots by Planning Area

<table>
<thead>
<tr>
<th>Year</th>
<th>Community Planning Area</th>
<th>Primary Residential Planning Area</th>
<th>Rural Residential Planning Area</th>
<th>Rural Preservation Planning Area</th>
<th>Total</th>
<th>% Change from Previous Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>33</td>
<td>22</td>
<td>12</td>
<td>30</td>
<td>97</td>
<td>n/a</td>
</tr>
<tr>
<td>2001</td>
<td>21</td>
<td>70</td>
<td>11</td>
<td>43</td>
<td>145</td>
<td>49.50%</td>
</tr>
<tr>
<td>2002</td>
<td>26</td>
<td>69</td>
<td>13</td>
<td>98</td>
<td>206</td>
<td>42.10%</td>
</tr>
<tr>
<td>2003</td>
<td>67</td>
<td>40</td>
<td>97</td>
<td>172</td>
<td>376</td>
<td>82.50%</td>
</tr>
<tr>
<td>2004</td>
<td>67</td>
<td>63</td>
<td>91</td>
<td>199</td>
<td>420</td>
<td>11.70%</td>
</tr>
<tr>
<td>2005</td>
<td>228</td>
<td>102</td>
<td>115</td>
<td>501</td>
<td>946</td>
<td>125.20%</td>
</tr>
<tr>
<td>2006</td>
<td>32</td>
<td>44</td>
<td>250</td>
<td>392</td>
<td>718</td>
<td>-24.10%</td>
</tr>
<tr>
<td>2007</td>
<td>79</td>
<td>17</td>
<td>75</td>
<td>418</td>
<td>589</td>
<td>-17.97%</td>
</tr>
<tr>
<td>2008</td>
<td>80</td>
<td>4</td>
<td>33</td>
<td>33</td>
<td>150</td>
<td>-74.53%</td>
</tr>
<tr>
<td>2009</td>
<td>2</td>
<td>0*</td>
<td>48</td>
<td>40</td>
<td>90</td>
<td>-40.00%</td>
</tr>
</tbody>
</table>

*Table 9: 2000-2009 Subdivision Comparison*

---

11 Source: Dept. of Planning & Community Development
2000-2009 RESIDENTIAL ACTIVITY – Subdivision Lots by Planning Area

Subdivision Lots Created 2000-2009 by Planning Area

Figure 9: 2000-2009 Subdivision Lots by Planning Area

Source: Dept. of Planning & Community Development
## 2009 RESIDENTIAL ACTIVITY – Fluvanna Housing Foundation: Major Activity by Cost

<table>
<thead>
<tr>
<th>Type of Activity</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replacement Homes</td>
<td>$0</td>
</tr>
<tr>
<td>Emergency Ramp Installations &amp; Home Repairs</td>
<td>$40,652</td>
</tr>
<tr>
<td>Assistance to First Time Buyers</td>
<td>$71,900</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$112,552</strong></td>
</tr>
</tbody>
</table>

Table 10: 2009 Fluvanna Housing Foundation: Major Activity by Cost

### Fluvanna Housing Foundation: Cost Analysis of Major Activities, 2009

![Pie chart showing percentage of costs for different activities](chart)

**Figure 10: 2009 Fluvanna Housing Foundation: Cost Analysis of Major Activities**

---

13 Source: Fluvanna Housing Foundation
### 2009 Residential Activity – Fluvanna Housing Foundation: Major Activity by Project

<table>
<thead>
<tr>
<th>Project</th>
<th>Number of Incidents</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Time Home Buyer Assistance</td>
<td>4</td>
</tr>
<tr>
<td>Emergency Repairs</td>
<td>25</td>
</tr>
<tr>
<td>Replacement Homes</td>
<td>0</td>
</tr>
<tr>
<td>Ramps Installed</td>
<td>9</td>
</tr>
<tr>
<td>Section 8 Vouchers</td>
<td>68</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>106</strong></td>
</tr>
</tbody>
</table>

**Table 11: 2009 Fluvanna Housing Foundation: Major Activity by Project**

![Fluvanna Housing Foundation: 2009 Projects](image)

**Figure 11: 2009 Fluvanna Housing Foundation: Projects**

---

14 Source: Fluvanna Housing Foundation
### 2009 SITE DEVELOPMENT PLANS – by Project Type

<table>
<thead>
<tr>
<th>Commercial/Retail</th>
<th>Applicant</th>
<th>Use</th>
<th>Zoning</th>
<th>Election District</th>
<th>Planning Area</th>
<th>Site Plan Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>JA-ZAN, LLC</td>
<td>Office Building</td>
<td>I-1</td>
<td>Palmyra</td>
<td>Zion Crossroads CPA</td>
<td>Major</td>
<td></td>
</tr>
<tr>
<td>Fluvanna Auto, LLC</td>
<td>Office Building</td>
<td>B-1</td>
<td>Palmyra</td>
<td>Zion Crossroads CPA</td>
<td>Major</td>
<td></td>
</tr>
<tr>
<td>Curley, Karen</td>
<td>Dollar General Store</td>
<td>B-1</td>
<td>Fork Union</td>
<td>Fork Union CPA</td>
<td>Major</td>
<td></td>
</tr>
<tr>
<td>Rivanna River Resort</td>
<td>Amendment to Resort Site Plan</td>
<td>R-3</td>
<td>Palmyra</td>
<td>Palmyra CPA</td>
<td>Minor</td>
<td></td>
</tr>
<tr>
<td>Allen E. Haislip</td>
<td>Mud Bog Site</td>
<td>A-1</td>
<td>Cunningham</td>
<td>Rural Preservation</td>
<td>Minor</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Industrial</th>
<th>Applicant</th>
<th>Use</th>
<th>Zoning</th>
<th>Election District</th>
<th>Planning Area</th>
<th>Site Plan Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zion Crossroads Investment, LLC</td>
<td>Maintenance Building/Warehouse</td>
<td>I-1</td>
<td>Palmyra</td>
<td>Zion Crossroads CPA</td>
<td>Major</td>
<td></td>
</tr>
<tr>
<td>Fork Union Military Academy</td>
<td>Grading for future Maintenance Facility</td>
<td>A-1</td>
<td>Fork Union</td>
<td>Fork Union CPA</td>
<td>Major</td>
<td></td>
</tr>
<tr>
<td>Southern Development</td>
<td>Storage Buildings</td>
<td>I-1</td>
<td>Palmyra</td>
<td>Zion Crossroads CPA</td>
<td>Minor</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Institutional</th>
<th>Applicant</th>
<th>Use</th>
<th>Zoning</th>
<th>Election District</th>
<th>Planning Area</th>
<th>Site Plan Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Columbia Baptist Church</td>
<td>Addition to Fellowship Hall</td>
<td>R-1</td>
<td>Columbia</td>
<td>Columbia CPA</td>
<td>Minor</td>
<td></td>
</tr>
<tr>
<td>Fluvanna County Public Works</td>
<td>Kents Store Fire Station</td>
<td>A-1</td>
<td>Columbia</td>
<td>Rural Preservation</td>
<td>Major</td>
<td></td>
</tr>
</tbody>
</table>

Table 12: 2009 Site Development Plans by Project Type

15 Source: Dept. of Planning & Community Development
## 2009 SITE DEVELOPMENT PLANS – by Planning Area

### Community Planning Areas

<table>
<thead>
<tr>
<th>Planning Area</th>
<th>Project Type</th>
<th>Applicant</th>
<th>Use</th>
<th>Zoning</th>
<th>Election District</th>
<th>Site Plan Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Columbia CPA</td>
<td>Institutional</td>
<td>Columbia Baptist Church</td>
<td>Addition to Fellowship Hall</td>
<td>R-1</td>
<td>Columbia</td>
<td>Minor</td>
</tr>
<tr>
<td>Fork Union CPA</td>
<td>Industrial</td>
<td>Fork Union Military Academy</td>
<td>Grading for Future Maintenance Facility</td>
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<td>Fork Union</td>
<td>Major</td>
</tr>
<tr>
<td>Fork Union CPA</td>
<td>Commercial/Retail</td>
<td>Curley, Karen</td>
<td>Dollar General Store</td>
<td>B-1</td>
<td>Fork Union</td>
<td>Major</td>
</tr>
<tr>
<td>Palmyra CPA</td>
<td>Commercial/Retail</td>
<td>Fluvanna Auto, LLC</td>
<td>Office Building</td>
<td>B-1</td>
<td>Palmyra</td>
<td>Major</td>
</tr>
<tr>
<td>Palmyra CPA</td>
<td>Commercial/Retail</td>
<td>Rivanna River Resort</td>
<td>Amendment to Resort Site Plan</td>
<td>R-3</td>
<td>Palmyra</td>
<td>Minor</td>
</tr>
<tr>
<td>Zion Crossroads CPA</td>
<td>Industrial</td>
<td>Zion Crossroads Investment, LLC</td>
<td>Maintenance Building/Warehouse</td>
<td>I-1</td>
<td>Palmyra</td>
<td>Major</td>
</tr>
<tr>
<td>Zion Crossroads CPA</td>
<td>Commercial/Retail</td>
<td>JA-ZAN, LLC</td>
<td>Office Building</td>
<td>I-1</td>
<td>Palmyra</td>
<td>Major</td>
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<td>Zion Crossroads CPA</td>
<td>Industrial</td>
<td>Southern Development</td>
<td>Storage Buildings</td>
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<td>Minor</td>
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### Rural Preservation Planning Area

