



FLUVANNA COUNTY, VIRGINIA

2016 DEVELOPMENT ACTIVITY REPORT

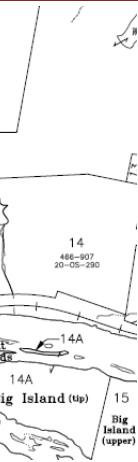
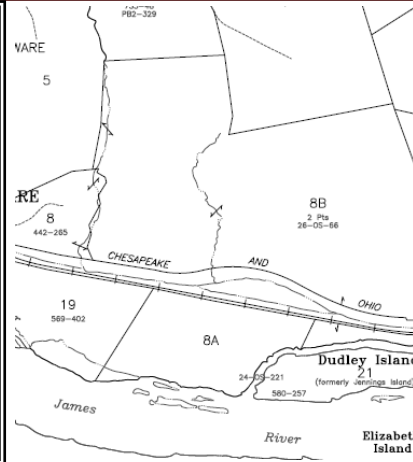
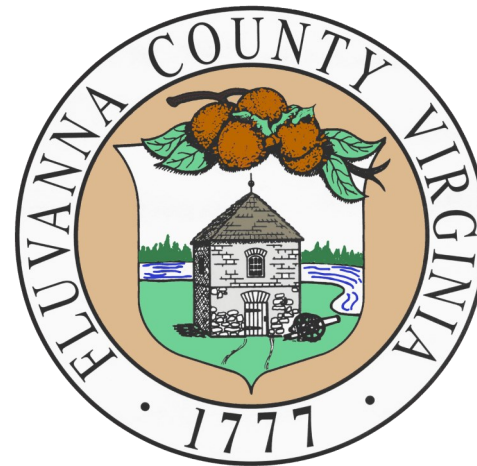


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This document could not have been completed without the wonderful work done by all members of the Planning and Zoning, and Building Inspections Departments. Thank you for your tireless work. Thanks as well to the Commissioner of Revenue’s Office

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(Top): Roundabout Construction at intersection of Rt
53 and Rt 15

(Left) CVEC Site Plan 16-02

(Right) Zion Station Site Plan 16-07

(Bottom Row) Part of Tax Map 56, from 2010

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INTRODUCTION

The Fluvanna County Department of Planning and Community Development is proud to present the 2016 Development Activity Report (DAR). Development activity in this report has been approved by the Fluvanna County Board of Supervisors and committees appointed or approved by them, including the Planning Commission, Board of Zoning Appeals, and the Department of Planning and Zoning. This report has been prepared to make clear the growth impacting Fluvanna County, which is reflected by changes in land use. Land use changes are tracked by the Development Information Database (DID), which was used to prepare this report and is maintained by the Department of Planning and Zoning.

The DID is used to track site development plans, subdivisions, code compliance cases, special use permits, variances, zoning map amendments, zoning text amendments, and conservation easements, among other activities. A similar database used by the Building Inspections Department tracks building permits and is used in the residential activity calculations in this report. A direct comparison of the past sixteen (16) years worth of land use planning data is 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 Fluvanna County's preservation initiatives. In addition, this report allows an analytical observation of the relationship between land use planning and various application requests. For example, proposed growth areas may not achieve the intended results if development requests are granted in areas outside established Community Planning Areas (CPAs). This report provides a quantitative summary of development through 2016, and indicates where this growth is taking place.

Although residential growth has dropped considerably since its peak several years ago, new homes are popping up throughout the County. While a majority of the new homes built in the County were located within the Rivanna Community Planning Area, only a handful were constructed within the gates of Lake Monticello; as the subdivision approaches build-out, new construction is taking place elsewhere. Lake Monticello, Boxwood, and Nahor Village were the subdivisions which experienced the most new home construction in 2016.

While overall development activity continued to decline in the County, several long-range planning projects were carried-out in 2016, including a water pipeline to Zions Crossroads. The County's Comprehensive Plan five-year review process continues.

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

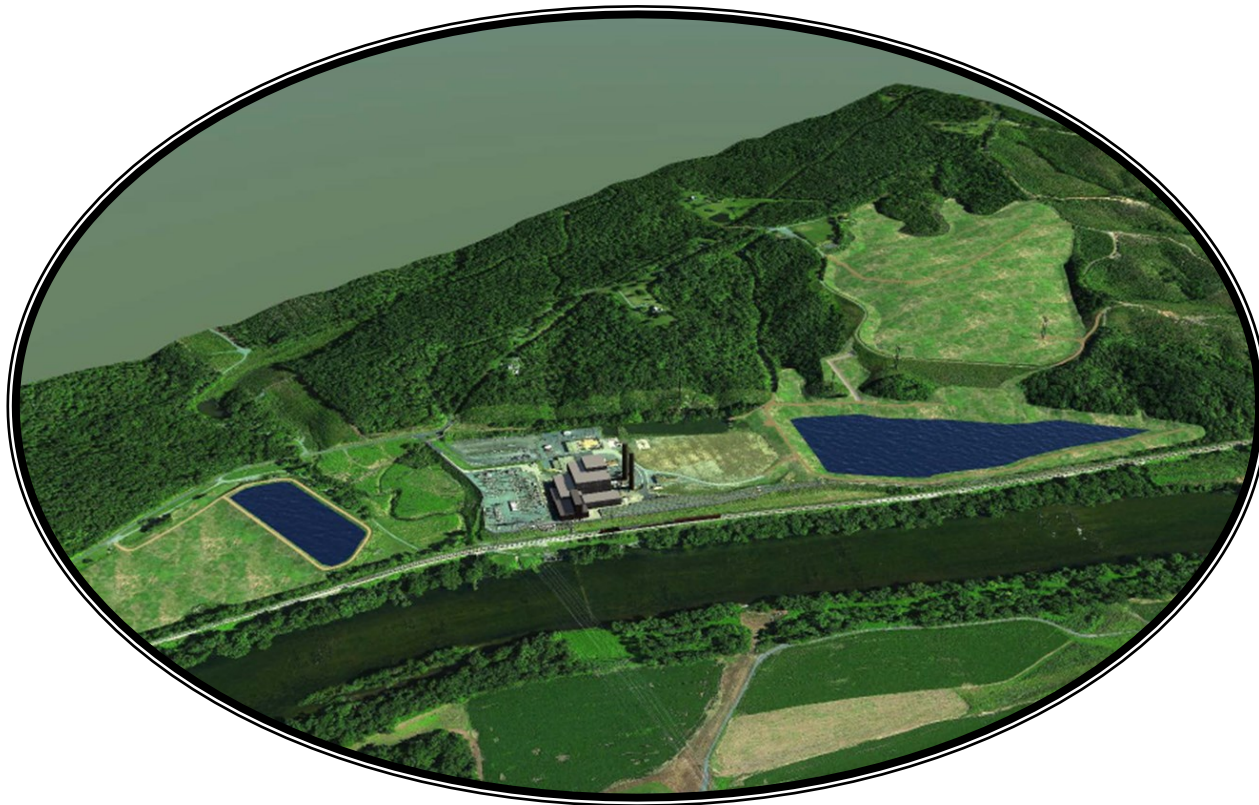


Image 1: Coal ash ponds at Dominion Power Plant at Bremo Bluff (SDP 16-19).

EXECUTIVE SUMMARY

Land Use Planning Areas

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

Building Permits

- 113 building permits for new homes were issued in 2016, a 19% increase from the 93 permits issued in 2015.
- 45 building permits for new homes (39%) were issued within designated growth areas.
- 68 building permits for new homes (61%) were issued within rural areas.

Subdivisions

- 19 new subdivision lots were approved in 2016, a 24% decrease from the 25 new lots approved in 2015 .
- One (1) of the new lots approved was within designated community planning areas. This comprised 5% of new lot construction
- Eighteen (18) of the new lots approved were within rural areas.

Site Development Plans

- 18 site development plans were reviewed in 2016, a 15% decrease from the 21 plans reviewed in 2015.
- Just over 55% of the site development plans reviewed were located within designated growth areas.

Special Use Permits

- 10 special use permits were reviewed in 2016
- 6 of the special use permits reviewed were located outside of designated growth areas.

Zoning

- 7 rezoning applications were considered in 2016. 5 rezoning applications were approved.
- 2 zoning text amendments were approved in 2016.
- 2 variances were granted by the Board of Zoning Appeals (BZA) in 2016.

Code Compliance

- At least 26 zoning complaints were initiated after a preliminary investigation in 2016, a decrease from the 39 cases in 2015.
- 25 of the cases initiated in 2016 were resolved, and 1 is pending resolution.

Land Conservation

- There are 19 Agricultural and Forestal Districts (AFDs) in Fluvanna County, which include 20,542.8 acres (10.65% of Fluvanna County). No new AFDs were created in 2016.
- As of December 2016, 14,770.81 acres (8% of Fluvanna County) are protected by conservation easements held by various organizations.
- As of April 2016, 110,156 acres (57% of Fluvanna County) were enrolled within the Land Use Taxation Program.

Image 2: Road leading to Houchens Place Subdivision. Site Plan approved in 2016.
(SUB 14:12)



DEVELOPMENT & COUNTY GOVERNMENT: PLANNING & ZONING

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

Current Planning (Development Administration)

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

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

Long Range Planning (Project/Policy Development and Management)

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

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

DEVELOPMENT & COUNTY GOVERNMENT: PLANNING AND ZONING

Code Enforcement and Inspections

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

Erosion & Sediment Control

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

Current Staff

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

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

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



DEVELOPMENT & COUNTY GOVERNMENT: BUILDING INSPECTIONS

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

Building Inspections

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

Current Staff

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

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

Image 4: A commercial building under construction at Zion Station



DEVELOPMENT & COUNTY GOVERNMENT: PLANNING COMMISSION

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

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

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

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

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

Planning Commission Members (as of March 2017)

Columbia District:	Ed Zimmer
Cunningham District:	Barry Bibb
Fork Union District:	Lewis Johnson
Palmyra District:	Howard Lagomarsino
Rivanna District:	Donald Gaines
Board of Supervisors Rep.:	Tony O'Brien

2015 COMPREHENSIVE PLAN: LAND USE PLANNING AREAS

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

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

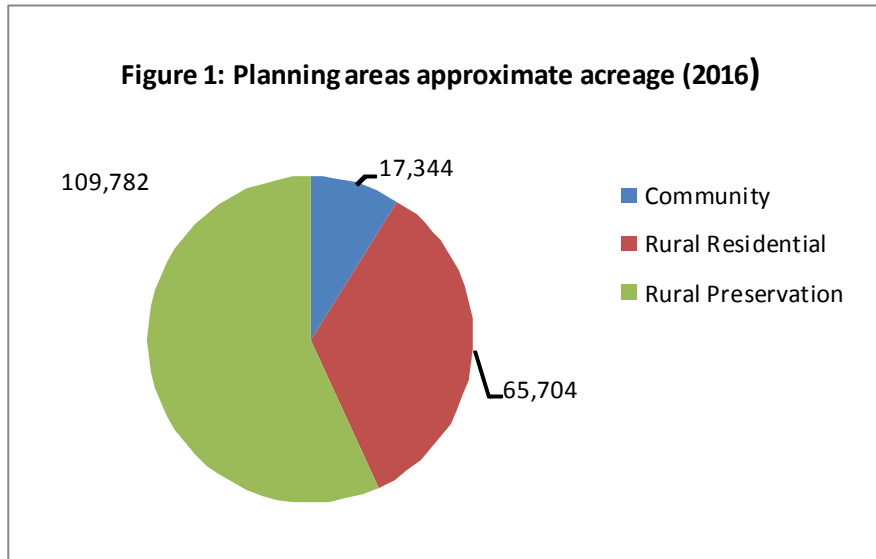


Table 1: Approximate Acreage in Land Use Planning Areas (2016)

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

Methodology: GIS Parcels selected by Location, via “have their centroid in source layer feature” as some Planning Areas overlap. All future tables for this data should be calculated as such, for consistency. These numbers may differ from 2015 DAR. Source: Dept. of Planning & Community Development

2015 COMPREHENSIVE PLAN: AMENDMENTS

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

Since its adoption in 2015, there have been few amendments to the current Comprehensive Plan. The Board of Supervisors did not approve any amendments to the 2015 Comprehensive Plan in 2016.

