

AGENDA
FLUVANNA COUNTY PLANNING COMMISSION
Regular Meeting
Circuit Court Room
Fluvanna Courts Building
March 26, 2014 at 7:00pm

1-CALL TO ORDER, PLEDGE OF ALLEGIANCE

2-DIRECTOR'S REPORT

Mr. Jason Stewart, Planning and Zoning Administrator

E

3-PUBLIC COMMENTS #1 (3 minutes each)

4-APPROVAL OF MINUTES:

February 26, 2013

F

5- PUBLIC HEARINGS:

6-PRESENTATIONS (normally not to exceed 10-minute limitation)

7-SITE DEVELOPMENT PLANS:

SDP 14-001 Fluvanna Self Storage

G

8-SUBDIVISIONS:

9-UNFINISHED BUSINESS:

2013 Development Activity Report

H

Comprehensive Plan Review Discussion

10-NEW BUSINESS:

11-PUBLIC COMMENT #2 (3 minutes each)

12-ADJOURN

Pledge of Allegiance

I pledge allegiance to the flag
of the United States of America
and to the Republic for which it stands,
one nation, under God, indivisible,
with liberty and justice for all.

ORDER

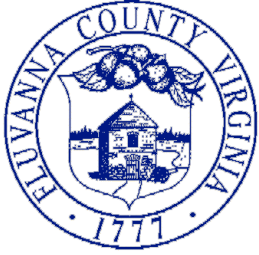
1. It shall be the duty of the Chairman to maintain order and decorum at meetings. The Chairman shall speak to points of order in preference to all other members.
2. In maintaining decorum and propriety of conduct, the Chairman shall not be challenged and no debate shall be allowed until after the Chairman declares that order has been restored. In the event the Commission wishes to debate the matter of the disorder or the bringing of order; the regular business may be suspended by vote of the Commission to discuss the matter.
3. No member or citizen shall be allowed to use abusive language, excessive noise, or in any way incite persons to use such tactics. The Chairman and/or the County Planner shall be the judge of such breaches, however, the Commission may vote to overrule both.
4. When a person engages in such breaches, the Chairman shall order the person's removal from the building, or may order the person to stand silent, or may, if necessary, order the person removed from the County property.

***FLUVANNA COUNTY PLANNING COMMISSION
PUBLIC HEARING RULES OF PROCEDURE***

1. Purpose:
The purpose of a public hearing is to receive testimony from the public on certain resolutions, ordinances or amendments prior to taking action. A hearing is not a dialog or debate. Its express purpose is to receive additional facts, comments and opinion on subject items.
2. Speakers:
Speakers should approach the lectern so they may be visible and audible to the Commission.
Each speaker should clearly state his/her name and address.
All Comments should be directed to Commission.
Each speaker is limited to three minutes and time may not be donated from other audience members.
All questions should be directed to the Chairman. Members of the Commission are not expected to respond to questions, and response to questions shall be made at the Chairman's discretion. Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
Speakers with questions are encouraged to contact County staff prior to the public hearing.
Speakers should be brief and avoid repetition of previously presented comments.
County residents and taxpayers may be given priority in speaking order.
3. Action:
At the conclusion of the public hearing on each item, the Chairman will close the public hearing. The Commission will proceed with its deliberations and will act on or formally postpone action on such item prior to proceeding to other agenda items. Further public comment after the public hearing has been closed generally will not be permitted.

For the Hearing-Impaired – there is a listening device available at the Circuit Court Room upon request. TTY access number is 711 to make arrangements.

For persons with Disabilities – if you have special needs, please call the County Administrator's Office at 591-1910 and relay your request.



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 www.co.fluvanna.va.us

To: Fluvanna County Planning Commission
From: Jason Stewart, AICP
Date: March 20, 2014
Re: Planning Director's Report

1. Board of Supervisors Actions:

March 5, 2014:

None.

March 19, 2014:

ZMP 13:02 – Cowboys, LLC) - An ordinance to amend the Fluvanna County Zoning Map with respect to 2.631 acres of Tax Map 30, Section A, Parcel 84B to rezone the same from A-1, Agricultural, General to B-1, Business, General (conditional). The affected property is located on the southeast side of Route 15 (James Madison Highway), approximately 0.18 miles northeast of Route 53 (Thomas Jefferson Parkway). The property is located in the Fork Union Election District and is within the Palmyra Community Planning Area.

2. Board of Zoning Appeals Actions:

No March Meeting.

3. Technical Review Committee:

March 20, 2014:

SDP 14:02 – Campbell Equipment – A site development plan request to construct a 90x36 addition and a 20x64 addition with respect to 1.849 acres of Tax Map 19, Section 11, Parcel 1. The property is zoned B-1, Business, General and is located on the east side of Route 15 (James Madison Highway) at its intersection with Route 613 (Bybees Church Road). The property is located in the Columbia Election District and is within the Rural Residential Planning Area.



**FLUVANNA COUNTY BUILDING INSPECTIONS
MONTHLY BUILDING INSPECTION REPORT
FEBRUARY 2013**

USE	Feb-12	VALUE	YTD 12	VALUE	Feb-13	VALUE	YTD 13	VALUE	Feb/Diff	VALUE	YTD	VALUE
											PERMITS	
New Homes	6	1,175,000	10	1,775,000	5	1,013,000	8	1,546,000	-1	(162,000)	-2	(229,000)
Duplex	0	0	0	0	0	-	0	-	0	-	0	-
Single Family (Attached)	0	0	0	0	0	-	0	-	0	-	0	-
Adds&Alterations	16	167,016	36	359,216	18	143,620	46	506,627	2	(23,396)	10	147,411
Garages & Carports	4	48,000	4	48,000	0	-	0	-	-4	(48,000)	-4	(48,000)
Accessory Buildings	1	5,000	2	7,000	2	29,000	4	44,600	1	24,000	2	37,600
Single Wide MH	0	0	0	-	0	-	0	-	0	-	0	-
Swimming Pools	1	26,000	1	26,000	0	-	0	-	-1	(26,000)	-1	(26,000)
Recreational Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Business Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Industrial Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Other Buildings	0	0	1	100	0	-	0	-	0	-	-1	(100)
TOTALS	28	1,421,016	54	2,215,316	25	1,185,620	58	2,097,227	-3	(235,396)	4	(118,089)

FEES	Feb-12	PREV TOT	YTD 12	Feb-13	PREV TOT	YTD 13	DIFFERENCE	DIFFERENCE YTD
Building Permits	8,479.58	5,446.67	13,926.25	7,083.37	5,284.83	12,368.20	(1,396.21)	(1,558.05)
Land Disturb Permits	3350.00	2,250.00	5,600.00	625.00	1,375.00	2,000.00	(2,725.00)	(3,600.00)
Zoning Permits/Proffers	2300.00	750.00	3,050.00	950.00	700.00	1,650.00		
TOTALS	14129.58	8,446.67	22,576.25	8,658.37	7,359.83	16,018.20	-4121.21	(5,158.05)

	Feb-12	PREVIOUS	YTD 12	Feb-13	PREVIOUS	YTD 13		
INSPECTIONS	158	122	280	128	153	281	-30	1

Darius S. Lester
Building Official

() represents a negative

Monthly Approval Report for February 2014

<i>District</i>	<i>Action</i>	<i>ID#</i>	<i>Description</i>	<i>Tax Map</i>	<i>Parcels</i>	<i>Total Acreage</i>	<i>Number of Lots</i>
Columbia							
	<i>Approved</i>						
		SUB 13-019	Minor Subdivision	5	(A)55	4.45	2
		SUB 13-020	Minor Subdivision	22	(A)8	100.228	2
		SUB 14-004	Boundary Line Adjustment	44	(A) 33	0	
Cunningham							
	<i>Approved</i>						
		BSP 14-001	Boundary Survey	19	(6) 2	0	
		BSP 14-002	boudary survey	19	(6)1	0	
Fork Union							
	<i>Approved</i>						
		BSP 14-003	Boundary survey	52	(A) 1	0	
		SUB 14-002	combining 38-A-35D into 38-A-35B	38	(A)35D	0	
		SUB 14-003	boundary line adjustment	53	(A)47&48	0	
		SUB 14-005	boundary adjustment	53	(10) 1 & 2	15	2
Palmyra							
	<i>Denied</i>						
		SUP 13-002	SUP for major utilities in conjunction with PUD	30	(A)110, 19-A-39C	232.03	

Tuesday, March 18, 2014

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AFD - Agricultural Forestal District

BZA - Board of Zoning Appeals (Variance)

CPA - Comprehensive Plan Amendment

SUB - Subdivisions

ZMP - Zoning Map Proposal (Rezoning)

BSP - Boundary Survey Plat

CCE - Code Compliance Enforcement

SDP - Site Development Plan

SUP - Special Use Permits

ZTA - Zoning Text Amendment

<i>District</i>	<i>Action</i>	<i>ID#</i>	<i>Description</i>	<i>Tax Map</i>	<i>Parcels</i>	<i>Total Acreage</i>	<i>Number of Lots</i>
		ZMP 12-002	Rivanna Resort/Walker's Ridge Rezoning	30, 19	(A)110, (A)39C	232.03	

Tuesday, March 18, 2014

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<i>AFD - Agricultural Forestal District</i>	<i>BSP - Boundary Survey Plat</i>
<i>BZA - Board of Zoning Appeals (Variance)</i>	<i>CCE - Code Compliance Enforcement</i>
<i>CPA - Comprehensive Plan Amendment</i>	<i>SDP - Site Development Plan</i>
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<i>ZMP - Zoning Map Proposal (Rezoning)</i>	<i>ZTA - Zoning Text Amendment</i>

Code Compliance Enforcement Activity for Director's Report

ID#	Tax Map Parcels	Reported Against	Type of Violation	Status	Status Date
Columbia					
CCE 13-012	33 (9)-1A	Liberty Homes, LLC, Et Al	Trash	Awaiting Action	6/27/2013
CCE 13-011	33 (A)-57	Gail Bruce, Et, Al	Trash	Awaiting Action	6/27/2013
Fork Union					
CCE 12-001	51A (A)22	JWS Enterprises, LLC (James W. Sherrill, Misc.		Pending Court	5/21/2013
Palmyra					
CCE 12-002	3 (A)-31, 32	JWS Enterprises, LLC (James W. Sherrill, Misc.		Pending Court	5/21/2013
CCE 10-013	10 (3)-2B	Eric D. Taylor	SUPs	Awaiting Action	5/8/2012