<table>
<thead>
<tr>
<th>Planning Area</th>
<th>Project Type</th>
<th>Applicant</th>
<th>Use</th>
<th>Zoning</th>
<th>Election District</th>
<th>Site Plan Type</th>
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</thead>
<tbody>
<tr>
<td>Rural Preservation Planning Area</td>
<td>Institutional</td>
<td>Fluvanna County Public Works</td>
<td>Kents Store Fire Station</td>
<td>A-1</td>
<td>Columbia</td>
<td>Major</td>
</tr>
<tr>
<td>Rural Preservation Planning Area</td>
<td>Commercial/Retail</td>
<td>Allen E. Haislip</td>
<td>Mud Bog Site</td>
<td>A-1</td>
<td>Cunningham</td>
<td>Minor</td>
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</table>

Table 13: 2009 Site Development Plans: Planning Areas

---

16 Source: Dept. of Planning & Community Development
### 2000-2009 SITE DEVELOPMENT PLANS – by Project Type

<table>
<thead>
<tr>
<th>Year</th>
<th>Commercial/Retail</th>
<th>Industrial</th>
<th>Public/Institutional</th>
<th>TOTAL</th>
</tr>
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<tbody>
<tr>
<td>2000</td>
<td>6</td>
<td>2</td>
<td>3</td>
<td>11</td>
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<tr>
<td>2001</td>
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<tr>
<td>2002</td>
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</tr>
<tr>
<td>2003</td>
<td>6</td>
<td>2</td>
<td>2</td>
<td>10</td>
</tr>
<tr>
<td>2004</td>
<td>8</td>
<td>0</td>
<td>4</td>
<td>12</td>
</tr>
<tr>
<td>2005</td>
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<td>0</td>
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<tr>
<td>2006</td>
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<td>1</td>
<td>12</td>
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<td>2007</td>
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<td>20</td>
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<tr>
<td>2008</td>
<td>9</td>
<td>6</td>
<td>2</td>
<td>17</td>
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<tr>
<td>2009</td>
<td>5</td>
<td>3</td>
<td>2</td>
<td>10</td>
</tr>
<tr>
<td>TOTAL</td>
<td>65</td>
<td>26</td>
<td>25</td>
<td>116</td>
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</table>

Table 15: 2000-2009 Site Development Plans by Project Type

**Figure 12: 2000-2009 Site Development Plans by Project Type**

17 Source: Dept. of Planning & Community Development
### 2000-2009 SITE DEVELOPMENT PLANS – by Planning Area

<table>
<thead>
<tr>
<th>Year</th>
<th>Community</th>
<th>Primary Residential</th>
<th>Rural Residential</th>
<th>Rural Preservation</th>
<th>TOTAL</th>
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<tbody>
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<td>2</td>
<td>11</td>
</tr>
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<td>2002</td>
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<td>2003</td>
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<td>2005</td>
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<tr>
<td>TOTAL</td>
<td>85</td>
<td>7</td>
<td>14</td>
<td>10</td>
<td>116</td>
</tr>
</tbody>
</table>

Table 16: 2000-2009 Site Development Plans by Planning Area

### Figure 13: 2000-2009 Site Development Plans by Planning Area

#### Source: Dept. of Planning & Community Development
### 2009 ZONING MAP AMENDMENTS by Planning Area

<table>
<thead>
<tr>
<th>Planning Area</th>
<th>Applicant</th>
<th>Prior Zoning</th>
<th>New Zoning</th>
<th>Acreage</th>
<th>Conditional</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lake Monticello CPA</td>
<td>Frank T. Ballif</td>
<td>R-3</td>
<td>R-3 (Amended Proffers)</td>
<td>2.89</td>
<td>Yes</td>
</tr>
<tr>
<td>Palmyra CPA</td>
<td>James H. Watson</td>
<td>A-1</td>
<td>B-1</td>
<td>1.27</td>
<td>Yes</td>
</tr>
<tr>
<td>Palmyra CPA</td>
<td>Rivanna Woods Golf, LP</td>
<td>A-1</td>
<td>R-3</td>
<td>230.56</td>
<td>Yes</td>
</tr>
<tr>
<td>Rural Residential</td>
<td>Edmonds &amp; Barnette</td>
<td>A-1</td>
<td>R-1</td>
<td>5.3</td>
<td>No</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>240.02</strong></td>
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</table>

**Table 17: 2009 Zoning Map Amendments by Planning Area**

![2009 Zoning Map Amendments by Planning Area](image)

**Figure 14: 2009 Zoning Map Amendments by Planning Area**

19 Source: Dept. of Planning & Community Development.
### 2009 ZONING MAP AMENDMENTS – by Election District

<table>
<thead>
<tr>
<th>Election District</th>
<th>Applicant</th>
<th>Prior Zoning</th>
<th>New Zoning</th>
<th>Acreage</th>
<th>Conditional</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fork Union</td>
<td>Edmonds &amp; Barnette</td>
<td>A-1</td>
<td>R-1</td>
<td>5.3</td>
<td>No</td>
</tr>
<tr>
<td>Palmyra</td>
<td>Rivanna Woods Golf, LP</td>
<td>A-1</td>
<td>R-3</td>
<td>230.56</td>
<td>Yes</td>
</tr>
<tr>
<td>Palmyra</td>
<td>Frank T. Ballif</td>
<td>R-3</td>
<td>R-3 (Amended Proffers)</td>
<td>2.89</td>
<td>Yes</td>
</tr>
<tr>
<td>Palmyra</td>
<td>James H. Watson</td>
<td>A-1</td>
<td>B-1</td>
<td>1.27</td>
<td>Yes</td>
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</tbody>
</table>

**TOTAL 240.02**

**Table 18: 2009 Zoning Map Amendments by Election District**

![2009 Zoning Map Amendments by Election District](image)

Source: Dept. of Planning & Community Development.

---

24
## 2000-2009 ZONING MAP AMENDMENTS – by Planning Area

<table>
<thead>
<tr>
<th>Planning Area</th>
<th>2000</th>
<th>2001</th>
<th>2002</th>
<th>2003</th>
<th>2004</th>
<th>2005</th>
<th>2006</th>
<th>2007</th>
<th>2008</th>
<th>2009</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lake Monticello CPA</td>
<td>9.1</td>
<td>18.5</td>
<td>116</td>
<td>16.5</td>
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<td>5</td>
<td>0</td>
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<tr>
<td>Zion Crossroads CPA</td>
<td>15.9</td>
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<td>15.1</td>
<td>27.3</td>
<td>25.2</td>
<td>54.26</td>
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<td>30.868</td>
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<td>131.1</td>
<td>43.8</td>
<td>120</td>
<td>59.4</td>
<td>140.68</td>
<td>86.697</td>
<td>21.75</td>
<td>234.72</td>
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<td>Primary Residential*</td>
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<td>1.45</td>
<td>0</td>
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<tr>
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<td>0</td>
<td>0</td>
<td>43.8</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td>5.3</td>
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<tr>
<td>Rural Preservation</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>12.95</td>
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<tr>
<td><strong>Total</strong></td>
<td>25</td>
<td>31.5</td>
<td>131.1</td>
<td>43.8</td>
<td>163.9</td>
<td>72.4</td>
<td>142.13</td>
<td>86.697</td>
<td>23.75</td>
<td>240.02</td>
</tr>
</tbody>
</table>

Table 19: 2000-2009 Zoning Map Amendments by Planning Area

### 2000-2009 Zoning Map Amendments

![2000-2009 Zoning Map Amendments](image)

Figure 16: 2000-2009 Zoning Map Amendments by Planning Area

---

21 Source: Dept. of Planning & Community Development.
### 2009 ZONING TEXT AMENDMENTS

<table>
<thead>
<tr>
<th>Applicant Name</th>
<th>Applicable Section of County Ordinance</th>
<th>Description of Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fluvanna County</td>
<td>19-9-6 &amp; 22-17-7</td>
<td>Amend Subdivision and Zoning Fees</td>
</tr>
<tr>
<td>Fluvanna County</td>
<td>22-14-1 through 15</td>
<td>Adopt Planned Unit Development (PUD) District</td>
</tr>
<tr>
<td>Fluvanna County</td>
<td>Multiple</td>
<td>Amend Uses Permitted and Uses Defined</td>
</tr>
</tbody>
</table>

**TOTAL** | 3

Table 20: 2009 Zoning Text Amendments

### 2000-2009 ZONING TEXT AMENDMENTS

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</thead>
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<td>3</td>
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<td>2008</td>
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<tr>
<td>2009</td>
<td>3</td>
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</tbody>
</table>