Table 2: Comprehensive Plan Text Amendment Applications (2016)

Applicant Name	Affected Chapters of the Comprehensive Plan	Description of Request
None	N/A	N/A

Source: Dept. of Planning & Community Development

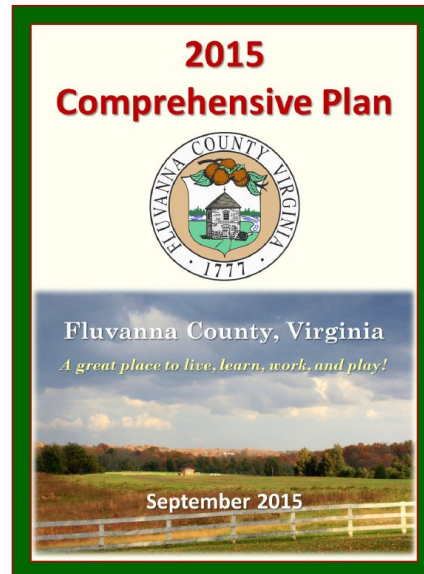


Image 5: The 2015 Fluvanna County Comprehensive Plan

RESIDENTIAL ACTIVITY: BUILDING PERMITS

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

Table 3: Building Permits Issued for New Homes by Type (2016)

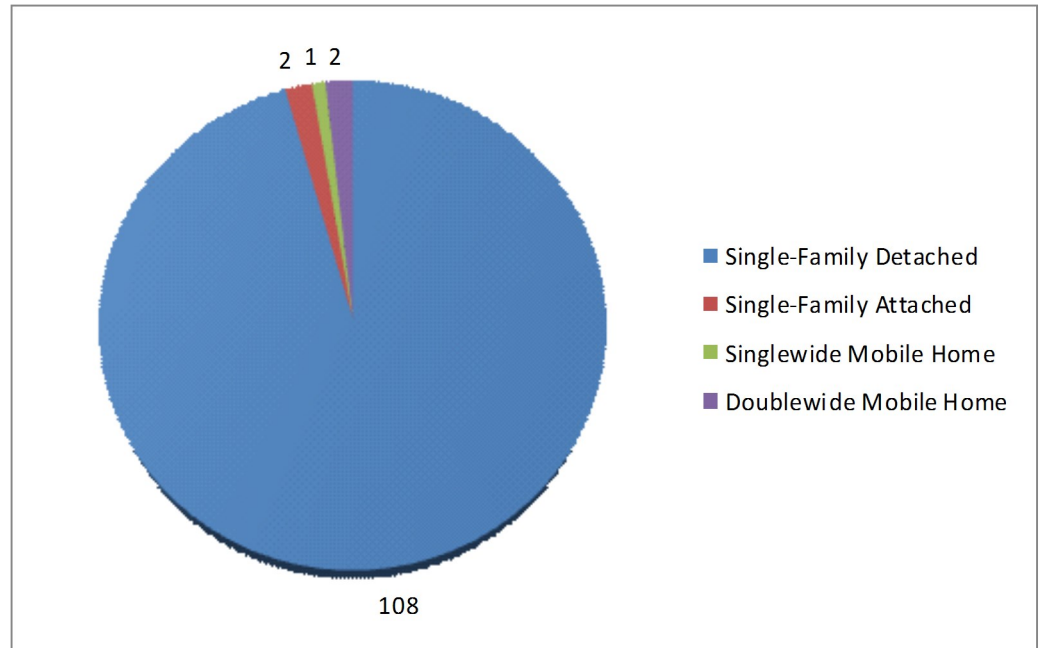
Housing Type	Number of Permits Issued	Percentage of Total
Single-Family Detached	108	95%
Single-Family Attached	2	2%
Singlewide Mobile Home	1	1%
Doublewide Mobile Home	2	2%
TOTAL	113	100.0%

Source: Dept. of Building Inspections



Image 6: A new house under construction

Figure 2: Building Permits Issued for New Homes by Type (2016)

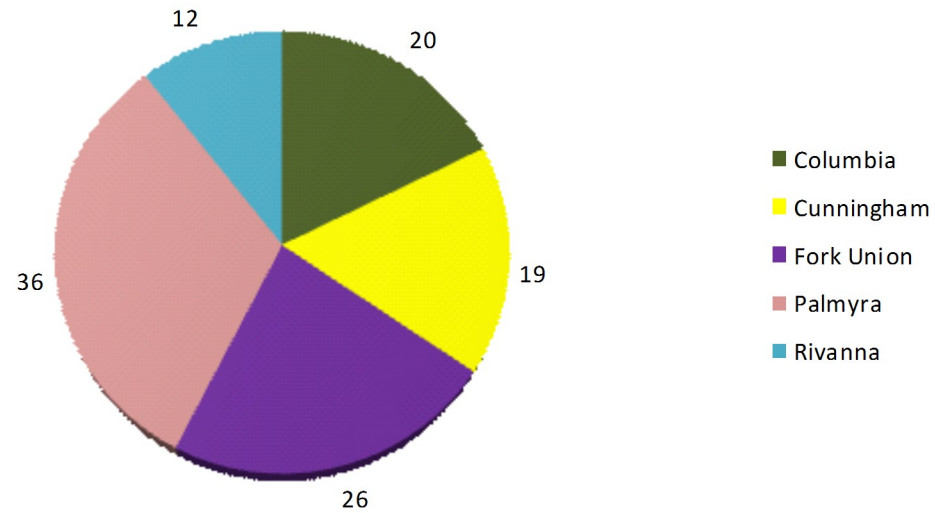


RESIDENTIAL ACTIVITY: BUILDING PERMITS

Table 4: Building Permits Issued for New Homes by Election District (2016)

Election District	Number of permits issued	Percentage of total
Columbia	20	17.69%
Cunningham	19	16.81%
Fork Union	26	23%
Palmyra	36	31.85%
Rivanna	12	10.61%
Total	113	100.00%

Figure 3: Number of building permits issued for New Homes by Election District (2016)



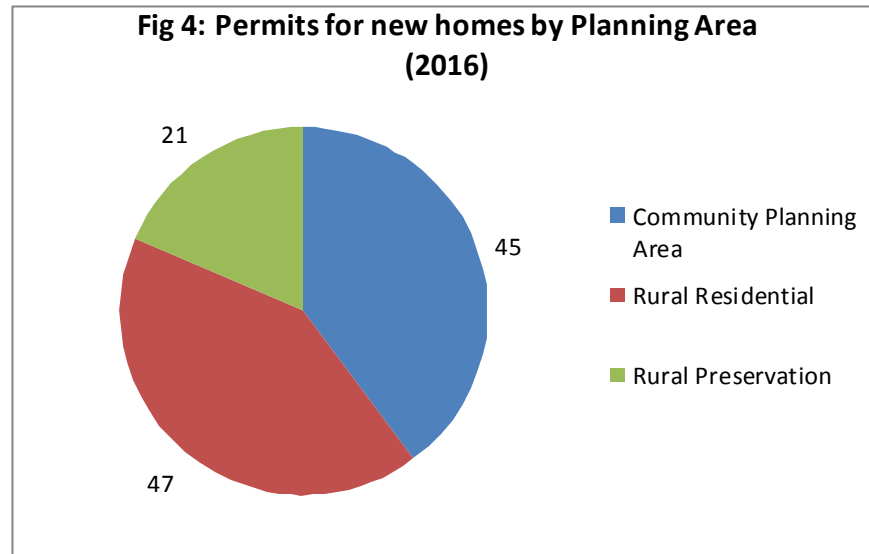
Source: Dept. of Building Inspections

RESIDENTIAL ACTIVITY: BUILDING PERMITS

Table 5: Building Permits Issued for New Homes by Planning Area (2016)

Planning Area	Number of Permits Issued	Percentage of Total
Columbia Community Planning Area	0	0.00%
Fork Union Community Planning Area	0	0.00%
Palmyra Community Planning Area	0	0.00%
Rivanna Community Planning Area	44	38.93%
Scottsville Community Planning Area	0	0.00%
Zion Crossroads Community Planning Area	1	0.88%
Community Planning Area Subtotal	45	39.81%
Rural Residential Subtotal	47	41.59%
Rural Preservation Subtotal	21	18.58%
TOTAL	113	100.00%

Source: Dept. of Building Inspections



RESIDENTIAL ACTIVITY: BUILDING PERMITS

Lake Monticello is Fluvanna County’s largest population center. According to the 2010 census, Lake Monticello housed 9,920 residents, which represents 38.6% of Fluvanna County’s total population (2010 Census: 25,691). Since its establishment in the early 1970s, Lake Monticello has supported most of the County’s residential growth. As the community approaches build-out, new construction has slowed; new homes in Lake Monticello represent only a small portion of all new construction countywide. According to information provided by the Lake Monticello’s Owners Association, about 450 of the community’s 5,000 or so lots are vacant.

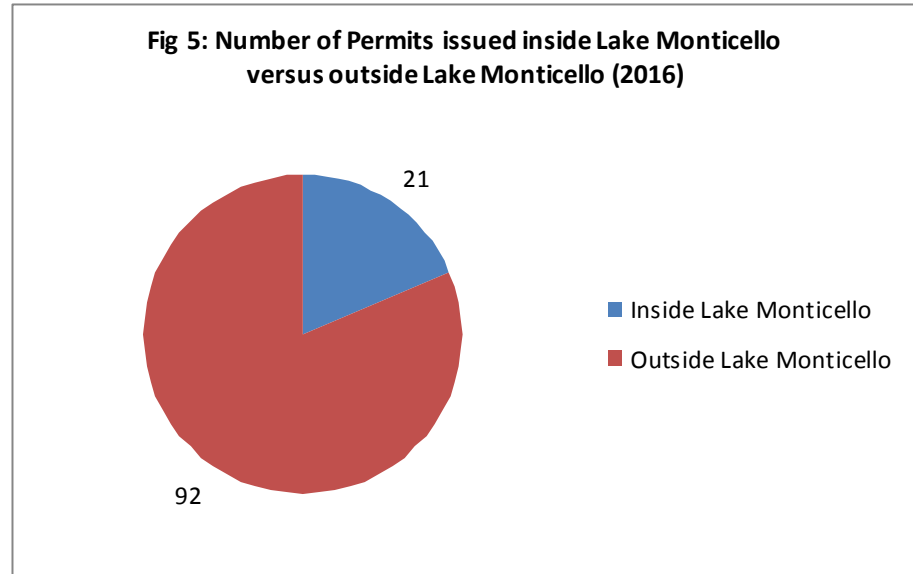


Table 6: Number of Permits Issued for New Detached Homes Inside versus Outside Lake Monticello (2016)

	Inside Lake Monticello	Outside Lake Monticello	County Overall
Number of Permits Issued	21	92	113
Percentage of Total	18.58%	81.42%	100%
Average Cost of New Homes	\$192,404	\$193,701	\$193,460
Total Cost of New Homes	\$4,040,486	\$17,820,582	\$21,861,068

Note: Costs provided by developers

Source: Dept. of Building Inspections

RESIDENTIAL ACTIVITY: BUILDING PERMITS

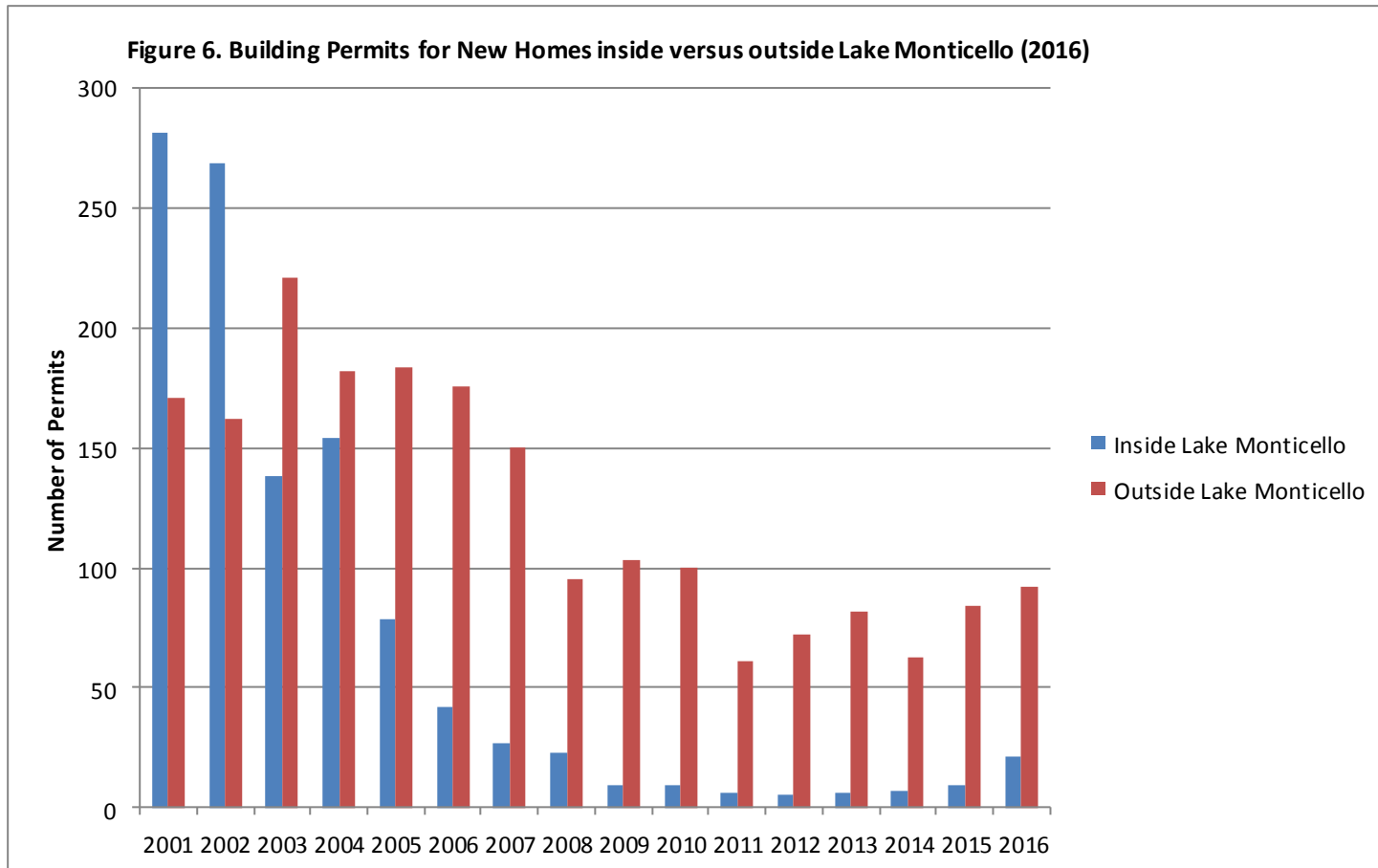
Table 7: Building Permits Issued for New Homes Inside versus Outside Lake Monticello (2016)

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

Source: Dept. of Building Inspections

RESIDENTIAL ACTIVITY: BUILDING PERMITS

Since the early 1970s, thousands of homes have been constructed in Lake Monticello, Fluvanna County’s largest subdivision. In the early 2000s, more homes were built in Lake Monticello than in the rest of the County; in 2001, approximately 62.3% of new homes (282 units) constructed in Fluvanna County were located within Lake Monticello. As the community has approached buildout, the number of new homes constructed within Lake Monticello has dropped considerably.