Pending Meetings Report

<i>Action</i>	<i>Action Date</i>	<i>District</i>	<i>ID#</i>	<i>Applicant Name</i>	<i>Tax Map Parcels</i>	<i>Description</i>	<i>Total Acreage</i>	<i>Number of Lots</i>
<i>Pending BOS Meeting</i>								
	3/19/2014	Fork Union	ZMP 13-002	Cowboys, LLC	30 (A)84B	Conditional Rezoning	2.631	
<i>Pending PC Meeting</i>								
	3/26/2014	Palmyra	SDP 14-001	Fluvanna Self Storage	8 (A) 30E	new storage building	5.233	
	4/23/2014	Palmyra	SUP 14-001	Timothy Reese	4 (A)38	SUP for a landscape materials supply business	11.558	
<i>Pending TRC Meeting</i>								
	3/20/2014	Columbia	SDP 14-002	Campbell Equipment	19 (11) 1	Addition to vehicle maintenance shop	1.89	

Planning Department Activity Report

ID#	Description	Applicant Name	Tax Map	Parcels	# of Lots	Status Date	Status	Action
Columbia	Total Number of Lots:		879					
SUB 06-035	Major Subdivision	Wheeler, Don & Lorraine	11	(15)7	7	6/25/2007	PC Approved/Waiting on New Plats	PC Approved
SUB 07-042	Major Subdivision	Lone Pine	22	(16)1,2,3,R	8	5/15/2008	Final-Sent in Comments/Waiting on Revisions	PC Approved
SUB 07-034	Major Subdivision	Central Meadows, Phase IV	22	(A)10	24	8/27/2008	Preliminary-Sent in Comments/Waiting on Revisions	PC Approved
SUB 07-014	Major Subdivision	WB Properties	43	(A)35A	60	4/25/2007	PC Approved/Waiting on New Plats	PC Approved
SUB 07-012	Major Subdivision	Central Meadows Phase III	21, 22	(A) 29A, 29B, (A) 90B, (3) 1	84	8/27/2008	Preliminary-Sent in Comments/Waiting on Revisions	PC Approved
SUB 06-599	Major Subdivision	Central Meadows LLC, Phase II	22	(A)7,3A (3)2,3	161	8/27/2008	Preliminary-Sent in Comments/Waiting on Revisions	PC Approved
SUB 07-055	Major Subdivision	Sager, Winifred	13	(A)10D	8	10/24/2007	PC Approved/Waiting on New Plats	PC Approved
SUB 06-081	Major Subdivision	Rivanna Crossing	20	(A)19	40	1/11/2008	Preliminary-Sent in Comments/Waiting on Revisions	PC Approved
SUB 06-059	Major Subdivision	Central Meadows - Phase I	22	(A)8,37,42,43	161	8/27/2008	Preliminary-Sent in Comments/Waiting on Revisions	PC Approved
SUB 06-006	Major Subdivision	Forest Manor	11	(A)57	9	7/23/2008	Being Reviewed by County Attorney	PC Approved
SUB 05-83B	Major Subdivision	Meadowbrook, Phase III	12	(A)4,5	0	12/5/2006	Preliminary-Approved/Waiting on New Plats	PC Approved
SUB 05-058	Major Subdivision	Barry Meade Homes	21	(A)19,21,23,24,25	253	9/25/2007	Preliminary-Approved/Waiting on New Plats	PC Approved
SUB 13-012	Minor Subdivision	Keith Lancaster	5	(20)1B	2	6/3/2013	Sketch Received/Need to Review	Minor Pending

Wednesday, March 19, 2014

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ID#	Description	Applicant Name	Tax Map	Parcels	# of Lots	Status Date	Status	Action
SDP 05-010	Three Self Storage Units	Chambers, Robert	11	(A)44		9/26/2005	On Hold	PC Approved
SUB 14-006	family subdivision boundary survey	Norman & Ester Proffitt and Kristen Custer	32	(A) 61	1	3/3/2014	Sketch Received/Need to Review	Minor Pending
SUB 06-085	Major Subdivision	Booker, Brad	31	(A)87A,88,89	24	3/3/2011	Preliminary-Sent in Comments/Waiting on Revisions	PC Approved
SUP 10-003	Country Inn & Retreat	Kurre, James & Debra/ Jedi LLC.	54	(A)33,33B		1/19/2011	Deferred Indefinitely	Deferred Indefinitely
SDP 14-002	Addition to vehicle maintenance shop	Campbell Equipment	19	(11) 1		3/20/2014	TRC	Pending TRC Meeting
SUB 08-031	Minor Subdivision	Hunting Creek Farm	21	(A)9	5	1/14/2009	Preliminary-Sent in Comments/Waiting on Revisions	Minor Pending
SUB 07-068	Major Subdivision	George, Faye	31	(A)5	26	3/26/2008	On Hold	Deferred Indefinitely
SUB 08-050	Minor Subdivision/ Boundary Adjustment	Bickley, Lawrence & Gale	33	(A)26A,26C	5	11/3/2008	Preliminary-Sent in Comments/Waiting on Revisions	Minor Pending
SUB 11-017	Minor Subdivision	Tinsley, Anita	43	(4) 1B	1	8/17/2012	On Hold	Minor Pending
Cunningham	Total Number of Lots:		187					
ZUP 14-003	antenna modification--element replacement	Smartlink LLC--Joseph Biancaniello	17	(A) 57D		2/28/2014	Sketch Received/Need to Review	Minor Pending
SDP 08-017	Cemetery	Saint Peter and Paul Catholic Church	18	(A)7		12/7/2012	Closed	PC Approved
SDP 12-014	Major Site Plan - Cell Tower	VFW c/o Bill Hughes	47	(A)10		9/7/2012	Preliminary-Sent in Comments/Waiting on Revisions	Minor Pending
SUB 03-059	Major Subdivision	Meade, Barry - Foxfield	29	(A)103	47	4/11/2006	Preliminary-Approved/Waiting on New Plats	PC Approved
BSP 14-004	boundary survey	VA Dept of Game and Inland Fisheries	16	(A) 33		3/20/2014	Sketch Received/Need to Review	Minor Pending
SUB 05-086	Major Subdivision	Antioch Acres	37	(3)3 & (A)58	39	1/23/2006	PC Approved/Waiting on New Plats	PC Approved

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ID#	Description	Applicant Name	Tax Map	Parcels	# of Lots	Status Date	Status	Action
SUB 05-107	Major Subdivision	Hardware Landing LLC.	48	(15)5,6,7	44	12/19/2005	PC Approved/Waiting on New Plats	PC Approved
SUB 06-016	Minor Subdivision	White, James	29	(A)53	2	5/10/2006	Preliminary-Approved/Waiting on New Plats	Minor Pending
ZUP 14-002	Antenna modification	SmartLink, LLC--Joseph Biancaniello	18	(A) 41		2/25/2014	Sketch Received/Need to Review	Minor Pending
SUB 09-021	Minor Subdivision	Dominion Land and Development Corp.	17	(24)29	2	6/25/2009	On Hold	Minor Pending
SUB 07-058	Family Subdivision	Denby, Rose Marie (Kirby)	53	(A)14	2	9/27/2007	Waiting on Signatures	Minor Pending
SUB 08-047	Rural Cluster Subdivision	Piney Mountain - Meade Properties, LLC	29	(24)1-13	51	11/17/2008	PC Approved/Waiting on New Plats	PC Approved
Fork Union	Total Number of Lots: 93							
SUB 06-008	Major Subdivision	Rivanna Prospect	41	(A)61C,63&64	51	4/26/2006	PC Approved/Waiting on New Plats	PC Approved
ZMP 13-002	Conditional Rezoning	Cowboys, LLC	30	(A)84B		1/15/2014	BOS	Pending BOS Meeting
SDP 07-023	125' Telecommunications Tower	Cagle, Hubert G.	52	(1)7		2/27/2008	PC Approved/Waiting on New Plats	PC Approved
SDP 06-003	Shopping Center	Palmyra Associates	30	(A)14		7/8/2008	Final-Sent in Comments/Waiting on Revisions	PC Approved
SUB 08-007	Minor Subdivision	MCL Construction, Inc.	51	(A)88	5	10/28/2009	Preliminary-Approved/Waiting on New Plats	Minor Pending
SUP 08-002	Cellular Communication Tower	County of Fluvanna	58	(A)8B		6/18/2008	Deferred Indefinitely	Deferred Indefinitely
SUB 05-033	Major Subdivision	Kingsbridge Subdivision	40	(A)34C,34D,34E	28	5/23/2005	PC Approved/Waiting on New Plats	PC Approved
SUB 06-028	Minor Subdivision	Melvin, Ronald & Joyce	60	(2)2C	4	4/26/2006	Sketch-Sent in Comments/Waiting on Revisions	Minor Pending
ZUP 14-005	antenna modification	SmartLink, LLC--Joe Biancaniello	52	(1) 7		3/18/2014	Sketch Received/Need to Review	Minor Pending