**TOTAL** | 28

Table 21: 2000-2009 Zoning Text Amendments Comparison

---

22 Source: Dept. of Planning & Community Development
Zoning Text Amendments 2000-2009

Figure 17: Zoning Text Amendments 2000-2009

Source: Dept. of Planning & Community Development

23 Source: Dept. of Planning & Community Development
## 2009 ZONING VARIANCES by Election District

<table>
<thead>
<tr>
<th>Election District</th>
<th>Reduce Setback</th>
<th>Reduce Parking Required</th>
<th>Reduce Public Road Frontage</th>
<th>Other</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
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<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Cunningham</td>
<td>1</td>
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<td>0</td>
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</tr>
<tr>
<td>Fork Union</td>
<td>0</td>
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<td>0</td>
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</tr>
<tr>
<td>Palmyra</td>
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<td>0</td>
<td>0</td>
<td>1</td>
</tr>
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<td><strong>0</strong></td>
<td><strong>2</strong></td>
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Table 22: 2009 Variances by Election District

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24 Source: Dept. of Planning & Community Development
### Table 23: 2000-2009 Variances Comparison

<table>
<thead>
<tr>
<th>Type of Variance</th>
<th>2000</th>
<th>2001</th>
<th>2002</th>
<th>2003</th>
<th>2004</th>
<th>2005</th>
<th>2006</th>
<th>2007</th>
<th>2008</th>
<th>2009</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reduce Setback</td>
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<td>10</td>
<td>2</td>
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<tr>
<td>Other</td>
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<td>9</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
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<td><strong>3</strong></td>
<td><strong>11</strong></td>
<td><strong>19</strong></td>
<td><strong>15</strong></td>
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<td><strong>13</strong></td>
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</table>

Source: Dept. of Planning & Community Development

### Figure 18: 2000-2009 Variances by Type
### 2009 SPECIAL USE PERMITS by Project Type

<table>
<thead>
<tr>
<th>Project Type</th>
<th>Project Description</th>
<th>Applicant</th>
<th>Zoning</th>
<th>Election District</th>
<th>Planning Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>Operate Landscaping Company</td>
<td>Eric D. Taylor</td>
<td>A-1</td>
<td>Palmyra</td>
<td>Rural Residential</td>
</tr>
<tr>
<td>Commercial</td>
<td>Amend Condition #3 of SUP 06:08 (amended hours in which materials could be received)</td>
<td>VB Real Estate, LLC</td>
<td>I-1</td>
<td>Palmyra</td>
<td>Zion Crossroads CPA</td>
</tr>
<tr>
<td>Commercial</td>
<td>Operate Wholesale/Retail Greenhouse</td>
<td>Shawn W. Metcalf, Sr.</td>
<td>A-1</td>
<td>Palmyra</td>
<td>Rural Residential</td>
</tr>
<tr>
<td>Commercial</td>
<td>Mud Bog Events</td>
<td>Shannon Haislip</td>
<td>A-1</td>
<td>Cunningham</td>
<td>Rural Preservation</td>
</tr>
<tr>
<td>Commercial</td>
<td>Amend Condition #9 of SUP 06:08 (allowed for municipal solid waste)</td>
<td>VB Real Estate, LLC</td>
<td>I-1</td>
<td>Palmyra</td>
<td>Zion Crossroads CPA</td>
</tr>
<tr>
<td>Mobile Home</td>
<td>Medical Hardship</td>
<td>David and Amanda Morris</td>
<td>A-1</td>
<td>Fork Union</td>
<td>Fork Union CPA</td>
</tr>
<tr>
<td>Mobile Home</td>
<td>Temporary Construction</td>
<td>Clayton Mark and Amber Roberts</td>
<td>A-1</td>
<td>Cunningham</td>
<td>Rural Preservation</td>
</tr>
</tbody>
</table>

Table 24: 2009 Special Use Permits by Project Type

---

26 Source: Dept. of Planning & Community Development
## 2009 SPECIAL USE PERMITS by Planning Area

<table>
<thead>
<tr>
<th>Planning Area</th>
<th>Project Type</th>
<th>Project Description</th>
<th>Applicant</th>
<th>Zoning</th>
<th>Election District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fork Union CPA</td>
<td>Mobile Home</td>
<td>Medical Hardship</td>
<td>David and Amanda Morris</td>
<td>A-1</td>
<td>Fork Union</td>
</tr>
<tr>
<td>Zion Crossroads CPA</td>
<td>Commercial</td>
<td>Amendment to Condition #3 of SUP 06:08</td>
<td>VB Real Estate, LLC</td>
<td>I-1</td>
<td>Palmyra</td>
</tr>
<tr>
<td>Zion Crossroads CPA</td>
<td>Commercial</td>
<td>Amendment to Condition #9 of SUP 06:08</td>
<td>VB Real Estate, LLC</td>
<td>I-1</td>
<td>Palmyra</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Planning Area</th>
<th>Project Type</th>
<th>Project Description</th>
<th>Applicant</th>
<th>Zoning</th>
<th>Election District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural Residential</td>
<td>Commercial</td>
<td>Operate a Landscaping Company</td>
<td>Eric D. Taylor</td>
<td>A-1</td>
<td>Palmyra</td>
</tr>
<tr>
<td>Rural Residential</td>
<td>Commercial</td>
<td>Operate a Wholesale/Retail Greenhouse</td>
<td>Shawn W. Metcalf, Sr.</td>
<td>A-1</td>
<td>Palmyra</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Planning Area</th>
<th>Project Type</th>
<th>Project Description</th>
<th>Applicant</th>
<th>Zoning</th>
<th>Election District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural Preservation</td>
<td>Commercial</td>
<td>Mud Bog Events</td>
<td>Shannon Haislip</td>
<td>A-1</td>
<td>Cunningham</td>
</tr>
<tr>
<td>Rural Preservation</td>
<td>Mobile Home</td>
<td>Temporary Construction</td>
<td>Clayton Mark and Amber Roberts</td>
<td>A-1</td>
<td>Cunningham</td>
</tr>
</tbody>
</table>

Table 25: 2009 Special Use Permits by Planning Area

---

Source: Dept. of Planning & Community Development
## 2000-2009 SPECIAL USE PERMITS by Election District

<table>
<thead>
<tr>
<th>Year</th>
<th>Columbia</th>
<th>Cunningham</th>
<th>Fork Union</th>
<th>Palmyra</th>
<th>Rivanna</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>1</td>
<td>5</td>
<td>1</td>
<td>2</td>
<td>0</td>
<td>9</td>
</tr>
<tr>
<td>2001</td>
<td>1</td>
<td>3</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>9</td>
</tr>
<tr>
<td>2002</td>
<td>3</td>
<td>7</td>
<td>2</td>
<td>3</td>
<td>0</td>
<td>15</td>
</tr>
<tr>
<td>2003</td>
<td>0</td>
<td>5</td>
<td>1</td>
<td>0</td>
<td>4</td>
<td>10</td>
</tr>
<tr>
<td>2004</td>
<td>2</td>
<td>6</td>
<td>5</td>
<td>8</td>
<td>0</td>
<td>21</td>
</tr>
<tr>
<td>2005</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>1</td>
<td>0</td>
<td>6</td>
</tr>
<tr>
<td>2006</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>8</td>
<td>1</td>
<td>12</td>
</tr>
<tr>
<td>2007</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>1</td>
<td>11</td>
</tr>
<tr>
<td>2008</td>
<td>0</td>
<td>0</td>
<td>3</td>
<td>3</td>
<td>0</td>
<td>6</td>
</tr>
<tr>
<td>2009</td>
<td>0</td>
<td>2</td>
<td>1</td>
<td>4</td>
<td>0</td>
<td>7</td>
</tr>
<tr>
<td>TOTAL</td>
<td>11</td>
<td>33</td>
<td>20</td>
<td>34</td>
<td>8</td>
<td>106</td>
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</tbody>
</table>

Table 26: 2000-2009 Special Use Permits by Election District

![Special Use Permits by Election District: 2000-2009](image)