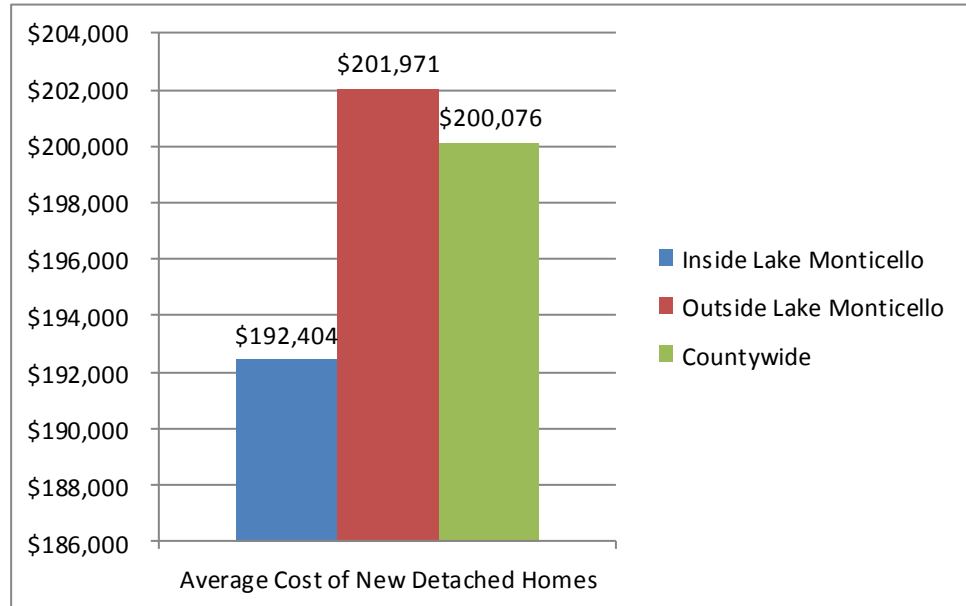
Source: Dept. of Building Inspections

RESIDENTIAL ACTIVITY: BUILDING PERMITS

When applying for a building permit, builders must provide an estimate of the home’s construction cost. In 2016, the average construction cost of a new home in Fluvanna County was \$200,076. Inside Lake Monticello, the average construction cost for a new home was \$192,404. Outside of Lake Monticello, the average construction cost for a new home was \$201,971.

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

Figure 7: Average costs of home construction (2016)



Source: Dept. of Building Inspections

Table 8: Average Construction Cost of New Homes (2015)

	Inside Lake Monticello	Outside Lake Monticello	Countywide
Average Cost of New De-tached Homes	\$192,404	\$201,971	\$200,076

Note: Costs provided by developers

Table 9: Average costs of home construction

New Attached Homes	Average Cost of New Attached Homes
2	\$ 190,000

Note: Costs provided by developers

RESIDENTIAL ACTIVITY: BUILDING PERMITS

As the number of new homes constructed in Lake Monticello continues to decline, builders are purchasing lots in other newly-developed communities. In 2016, Lake Monticello, had more new building permits (20) issued than any other subdivision. The subdivisions with the highest number of building permits issued for new homes are located in the northwestern corner of the County, near Lake Monticello and Zion Crossroads.

Table 10: Subdivisions with the Highest Number of Building Permits Issued for New Homes (2016)

Subdivision	Permits Issued
Lake Monticello	20
Boxwood	14
Nahor Village	10
Village Oaks	5
Two Rivers	4
Meadow Brook	3
Needham Village	3
Deep Creek Estates	2
Forest Glen	2
Hannum House	2
Meadows at Shiloh	2
River Oaks	2
Sycamore Landing	2
TOTAL	71

Source: Dept. of 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.



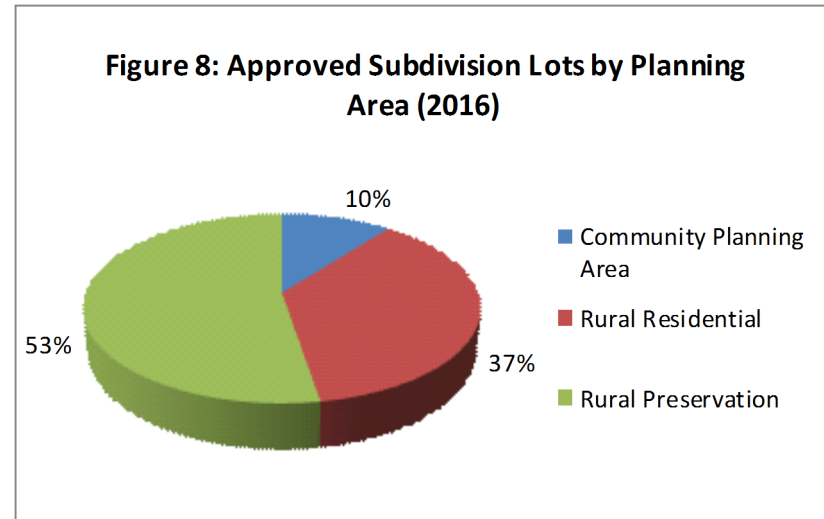
Image 7: Nahor Village Subdivision (ZMP 16:01).

RESIDENTIAL ACTIVITY: SUBDIVISIONS

Table 11: Approved Subdivision Lots by Planning Area (2016)

Planning Area	Subdivisions Type and Number of Lots			
Community	Major	Minor	Family	Total
Columbia CPA	0	0	0	0
Fork Union CPA	0	0	0	0
Palmyra CPA	0	0	0	0
Rivanna CPA	0	2	0	0
Scottsville CPA	0	0	0	0
Zion Crossroads CPA	0	0	2	2
Community Planning Area	0	0	2	2
Rural Residential	0	3	4	7
Rural Preservation	0	3	7	10
TOTAL	0	6	13	19

Source: Dept. of Planning & Community Development



In 2016, nineteen (19) lots were created and approved through the subdivision process. Six (6) of these lots were created as part of *minor subdivisions* (subdivisions with five or fewer lots). Thirteen (13) lots were associated with *family subdivisions*, which permit the transfer of land to closely-related family members. There were no *major subdivisions*.

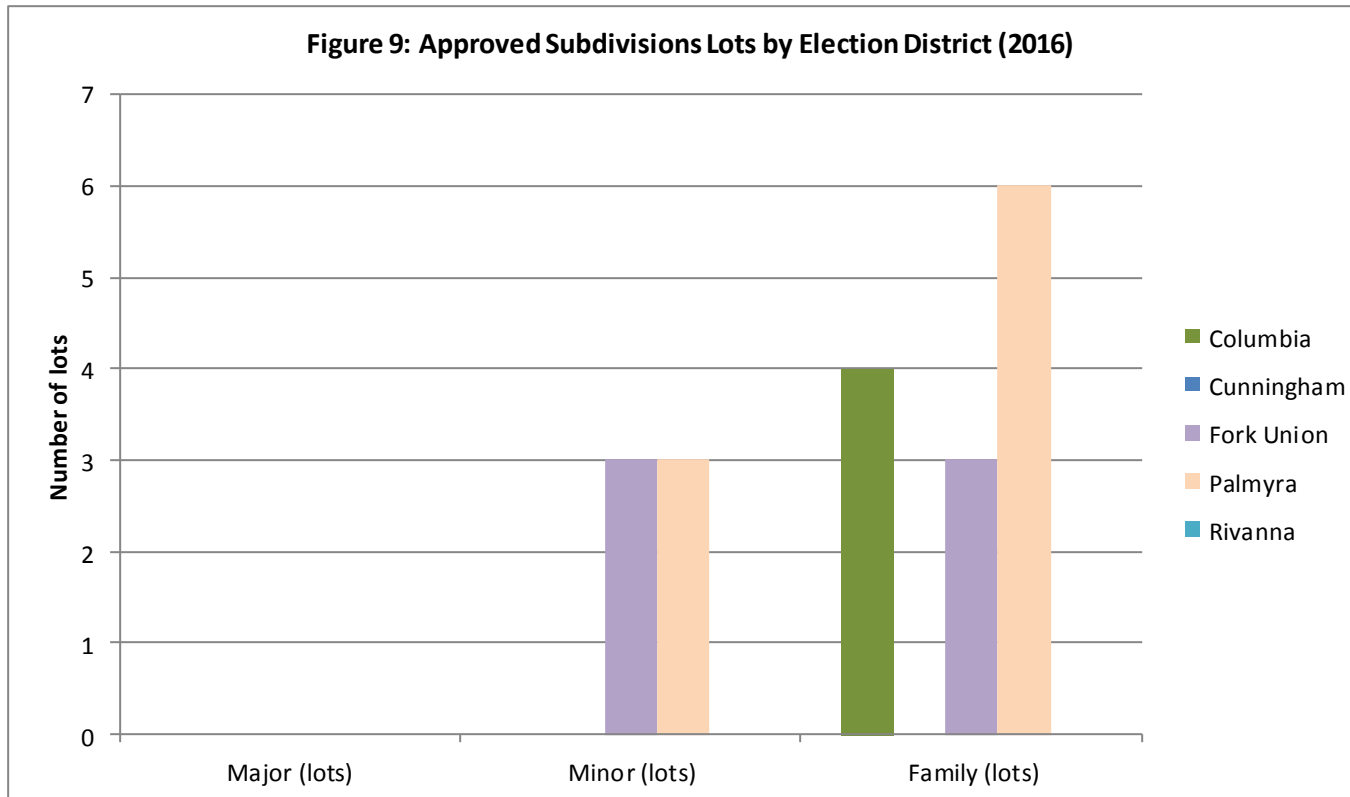
Most of the lots created were located within the Rural Preservation Planning Areas; the second largest number of lots created were located in the Rural Residential Planning Areas, as designated within the 2015 Comprehensive Plan. Rural Preservation Planning Areas are intended to be the least developed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

RESIDENTIAL ACTIVITY: SUBDIVISIONS

Table 12: Approved Subdivision Lots by Election District (2016)

Election District	Major (lots)	Minor (lots)	Family (lots)	Total (lots)	% of Total
Columbia	0	0	4	4	21%
Cunningham	0	0	0	0	0%
Fork Union	0	3	3	6	31%
Palmyra	0	3	6	9	48%
Rivanna	0	0	0	0	0%
Total (lots)	0	6	13	19	100%

Source: Dept. of Planning & Community Development



RESIDENTIAL ACTIVITY: SUBDIVISIONS

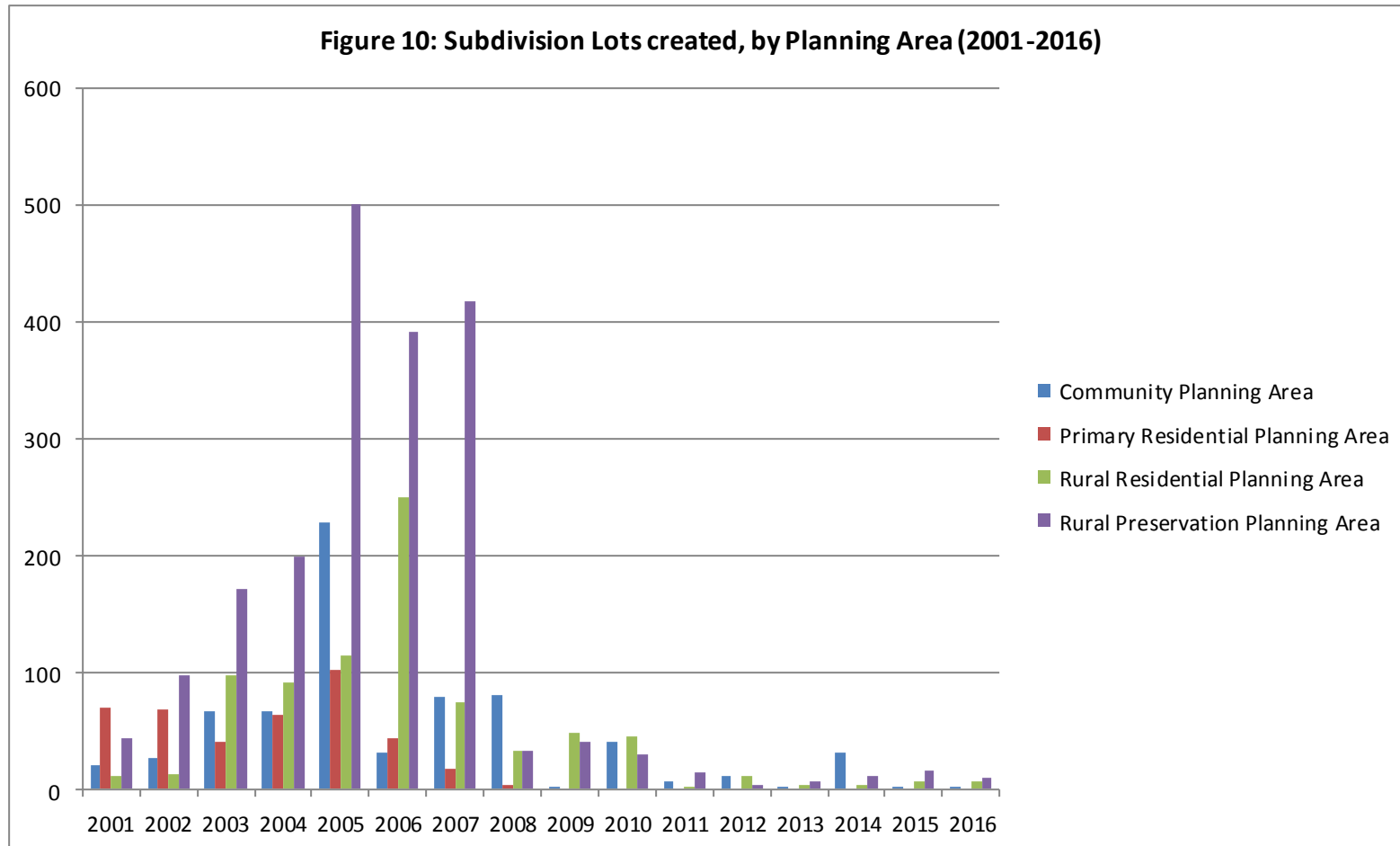
Table 13: Approved Subdivision Lots by Planning Area (2001 - 2016)

Year	Community Planning Area	Primary Residential Planning Area	Rural Residential Planning Area	Rural Preservation Planning Area	Total	% Change from Previous Year
2001	21	70	11	43	145	49.50%
2002	26	69	13	98	206	42.10%
2003	67	40	97	172	376	82.50%
2004	67	63	91	199	420	11.70%
2005	228	102	115	501	946	125.20%
2006	32	44	250	392	718	-24.10%
2007	79	17	75	418	589	-17.97%
2008	80	4	33	33	150	-74.53%
2009	2	0	48	40	90	-40.00%
2010	40	0	45	30	115	21.74%
2011	6	0	2	14	22	-82.61%
2012	11	0	11	4	26	18.18%
2013	2	NA*	4	7	13	-50.00%
2014	31	NA*	4	12	47	261.54%
2015	2	NA*	7	16	25	-46.81%
2016	2	NA*	7	10	19	-24%

* Primary Residential Planning Areas were eliminated

RESIDENTIAL ACTIVITY: SUBDIVISIONS

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



RESIDENTIAL ACTIVITY: FLUVANNA/LOUISA HOUSING FOUNDATION

As part of the County’s commitment to addressing housing needs, the Fluvanna/Louisa Housing Foundation, a non-profit organization, was established by Fluvanna County residents in 1990 to improve substandard housing countywide. Since its founding, the organization has installed plumbing in over 100 homes, assisted many first-time homebuyers, and performed hundreds of emergency repairs. The organization also manages the Housing Choice voucher program.