ID#	Description	Applicant Name	Tax Map	Parcels	# of Lots	Status Date	Status	Action
SUB 11-046	Subdivision	Gregory D. Jones	50	(A)33	3	6/11/2013	Sketch-Sent in Comments/Waiting on Revisions	Minor Pending
SUB 06-061	Family Subdivision	Emery, John & Brenda	39	(1)3	2	4/13/2007	Final-Sent in Comments/Waiting on Revisions	Minor Pending
Palmyra	Total Number of Lots: 116							
BSP 08-016	Easement	B. Properties, II, VA Properties, School Lane Asso	5	(7)9,9C,9B		3/21/2008	Waiting on Signatures	Minor Pending
SDP 06-009	Construct Landscaping Building	Kenneth Bahr	4	(A)109A		1/24/2007	PC Approved/Waiting on New Plats	PC Approved
ZUP 14-004	antenna modification--element replacement	Smartlink LLC--Joseph Biancaniello	10	(A) 50		2/28/2014	Sketch Received/Need to Review	Minor Pending
SDP 08-007	Industrial and Office Space	VA Properties, LLC	5	(7)9, 9C, 8		6/25/2008	PC Approved/Waiting on New Plats	PC Approved
SDP 08-012	New Fluvanna County High School	Fluvanna County School Board	29	(A)96		2/12/2009	Conditionally Approved	PC Approved
SUB 07-060	Major Subdivision	Buck, Frank (Brandywine Run)	4	(2)A	15	11/20/2009	Final-Sent in Comments/Waiting on Revisions	PC Approved
SDP 10-006	Industrial and Office Space	VA Properties, LLC	5	(7)8		8/25/2010	PC Approved/Waiting on New Plats	PC Approved
SDP 11-011	Construct a 9,600 square foot training center	Central Virginia Electric Cooperative	10	(A)32, 32A		3/14/2012	Approved	PC Approved
SDP 14-001	new storage building	Fluvanna Self Storage	8	(A) 30E		3/26/2014	PC	Pending PC Meeting
SUB 06-001	Major Subdivision	Libbea, Cheryl	18	(A)44	26	2/22/2006	PC Approved/Waiting on New Plats	PC Approved
SUB 05-041	Major Subdivision	Wildwood Farms	19	(13)17-23(4)1A	20	8/17/2006	Preliminary-Sent in Comments/Waiting on Revisions	PC Approved
SUB 09-026	Major Subdivision - The points at the Rivanna Reso	Rivanna Woods Golf Club, LP	30	(A)110	7	3/23/2010	Preliminary-Approved/Waiting on New Plats	PC Approved
SUB 05-043	Major Subdivision	Carter	10	(A)51	20	6/28/2005	PC Approved/Waiting on New Plats	PC Approved

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SUB 07-041	Minor Subdivision	Virginia Land, LLC	5	(23)3	2	6/26/2007	Sketch-Sent in Comments/Waiting on Revisions	Minor Pending
SUB 07-002	Minor Subdivision	Proffitt, Eugene H. Sr.,	4	(A)38	4	3/30/2007	On Hold	Minor Pending
SUP 14-001	SUP for a landscape materials supply business	Timothy Reese	4	(A)38		4/23/2014	PC	Pending PC Meeting
SUB 08-017	Family Subdivision	Martens, Kevin & Bambi	3	(A)9A	2	5/16/2008	Final-Sent in Comments/Waiting on Revisions	Minor Pending
SUB 07-013	Major Subdivision	Howell, Ross & Elinore	4	(2)A	16	4/25/2007	PC Approved/Waiting on New Plats	PC Approved
SUB 05-029	Family Subdivision	Hurley, John & Kathy	12	(A)47	2	9/3/2009	Preliminary-Approved/Waiting on New Plats	Minor Pending
SUB 07-016	Family Subdivision	Gooch, Stephen, Felicity	10	(A)63A	2	3/5/2007	Final-Sent in Comments/Waiting on Revisions	Minor Pending
Rivanna	Total Number of Lots:	197						
SUB 06-034	Major Subdivision	Schiff, Donald	18A	(11)126, 127, 127A	10	3/28/2007	PC Approved/Waiting on New Plats	PC Approved
SUB 06-020	Major Subdivision	Village Oaks	9	(A)13,14C	127	6/3/2008	Waiting on Signatures	PC Approved
SUB 07-038	Major Subdivision	Village Oaks Investments (Archer Property)	9	(A)12	6	3/22/2010	Final Received/Need to Review	PC Approved
SUB 07-039	Major Subdivision	Naylor, Curtis (River Oaks)	9	(10)13	22	11/16/2009	Preliminary-Sent in Comments/Waiting on Revisions	PC Approved
SDP 08-004	Improvements to existing entrance	Butler, Bevley & Carolyn	18	(A)10		3/20/2008	Sent to VDOT	Minor Pending
SUB 07-056	Major Subdivision	Stuart Guskind - Rivanna Village	18B	(5)6	32	3/8/2010	Preliminary-Approved/Waiting on New Plats	PC Approved
SDP 05-021	Assisted Living Facility	Lakeside Manor, LP	9	(A)14		9/3/2009	Sketch-Approved/ Waiting on New Plats	PC Approved

ID#	Description	Applicant Name	Tax Map	Parcels	# of Lots	Status Date	Status	Action
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Grand Total Number of Lots: 1472

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Morris Room
Fluvanna County Administration Building
February 26, 2014
7:00 p.m.**

MEMBERS PRESENT: Barry Bibb, Chairman
Patricia Eager, Vice-Chairman
Donald Gaines
Lewis Johnson
Ed Zimmer

MEMBERS ABSENT: Tony O'Brien, Board of Supervisors Representative

ALSO PRESENT: Frederick Payne, Fluvanna County Attorney
Jason Stewart, Planning and Zoning Administrator
Steven Tugwell, Senior Planner
Jay Lindsey, Planner
Kelly Belanger Harris, Senior Program Support Assistant

CALL TO ORDER

Chairman Bibb called the Planning Commission meeting of February 26, 2014 to order at 7:00 p.m. in the Morris room of the Fluvanna County Administration Building in Palmyra, Virginia. After the meeting was called to order, the Pledge of Allegiance was recited.

PLANNING DIRECTOR'S REPORT

Jason Stewart, Planning and Zoning Administrator, gave the monthly report to the Planning Commission.

➤ **Board of Supervisors Actions:**

- **ZMP 12:02 & SUP 13:02 – Hotel Street Capital, LLC**
- **Denied 3-2 ZMP 12:02** - An ordinance to amend the Fluvanna County Zoning Map with respect to 222.03 acres of Tax Map 30, Section A, Parcel 110, and 10 acres of Tax Map 19, Section A, Parcel 39C (former Rivanna Resort) to rezone the subject properties from R-3 (Residential, Planned Community) with proffers to PUD (Planned Unit Development). The subject property is located within the Palmyra Election District on the western side of U.S. Route 15 (James Madison Highway) at its intersection with State Route 644 (Friendship Road), approximately 0.25 miles north of State Route 661 (Rescue Lane). The proposed amendment would allow a maximum of 952 residential units (a mixture of single-family detached units, townhouses, and multi-family units) and 180,000 square feet of commercial space. According to the 2009 Comprehensive Plan, the property is located within the Palmyra Community Planning Area.
- **Denied 3-0-2 SUP 13:02** - A request for a special use permit to allow for major utilities in conjunction with a Planned Unit Development (PUD) with respect to 222.03 acres of Tax Map 30, Section A, Parcel 110, and 10 acres of Tax Map 19, Section A, Parcel 39C. The property is currently zoned R-3 (Residential, Planned Community) and is located on the western side of State Route 15 (James Madison Highway) at its intersection with State Route 644 (Friendship Road), approximately 0.25 miles north of State Route 661 (Rescue Lane). The property is located within the Palmyra Election District. According to the 2009 Comprehensive Plan, the property is within the Palmyra Community Planning Area.

➤ **Board of Zoning Appeals Actions:**

No February Meeting.

➤ **Technical Review Committee:**

February 20, 2014:

- **SDP 14:01 – Fluvanna Self-Storage** – A site development plan request to construct a 3,500 square foot self-storage building addition with respect to 5.233 acres of Tax Map 8, Section A, Parcel 30E. The property is zoned B-1, Business, General and is located on the northern side of Route 618 (Lake Monticello Road) approximately 0.70 miles east of Route 53 (Thomas Jefferson Parkway). The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.
- **SUP 14:01 – Timothy Reese** - A request for a Special Use Permit (SUP) to allow for a landscaping materials supply business with respect to 11.558 acres of Tax Map 4, Section A, Parcel 38. The property is zoned A-1 (Agricultural, General) and is located on the east side of Paynes Mill Road approximately 0.5 miles south of its intersection with Richmond Road (Route 250). The property is located in the Palmyra Election District and is within the Rural Residential Planning Area.

PUBLIC COMMENTS #1

Chairman Bibb opened the floor for the first section of public comments.

Karen Williams and Barry Thacker, both residents of Fox Hollow subdivision, spoke of their concerns about the County ordinance with regards to the number of operative or inoperative vehicles allowed on residential property, as well as commercial or work vehicles on residential property. Ms. Williams urged the Commission to reconsider the ordinance, reducing the number of vehicles allowed and the length of time a homeowner may keep inoperative vehicles on the property.

With no one else wishing to speak, Chairman Bibb closed the first section of public comments.

APPROVAL OF MINUTES

Chairman Bibb noted inaccuracies in the minutes in that Mr. Zimmer was not present at the January Planning Commission meeting. After brief discussion, Mr. Bibb proposed that the January minutes be accepted pending corrections.

MOTION:

Ms. Eager moved that the minutes be accepted with corrections, with Mr. Gaines seconding. The motion carried with a vote of 4-0-1. AYES: Bibb, Eager, Gaines, and Johnson. NAYS: None. ABSTAINED: Zimmer.

PRESENTATIONS:

2013 Development Activity Report – Mr. Jay Lindsey, Planner, presented the 2013 Development Activity Report to the Planning Commission. The activity report shows construction activity in the County along with approvals by the Board of Supervisors, Board of Zoning Appeals, Planning Commission, Planning Department, and Department of Building Inspections. The report also shows land use comparisons and recent land use activities.

Chairman Bibb noted instances of typographical and computational errors. Reiterating that the Commission voted previously to accept the Development Activity Report as the Annual Report,

PUBLIC HEARINGS:

None

SITE DEVELOPMENT PLANS:

None

SUBDIVISIONS:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Comprehensive Plan—Chairman Bibb made the suggestion that the Commission begin the five-year review of the Comprehensive Plan (CP) by breaking it into chapters as well as soliciting input about specific content areas with those who are actively involved in those areas; for instance, discussing Public Safety with Cheryl Wilkins, Emergency Operations Director, fire and rescue personnel, etc. Chairman Bibb then solicited opinion regarding frequency of public input and comments. Mr. Payne suggested having Public Comment after each of the pieces is discussed followed by a Public Hearing after the entire CP has been reviewed.

In preparation for the March 26, 2014 Planning Commission meeting, Commissioners will review the first three chapters of the Comprehensive Plan.