Figure 19: 2000-2009 Special Use Permits by Election District

---

28 Source: Dept. of Planning & Community Development
## PRESERVATION PROGRAMS: Agricultural and Forestal Districts

<table>
<thead>
<tr>
<th>District Name</th>
<th>Planning Areas</th>
<th>Approval Date</th>
<th>Review Period</th>
<th>Review Date</th>
<th>Total Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Riverside</td>
<td>Rural Preservation</td>
<td>8/7/2002</td>
<td>10 Years</td>
<td>August 2012</td>
<td>569.526</td>
</tr>
<tr>
<td>Union Mills</td>
<td>Rural Preservation</td>
<td>5/15/2002</td>
<td>10 Years</td>
<td>May 2012</td>
<td>324.752</td>
</tr>
<tr>
<td>Adams Creek</td>
<td>Rural Residential</td>
<td>5/16/2001</td>
<td>10 Years</td>
<td>May 2011</td>
<td>557.674</td>
</tr>
<tr>
<td>Bremo Recess</td>
<td>Rural Preservation</td>
<td>1/17/2001</td>
<td>10 Years</td>
<td>January 2011</td>
<td>359.67</td>
</tr>
<tr>
<td>Lower Bremo</td>
<td>Rural Preservation</td>
<td>1/17/2001</td>
<td>10 Years</td>
<td>January 2011</td>
<td>800.377</td>
</tr>
<tr>
<td>Shores-Hardware</td>
<td>Rural Preservation</td>
<td>1/17/2001</td>
<td>10 Years</td>
<td>January 2011</td>
<td>1,168.11</td>
</tr>
<tr>
<td>Dobby Creek</td>
<td>Rural Residential</td>
<td>1/17/2001</td>
<td>10 Years</td>
<td>January 2011</td>
<td>393.16</td>
</tr>
<tr>
<td>Shepherds</td>
<td>Rural Preservation</td>
<td>11/15/2000</td>
<td>10 Years</td>
<td>November 2010</td>
<td>703.99</td>
</tr>
<tr>
<td>Upper Bremo</td>
<td>Rural Preservation</td>
<td>9/20/2000</td>
<td>10 Years</td>
<td>September 2010</td>
<td>1,851.78</td>
</tr>
<tr>
<td>Stage Junction</td>
<td>Rural Preservation</td>
<td>6/7/2000</td>
<td>10 Years</td>
<td>June 2010</td>
<td>819.454</td>
</tr>
<tr>
<td>Poorhouse</td>
<td>Rural Residential</td>
<td>1/19/2000</td>
<td>10 Years</td>
<td>January 2010</td>
<td>500.48</td>
</tr>
<tr>
<td>Kidds Store</td>
<td>Rural Preservation &amp; Route 6/Antioch Primary Residential</td>
<td>12/15/1999</td>
<td>10 Years</td>
<td>December 2009</td>
<td>1,854.65</td>
</tr>
<tr>
<td>North 640</td>
<td>Rural Preservation</td>
<td>11/17/1999</td>
<td>10 Years</td>
<td>November 2009</td>
<td>2,376.83</td>
</tr>
<tr>
<td>Cunningham Acres</td>
<td>Rural Residential &amp; Lake Monticello Primary Residential</td>
<td>11/17/1999</td>
<td>10 Years</td>
<td>November 2009</td>
<td>461.968</td>
</tr>
<tr>
<td>Glenarvon Farm</td>
<td>Rural Preservation</td>
<td>11/17/1999</td>
<td>10 Years</td>
<td>November 2009</td>
<td>1,524.78</td>
</tr>
<tr>
<td>Bourne Tract</td>
<td>Rural Preservation</td>
<td>8/4/1999</td>
<td>8 Years</td>
<td>March 2015</td>
<td>271.657</td>
</tr>
<tr>
<td>Granite Hills</td>
<td>Rural Preservation</td>
<td>8/4/1999</td>
<td>10 Years</td>
<td>August 2009</td>
<td>911.035</td>
</tr>
<tr>
<td>Byrd Creek</td>
<td>Rural Preservation</td>
<td>7/21/1999</td>
<td>10 Years</td>
<td>July 2009</td>
<td>1,206.57</td>
</tr>
<tr>
<td>Carysbrook</td>
<td>Rural Preservation</td>
<td>7/21/1999</td>
<td>10 Years</td>
<td>July 2009</td>
<td>1,634.74</td>
</tr>
<tr>
<td>Bowlesville</td>
<td>Rural Preservation</td>
<td>3/17/1999</td>
<td>8 Years</td>
<td>March 2015</td>
<td>1,069.01</td>
</tr>
<tr>
<td><strong>Total Acreage</strong></td>
<td><strong>19,360.21</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| % of Total County Acreage in Ag/For Districts | 10.5% |

Table 27: Agricultural and Forestal Districts

---

29 Source: Dept. of Planning & Community Development. See Appendix B for District Map.
### PRESERVATION PROGRAMS: Agricultural and Forestal Districts

<table>
<thead>
<tr>
<th>YEAR</th>
<th>DISTRICTS APPROVED/NULLIFIED</th>
<th>ACREAGE ADDED/WITHDRAWN</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>11</td>
<td>17,277</td>
</tr>
<tr>
<td>2000</td>
<td>4</td>
<td>4,170</td>
</tr>
<tr>
<td>2001</td>
<td>6</td>
<td>3,732</td>
</tr>
<tr>
<td>2002</td>
<td>2</td>
<td>1,470</td>
</tr>
<tr>
<td>2003</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>2004</td>
<td>0</td>
<td>-91</td>
</tr>
<tr>
<td>2005</td>
<td>-3</td>
<td>-5,728</td>
</tr>
<tr>
<td>2006</td>
<td>0</td>
<td>0</td>
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<tr>
<td>2007</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>2008</td>
<td>0</td>
<td>-24</td>
</tr>
<tr>
<td>2009</td>
<td>0</td>
<td>-1,446</td>
</tr>
<tr>
<td>TOTAL</td>
<td>20</td>
<td>19,360</td>
</tr>
</tbody>
</table>

Table 28: 1999-2009 Ag. For. Districts Acreage

**Figure 20: 1999-2009 Ag. For. District Comparison**

30 Source: Dept. of Planning & Community Development
## PRESERVATION PROGRAMS: Conservation and Historic Easements

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Easement Holder</th>
<th>Year Placed</th>
<th>Planning Area</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>250 West</td>
<td>Virginia Outdoors Foundation</td>
<td>2009</td>
<td>Rural Preservation</td>
<td>454.6</td>
</tr>
<tr>
<td>Byrd Creek</td>
<td>Virginia Outdoors Foundation</td>
<td>2009</td>
<td>Rural Preservation</td>
<td>310.5</td>
</tr>
<tr>
<td>Barber, William T. and Lynn M.</td>
<td>Fluvanna County</td>
<td>2007</td>
<td>Rural Preservation</td>
<td>100.6</td>
</tr>
<tr>
<td>Zehler, John C. and Kathryn K.</td>
<td>Fluvanna County</td>
<td>2007</td>
<td>Rural Residential</td>
<td>107.6</td>
</tr>
<tr>
<td>Glenarvon</td>
<td>Department of Conservation &amp; Recreation</td>
<td>2006</td>
<td>Rural Preservation</td>
<td>1371.9</td>
</tr>
<tr>
<td>Granite Hills</td>
<td>Virginia Outdoors Foundation</td>
<td>2006</td>
<td>Rural Preservation</td>
<td>358.2</td>
</tr>
<tr>
<td>Upper Yewers Farm</td>
<td>Virginia Outdoors Foundation</td>
<td>2006</td>
<td>Rural Preservation</td>
<td>239.2</td>
</tr>
<tr>
<td>Little Byrd Creek</td>
<td>Virginia Outdoors Foundation</td>
<td>2006</td>
<td>Rural Preservation</td>
<td>301.1</td>
</tr>
<tr>
<td>Upper Bremo</td>
<td>Department of Historic Resources</td>
<td>2006</td>
<td>Rural Preservation</td>
<td>1534.1</td>
</tr>
<tr>
<td>Glen Burnie</td>
<td>Department of Historic Resources</td>
<td>2002</td>
<td>Rural Residential</td>
<td>186.3</td>
</tr>
<tr>
<td>Melrose</td>
<td>Virginia Outdoors Foundation</td>
<td>2002</td>
<td>Rural Preservation</td>
<td>100.0</td>
</tr>
<tr>
<td>Lakeview</td>
<td>Virginia Outdoors Foundation</td>
<td>2001</td>
<td>Rural Residential</td>
<td>1236.5</td>
</tr>
<tr>
<td>Lowfields Farm</td>
<td>Virginia Outdoors Foundation</td>
<td>2001</td>
<td>Rural Preservation</td>
<td>249.8</td>
</tr>
<tr>
<td>Palmyra Mill &amp; Lock Site</td>
<td>Department of Historic Resources</td>
<td>2001</td>
<td>Palmyra CPA</td>
<td>5.0</td>
</tr>
<tr>
<td>Chatham Plantation</td>
<td>Virginia Outdoors Foundation</td>
<td>2000</td>
<td>Rural Preservation</td>
<td>887.5</td>
</tr>
<tr>
<td>Cumber Farm</td>
<td>Virginia Outdoors Foundation</td>
<td>2000</td>
<td>Rural Residential</td>
<td>698.2</td>
</tr>
<tr>
<td>Maranatha Farm</td>
<td>Virginia Outdoors Foundation</td>
<td>2000</td>
<td>Rural Preservation</td>
<td>441.1</td>
</tr>
<tr>
<td>Oak Hill Farm</td>
<td>Virginia Outdoors Foundation</td>
<td>1998</td>
<td>Rural Preservation</td>
<td>676.1</td>
</tr>
<tr>
<td>Scheier Natural Area</td>
<td>Virginia Outdoors Foundation</td>
<td>1997</td>
<td>Rural Preservation</td>
<td>100.5</td>
</tr>
<tr>
<td>Red Bank Farm</td>
<td>Virginia Outdoors Foundation</td>
<td>1993</td>
<td>Rural Preservation</td>
<td>424.3</td>
</tr>
<tr>
<td>Seven Islands Historic District</td>
<td>Department of Historic Resources</td>
<td>c. 1991</td>
<td>Rural Preservation</td>
<td>23.0</td>
</tr>
<tr>
<td>Bremo Recess (Road Frontage)</td>
<td>Department of Historic Resources</td>
<td>1990</td>
<td>Rural Preservation</td>
<td>44.8</td>
</tr>
<tr>
<td>Lower Bremo</td>
<td>Department of Historic Resources</td>
<td>1990</td>
<td>Rural Preservation</td>
<td>653.0</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>10,503.9</strong></td>
</tr>
</tbody>
</table>

| Total Acreage in County | 183,808 |
| % County in Easement   | 5.7%    |

Table 29: Conservation and Historic Easements

---

31 Source: Dept. of Planning & Community Development. See Appendix C for Easement Map.
## PRESERVATION PROGRAMS: 1995-2009 Land Use Taxation