Fluvanna County contributes funds to the Fluvanna/Louisa Housing Foundation. It contributed \$16,000 to the Foundation in 2016.

Table 14: Fluvanna/Louisa Housing Foundation Expenditures on Major Activities (2016)

Type of Activity	Cost
Rental Homes: Construction	\$0
Replacement Homes	\$0
Rental Homes: Deposits	\$0
Emergency Repairs	\$29,950
Heat Pumps Installed	\$0
Assistance to First-Time Homebuyers	\$0
Material Funding for volunteer projects	\$5,500
TOTAL	\$35,450

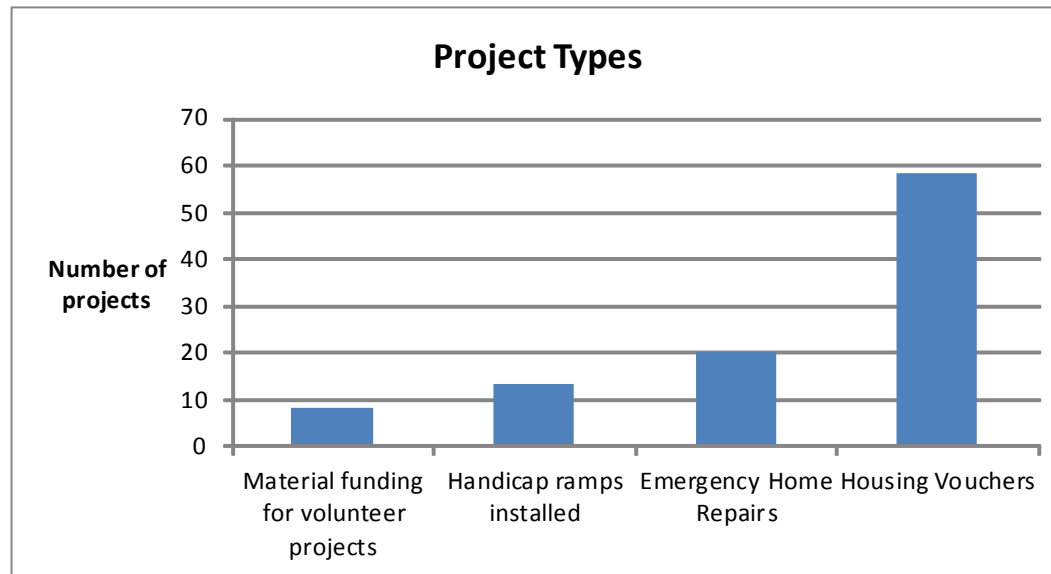
Source: Fluvanna/Louisa Housing Foundation

RESIDENTIAL ACTIVITY: FLUVANNA/LOUISA HOUSING FOUNDATION

Table 15: Number of Projects Completed by the Fluvanna/Louisa Housing Foundation (2016)

Project	Number
Rental Homes: Construction	0
Rental Homes: Deposits	0
Emergency Repairs	20
Heat Pumps Installed	0
Assistance to First-Time Homebuyers	0
Handicapped Ramps	13
Housing Vouchers	58
Material funding for volunteer projects	8
TOTAL	99

Source: Fluvanna/Louisa Housing Foundation



Source: Fluvanna/Louisa Housing Foundation

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

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



Image 8: Emergency Communications Radio Tower at the Sheriffs Office (SDP 16:04)

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 16: Site Development Plans within Community Planning Areas (2016)

Use	Description	Applicant Name	Planning Area	Zoning	Election District	Site Plan Type	Status
Industrial	Industrial Expansion	Northland Forest Products	Columbia CPA	I-1	Columbia	Amendment	Approved
Institutional	Infrastructure Improvements	Fork Union Military Academy	Fork Union CPA	A-1	Fork Union	Major Site Plan	Approved
Institutional	New Museum Building	Jukua Skare, P.E	Palmyra CPA	A-1	Fork Union	Major Site Plan	PC Approved/Waiting on New Plats
Commercial	Self storage center	Fluvanna Self Storage	Rivanna CPA	B1	Palmyra	Sketch Plan	Withdrawn
Institutional	Fire & Rescue Station	Lake Monticello Fire/Rescue	Rivanna CPA	R-4	Cunningham	Sketch Plan	Approved
Institutional	Fire & Rescue Station	Lake Monticello Vol. Fire Dept. & Rescue Squad	Rivanna CPA	R-4	Cunningham	Major Site Plan	38F ***VOID*** See 16:06
Commercial	Self storage center	Fluvanna Self Storage	Rivanna CPA	B-1	Rivanna	Sketch Plan	PC Approved/Waiting on New Plats
Commercial	Shopping Center	Peters, Steven L & Cody C	Rivanna CPA	B-1	Palmyra	Sketch Plan	PC Approved/Waiting on New Plats
Commercial	Dentist Office	Southern Development	Rivanna CPA	R-3	Cunningham	Major Site Plan	Preliminary Received/Need to Review
Commercial	Zion Station Business Park: Phase I, Phase II	Ja-Zan LLC	Zion Crossroads CPA	I1	Columbia	Major Site Plan	PC Approved/Waiting on New Plats

Source: Dept. of Planning & Community Development

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 17: Site Development Plans outside Community Planning Areas (2016)

Rural Residential							
Use	Description	Applicant Name	Planning Area	Zoning	Election District	Site Plan Type	Status
Commercial	Office building	Central Virginia Electric Cooperative	Rural Residential	B-1	Columbia	Major Site Plan	Approved
Institutional	Property Adjacent to the F.C.S.O	Fluvanna County Sheriff's Office	Rural Residential	CP-Dis 4	Fork Union	Minor Site Plan	Approved
Institutional	Tower Mitigation	Dominion Power	Rural Residential	A1	Fork Union	Minor Site Plan	Approved
Institutional	Microwave Tower	Dominion VA Power	Rural Residential	I 1	Fork Union	Minor Site Plan	Approved
Institutional	Site Development Plan	VFW Post 8169	Rural Residential	A-1	Cunningham	Minor Site Plan	VOIDED Located in SDP 16:006
Commercial	Revised Site Plan	Virginia Electric and Power Company	Rural Residential	I-1/A-1	Fork Union	Sketch Plan	PC Approved/Waiting on New Plats

Source: Dept. of Planning & Community Development

Rural Preservation							
Use	Description	Applicant Name	Planning Area	Zoning	Election District	Site Plan Type	Status
Institutional	Cell tower	County of Fluvanna	Rural Preservation		Fork Union	Minor Site Plan	Approved
Institutional	Cell tower	Fluvanna County	Rural Preservation	A1	Fork Union	Minor Site Plan	Approved

Source: Dept. of Planning & Community Development

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 18: Site Development Plans by Use (2016)

Use	Description	Applicant Name	Planning Area	Zoning	Election District	Site Plan Type	Status
Commercial	Self storage center	Fluvanna Self Storage	Rivanna CPA	B1	Palmyra	Sketch Plan	Withdrawn
Commercial	Self storage center	Fluvanna Self Storage	Rivanna CPA	B-1	Rivanna	Sketch Plan	PC Approved/Waiting on New Plats
Commercial	Shopping Center	Peters, Steven L & Cody C	Rivanna CPA	B-1	Palmyra	Sketch Plan	PC Approved/Waiting on New Plats
Commercial	Dentist Office	Southern Development	Rivanna CPA	R-3	Cunningham	Major Site Plan	Preliminary Received/Need to Re-view
Commercial	Zion Station Business Park: Phase I, Phase II	Ja-Zan LLC	Zion Crossroads CPA	I1	Columbia	Major Site Plan	PC Approved/Waiting on New Plats
Commercial	Office building	Central Virginia Electric Coop- erative	Rural Residential	B-1	Columbia	Major Site Plan	Approved
Commercial	Revised Site Plan	Virginia Electric and Power Company	Rural Residential	I-1/A-1	Fork Union	Sketch Plan	PC Approved/Waiting on New Plats

Source: Dept. of Planning & Community Development

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 19: Site Development Plans by Use (2016)

Use	Description	Applicant Name	Planning Area	Zoning	Election District	Site Plan Type	Status
Industrial	Industrial Expansion	Northland Forest Products	Columbia CPA	I-1	Columbia	Amendment	Approved

Source: Dept. of Planning & Community Development

Use	Description	Applicant Name	Planning Area	Zoning	Election District	Site Plan Type	Status
Institutional	Infrastructure Improvements	Fork Union Military Academy	Fork Union CPA	A-1	Fork Union	Major Site Plan	Approved
Institutional	New Museum Building	Jukua Skare, P.E	Palmyra CPA	A-1	Fork Union	Major Site Plan	PC Approved/ Waiting on New Plats
Institutional	Fire & Rescue Station	Lake Monticello Fire/Rescue	Rivanna CPA	R-4	Cunningham	Sketch Plan	Approved
Institutional	Fire & Rescue Station	Lake Monticello Vol. Fire Dept. & Rescue Squad	Rivanna CPA	R-4	Cunningham	Major Site Plan	38F ***VOID*** See 16:06
Institutional	Cell tower	County of Fluvanna	Rural Preserva- tion		Fork Union	Minor Site Plan	Approved
Institutional	Cell tower	Fluvanna County	Rural Preserva- tion	A1	Fork Union	Minor Site Plan	Approved
Institutional	Property Adjacent to the F.C.S.O	Fluvanna County Sheriff's Office	Rural Residen- tial	CP-Dis 4	Fork Union	Minor Site Plan	Approved
Institutional	Tower Mitigation	Dominion Power	Rural Residen- tial	A1	Fork Union	Minor Site Plan	Approved
Institutional	Microwave Tower	Dominion VA Power	Rural Residen- tial	I 1	Fork Union	Minor Site Plan	Approved
Institutional	Site Development Plan	VFW Post 8169	Rural Residen- tial	A-1	Cunningham	Minor Site Plan	VOIDED Located in SDP 16:006

Source: Dept. of Planning & Community Development

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

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

Year	Commercial/Retail	Industrial	Public/Institutional	TOTAL
2001	5	0	4	9
2002	4	3	1	8
2003	6	2	2	10
2004	8	0	4	12
2005	4	3	0	7
2006	9	2	1	12
2007	9	5	6	20
2008	9	6	2	17
2009	5	3	2	10
2010	3	0	4	7
2011	9	5	2	16
2012	11	3	5	19
2013	4	4	5	13
2014	6	4	4	14
2015	7	3	5	18*
2016	7	1	10	18
TOTAL	106	44	57	207 PLANS FROM 2001-2016

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

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

In 2016, site development plans were submitted for eighteen (18) new projects throughout the County. All but one site developments plans were approved; the one that was not approved was withdrawn from consideration. Ten (10) of these projects were located within one of the community planning areas.