PUBLIC COMMENTS #2

Chairman Bibb opened the floor for the second section of public comments. With no one wishing to speak, Chairman Bibb closed the second section of public comments.

With no one else wishing to speak, Chairman Bibb closed the second section of public comments.

ADJOURN

There being no further business, Chairman Bibb adjourned the Planning Commission meeting of February 26, 2014 at approximately 7:57 p.m.

Minutes recorded by Kelly Belanger Harris.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 www.co.fluvanna.va.us

STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: SDP 14:01
Tax Map: Tax Map 8, Section A, Parcels 30E

From: Steve Tugwell
District: Palmyra
Date: March 26, 2014

General Information: This item is scheduled to be heard by the Planning Commission on Wednesday, March 26, 2014 at 7:00 p.m. in the Circuit Courtroom in the Courts Building.

Owner: Fluvanna Self Storage

Applicant/Representative: Fluvanna Self Storage

Requested Action: Approval of a sketch plan to construct a 3,500 square foot building addition with respect to 5.233 acres of Tax Map 8, Section A, Parcels 30E. (Attachment A)

Location: The subject property is located on the northern side of State Route 618 (Lake Monticello Road) approximately 0.70 miles east of Route 53 (Thomas Jefferson Parkway). (Attachment B)

Existing Zoning: B-1, Business, General

Existing Land Use: Self-storage facility

Adjacent Land Uses: Adjacent properties are zoned A-1 and B-1

Comprehensive Plan: Rivanna Community Planning Area

Zoning History: A rezoning (ZMP 88:07), from A-1 to B-1 was approved for this property on December 21, 1988; a site development plan was approved for this site on January 26, 1998 (SDP 98:01), and three (3) site plan amendments were approved on February 2, 2005 (SDP 05:03), on November 17, 2005, and August 27, 2010, (SDP 05:12, and SDP 10:08).

Analysis:

The applicant is requesting sketch plan approval of a site development plan of B-1 property, approximately 5.233 acres in size. According to the submitted plan, the applicant is proposing to construct a 3,500 square foot building addition onto an existing 50x30 building to serve as twenty-nine (29) additional self-storage units. Pursuant to Sec. 22-9-2.1 of the zoning ordinance, self-storage facilities are a by-right use in the B-1 zoning district. Currently there are 10 buildings on this property that serve as self-storage buildings, with an office in the 50x30 building. (Attachment C)

Parking/Roads

The site is accessed from State Route 618 (Lake Monticello Road). The existing use is a self-storage facility. Since “self-storage facilities” are not specifically noted in the parking use table, the parking requirement is unspecified, and it appears from a site visit that sufficient parking to support the use has been demonstrated. There is also 1,500 square feet of office space on-site, for which nine (9) designated parking spaces are provided.

Landscaping/Screening

All landscaping should be in compliance with the Fluvanna County Zoning Ordinance. All parking lots of five (5) or more spaces must be screened from view of public roads, rights-of-way, and adjacent properties. Shade trees are required in the parking islands and at the ends of all parking bays. The adjoining properties are also zoned B-1, and additional screening between the two parcels is not required, and the new building addition is not directly visible from Route 618 (Lake Monticello Road).

Signage & Outdoor Lighting

Traffic circulation will be controlled by appropriate signage at the entrance/exit points into the site. Approximate locations of outdoor lighting are shown on the sketch plan, and a lighting plan will be required as part of the final site plan approval. This plan must show that any proposed outdoor lighting is fully shielded and uses full cut-off lighting fixtures.

Stormwater Management

The sketch plan shows the general directions for site stormwater drainage, however an erosion and sediment control plan may be required for review and approval prior to the issuance of any land disturbing permit.

Septic and Water Usage

Public water and sewer service is provided by Aqua Virginia.

Technical Review Committee:

At the February 20, 2014 Technical Review Committee meeting, The Health Department stated they will not require anything for the new storage addition;

VDOT commented that there is excellent sight distance, and the site is well organized, and that VDOT has no issues with it;

The Fire Chief, Central Virginia Electric, and the Jefferson Area Forester all had no comment on this application;

We did not receive written comments from the erosion and sedimentation control inspector. Please contact Roger Black at 591-1935 to inquire as to what may be required.

Planning Staff noted that;

The building setback from Lake Monticello Road is a minimum of 50 feet;

The parking setback from any public right-of-way is a minimum of 25 feet;

Building heights may be up to 45 feet;

A final site development plan is required.

(Attachment D)

Conclusion:

The submitted sketch plan appears to meet the sketch plan requirements of Section 22-23-8.A of the Fluvanna County Zoning Ordinance. Prior to final approval, a site development plan that meets the requirements of Sections 22-23, 24, 25 and 26 of the Fluvanna County Zoning Ordinance must be submitted for staff review and approval.

Recommended Conditions:

1. Meeting all final site plan requirements which include, but are not limited to, providing parking, landscaping, tree protection, and outdoor lighting plans;
2. Meeting all applicable building codes, and erosion and sedimentation control requirements;
3. Meeting all VDOT requirements.

Suggested Motion:

I move to approve SDP 14:01, a sketch site plan to construct a 3,500 square foot building addition to serve as additional self-storage facility units with respect to 5.233 acres of Tax Map 8, Section A, Parcels 30E, subject to the conditions listed in the staff report.

Attachments:

A – Application

B – Aerial Vicinity Map

C – Sketch Site Plan

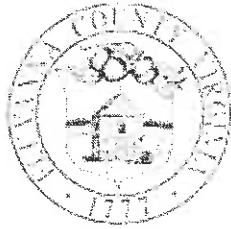
D - TRC Comment Letter, and emails from VDOT & Health Dept.

Copy:

Owner: Fluvanna Self-Storage, 21 Burns Plaza, Palmyra, VA 22963 (Email to: carlosstorefss.com)

Applicant/Representative: Stanley Land Surveys , PLC, P.O. Box 154, Palmyra, VA 22963

File



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Site Development Application

Received
JAN 31 2014

Fluvanna County

Owner of Record: Fluvanna Self Storage **Applicant of Record:** Fluvanna Self Storage

E911 Address: 21 Burns Plaza Palmyra, VA 22963 E911 Address: _____

Phone: 589-2222 899-1321 Fax: _____ Phone: _____ Fax: _____

Email: manager@STOREFSS.com Email: _____

Representative: Stanley Land Surveys PLC **Note: If applicant is anyone other than the owner of record, written authorization by the owner designating the applicant as the authorized agent for all matters concerning the request shall be filed with this application.**

E911 Address: P.O. Box 154 Palmyra, VA 22963 Is property in Agricultural Forestal District? ☒ No ☐ Yes

Phone: 589-8395 Fax: 589-6327 If Yes, what district: _____

Email: tim@stanleylandsurveys.com

Tax Map and Parcel(s): Tm 8-30E 8 A 30E **Deed Book Reference:** DB 263-745

Acreage: 5.233 **Zoning:** B-1 **Deed Restrictions?** ☒ No ☐ Yes (Attach copy)

Location: North side of Route 618

Description of Property:

Proposed Structure: Storage Building

Dimensions of Building: 50'x70' Lighting Standards on Site: ☐ No ☒ Yes

of Employees: _____ # of Parking Spaces: 9

Noise Limitations: _____

I declare that the statements made and information given on this application are true, full and correct to the best of my knowledge and belief. I agree to conform fully to all terms of any certificate or permit which may be issued on account of this application.

CARLOS P. BURNS
Applicant Name (Please Print)

Carlos P. Burns 1/31/14
Applicant Signature and Date

OFFICE USE ONLY		
Date Received: <u>1/31/14</u>	Fee Paid: <u>1100.00</u> <u>1/30/14</u>	Application #: <u>SDP 14 : 001</u>
Election District: <u>Palmyra</u>	Planning Area: <u>Fluvanna</u>	Number of Lots: _____
Total Fees Due at Time of Submittal		
Sketch Plan: \$150.00	Minor Plan: \$550.00	Major Plan: \$1,100.00 ✓
Additional Fees Due at Time of Review		
Health Department Subdivision Review:	\$250.00 + \$25.00 per lot	Existing System Review \$50.00
Street Sign Installation:	\$200.00 Per Intersection	
Amendment of Plan	\$150.00	
Outdoor Lighting Plan Review*	\$ 50.00	
Landscape Plan Review*	\$ 50.00	
Tree Protection Plan Review*	\$ 50.00	
* If not part of a Site Plan Review		