<table>
<thead>
<tr>
<th>Year</th>
<th>Land Use Type</th>
<th>Total</th>
<th>Percentage of Total County Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Agriculture</td>
<td>Forestry</td>
<td>Open Space</td>
</tr>
<tr>
<td>1995</td>
<td>29,477</td>
<td>94,077</td>
<td>410</td>
</tr>
<tr>
<td>1996</td>
<td>30,213</td>
<td>94,302</td>
<td>420</td>
</tr>
<tr>
<td>1997</td>
<td>30,279</td>
<td>93,684</td>
<td>420</td>
</tr>
<tr>
<td>1998</td>
<td>30,535</td>
<td>94,113</td>
<td>675</td>
</tr>
<tr>
<td>1999</td>
<td>31,082</td>
<td>94,385</td>
<td>715</td>
</tr>
<tr>
<td>2000</td>
<td>31,630</td>
<td>94,656</td>
<td>755</td>
</tr>
<tr>
<td>2001</td>
<td>32,187</td>
<td>95,282</td>
<td>763</td>
</tr>
<tr>
<td>2002</td>
<td>31,827</td>
<td>98,604</td>
<td>531</td>
</tr>
<tr>
<td>2003</td>
<td>32,283</td>
<td>98,342</td>
<td>577</td>
</tr>
<tr>
<td>2004</td>
<td>31,945</td>
<td>96,608</td>
<td>599</td>
</tr>
<tr>
<td>2005</td>
<td>30,463</td>
<td>92,520</td>
<td>555</td>
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<tr>
<td>2006</td>
<td>29,846</td>
<td>89,978</td>
<td>482</td>
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<tr>
<td>2007</td>
<td>31,095</td>
<td>90,098</td>
<td>173</td>
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<tr>
<td>2008</td>
<td>31,378</td>
<td>90,739</td>
<td>141</td>
</tr>
<tr>
<td>2009</td>
<td>28,380</td>
<td>82,620</td>
<td>89</td>
</tr>
</tbody>
</table>

Table 30: 1995-2009 Land Use Taxation

### Notes

32 Source: Commissioner of Revenue

Figure 21: 1995-2009 Land Use Taxation Comparison

Source: Commissioner of Revenue
APPENDIX B: AGRICULTURAL AND FORESTAL DISTRICT MAP

Fluvanna County
Agricultural/Forestal Districts
Department of Planning & Community Development

Legend
- Adams Creek - 557.7 Acres
- Bowlesville - 1069 Acres
- Bremo Recess - 359.7 Acres
- Bourne Tract - 271.7 Acres
- Byrd Creek - 1920.1 Acres
- Carysbrook - 1736.9 Acres
- Cunningham Acres - 517.1 Acres
- Dobbs Tract - 509.2 Acres
- Glenarvon - 1524.8 Acres
- Granite Hills - 911 Acres
- Kids Store - 2116.8 Acres
- Lower Dremo - 600.4 Acres
- North 640 - 2575.1 Acres
- Poorhouse - 615 Acres
- Riverside - 569.5 Acres
- Chezard - 704 Acres
- Shores-Hardway - 1168.1 Acres
- Stage Junction - 819.5 Acres
- Union Mills - 324.8 Acres
- Upper Brandy - 1651.6 Acres

Not to Scale
Parcel lines are approximate and for general reference only.
APPENDIX C: CONSERVATION AND HISTORIC EASEMENT MAP

Fluvanna County
Conservation & Historic Easements
Department of Planning & Community Development

Legend
- Barber - 100.6 Acres
- Bremo Recess - 44.8 Acres
- Chatham Plantation - 867.5 Acres
- Cumber Farm - 586.2 Acres
- Glenarvon - 1371.9 Acres
- Glen Bernie - 186.3 Acres
- Granite Hills - 356.2 Acres
- Lakeview - 1236.5 Acres
- Little Byrd Creek - 301.1 Acres
- Lower Bremo - 653.0 Acres
- Lower Evers - 239.2 Acres
- Lowfields Farm - 240.8 Acres
- Maranatha Farm - 441.1 Acres
- Melrose - 100.0 Acres
- Oak Hill Farm - 676.1 Acres
- Red Bank Farm - 424.3 Acres
- Scheier Natural Area - 100.5 Acres
- Upper Bremo - 1534.1 Acres
- Zehler - 107.8 Acres

Not to Scale
Parcel lines are approximate and for general reference only.
## Appendix D: Comp Plan Strategies - Completed or In Progress