Figure 13: Site Development Plans by Type (2001-2016)

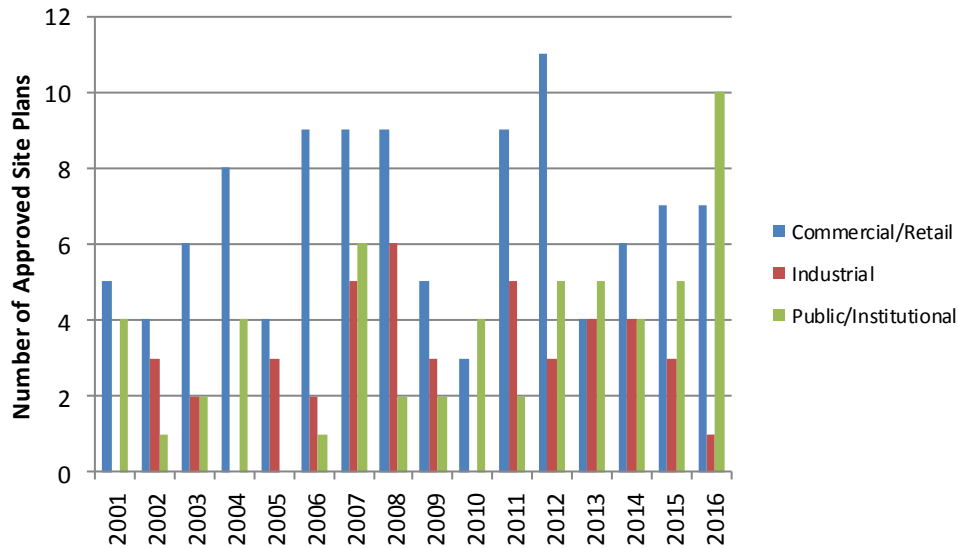
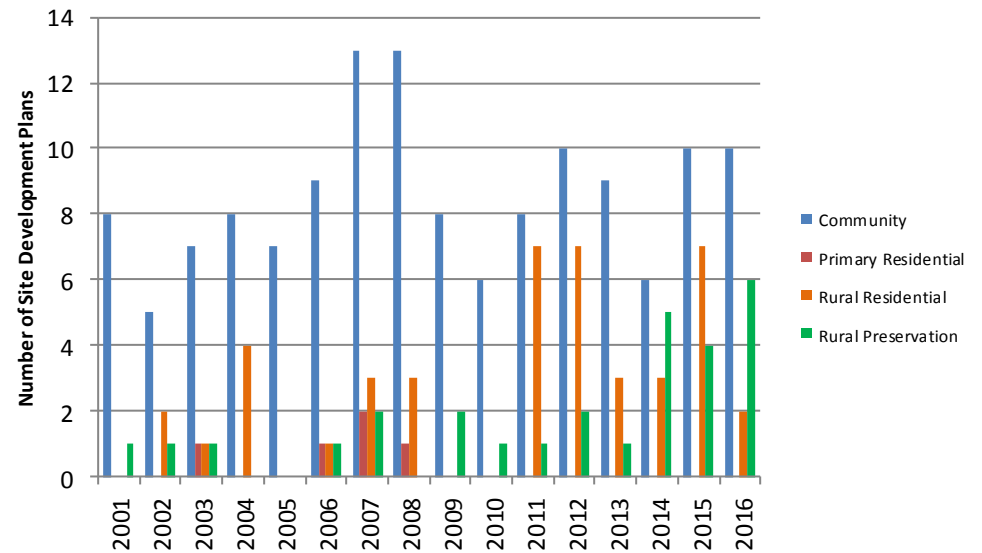


Figure 14: Site Development Plans by Planning Area (2001-2016)



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.

Two (2) text amendments were reviewed by the Planning Commission and Board of Supervisors in 2016. Both were approved.

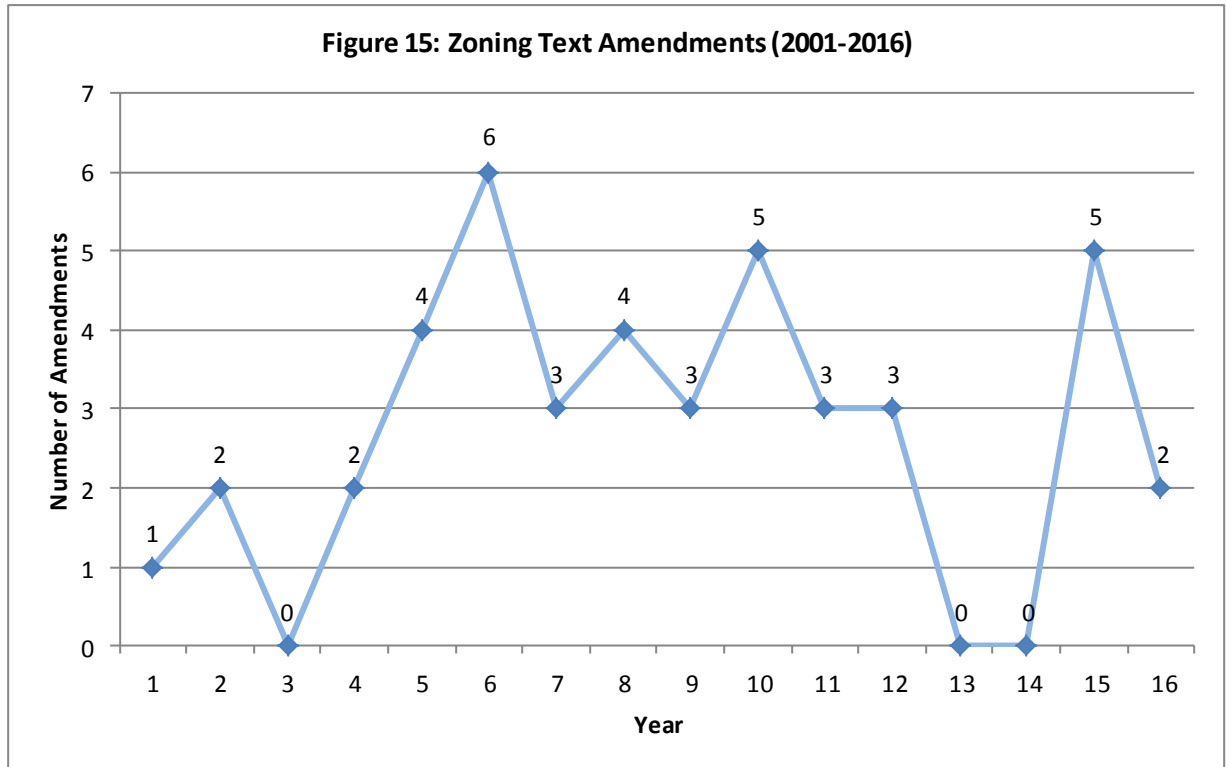
Note: For tracking purposes, amendments to the zoning and subdivision ordinances are both classified as zoning text amendments (ZTAs).

ZONING ACTIVITY: ZONING TEXT AMENDMENTS

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

**Table 21: Zoning Text Amendments
(2001 - 2016)**

Year	Number
2001	1
2002	2
2003	0
2004	2
2005	4
2006	6
2007	3
2008	4
2009	3
2010	5
2011	3
2012	3
2013	0
2014	0
2015	5
2016	2
TOTAL	43



ZONING ACTIVITY: ZONING MAP AMENDMENTS

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

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

Table 22: Zoning Map Amendment Applications by Election District (2016)

ID#	Description	Applicant Name	District	Land Use	Zoning	Requested Zoning	Status
ZMP 16-003	Columbia Floodplain Adoption	Fluvanna County	Columbia	Columbia CPA	NA	NA	Approved
ZMP 16-004	Propane tank	Foster Fuels	Columbia	Zion Crossroads CPA	I1	I2	Withdrawn
ZMP 16-007	Propane tank	Foster Fuels	Columbia	Zion Crossroads CPA	I1	I2	Approved
ZMP 16-001	Master Plan Amendment	NVA Properties	Cunningham	Rivanna CPA	R3	R3	Approved
ZMP 16-002	Residential Development	Bevely Butler	Palmyra	Rivanna CPA	A1	R3	Approved
ZMP 16-005	Self Storage facility	CPBurns Properties LLC	Palmyra	Rivanna CPA	A1	B1	Denied
ZMP 16-006	Concrete Factory	Wilson Ready-Mix	Palmyra	Zion Crossroads CPA	A1	I2	Approved

Source: Dept. of Planning & Community Development

ZONING ACTIVITY: ZONING MAP AMENDMENTS

There were seven (7) rezoning requests in 2016. Five (5) of those requests were approved, with one (1) withdrawn and one (1) denied. Two cases which were approved but not reflected in the table below are: Case ZMP 16:01 was a Master Plan Amendment, which, while classified as a rezoning, did not result in an actual change of the zoning category of the property (it was merely a change in the design of lots and housing type). Case ZMP 16:03 was the adoption of Columbia into the County Floodplain Ordinance, which is classified as a rezoning even though no zoning category in Columbia was changed. Therefore those two cases are not included in the figures below for 2016.

Table 23: Zoning Map Amendments Approved by Planning Area (2001—2016)

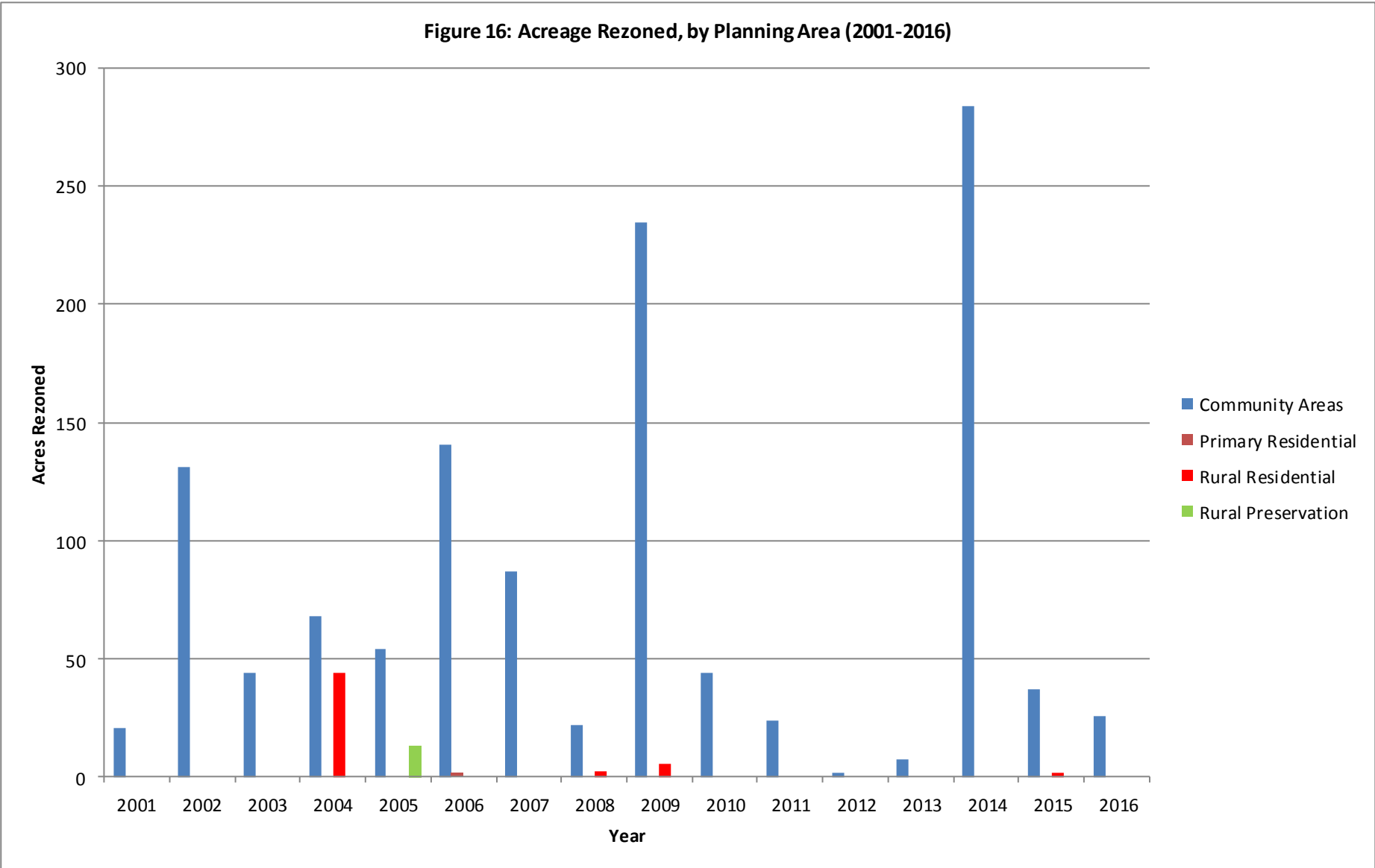
Planning Area	Acres Rezoned															
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Columbia	**	**	**	**	**	**	**	**	0	0	0	0	0	0	4.6	1.53
Fork Union	11	0	0	0	0.3	9.5	7.1	0	0	0	0	0	5	0	0	0
Palmyra	0	0	0	52.1	4.8	52.1	5	0	231.8	0	0	0	2.6	230.6	6.9	0
Rivanna	18.5	116	16.5	42.7	0	11.4	43.7	0	2.9	44.2	0	1.4	0	36.6	21.5	13.81
Scottsville	**	**	**	**	**	**	**	**	0	0	0	0	0	0	0	0
Zion Cross-roads	2	15.1	27.3	25.2	54.3	67.7	30.9	21.8	0	0	23.9	0	0	17.1	4.3	10.5
Community Subtotal	<u>20.5</u>	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
Primary Residential	<u>0</u>	0	0	0	0	1.5	0	0	*	*	*	*	*	*	*	*
Rural Residential	<u>0</u>	0	0	43.8	0	0	0	2	5.3	0	0	0	0	0	1.9	0
Rural Preservation	<u>0</u>	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0
Total	31.5	131.1	43.8	163.9	72.4	142.1	86.7	23.8	240	44.2	23.9	1.4	7.6	284.3	39.2	25.84

* Primary Residential Planning Area was eliminated.