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Date: 03/19/2014

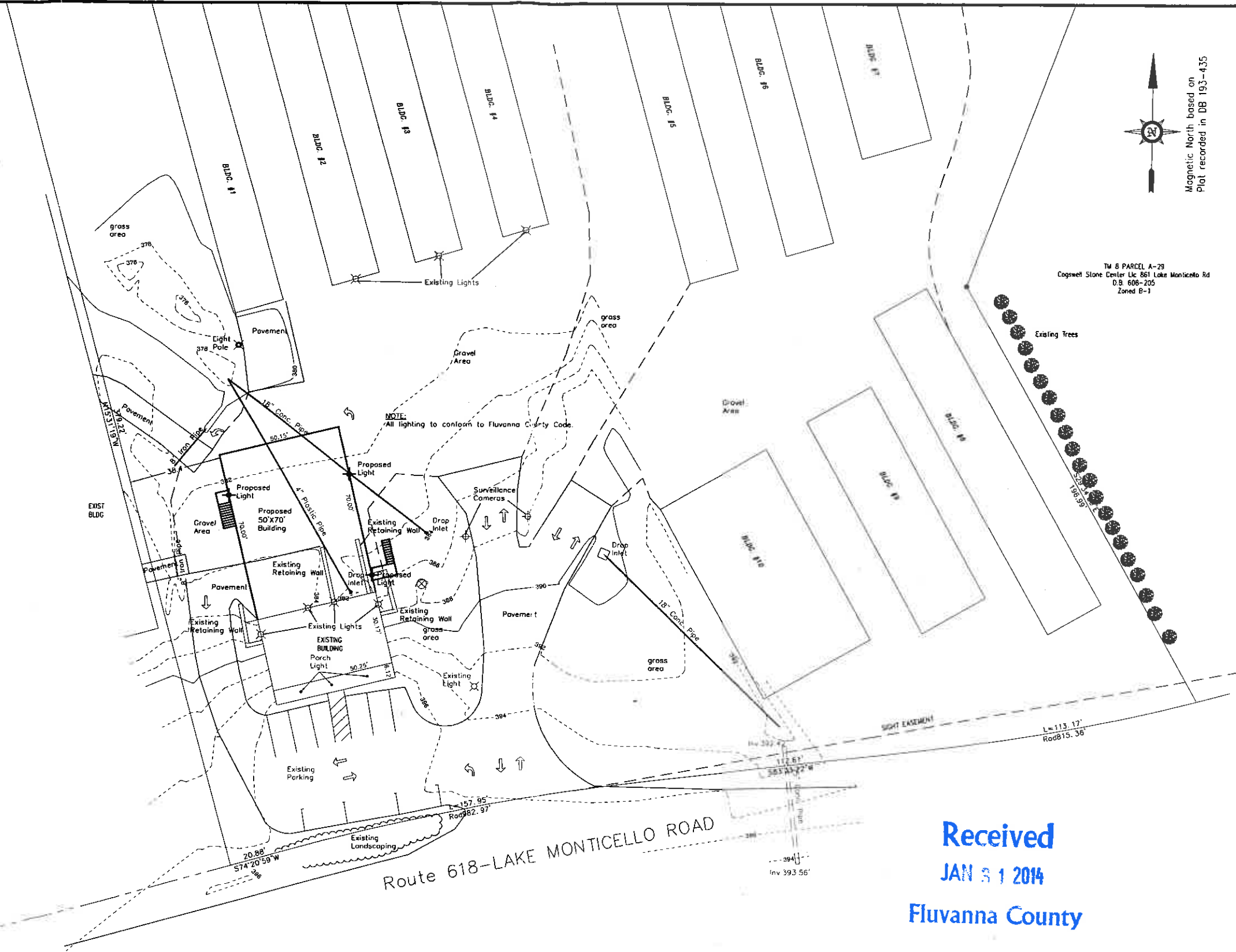
Printed By:

Under Virginia State Law, these real estate assessment records are public information. Display of this property information on the internet is specifically authorized by the Code of Virginia §58.1-3122.2(as amended).

OWNER-DEVELOPER:
Fluvanna Self Storage Corp.
Carlos Burns
29 Whippoorwill Lane
Palmyra, Va. 22963
589-2222

FLUVANNA SELF STORAGE CORP.
TAX MAP 8, A, PARCEL 30E
D.B.263, PG.745
5.233 ACRES
ZONE B-1

Tm 8-A-30C
BA30C LLC
DB 648-755
Zoned B1



Magnetic North based on
Plat recorded in DB 193-435

Tm 8 PARCEL A-29
Cogswell Stone Center Llc 861 Lake Monticello Rd
D.B. 608-205
Zoned B-1

STANLEY LAND SURVEYS, PLLC.
LAND SURVEYING-LAND PLANNING
106 CROFTON PLAZA
POST OFFICE BOX 154
PALMYRA, VA 22963-0154
PHONE: (434) 588-8995
FAX: (434) 589-8327



REVISIONS:

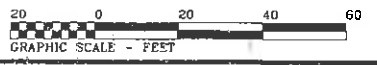
NO.	DESCRIPTION	DATE

SITE PLAN SKETCH
PROPOSED SELF STORAGE BUILDING
CUNNINGHAM DISTRICT, FLUVANNA COUNTY

FLUVANNA SELF STORAGE CORP		800JST.dwg	
Drawing Scale: 1"=20'	Date: 9-30-13	TS	PTS

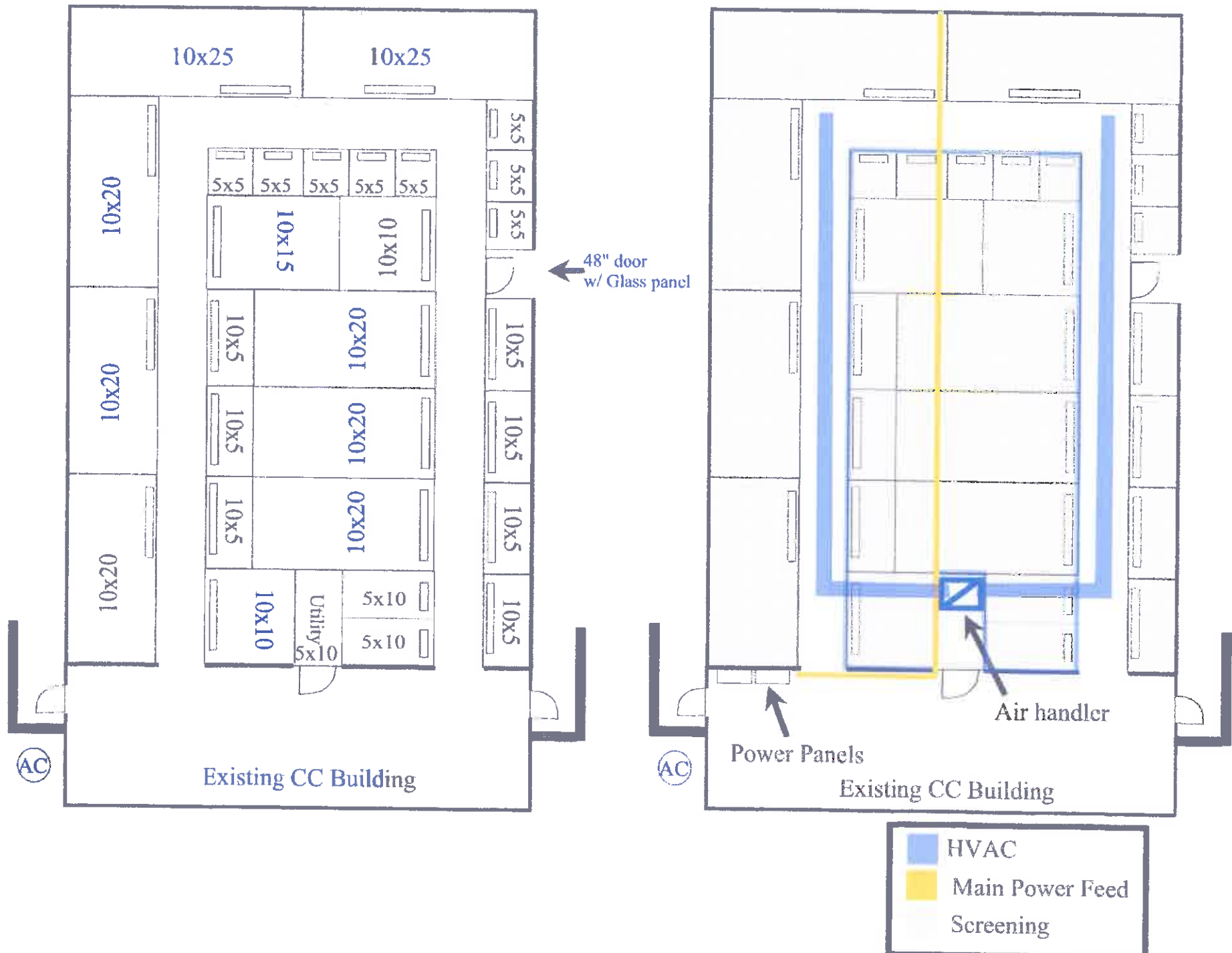
Sheet No:
1 OF 1

Received
JAN 31 2014
Fluvanna County

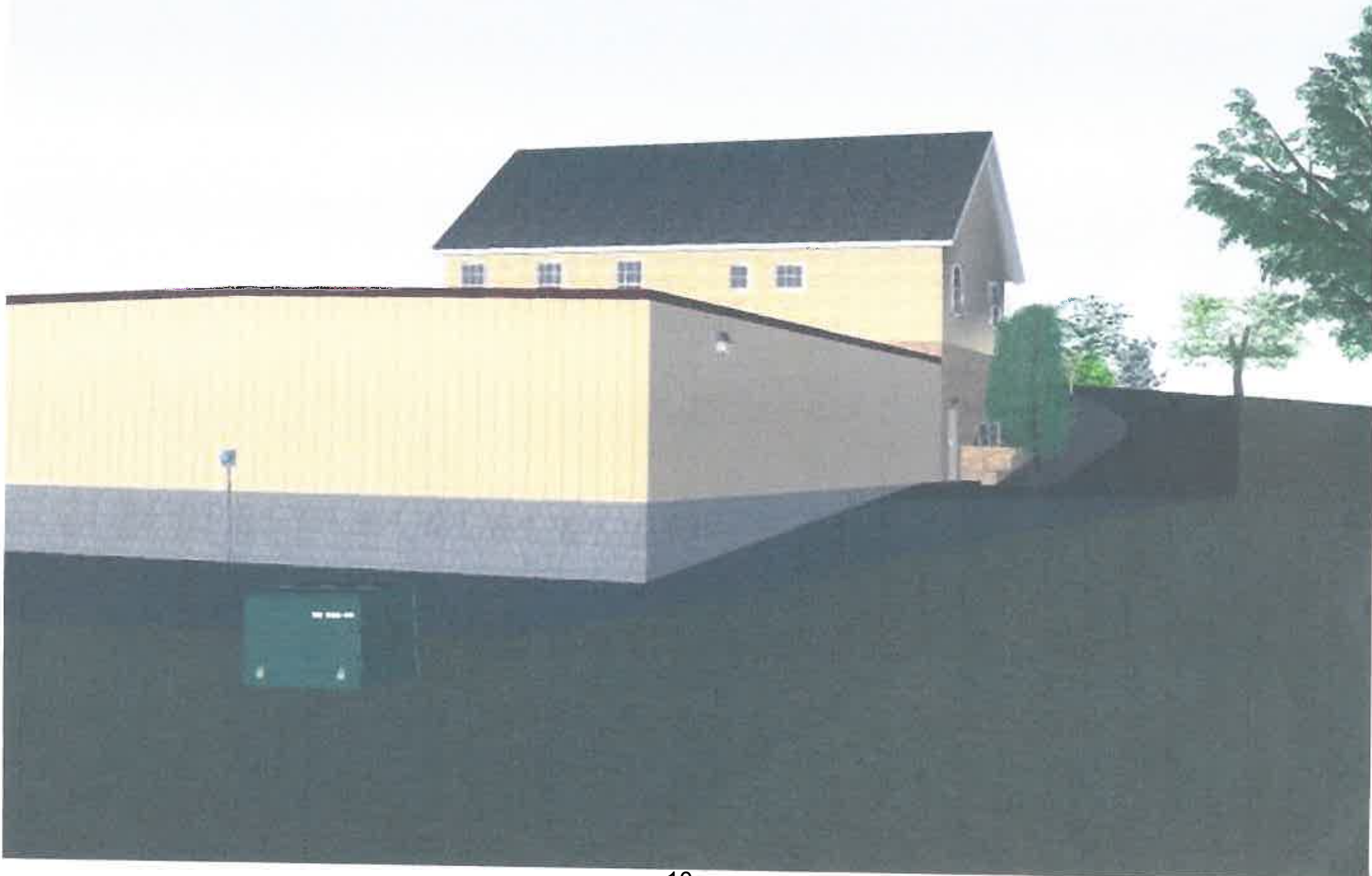


Fluvanna Self Storage New Climate Controlled Space

Attachment C







Fluvanna Self Storage Proposed Expansion



Existing Office (side)