<table>
<thead>
<tr>
<th>Chapters</th>
<th>Goals</th>
<th>Implementation Strategy</th>
<th>Status</th>
<th>Strategy Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Design</td>
<td>1: To preserve and enhance Fluvanna's unique identity and rural character.</td>
<td>02: Examine the differences and impacts of large-lot developments versus rural cluster developments, and amend the zoning and subdivision ordinances as appropriate.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10: Maintain and enhance primary gateways to ensure a positive identity.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td></td>
<td></td>
<td>13: Work with electric power companies to facilitate the replacement of current overhead facilities with underground lines, and require all new lines to be placed underground.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td>Community Design</td>
<td>1: To preserve and enhance Fluvanna's unique identity and rural character.</td>
<td>2: To develop higher-density, walkable, mixed-use communities in the identified growth areas of the county.</td>
<td>Completed</td>
<td>High</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1: Amend and adopt zoning and subdivision regulations that allow for higher-density, compact developments for the community planning areas.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>3: Ensure appropriate infrastructure is available to support mixed-use development (i.e., water, sewer, roads, trails, telecommunications, stormwater, and so on).</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4: Integrate a variety of transportation options, including pedestrian, bicycle, and vehicular.</td>
<td>In Progress</td>
<td>High</td>
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<tr>
<td>Community Design</td>
<td>3: To promote village-scaled development in the Palmyra and Fork Union communities.</td>
<td>1: Concentrate development around the existing village &quot;downtown&quot; to preserve the rural character of the surrounding areas.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Community Design</td>
<td>3: To promote village-scaled development in the Palmyra and Fork Union communities.</td>
<td>2: Improve the streetscape of the village communities by installing traffic-calming measures, improving existing sidewalks, and installing new sidewalks, street lighting, and so on.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td>Community Design</td>
<td>3: To promote village-scaled development in the Palmyra and Fork Union communities.</td>
<td>3: Encourage the establishment of new local businesses and support existing local business in village cores.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Community Design</td>
<td>4: To preserve and enhance historic areas and properties of the county.</td>
<td>2: Continue to encourage the creation and establishment of historic easements on historic properties.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td>Economic Development</td>
<td>1: To strengthen and clarify the county's commitment to economic development.</td>
<td>2: Work with the EDC, EDA, and other entities as applicable, to implement the goals and strategies indentified in the Comprehensive Plan, or otherwise adopted by the Board of Supervisors.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Economic Development</td>
<td>1: To strengthen and clarify the county's commitment to economic development.</td>
<td>4: Work with the EDC to develop an economic development business plan to more specifically guide the implementation of the vision, goals, and strategies discussed in the Comprehensive Plan.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Economic Development</td>
<td>1: To strengthen and clarify the county's commitment to economic development.</td>
<td>5: Revamp the county's Web site, and utilize other media, to professionally and effectively promote Fluvanna County.</td>
<td>In Progress</td>
<td>High</td>
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<tbody>
<tr>
<td>Economic Developmen</td>
<td>2: To implement the county's community planning areas, as shown on the Future Land Use Map.</td>
<td>1: Adopt at least a portion of the Zion Crossroads community planning area as the county's urban development area, as recommended in chapter 2, &quot;Land Use.&quot;</td>
<td>Completed</td>
<td>High</td>
</tr>
<tr>
<td>Economic Developmen</td>
<td>2: To implement the county's community planning areas, as shown on the Future Land Use Map.</td>
<td>2: Create a PUD zoning district to allow for increased flexibility for commercial, industrial, and residential uses, as well as increased residential density within well-planned, mixed-use communities within the community planning areas.</td>
<td>Completed</td>
<td>High</td>
</tr>
<tr>
<td>Economic Developmen</td>
<td>2: To implement the county's community planning areas, as shown on the Future Land Use Map.</td>
<td>3: Construct a water line to the UDA along with necessary waste treatment facilities, broadband and cellular services, and road improvements to provide infrastructure necessary for healthy, successful community planning areas.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Economic Developmen</td>
<td>4: To diversify and strengthen the county's tax base.</td>
<td>1: Retain existing businesses by creating an economic development team and then implementing a program such as Business First that will keep in contact with businesses.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Economic Developmen</td>
<td>4: To diversify and strengthen the county's tax base.</td>
<td>2: Retain existing businesses by working with organizations such as the Chamber of Commerce and identify sources of help for those businesses, supporting the expansion of local businesses, and assisting with any other needs that arise.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Economic Developmen</td>
<td>4: To diversify and strengthen the county's tax base.</td>
<td>3: Recruit new businesses through the Economic Development Business Plan by identifying Fluvanna's competitive advantages, skilled workforce, necessary infrastructure, and effective marketing strategies.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Economic Developmen</td>
<td>4: To diversify and strengthen the county's tax base.</td>
<td>5: Clearly articulate the county's development standards and requirements to the development community.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
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<tr>
<td>Education</td>
<td>1: To provide instructional programs supporting the Standards of Learning (SOLs).</td>
<td>01: Maintain a student-teacher ration of 18 to 1 in grades K-1, and 22 to 1 in grades 2-12.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Education</td>
<td>1: To provide instructional programs supporting the Standards of Learning (SOLs).</td>
<td>02: Evaluate SOL implementation annually, and revise as needed.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Education</td>
<td>1: To provide instructional programs supporting the Standards of Learning (SOLs).</td>
<td>03: Develop plans to meet or exceed the minimum pass rates needed for accreditation and to make adequate yearly progress (AYP).</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Education</td>
<td>1: To provide instructional programs supporting the Standards of Learning (SOLs).</td>
<td>04: Continue effective components of reading instruction in K-3 that include phonemic awareness, phonics, fluency, vocabulary development, and text comprehension.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Education</td>
<td>1: To provide instructional programs supporting the Standards of Learning (SOLs).</td>
<td>05: Continue instruction in grades K-12 that emphasizes reading, writing, speaking, math concepts and computations, computer and related technology proficiency, and scientific concepts and processes; essential skills and concepts of citizenship, etc.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Education</td>
<td>1: To provide instructional programs supporting the Standards of Learning (SOLs).</td>
<td>06: Review program of studies for grades K-12 and adjust as needed.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td>Education</td>
<td>1: To provide instructional programs supporting the Standards of Learning (SOLs).</td>
<td>07: Continue oversight by administrators to ensure instructional delivery and focus, curriculum alignment, and monitoring of individual student progress.</td>
<td>In Progress</td>
<td>High</td>
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<tr>
<td>Education</td>
<td>1: To provide instructional programs supporting the Standards of Learning (SOLs).</td>
<td>08: Continue use of remedial plans and strategies for students not performing at or above grade level.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Education</td>
<td>1: To provide instructional programs supporting the Standards of Learning (SOLs).</td>
<td>09: Continue implementation of an extended day program, including transportation, for a period of time prior to SOL testing.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Education</td>
<td>1: To provide instructional programs supporting the Standards of Learning (SOLs).</td>
<td>10: Maintain full accreditation for all Fluvanna County schools.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Education</td>
<td>1: To provide instructional programs supporting the Standards of Learning (SOLs).</td>
<td>11: Continue implementation of a four-year-old program.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Education</td>
<td>1: To provide instructional programs supporting the Standards of Learning (SOLs).</td>
<td>12: Continue programs based on prevention, intervention, or remediation to increase the number of students who earn a high school diploma or general education development (GED) certificate, and to prevent students from dropping out of school.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Education</td>
<td>2: To continue career and technical education programs that emphasize the advantages of completing school with marketable skills, and that promote knowledge of careers along with all types of employment opportunities.</td>
<td>2: Continue specific career exploration opportunities in the middle school grades.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td>Education</td>
<td>2: To continue career and technical education programs that emphasize the advantages of completing school with marketable skills, and that promote knowledge of careers along with all types of employment opportunities.</td>
<td>3: Continue implementation of competency-based career and technical education programs according to the career and technical education plan.</td>
<td>In Progress</td>
<td>High</td>
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<tr>
<td>Education</td>
<td>2: To continue career and technical education programs that emphasize the advantages of completing school with marketable skills, and that promote knowledge of careers along with all types of employment opportunities.</td>
<td>4: Continue relationship between Fluvanna County Public Schools and Piedmont Futures for career mentoring and job placement.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td>Education</td>
<td>2: To continue career and technical education programs that emphasize the advantages of completing school with marketable skills, and that promote knowledge of careers along with all types of employment opportunities.</td>
<td>5: Continue to offer career and technical opportunities at Fluvanna County High School, Charlottesville-Albemarle Technical Center (CATEC), J. Sargeant Reynolds Community College, and Piedmont Virginia Community College.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Education</td>
<td>2: To continue career and technical education programs that emphasize the advantages of completing school with marketable skills, and that promote knowledge of careers along with all types of employment opportunities.</td>
<td>6: Continue to promote higher education as a viable path to professions such as physicians, scientists, engineers, journalists, and other careers that require an advanced degree or degree(s).</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Education</td>
<td>3: To provide adult education and family literacy programs.</td>
<td>1: Continue providing day and evening Adult Basic Education, General Adult Education, and Families Learning Together programs.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Education</td>