Source: Dept. of Planning & Community Development

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

ZONING ACTIVITY: ZONING MAP AMENDMENTS



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 9: Emergency Communications Radio Tower at a Veteran of Foreign Wars property (SUP 16:10)

ZONING ACTIVITY: SPECIAL USE PERMITS

Table 24: Special Use Permit (SUP) Applications by Land Use District (2016)

CPA							
Project Type	ID#	Description	Applicant Name	Zoning	District	Land Use	Status
Residential	SUP 16-007	Amendment of Condition	Sycamore Square	R-3	Palmyra	Rivanna CPA	Approved
Industrial	SUP 16-008	Install bulk propane	Spicer, Tim	I-1	Columbia	Zion Crossroads CPA	Withdrawn
Industrial	SUP 16-009	Major utility	Palmer Solar Center/ Coronal Development	A1/I1	Columbia	Zion Crossroads CPA	Approved
Industrial	SUP 16-012	Install bulk propane	Foster Fuels Inc	I-1	Columbia	Zion Crossroads CPA	Approved

Source: Dept. of Planning & Community Development

Rural Residential							
Project Type	ID#	Description	Applicant Name	Zoning	District	Land Use	Status
Industrial	SUP 16-003	Small Home Industry	Eric A. MacKinnon	R-1	Columbia	Rural Residential	Approved
Industrial	SUP 16-005	Relocate Microwave Tower	Dominion Virginia Power	I-1	Fork Union	Rural Residential	Approved
Industrial	SUP 16-010	Amends SUP 11-03	National Communication Towers	A1	Cunningham	Rural Residential	Approved
Commercial	SUP 16-011	Landscaping Business	Catherine Grey	A1	Columbia	Rural Residential	Approved

Source: Dept. of Planning & Community Development

Source: Dept. of Planning & Community Development

ZONING ACTIVITY: SPECIAL USE PERMITS

Table 25: Special Use Permit (SUP) Applications by Land Use District (2016)

Rural Preservation							
Project Type	ID#	Description	Applicant Name	Zoning	District	Land Use	Status
Industrial	SUP 16-004	Brewery-Small Home Industry	Raymond and Chrystan Bunch	A1	Cunningham	Rural Preservation	Approved
Commercial	SUP 16-006	Commercial Greenhouses	Murray Buckner	A-1	Fork Union	Rural Preservation	Approved

Source: Dept. of Planning & Community Development

ZONING ACTIVITY: SPECIAL USE PERMITS

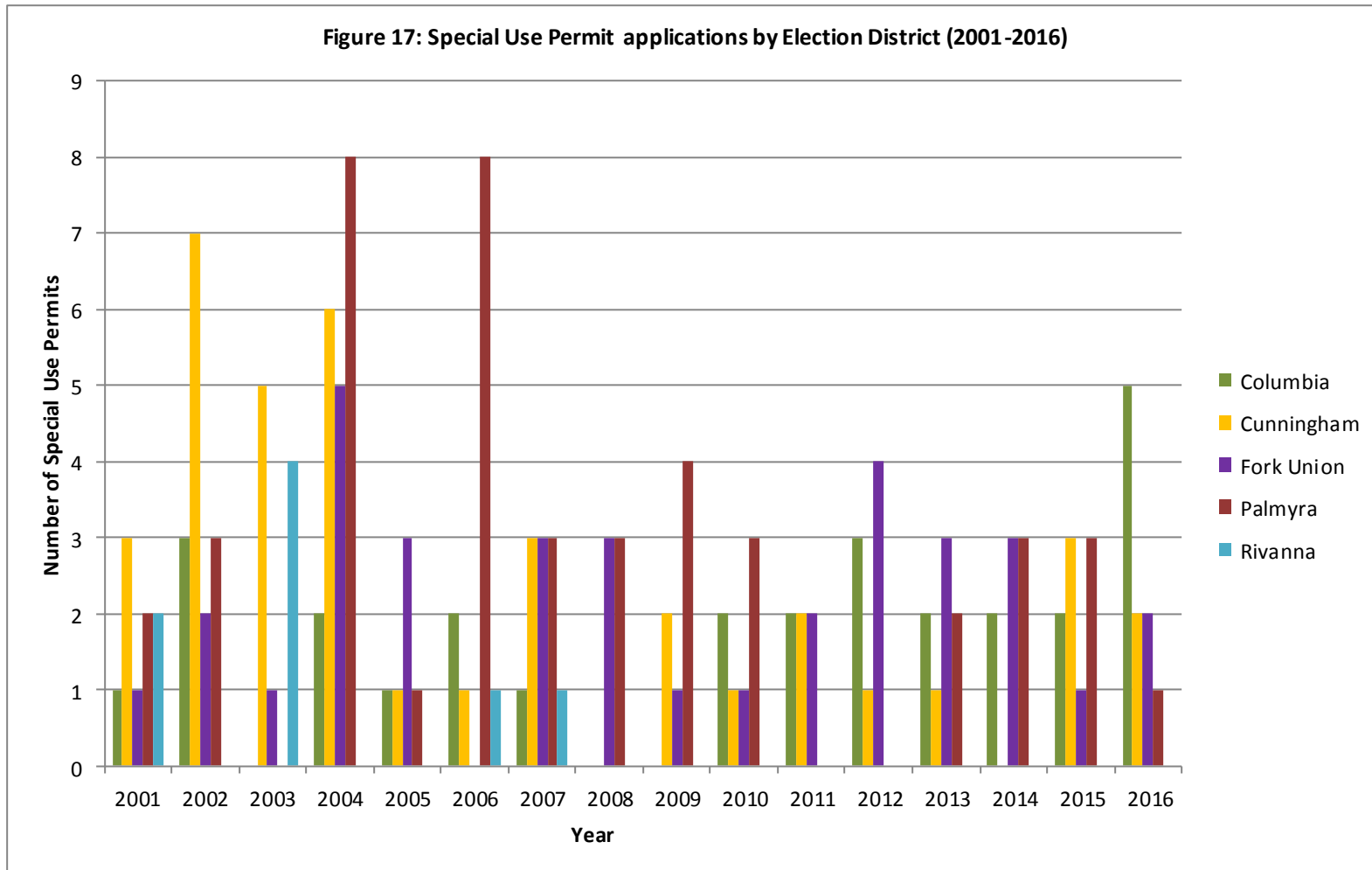
Table 26: Special Use Permit (SUP) Applications by Election District (2001 - 2016)

Year	Election District					
	Columbia	Cunningham	Fork Union	Palmyra	Rivanna	Total
2001	1	3	1	2	2	9
2002	3	7	2	3	0	15
2003	0	5	1	0	4	10
2004	2	6	5	8	0	21
2005	1	1	3	1	0	6
2006	2	1	0	8	1	12
2007	1	3	3	3	1	11
2008	0	0	3	3	0	6
2009	0	2	1	4	0	7
2010	2	1	1	3	0	7
2011	2	2	2	0	0	6
2012	3	1	4	0	0	8
2013	2	1	3	2	0	8
2014	2	0	3	3	0	8
2015	2	3	1	3	0	9
2016	5	2	2	1	0	10
Total	28	38	35	44	8	153

Source: Dept. of Planning & Community Development

ZONING ACTIVITY: SPECIAL USE PERMITS

Ten (10) applications for special use permits (SUPs) were submitted Countywide. One (1) was withdrawn, all others were approved. Four (4) applications were located within Community Planning Areas. Most of these applications were for commercial or industrial facilities.



ZONING ACTIVITY: CODE COMPLIANCE

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

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

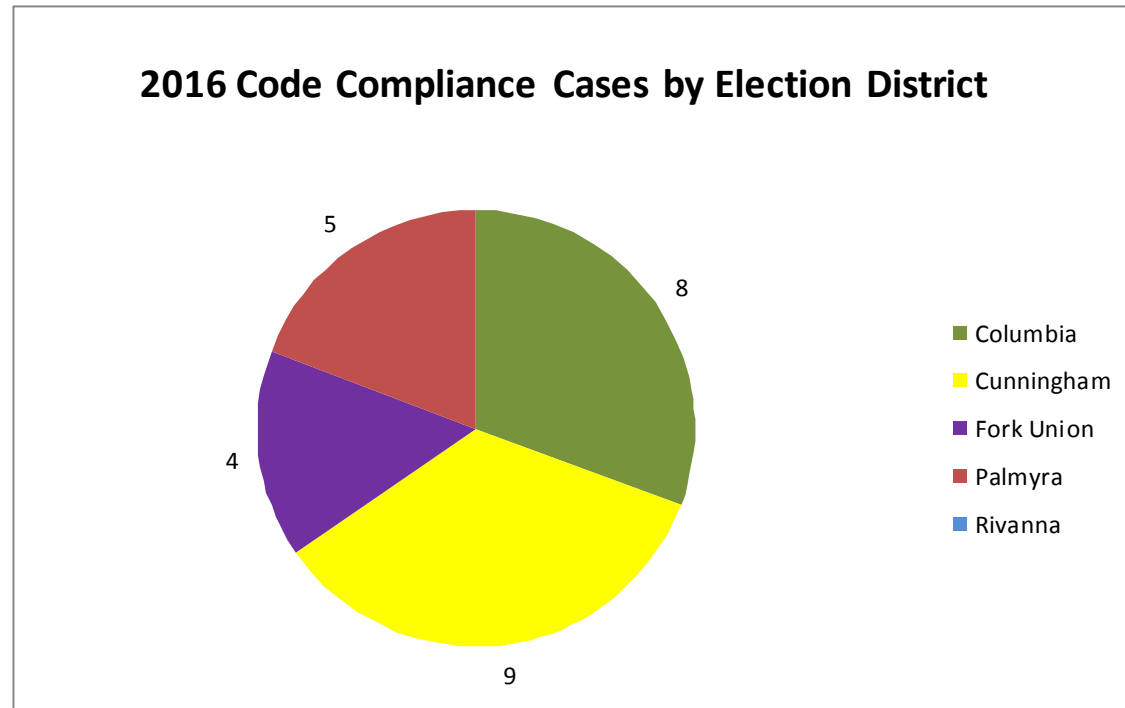
- Removed illegal signage within road right-of-way's throughout the County
- Monitored sound levels within industrial areas
- Inspected properties with existing Special Use Permits, Zoning Use Permits, and Site Development Plans
- Accompanied Health Department and Building Department officials on site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

ZONING ACTIVITY: CODE COMPLIANCE

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

Election District	Closed Cases	Pending Cases	Total	% of Total
Columbia	8	0	8	31%
Cunningham	9	0	9	35%
Fork Union	4	0	4	15%
Palmyra	4	1	5	19%
Rivanna	0	0	0	0%
Total	25	1	26	100%

Source: Dept. of Planning & Community Development



ZONING ACTIVITY: CODE COMPLIANCE

Table 28: Code Compliance Cases by Planning Area (2016)

Planning Area	Case Status		
Community	Closed	Pending	Total
Columbia CPA	0	0	0
Fork Union CPA	1	0	1
Palmyra CPA	1	0	1
Rivanna CPA	0	0	0
Scottsville CPA	0	0	0
Zion Crossroads CPA	3	0	3
Community Plan- ning Area	5	0	5
Rural Residential	15	1	16
Rural Preservation	5	0	5
TOTAL	25	1	26

Source: Dept. of Planning & Community Development

ZONING ACTIVITY: BOARD OF ZONING APPEALS

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

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

In 2016, the BZA heard three (3) cases. Two (2) were approved, and one (1) was denied.

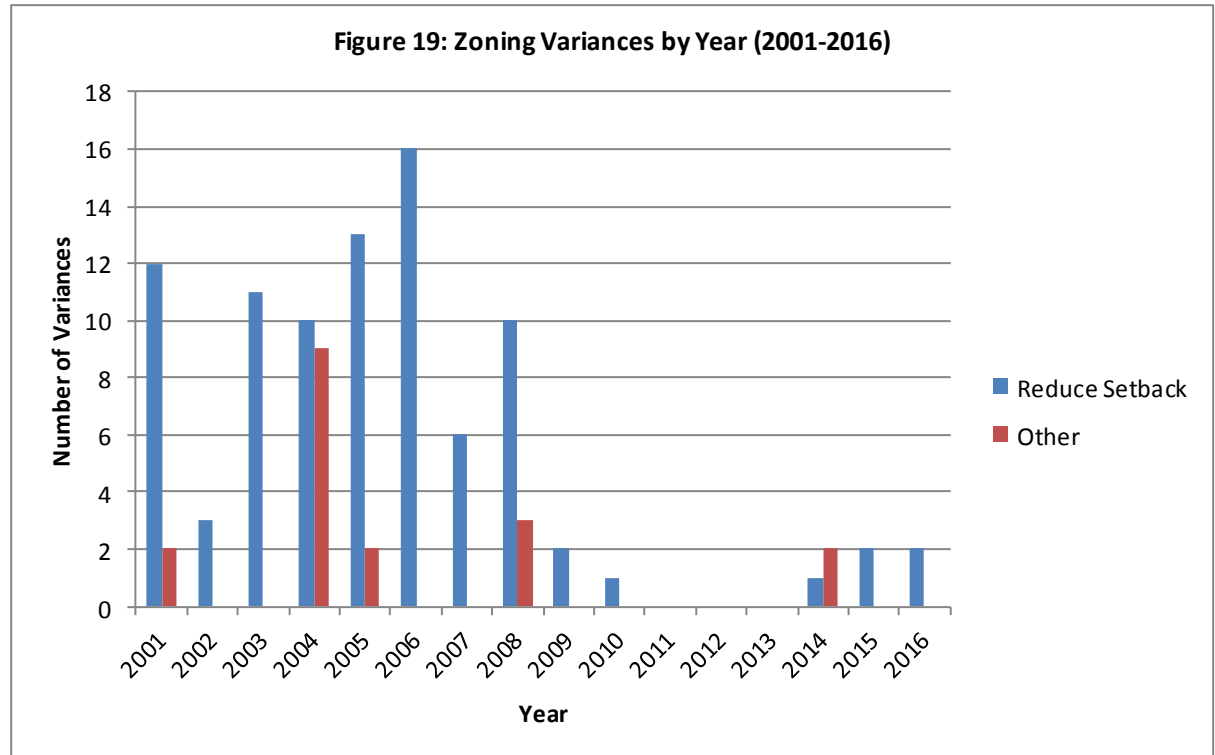


Table 29: Zoning Variances by Year (2001 - 2016)

Type of Variance	Year																Total
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
Reduce Setback	12	3	11	10	13	16	6	10	2	1	0	0	0	1	2	2	89
Other	2	0	0	9	2	0	0	3	0	0	0	0	0	2	0	0	18
TOTAL	14	3	11	19	15	16	6	13	2	1	0	0	0	3	2	2	107

Source: Dept. of Planning & Community Development

ZONING ACTIVITY: BOARD OF ZONING APPEALS

Table 30: Zoning Variances by Election District (2016)

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

Source: Dept. of Planning & Community Development

PRESERVATION PROGRAMS: OVERVIEW

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

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

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

Several agencies and organizations hold conservation easements throughout the County. In 2006, the Board of Supervisors adopted its own Conservation Easements Program; the first two conservation easements to be held by Fluvanna County were approved in 2007. As of December 2016, 14,770 acres were under conservation easements held by public and private entities. The County itself currently holds four (4) conservation easements totaling approximately 916 acres.