Proposed CC Building (side)



Proposed CC Building (rear)



Proposed CC Building (street)



COUNTY OF FLUVANNA

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February 25, 2014

Fluvanna Self Storage
21 Burns Plaza
Palmyra, VA 22963

Delivered via mail

Re: SDP 14:01 Fluvanna self-storage facility major site plan
Tax Map: 8, Section A, Parcel 30E

Dear Applicant:


The following comments are the result of the Technical Review Committee meeting that was held on Thursday, February 20, 2014. Comments are outlined below:

1. The Health Department stated they will not require anything for the new storage addition;
2. VDOT commented that there is excellent sight distance, and the site is well organized, and that VDOT has no issues with it;
3. The Fire Chief, Central Virginia Electric, and the Jefferson Area Forester all had no comment on this application;
4. We did not receive written comments from the erosion and sedimentation control inspector. Please contact Roger Black at 591-1935 to inquire as to what may be required.
5. Planning Staff noted that;
 - a) The building setback from Lake Monticello Road is a minimum of 50 feet;
 - b) The parking setback from any public right-of-way is a minimum of 25 feet;
 - c) Building heights may be up to 45 feet;
 - d) A final site development plan is required.

Please provide any revised sketch plans and email a PDF version of the plan to stugwell@fluvannacounty.org, along with any other materials or documentation that is to be included in the Planning Commission packet by **Friday, March 7, 2014**. Submitting revisions by this deadline will place your request on the **March 26, 2014** Planning Commission agenda.

If you have any questions or need additional information, please contact me at 434-591-1910.

Sincerely,



Steve Tugwell

Senior Planner

Dept. of Planning & Community Development

cc: Stanley Land Surveys, PLC, P.O. Box 154, Palmyra, VA 22963
File



FLUVANNA COUNTY, VIRGINIA

2013 DEVELOPMENT ACTIVITY REPORT



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Pictures on Front Cover (from left to right):

Industrial development at Zion Crossroads; Construction Equipment at a work site near Lake Monticello; and Virginia Electrical Cooperative Lineman Training Center.

INTRODUCTION

The Fluvanna County Department of Planning and Community Development is proud to present the 2013 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 Community Development. This report has been prepared to make clear the growth impacting Fluvanna County, which is reflected by changes in land use. Land use changes are tracked by the Development Information Database (DID), which was used to prepare this report and is maintained by the Department of Planning and Community Development

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 thirteen (13) 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 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 2013, and indicates where this growth is taking place.

In 2013, the recessed economy and housing market continued to have some impact on development in Fluvanna County. Fewer homes were constructed and fewer lots were created in 2013 than in the early 2000s. There are signs of economic recovery, as more homes were constructed and site plans reviewed in 2012 than in 2011.

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. Sycamore Square, Two Rivers, and Needham Village were the subdivisions which experienced the most new construction in 2013.

While overall development activity continued to decline in the County, several long-range planning projects were initiated in 2013. The County's Comprehensive Plan was amended in preparation for new water infrastructure. In Summer 2013, the Planning Commission re-initiated discussion of the County's proposed Cash Proffer Policy. The Department of Planning & Community Development has also begun preparing to rewrite the 2009 Comprehensive Plan, as is required every five years. The Planning Department worked with Thomas Jefferson Planning District Commission (TJPDC) to create a Zion Crossroads Guidebook, intended to help shape development in the County along Route 250.

In addition 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 2009, several of these strategies have been completed, others are on-going actions, and some are in the process of being implemented. Appendix D provides a breakdown of the implementation strategies that have been completed, are in progress, or are on-going. Appendix E includes a list of long-range planning projects scheduled for 2014.



Image 1: Industrial development at Zion Crossroads, along Route 250.

EXECUTIVE SUMMARY

Land Use Planning Areas

- Fluvanna County's Comprehensive Plan, adopted in 2009, continues to influence growth and development decisions.
- The Comprehensive Plan's designated growth areas cover 11% (20,000 acres) of the County. The growth areas, known as Community Development Areas, are located near existing population centers and are intended to receive the majority of new development.
- Roughly 89% (165,000 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

- 88 building permits for new homes were issued in 2013, a 13.0% increase from the 77 permits issued in 2012. This was the second consecutive year of double-digit increases.
- 33 building permits for new homes (37.5%) were issued within designated growth areas.
- 55 building permits for new homes (64.0%) were issued within rural areas.

Subdivisions

- 13 new lots were approved in 2013, a 50.0% decrease from the 26 new lots approved in 2012.
- Two (2), or 15.4%, of the new lots approved were within designated growth areas.
- Eleven (11), or 84.6%, of the new lots approved were within rural areas.
- Most of the new lots approved within rural areas (90.9%) were associated with family subdivisions.

Site Development Plans

- Thirteen (13) site development plans were reviewed in 2013, a 31.6% decrease from the nineteen (19) plans reviewed in 2012.
- Just over two-thirds (69.2%) of the site development plans reviewed were located within designated growth areas.

Special Use Permits

- Eight (8) special use permits were reviewed in 2013, the same amount as reviewed in 2012.
- Five (5) of the special use permits reviewed were located outside of designated growth areas (62.5%).

Zoning

- Two (2) rezoning applications were considered in 2013. Both rezoning applications were approved.
- No (0) zoning text amendments were approved in 2013.
- No variances were granted by the Board of Zoning Appeals (BZA) in 2013. The BZA has not considered a variance since March 2, 2010.

Code Compliance

- Twelve (12) complaints were investigated in 2013, a 50% increase from the 8 complaints investigated in 2012.
- Ten (10) of the code compliance cases initiated in 2013 were resolved, and two (2) are pending resolution.

Land Conservation

- There are 19 Agricultural and Forestal Districts (AFDs) in Fluvanna County, which include 18,694.8 acres (10.18% of Fluvanna County). AFD enrollment decreased by approximately 657 acres in 2013. 331 parcels are included in AFDs.
- One (1) new conservation easement, totaling 665.9 acres, was approved but not yet recorded in 2013. This easement is held by Fluvanna County. As of January 2014, 13,266.3 acres (7.2% of Fluvanna County) are protected by conservation easements held by various organizations.
- As of 2013, 112,262.37 acres (61% of Fluvanna County) were enrolled within the Land Use Taxation Program, an increase of 1,122 acres from 2012.

Image 2: Newer attached homes in Sycamore Square, a development located within one of the designated growth areas (Rivanna Community Planning Area).



DEVELOPMENT & COUNTY GOVERNMENT: PLANNING & COMMUNITY DEVELOPMENT

To ensure that growth and development occur in an orderly way that does not compromise the health, safety, and welfare of current residents and newcomers, Fluvanna County has its own Department of Planning and Community Development. 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.

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.

Current Staff

The Department of Planning and Community Development consists of four full-time employees and one part-time employee:

Jason Stewart:	Planning Director/Zoning Administrator
Steve Tugwell:	Senior Planner (Current Development)
Jay Lindsey:	Planner (Long-Range Planning)
Kelly Harris:	Senior Program Support Assistant
Scott Miller:	Code Compliance Officer

Image 3: Virginia Electric Cooperative Lineman Training Facility;
Major Site Development Plan (SDP 13-005).



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 ensure that new construction meets the regulations set forth within the zoning ordinance, including building setbacks. The department is also responsible for assigning addresses to new structures and initiating the street naming process.

Erosion & Sediment Control

The department is responsible for issuing all new land disturbance permits and ensuring that developing sites are in conformance with Chapter 6 (Erosion & Sedimentation Control) of the County Code. As part of their duties, the Erosion and Sediment Control Site Inspectors perform site inspections on a two-week rotation and after all significant rainstorm events. In 2013, the Erosion and Sediment Site Inspector, the Building Official, and Planning Staff worked together to create a stormwater management plan (SMP) in accordance with new state stormwater legislation.

Current Staff

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

Darius Lester:	Building Official
Andy Wills:	Building Inspector
Roger Black:	Erosion & Sediment Site Inspector
Amy Helfrich:	Permits Clerk

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 January, 2014)

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

2009 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 2009 with subsequent amendments. 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.