<td>3: To provide adult education and family literacy programs.</td>
<td>2: Continue coordination of adult education services, including counseling of adults, across local government agencies.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Education</td>
<td>4: To plan for capital improvements and additions in cooperation with the Board of Supervisors and appropriate County staff through the annual CIP process.</td>
<td>1: Plan for at least two replacement buses and two new buses (as needed) annually and project in the CIP accordingly.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td>Education</td>
<td>4: To plan for capital improvements and additions in cooperation with the Board of Supervisors and appropriate County staff through the annual CIP process.</td>
<td>3: Plan for the conversion of the existing high school to the middle school.</td>
<td>In Progress</td>
<td>High</td>
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<tr>
<td>Education</td>
<td>4: To plan for capital improvements and additions in cooperation with the Board of Supervisors and appropriate County staff through the annual CIP process.</td>
<td>4: Plan for the renovation of the existing middle school to an upper elementary school.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Historic Preservation</td>
<td>1: To protect and conserve the county's historic and cultural resources.</td>
<td>4. Educate the community regarding the history of the county, the benefits of historical easements or registries, and the potential economic benefits resulting from historic preservation including the use of tax incentive programs.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td>Historic Preservation</td>
<td>1: To protect and conserve the county's historic and cultural resources.</td>
<td>5: Install appropriate signage that designates a historic district, landmark, or other structure.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td>Historic Preservation</td>
<td>2: To identify and classify significant historic resources.</td>
<td>1: Identify historic sites throughout the county on the county's geographic information system (GIS) in order to better protect them from new or infill development (e.g., by placing open space around the area to be protected).</td>
<td>Completed</td>
<td>Medium</td>
</tr>
<tr>
<td>Historic Preservation</td>
<td>2: To identify and classify significant historic resources.</td>
<td>2: Classify sites in the GIS inventory according to individual properties and districts: on the National Register; qualified for the National Register; of state and local significance; or potentially significant.</td>
<td>Completed</td>
<td>Medium</td>
</tr>
<tr>
<td>Historic Preservation</td>
<td>2: To identify and classify significant historic resources.</td>
<td>3: Support Fluvanna County Historical Society efforts to document sites and include information in the society's archives, and adjust classifications accordingly.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td>Historic Preservation</td>
<td>3: To identify areas with tourism potential based on historic, cultural, recreational and other relevant resources.</td>
<td>1: Work with the Fluvanna County Historical Society, the Economic Development Commission, the Chamber of Commerce, and other interested parties to develop and promote a heritage tourism industry for Fluvanna.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
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</tr>
<tr>
<td>Historic Preservation</td>
<td>3: To identify areas with tourism potential based on historic, cultural, recreational and other relevant resources.</td>
<td>2: Market the historic qualities of Fluvanna and the surrounding area to encourage heritage tourism in the region.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td>Historic Preservation</td>
<td>3: To identify areas with tourism potential based on historic, cultural, recreational and other relevant resources.</td>
<td>3: Promote the improvement, maintenance, and appropriate use of historic buildings.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td>Housing</td>
<td>1: To provide for most of the county's future housing needs within the community planning areas.</td>
<td>2: Create zoning that enables increased residential density in the growth areas, and allows for mixed-use and mixed income developments.</td>
<td>Completed</td>
<td>High</td>
</tr>
<tr>
<td>Housing</td>
<td>1: To provide for most of the county's future housing needs within the community planning areas.</td>
<td>3: Approve well-planned, holistic developments within growth areas and near supporting infrastructure in order to create balanced communities, maximize land use, and minimize negative environmental impacts.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Housing</td>
<td>1: To provide for most of the county's future housing needs within the community planning areas.</td>
<td>4: Cluster housing adjacent to commercial development so that the need for transportation to work is lessened.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Housing</td>
<td>2: To provide a variety of well-planned housing choices.</td>
<td>1: Amend the zoning and subdivision ordinances to allow for varying lot sizes from small clustered lots to large parcels suitable for continued farming and rural living.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Housing</td>
<td>2: To provide a variety of well-planned housing choices.</td>
<td>2: Allow for a mix of housing types and densities in individual developments (single and multifamily) as appropriate for the area and existing or planned infrastructure.</td>
<td>In Progress</td>
<td>High</td>
</tr>
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</tr>
<tr>
<td>Housing</td>
<td>2: To provide a variety of well-planned housing choices.</td>
<td>3: Create ordinances that allow for market flexibility, yet achieve the objectives set by the county regarding its housing and affordability priorities</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Housing</td>
<td>2: To provide a variety of well-planned housing choices.</td>
<td>4: Create density bonus incentives for residential mixed-income developments.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td>Housing</td>
<td>2: To provide a variety of well-planned housing choices.</td>
<td>5: Create a planned unit development (PUD) zoning district to allow for higher density in the community planning areas.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Housing</td>
<td>2: To provide a variety of well-planned housing choices.</td>
<td>6: Allow for housing for senior populations and continuous care facilities, particularly within the community planning areas.</td>
<td>Completed</td>
<td>Medium</td>
</tr>
<tr>
<td>Housing</td>
<td>3: To increase the affordability of both new and existing housing stock for low- and moderate-income individuals and families.</td>
<td>1: Continue to support local nonprofit organizations such as the Louisa/Fluvanna Housing Foundation and Habitat for Humanity.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Housing</td>
<td>4: To improve Fluvanna County's housing database and available information to facilitate the planning process.</td>
<td>2: Utilize the annual Development Activity Report to report housing data to the community.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td>Human Services</td>
<td>1: To provide a single point of entry for human services information/referral.</td>
<td>1: Renovate the human services offices at Carysbrook to create space for additional staff and programming.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
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</tr>
<tr>
<td>Human Services</td>
<td>1: To provide a single point of entry for human services information/referral.</td>
<td>3: Partner with the United Way, and other identified agencies, to improve volunteer opportunities, and more effectively publicize programs.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td>Human Services</td>
<td>2: To provide adequate funding and staffing to ensure that human service needs of citizens are met.</td>
<td>3: Continue and expand programs offered by the Virginia Cooperative Extension.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Human Services</td>
<td>4: To provide adequate services for elderly, disabled, and mentally ill or impaired citizens.</td>
<td>5: Continue to support the Meals-on-Wheels program in Fluvanna.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td>Human Services</td>
<td>8: To provide for the safety and well-being of our citizens.</td>
<td>5: Continue to develop and sustain a volunteer base for fire and rescue services.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td>Infrastructure</td>
<td>1: To protect the county's natural and historic resources and critical wildlife habitats by the effective utilization of green infrastructure in all development projects.</td>
<td>1: Work with developers to minimize the impact of development by preserving wildlife corridors, wetlands, and other sensitive areas through the creation of greenways, trails, parks, and other open spaces.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td>Infrastructure</td>
<td>1: To protect the county's natural and historic resources and critical wildlife habitats by the effective utilization of green infrastructure in all development projects.</td>
<td>3: Require that open space dedications that are to be privately maintained are adequately protected and may not be further developed as part of the associated project, or without further public or legal discussion and formal action.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td>Infrastructure</td>
<td>2: To develop a comprehensive public water system to serve the county's community planning areas.</td>
<td>1: Design and construct a water line from the James River to the Zion Crossroads UDA in cooperation with Louisa County.</td>
<td>In Progress</td>
<td>High</td>
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<tr>
<td>Infrastructure</td>
<td>2: To develop a comprehensive public water system to serve the county's community planning areas.</td>
<td>2: Establish a water service authority to serve Louisa and Fluvanna counties to provide adequate water supply, primarily for the Zion Crossroads UDA.</td>
<td>Completed</td>
<td>High</td>
</tr>
<tr>
<td>Infrastructure</td>
<td>2: To develop a comprehensive public water system to serve the county's community planning areas.</td>
<td>3: Allocate a portion of the James River water line to serve the Rivanna, Palmyra, and Fork Union community planning areas.</td>
<td>Completed</td>
<td>High</td>
</tr>
<tr>
<td>Infrastructure</td>
<td>2: To develop a comprehensive public water system to serve the county's community planning areas.</td>
<td>4: Complete the state-mandated water supply plan in order to identify sources for the county's long-term water needs, particularly for each of its community planning areas.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Infrastructure</td>
<td>3: To provide central sewer to the community planning areas.</td>
<td>2: Extend the collection line of the Palmyra sewer system to connect the infrastructure on Pleasant Grove to the sewer plant. This should include the proposed high school that is planned to be built on the western side of Pleasant Grove.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Infrastructure</td>
<td>6: To facilitate the deployment of a comprehensive communications network that ensures the reliability of public safety, wireless and broadband services.</td>
<td>2: Increase access to high-speed broadband for residences and businesses throughout the county.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Infrastructure</td>
<td>6: To facilitate the deployment of a comprehensive communications network that ensures the reliability of public safety, wireless and broadband services.</td>
<td>3: Give priority for towers on publicly owned land, as appropriate, including sites owned by the Fork Union Sanitary District, among others.</td>
<td>Completed</td>
<td>High</td>
</tr>
<tr>
<td>Land Use</td>
<td>1: To effectively implement the Comprehensive Plan land-use strategies and the Future Land Use Map.</td>
<td>1: Establish a portion of the Zion Crossroads Community Planning Area as the county's designated urban development area on the Future Land Use Map</td>
<td>Completed</td>
<td>High</td>
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</table>