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

PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS

Table 31: Agricultural & Forestal Districts (2016)

AFD NAME	DISTRICT(S)	ORIGINAL APPROVAL DATE	DATE RE-NEWED	REVIEW PERIOD	NEXT REVIEW DATE	ACREAGE
Adams Creek	Cunningham	16 May 2001	4 Apr 2011	10 years	16 May 2021	557.64
Bourne Tract	Cunningham	4 Aug 2007	2 Sept 2015	8 years	2 Sept 2023	282.06
Bowlesville	Columbia	1 Aug 1999	1 Apr 2015	8 years	1 Apr 2023	934.86
Bremo Recess	Fork Union	17 Jan 2001	1 Dec 2010	10 years	17 Jan 2021	496.29
Byrd Creek	Columbia	21 Jul 1999	3 Jun 2009	10 years	21 Jul 2019	905.54
Carysbrook	Fork Union	21 Jul 1999	1 Jul 2009	10 years	21 Jul 2019	1847.1
Cunningham Acres	Palmyra/Rivanna/Cunningham	17 Nov 1999	7 Oct 2009	10 years	17 Nov 2019	473.74
Dobby Creek	Cunningham	17 Jan 2001	1 Dec 2010	10 years	17 Jan 2021	371.16
Glenarvon Farm	Fork Union	17 Nov 1999	7 Oct 2009	10 years	17 Nov 2019	3102.35
Granite Hills	Columbia	4 Aug 1999	1 Jul 2009	10 years	4 Aug 2019	771.97
Kidds Store	Cunningham	15 Dec 1999	7 Oct 2009	10 years	15 Dec 2019	1669.52
Lower Bremo	Fork Union	17 Jan 2001	1 Dec 2010	10 years	17 Jan 2021	1493.76
North 640	Palmyra/Columbia	6 Oct 2004	7 Oct 2009	10 years	17 Nov 2019	2303.69
Poorhouse	Palmyra/Columbia	19 Jan 2000	2 Dec 2009	10 years	19 Jan 2020	494.28
Shepherds	Columbia	15 Nov 2000	6 Oct 2010	10 years	15 Nov 2020	706.49
Shores-Hardware	Fork Union/Cunningham	17 Jan 2001	1 Dec 2010	10 years	17 Jan 2021	1238.56
Stage Junction	Columbia	7 Jun 2000	19 May 2010	10 years	7 Jun 2020	770.66
Union Mills	Palmyra	15 May 2002	2 May 2012	10 years	15 May 2022	324.72
Upper Bremo	Fork Union	20 Sep 2000	4 Aug 2010	10 years	20 Sep 2020	1798.41
Total acreage of Districts						20,542.8
% of Total County Acreage in Ag/For Districts*						10.65%
*Total Acreage of Fluvanna County is approx. 192,830 acres.						

Source: Dept. of Planning & Community Development

PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS

Table 32: Acreage Enrolled in Agricultural & Forestal Districts (2001 - 2016)

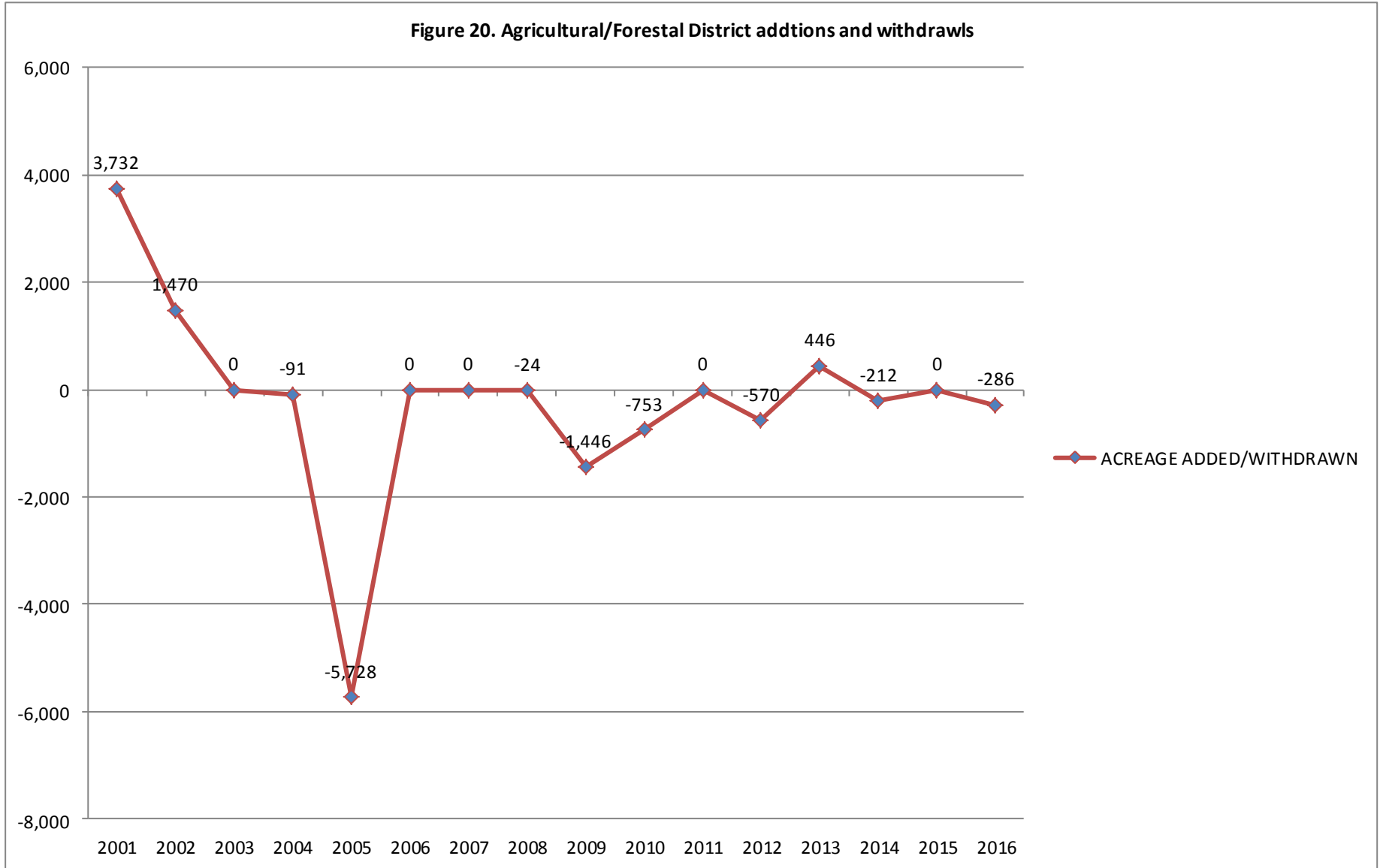
YEAR	DISTRICTS APPROVED/ NULLIFIED	ACREAGE ADDED/ WITHDRAWN
2001	6	3,732
2002	2	1,470
2003	0	0
2004	0	-91
2005	-3	-5,728
2006	0	0
2007	0	0
2008	0	-24
2009	0	-1,446
2010	0	-753
2011	0	0
2012	-1	-570
2013	0	446
2014	0	-212
2015	0	0
2016	0	-286

Agricultural & Forestal Districts (2016)	
Total Number of Districts:	19
Total Acreage within Districts:	18,299.3
Total Number of Parcels:	344

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

PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS

Figure 20. Agricultural/Forestal District additions and withdrawls



PRESERVATION PROGRAMS: LAND USE TAXATION

Table 33: Acreage Under Land Use Taxation (2001 - 2016)

Year	Land Use Type			Total	Percentage of Total County Acreage
	Agriculture	Forestry	Open Space		
2001	32,187	95,282	763	128,232	70%
2002	31,827	98,604	531	130,962	71%
2003	32,283	98,342	577	131,202	71%
2004	31,945	96,608	599	129,152	70%
2005	30,463	92,520	555	123,538	67%
2006	29,846	89,978	482	120,306	65%
2007	31,095	90,098	173	121,366	66%
2008	31,378	90,739	141	122,258	67%
2009	28,380	82,620	89	111,089	60%
2010	28,176	85,134	309	113,619	62%
2011	27,335	83,981	86	111,402	61%
2012	27,186	83,868	86	111,140	60%
2013	27,205	84,904	153	112,262	61%
2014	26,974	84,311	304.38	111,642	61%
2015*	26,593*	83,434	568	110,623	61%
2016**	26,440**	83,035	977	110,156	57%
*In 2015, 26 acres were in Horticultural uses				Total Acreage in County	183,808
** In 2016, 33 acres were in Horticultural uses					

PRESERVATION PROGRAMS: LAND USE TAXATION

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

The total acreage enrolled in the program in 2016 was 110,156, a slight decline from the total 110,623 acres enrolled in 2015.

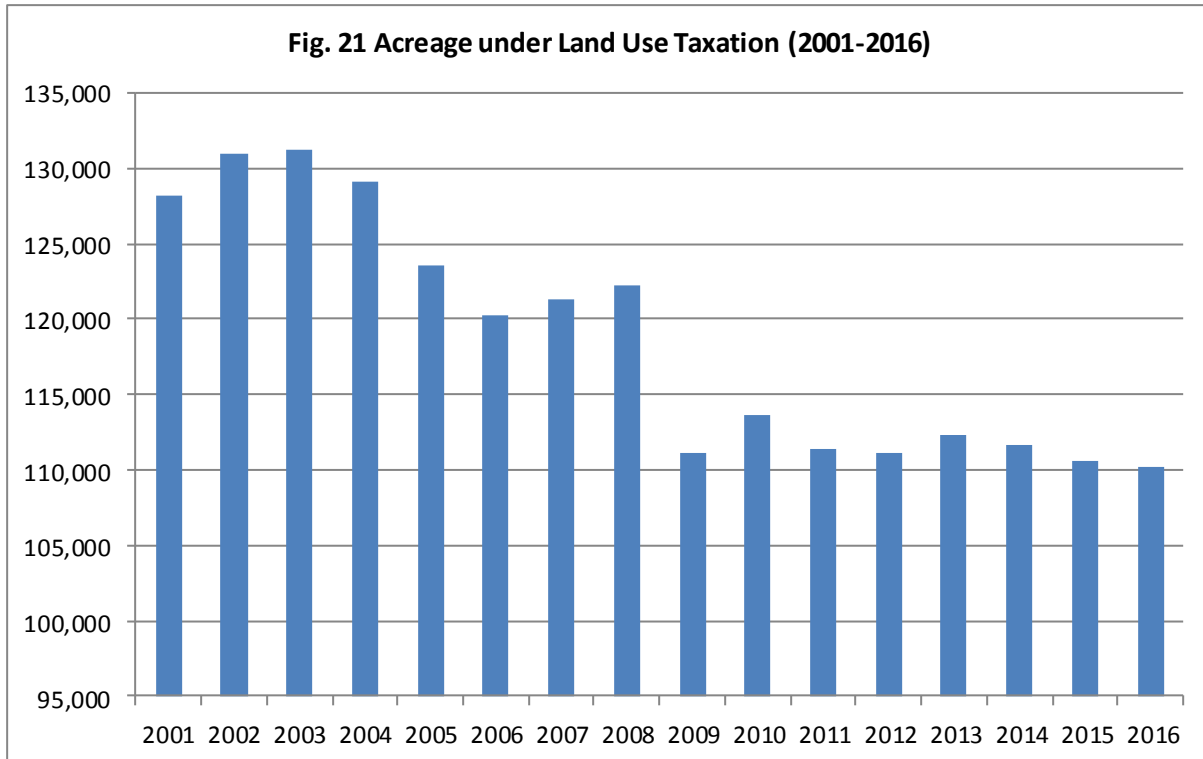


Image 11: View of a vineyard in Fluvanna County

PRESERVATION PROGRAMS: CONSERVATION & HISTORIC EASEMENTS

As of January 1, 2016, there are unique 39 conservation and historic easements holding entities in Fluvanna County. These easements protect **14,770 acres**, or **approximately 8% of the County**. The Virginia Department of Forestry (VDOT), Virginia Department of Historic Resources, Virginia Outdoors Foundation, and Fluvanna County itself hold easements county-wide. The County itself currently holds four (4) conservation easements totaling approximately 917 acres. Most of the land protected by conservation and historic easements is located in the eastern portions of the County, along or near the Rivanna and James Rivers (see Appendix B).