Fig 1. Planning Area Acreage

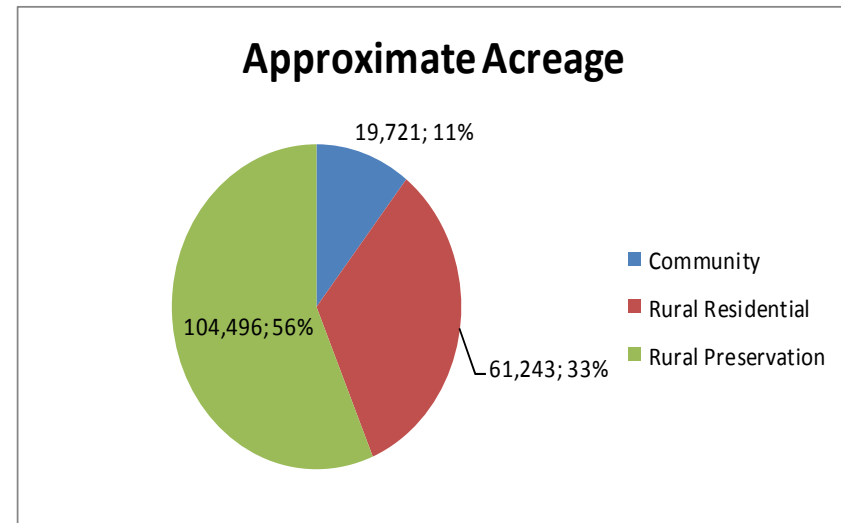


Table 1: Approximate Acreage in Land Use Planning Areas

Planning Area	Number of Parcels	Approximate Acreage	Percentage of Total County Acreage (Approximate)
Community	7,498	19,721	10.6%
Rural Residential	4,567	61,243	33.0%
Rural Preservation	5,089	104,496	56.3%
TOTAL	17,154	185,460	100.0%

Source: Dept. of Planning & Community Development

2009 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 2009, there have been few amendments to the current Comprehensive Plan. To date, the Board of Supervisors has approved four (4) amendments to the 2009 Comprehensive Plan.

Table 2: Comprehensive Plan Text Amendment Applications (2013)

Applicant Name	Affected Chapters of the Comprehensive Plan	Description of Request
Fluvanna County	<i>Land Use and Infrastructure</i>	Amendments to the <i>Land Use</i> and <i>Infrastructure</i> chapters, including the addition of a map, to describe the location, character, and extent of the JRWA water pipeline infrastructure.

Source: Dept. of Planning & Community Development

RESIDENTIAL ACTIVITY: BUILDING PERMITS

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

Table 3: Building Permits Issued for New Homes by Type (2013)

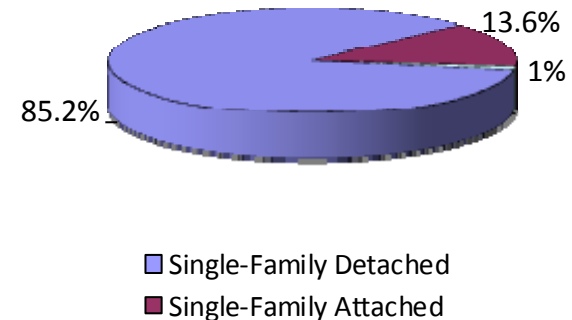
Housing Type	Number of Permits Issued	Percentage of Total
Single-Family Detached	75	85.2%
Single-Family Attached	12	13.6%
Singlewide Mobile Home	0	0.0%
Doublewide Mobile Home	1	1.1%
TOTAL	88	100.0%

Source: Dept. of Building Inspections



Image 4: A new single-family home under construction in the Sycamore Square Phase IV cluster subdivision.

Figure 2: Building Permits by Type (2013)



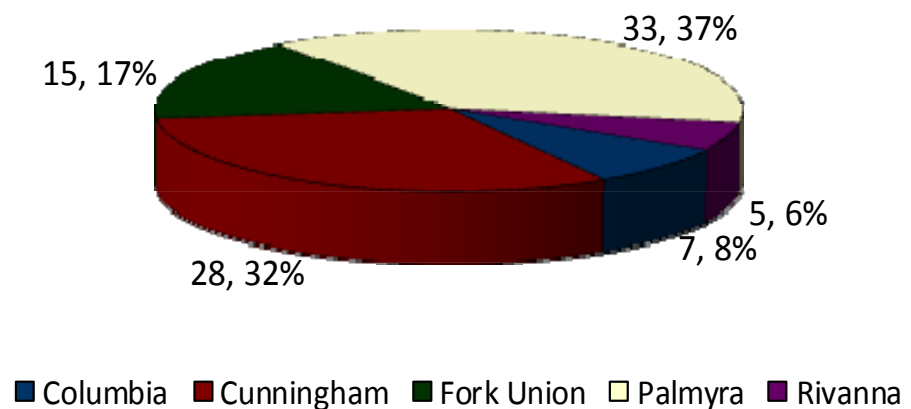
RESIDENTIAL ACTIVITY: BUILDING PERMITS

Table 4: Building Permits Issued for New Homes by Election District (2013)

Election District	Number of Permits Issued	Percentage of Total
Columbia	7	8.0%
Cunningham	28	31.8%
Fork Union	15	17.0%
Palmyra	33	37.5%
Rivanna	5	5.7%
TOTAL	88	100.0%

Source: Dept. of Building Inspections

Figure 3: Building Permits Issued for New Homes by Election District (2013)



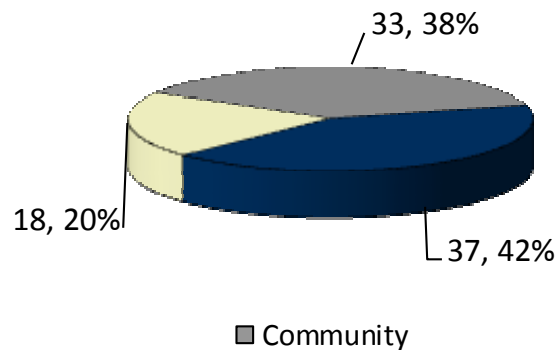
RESIDENTIAL ACTIVITY: BUILDING PERMITS

Table 5: Building Permits Issued for New Homes by Planning Area (2013)

Planning Area	Number of Permits Issued	Percentage of Total
Columbia Community Planning Area	0	0.0%
Fork Union Community Planning Area	0	0.0%
Palmyra Community Planning Area	1	1.1%
Rivanna Community Planning Area	27	30.7%
Scottsville Community Planning Area	0	0.0%
Zion Crossroads Community Planning Area	5	5.7%
Community Planning Area Subtotal	33	37.5%
Rural Residential Subtotal	37	42.0%
Rural Preservation Subtotal	18	22.0%
TOTAL	88	100.0%

Source: Dept. of Building Inspections

Figure 4: Building Permits Issued for New Homes by Planning Area (2013)



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 County estimates, 418 of the community's 4,625 lots are vacant.

Figure 5: New homes built inside and outside Lake Monticello

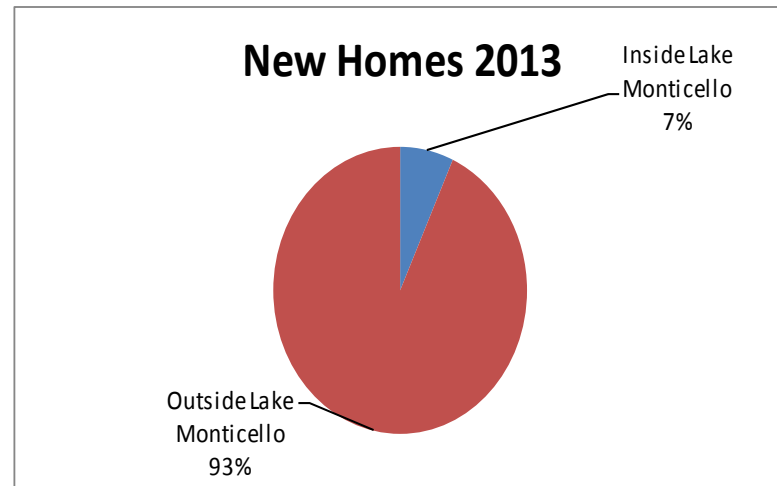


Table 6: Number of Permits Issued for New Detached Homes Inside versus Outside Lake Monticello

	Inside Lake Monticello	Outside Lake Monticello	County Overall
Number of Permits Issued	6	82	88
Percentage of Total	6.8%	93.2%	100.0%
Average Cost of New Homes	\$230,708	\$186,031	\$189,559
Total Cost of New Homes	\$1,384,250	\$13,022,233	\$14,406,483

Source: Dept. of Building Inspections

RESIDENTIAL ACTIVITY: BUILDING PERMITS

Table 7: Building Permits Issued for New Homes Inside versus Outside Lake Monticello (2013)

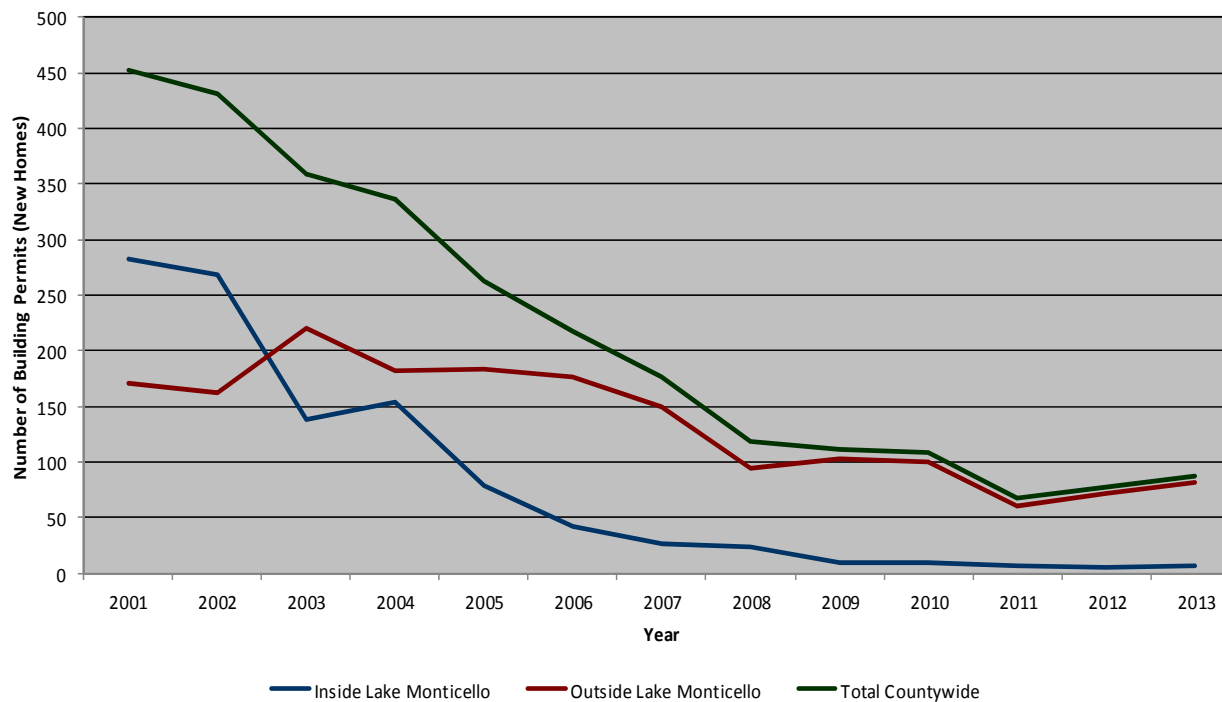
Year	Inside Lake Monticello	Outside Lake Monticello	Total Countywide	Percentage Change from Previous Year
2001	282	171	453	30.1%
2002	269	162	431	-4.9%
2003	138	221	359	-16.7%
2004	154	182	336	-6.4%
2005	79	184	263	-21.7%
2006	42	176	218	-17.1%
2007	27	150	177	-18.8%
2008	23	95	118	-33.3%
2009	9	103	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%

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. From 2009 through 2012, only 29 new homes were built in the community, representing only 7.9% of the housing units constructed countywide during that period.