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<table>
<thead>
<tr>
<th>Chapters</th>
<th>Goals</th>
<th>Implementation Strategy</th>
<th>Status</th>
<th>Strategy Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use</td>
<td>1: To effectively implement the Comprehensive Plan land-use strategies and the Future Land Use Map.</td>
<td>2: Create a PUD zoning district to allow for the efficient implementation of the seven community planning elements in the context of traditional neighborhood development (TND) within the UDA and each of the community planning areas.</td>
<td>Completed</td>
<td>High</td>
</tr>
<tr>
<td>Land Use</td>
<td>1: To effectively implement the Comprehensive Plan land-use strategies and the Future Land Use Map.</td>
<td>4: Revise the county's zoning and subdivision ordinances so those land-use tools are consistent with the Comprehensive Plan's goals and strategies.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Land Use</td>
<td>1: To effectively implement the Comprehensive Plan land-use strategies and the Future Land Use Map.</td>
<td>5: Develop new zoning and subdivision regulations that will further the desired growth patterns and property uses, as well as help to protect the rural preservation area (e.g., subdivisions with density of less than one unit per five acres, and so on).</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Land Use</td>
<td>2: To enable well-planned, coordinated, and sustainable development to occur throughout the county.</td>
<td>2: Establish a utility service district(s) for water and sewer infrastructure in appropriate community planning areas to encourage development to occur in areas where public services are provided.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Land Use</td>
<td>2: To enable well-planned, coordinated, and sustainable development to occur throughout the county.</td>
<td>7: Ensure that both centralized and decentralized sewerage systems, and other utility infrastructure as needed, are in compliance with all state and local laws and regulations in order to facilitate sustainable and environmentally responsible development.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Land Use</td>
<td>2: To enable well-planned, coordinated, and sustainable development to occur throughout the county.</td>
<td>8: Discourage centralized water and sewer utilities in the rural preservation area.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Land Use</td>
<td>3: To promote infill development in existing communities.</td>
<td>1: Develop village-style regulations in keeping with traditional development patterns to ensure that new development is consistent with existing design and development patterns in the community.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
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</tr>
<tr>
<td>Land Use</td>
<td>5: To actively preserve and promote open space.</td>
<td>1: Promote the county's Conservation Easement Program, along with other open-space preservation alternatives (e.g. Virginia Outdoors Foundation).</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td>Land Use</td>
<td>5: To actively preserve and promote open space.</td>
<td>2: Require open-space preservation in major cluster developments, as well as other major subdivisions including commercial and industrial projects.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td>Land Use</td>
<td>5: To actively preserve and promote open space.</td>
<td>3: Require new development to include trails, parks, or other open space that will be either publicly or privately owned, and directly serve the farming or wildlife and recreational needs of the project, and with consideration given to surrounding areas.</td>
<td>Completed</td>
<td>Medium</td>
</tr>
<tr>
<td>Land Use</td>
<td>5: To actively preserve and promote open space.</td>
<td>5: Evaluate the long-term viability of a development's dedicated open space as a private, individual lot that is restricted from further divisions.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td>Land Use</td>
<td>5: To actively preserve and promote open space.</td>
<td>6: Require the location of a subdivision's open space to further the rural character of the area, and require open space to be designed for connectivity to other open spaces of adjacent developments, and to act as a buffer to agricultural activities.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td>Natural Environment</td>
<td>1: To develop land-use policies and regulations that will preserve and enhance the county's natural environment.</td>
<td>01: Designate, and enable the development of, community planning areas to allow appropriate development to be concentrated in these areas with adequate infrastructure.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Natural Environment</td>
<td>1: To develop land-use policies and regulations that will preserve and enhance the county's natural environment.</td>
<td>02: Utilize planned unit development (PUD) and rural residential zoning districts as an open-space preservation and sustainable development tool.</td>
<td>In Progress</td>
<td>High</td>
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<tr>
<td>Natural Environment</td>
<td>1: To develop land-use policies and regulations that will preserve and enhance the county's natural environment.</td>
<td>08: Continue the land-use valuation taxation and other fiscal programs to alleviate economic burdens on owners of land used for agricultural, horticultural, forest, or open-space purposes.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Natural Environment</td>
<td>2: To protect environmental resources.</td>
<td>2: Stringently enforce federal, state, and local regulations regarding land use, stormwater, erosion and sediment control, wetlands, litter, and so on.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Natural Environment</td>
<td>2: To protect environmental resources.</td>
<td>5: Develop a regional water supply plan by 2011 as required by the Virginia Department of Environmental Quality that will include projections of future potable water needs and potential sources.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Natural Environment</td>
<td>4: To effectively use floodplains to protect human life and property, as well as water quality.</td>
<td>2: Enforce floodplain management regulations for residents to continue to be eligible for flood insurance.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td>Natural Environment</td>
<td>4: To effectively use floodplains to protect human life and property, as well as water quality.</td>
<td>3: Work with FEMA to develop an accurate description of the hundred-year floodplain and ten-year floodways.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td>Natural Environment</td>
<td>5: To promote energy efficiency throughout the county to improve air quality and reduce the county's dependence on fossil fuels.</td>
<td>2: Direct infill onto vacant parcels in the developed portions of the county's community planning areas, where suitable, to further reduce transportation energy requirements associated with sprawl development.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Natural Environment</td>
<td>5: To promote energy efficiency throughout the county to improve air quality and reduce the county's dependence on fossil fuels.</td>
<td>4: Promote greenways, bikeways, and walkways as viable forms of recreation and transportation, and require those amenities as appropriate.</td>
<td>In Progress</td>
<td>High</td>
</tr>
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<tr>
<td>Natural Environment</td>
<td>5: To promote energy efficiency throughout the county to improve air quality and reduce the county's dependence on fossil fuels.</td>
<td>8: Expand regional transit service to the county by working with JAUNT and Charlottesville Transit to develop viable commuter routes and times.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td>Parks and Recreation</td>
<td>1: To upgrade or maintain existing facilities to allow for effective program delivery and community use.</td>
<td>4: Continue to utilize Pleasant Grove as a primary location for major new facilities, using the Pleasant Grove Master Plan as a guide for the development of recreational amenities at Pleasant Grove.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Parks and Recreation</td>
<td>2: To continue the phased development of Pleasant Grove as a regional park that serves the identified recreational needs of Fluvanna citizens.</td>
<td>1: Renovate the historic Manor House at Pleasant Grove for a visitor's center, and a multi-use facility for receptions, reunions, and County office space.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Parks and Recreation</td>
<td>2: To continue the phased development of Pleasant Grove as a regional park that serves the identified recreational needs of Fluvanna citizens.</td>
<td>8: Construct accessory sports park amenities such as restrooms, concession stands, and pavilions for participants and spectators.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Parks and Recreation</td>
<td>3: To plan and construct additional recreational facilities that will diversify and strengthen the existing parks and programs.</td>
<td>2: Develop zoning districts that either provide incentives or require recreational facilities as part of the planned development.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Parks and Recreation</td>
<td>5: To foster public-private partnerships with recreation-based organizations or other interested parties, for facility construction and program implementation.</td>
<td>3: Work with the Department of Game and Inland Fisheries, or other interested parties, to develop comprehensive wildlife management practices to protect and conserve critical open space and habitats.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Parks and Recreation</td>
<td>5: To foster public-private partnerships with recreation-based organizations or other interested parties, for facility construction and program implementation.</td>
<td>5: Maintain a partnership with the school system for shared use of county- and school-owned facilities.</td>
<td>In Progress</td>
<td>High</td>
</tr>
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<tr>
<td>Public Safety</td>
<td>1: To improve public safety infrastructure and operability in order to provide excellent service and protection to County residents.</td>
<td>2: Maintain E-911 call center equipment and software.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Public Safety</td>
<td>1: To improve public safety infrastructure and operability in order to provide excellent service and protection to County residents.</td>
<td>3: Relocate and replace the Fork Union firehouse.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Public Safety</td>
<td>1: To improve public safety infrastructure and operability in order to provide excellent service and protection to County residents.</td>
<td>4: Renovate and expand, or replace, the Kents Store firehouse.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Public Safety</td>
<td>1: To improve public safety infrastructure and operability in order to provide excellent service and protection to County residents.</td>
<td>5: Provide police, fire, rescue and water rescue personnel with state-of-the-art equipment.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Public Safety</td>
<td>1: To improve public safety infrastructure and operability in order to provide excellent service and protection to County residents.</td>
<td>6: Plan for the replacement of vehicles and other capital items through the CIP.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Public Safety</td>
<td>1: To improve public safety infrastructure and operability in order to provide excellent service and protection to County residents.</td>
<td>7: Utilize the fire fighter auxiliary to supplement county resources, increase community involvement, and to raise money for the fire fighters equipment, protective gear, and improvements needed for the fire houses.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td>Public Safety</td>
<td>1: To improve public safety infrastructure and operability in order to provide excellent service and protection to County residents.</td>
<td>8: Provide funding for emergency preparedness training and administration.</td>
<td>In Progress</td>
<td>High</td>
</tr>
</tbody>
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<tbody>
<tr>
<td>Transportation</td>
<td>1: To make needed improvements to primary roads.</td>
<td>6: Nominate Route 53 as a state Scenic Byway.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6: Nominate Route 53 as a state Scenic Byway.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3: Continue to cooperate with VDOT to cut foliage back from alongside roadways.</td>
<td>In Progress</td>
<td>Low</td>
</tr>
<tr>
<td></td>
<td>2: To improve secondary roads with the assistance of VDOT.</td>
<td>3: Continue to cooperate with VDOT to cut foliage back from alongside roadways.</td>
<td>In Progress</td>
<td>Low</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2: Support the Thomas Jefferson Planning District Commission's RideShare program.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td></td>
<td>4: To improve the availability and quality of public transportation in the county.</td>
<td>2: Support the Thomas Jefferson Planning District Commission's RideShare program.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6: Continue to work with the Thomas Jefferson Planning District Commission and JAUNT to provide transportation opportunities for people with special needs.</td>
<td>In Progress</td>
<td>Medium</td>
</tr>
<tr>
<td></td>
<td>6: To support road construction and maintenance.</td>
<td>6: Include major traffic and road improvements in the capital improvement program (CIP) to become eligible for any cash proffer fees collected.</td>
<td>In Progress</td>
<td>High</td>
</tr>
<tr>
<td></td>
<td></td>
<td>7: Work with VDOT to effectively implement the state's Chapter 527 regulations for all qualifying development projects to identify and mitigate the projected traffic impacts.</td>
<td>In Progress</td>
<td>Medium</td>
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**Wednesday, February 17, 2010**
## APPENDIX E: 2010 LONG RANGE PROJECTS SCHEDULE

<table>
<thead>
<tr>
<th>Project</th>
<th>Research/Preparation</th>
<th>Work Sessions/Draft Revisions</th>
<th>Planning Commission Public Hearing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amend the sign ordinance</td>
<td>January</td>
<td>February/March</td>
<td>April</td>
</tr>
<tr>
<td>Uses permitted, Phase II</td>
<td>January/February/March</td>
<td>April/May</td>
<td>May/June</td>
</tr>
<tr>
<td>Review A-1 zoning district</td>
<td>January/February/March</td>
<td>April/May/June</td>
<td>July/August</td>
</tr>
<tr>
<td>Amend parking and landscaping ordinances</td>
<td>July/August</td>
<td>August/September</td>
<td>October</td>
</tr>
<tr>
<td>Sidewalk requirements in business zones and setback waivers</td>
<td>July/August</td>
<td>September/October</td>
<td>November</td>
</tr>
<tr>
<td>Review and amend residential zoning districts</td>
<td>September/October</td>
<td>November/December</td>
<td>December/January 2011</td>
</tr>
</tbody>
</table>