Table 34: Conservation Easements Approved (not yet recorded) in Fluvanna County in 2016

Property Name	Easement Holder	Year Placed	Planning Area	Acreage
N/A	N/A	N/A	N/A	N/A

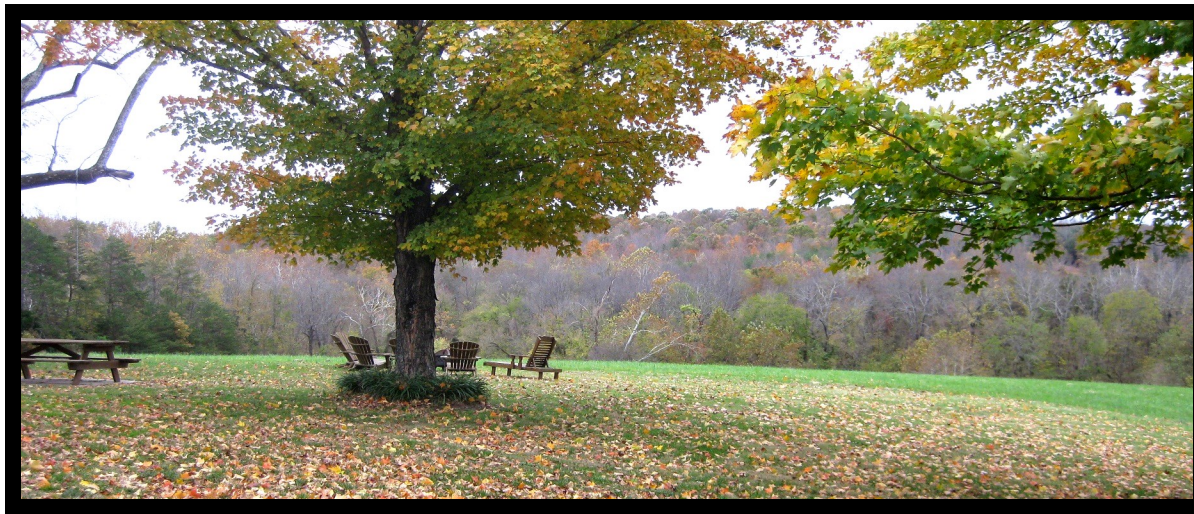
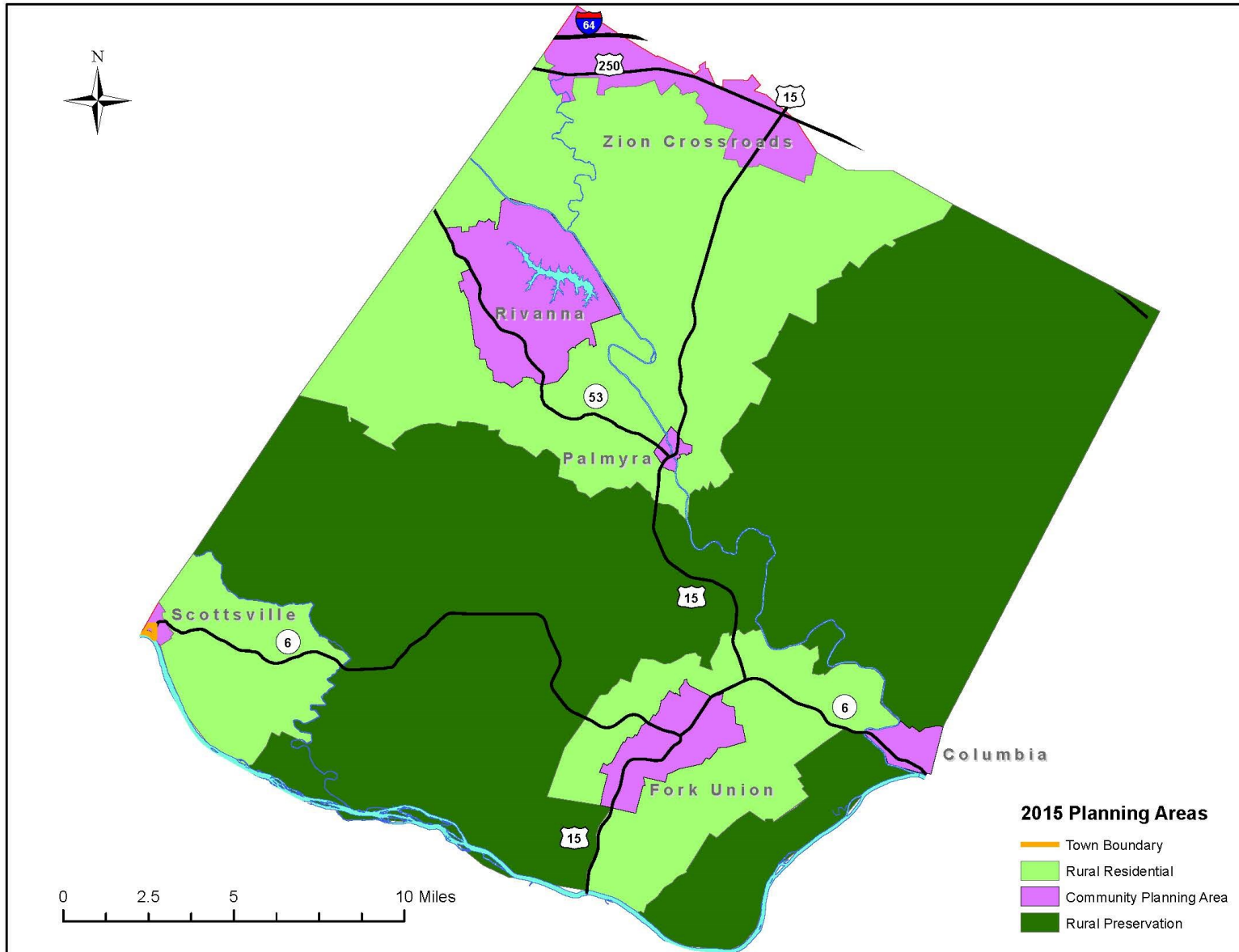


Image 12: View of the Barber Property, one of the first conservation easements accepted by Fluvanna County.

APPENDIX A: 2016 COMPREHENSIVE PLAN FUTURE LAND USE MAP

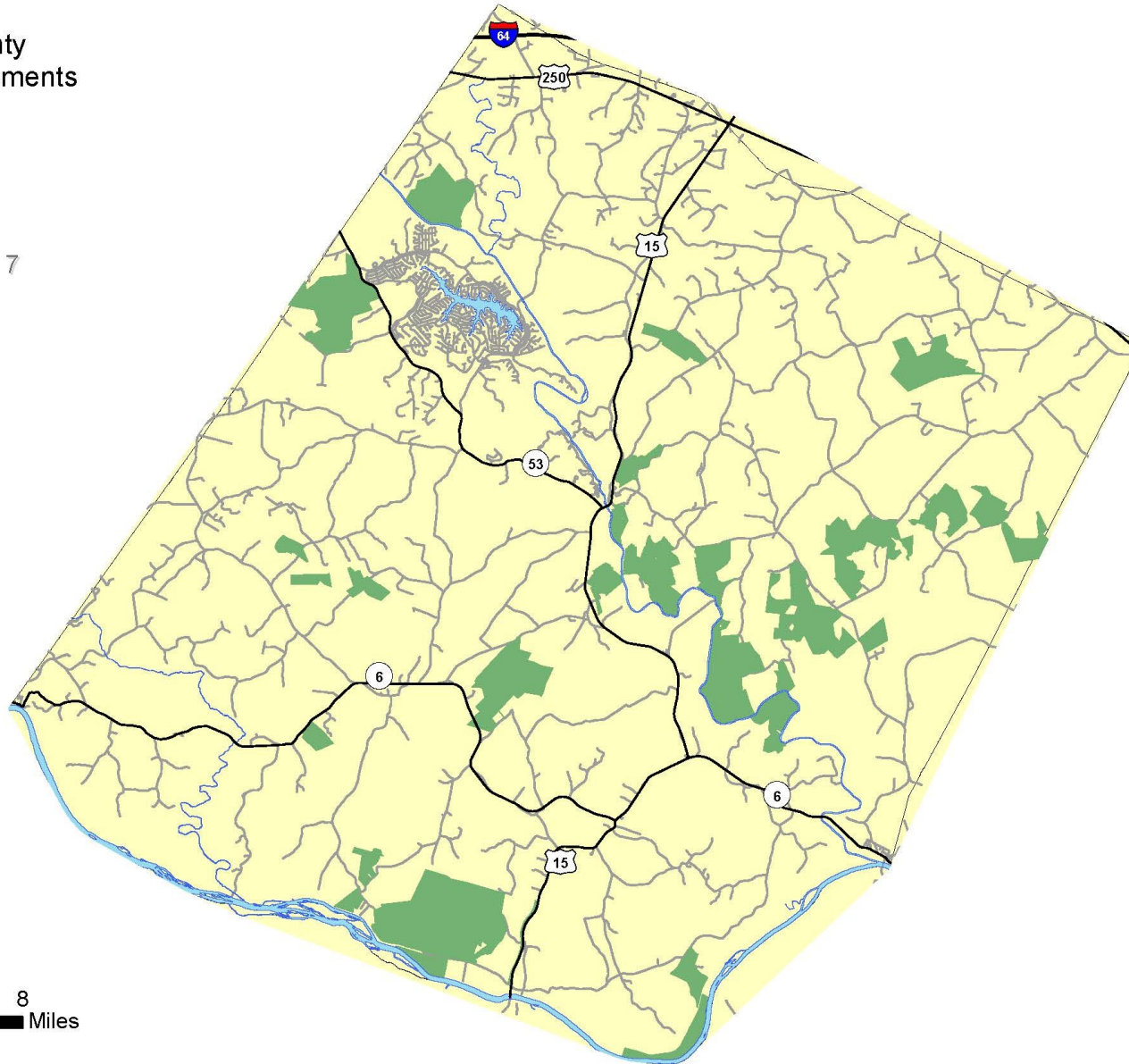


APPENDIX B: MAP OF CONSERVATION EASEMENTS

Fluvanna County
Conservation Easements



January 2017



0 1 2 4 6 8
Miles

Legend

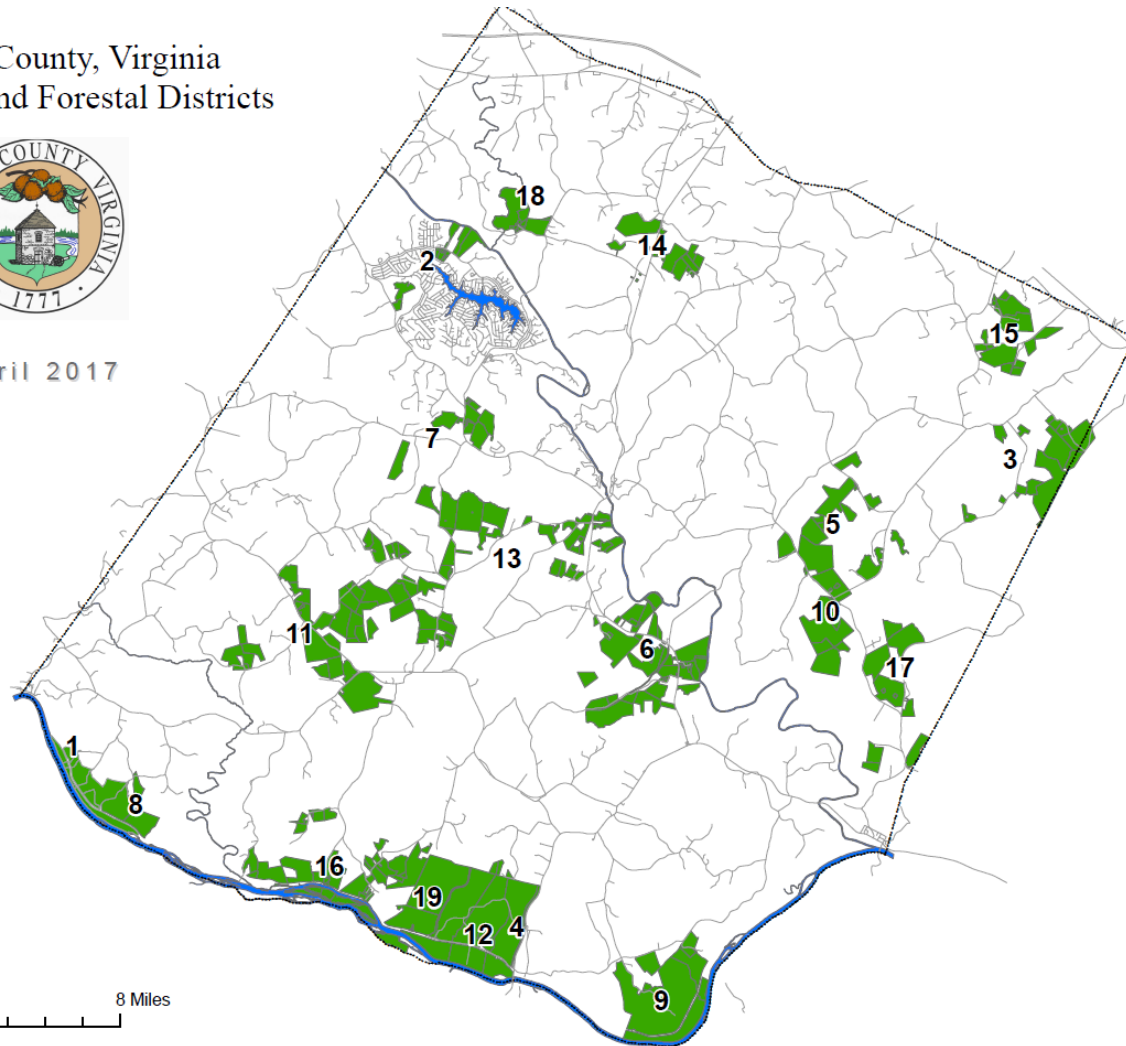
- Major Roads
- Major bodies of water
- Conservation Easements
- Roads

APPENDIX C: MAP OF AGRICULTURAL & FORESTAL DISTRICTS

Fluvanna County, Virginia
Agricultural and Forestal Districts



April 2017



0 2 4 8 Miles



Legend

- County Boundary
- County Roads
- 1. Adams Creek
- 2. Bourne Tract
- 3. Bowlesville
- 4. Bremo Recess
- 5. Byrd Creek
- 6. Carysbrook
- 7. Cunningham Acres
- 8. Dobby Creek
- 9. Glenarvon
- 10. Granite Hills
- 11. Kidds Store
- 12. Lower Bremo
- 13. North 640
- 14. Poorhouse
- 15. Shepards
- 16. Shores Hardware
- 17. Stage Junction
- 18. Union Mills
- 19. Upper Bremo
- Water

Map created by J. Newman of Planning Department