Figure 6: Building Permits Issued for New Homes
Inside and Outside Lake Monticello (2001 - 2013)



RESIDENTIAL ACTIVITY: BUILDING PERMITS

When applying for a building permit, builders must provide an estimate of the home's construction cost. In 2013, the average construction cost of a new home in Fluvanna County was \$189,559. Inside Lake Monticello, the average construction cost for a new home was \$230,708. Outside of Lake Monticello, the average construction cost for a new home was \$186,031.

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

Figure 7: Average costs of home construction

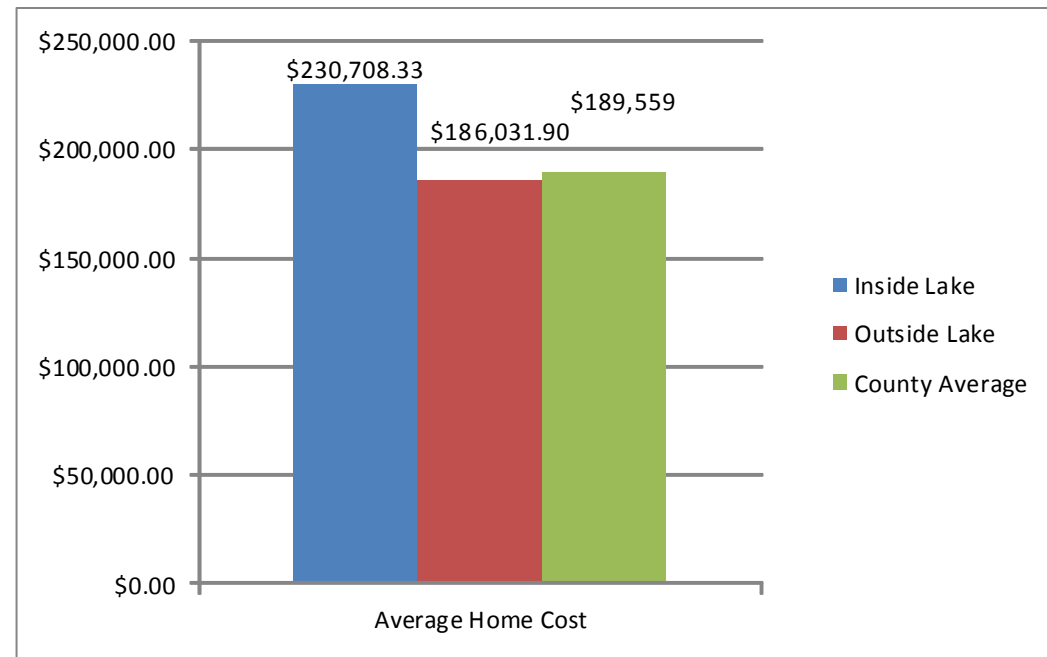


Table 8: Average Construction Cost of New Homes (2013)

	Inside Lake Monticello	Outside Lake Monticello	Countywide
Average Cost of New Detached Homes	\$230,708.33	\$186,031.90	\$189,559
	New Attached Homes		Average Cost of New Attached Homes
	12 (Palmyra District)	\$	150,000

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. Sycamore Square, located near Lake Monticello, had more new building permits (12) issued than any other subdivision. The six (6) subdivisions with the highest number of building permits issued for new homes are all located in the northwestern corner of the County, near Lake Monticello and Zion Crossroads.

Table 9: Subdivisions with the Highest Number of Building Permits Issued for New Homes (2013)

Subdivision	Permits Issued
Sycamore Square	12
Bell Estates	1
Boxwood Estates	2
Carol Farm	1
Cockes Landing	1
Deep Creek Estates	2
Fox Glen	4
Fox Hollow	1
Hidden Hills	1
Loving Ridge	1
Taylor Ridge	1
Twin Rivers/Two Rivers	6
Wheaton Acres	1
Hardware River Estates	1
Lake Monticello	5
Sycamore Landing	4
Mountain Meadows	2
Needham Village	6
TOTAL	52

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.

RESIDENTIAL ACTIVITY: SUBDIVISIONS

Table 10: Approved Subdivision Lots by Planning Area (2013)

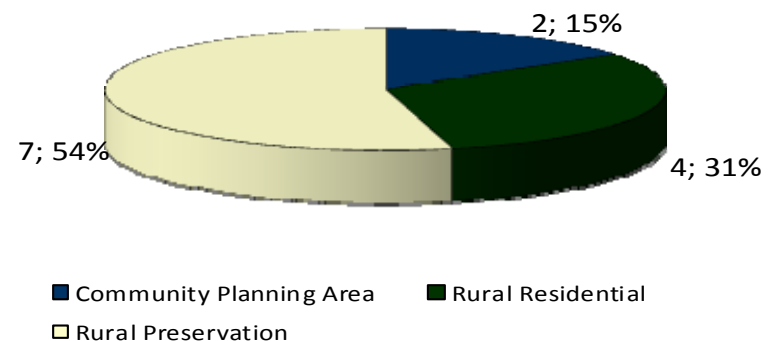
Planning Area	Subdivisions Type and Number of Lots			
Community	Major	Minor	Family	Total
Columbia	0	0	0	0
Fork Union	0	0	0	0
Palmyra	0	0	0	0
Rivanna	0	0	0	0
Scottsville	0	0	0	0
Zion Crossroads	0	2	0	2
Community Planning Area	0	2	0	2
Rural Residential	0	0	4	4
Rural Preservation	0	1	6	7
TOTAL	0	3	10	13

Source: Dept. of Planning & Community Development

In 2013, thirteen (13) lots were created and approved through the subdivision process. Three (3) of these lots were created as part of *minor subdivisions* (subdivisions with five or fewer lots). Ten (10) lots were associated with *family subdivisions*, which permit the transfer of land to closely-related family members.

Most of the lots created were located within the Rural Preservation Area; the second largest number of lots created were located in the Rural Residential Planning Areas, as designated within the 2009 Comprehensive Plan. Community Planning Areas are intended to accommodate higher-density development near existing communities. 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.

Figure 8: Approved Subdivision Lots by Planning Area (2013)



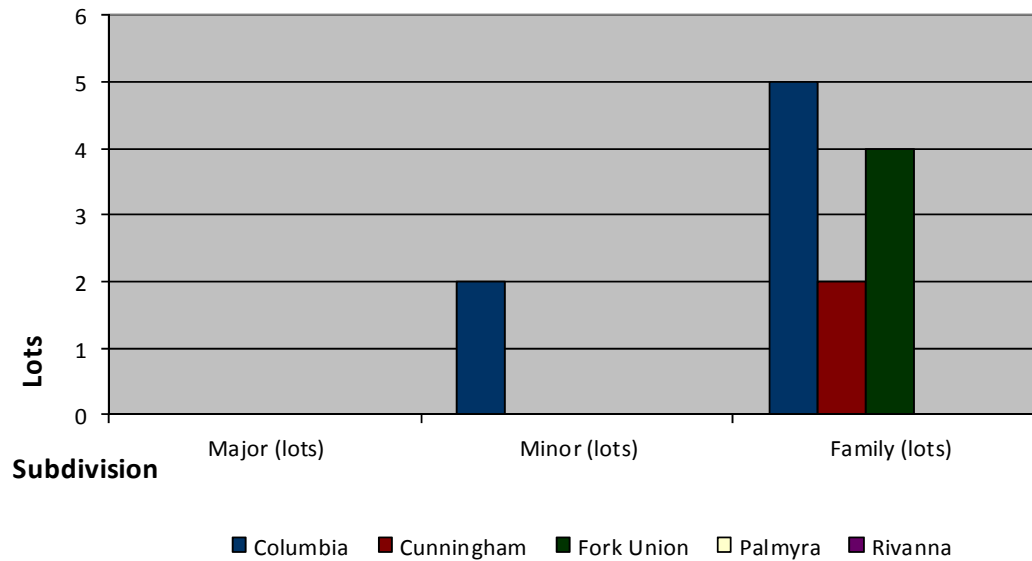
RESIDENTIAL ACTIVITY: SUBDIVISIONS

Table 11: Approved Subdivision Lots by Election District (2013)

Election District	Major (lots)	Minor (lots)	Family (lots)	Total (lots)	% of Total
Columbia	0	2	5	7	54%
Cunningham	0	0	2	2	15%
Fork Union	0	0	4	4	31%
Palmyra	0	0	0	0	0%
Rivanna	0	0	0	0	0%
Total (lots)	0	2	11	13	100%

Source: Dept. of Planning & Community Development

Figure 9: Approved Subdivision Lots by Election District (2013)



RESIDENTIAL ACTIVITY: SUBDIVISIONS

Table 12: Approved Subdivision Lots by Planning Area (2001 - 2013)

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	N/A*	48	40	90	-40.00%
2010	40	N/A*	45	30	115	21.74%
2011	6	N/A*	2	14	22	-82.61%
2012	11	N/A*	11	4	26	18.18%
2013	2	N/A*	4	7	13	-50.0%

*Primary residential planning areas were designated within the 2000 Comprehensive Plan, but were removed from the 2009 Comprehensive Plan

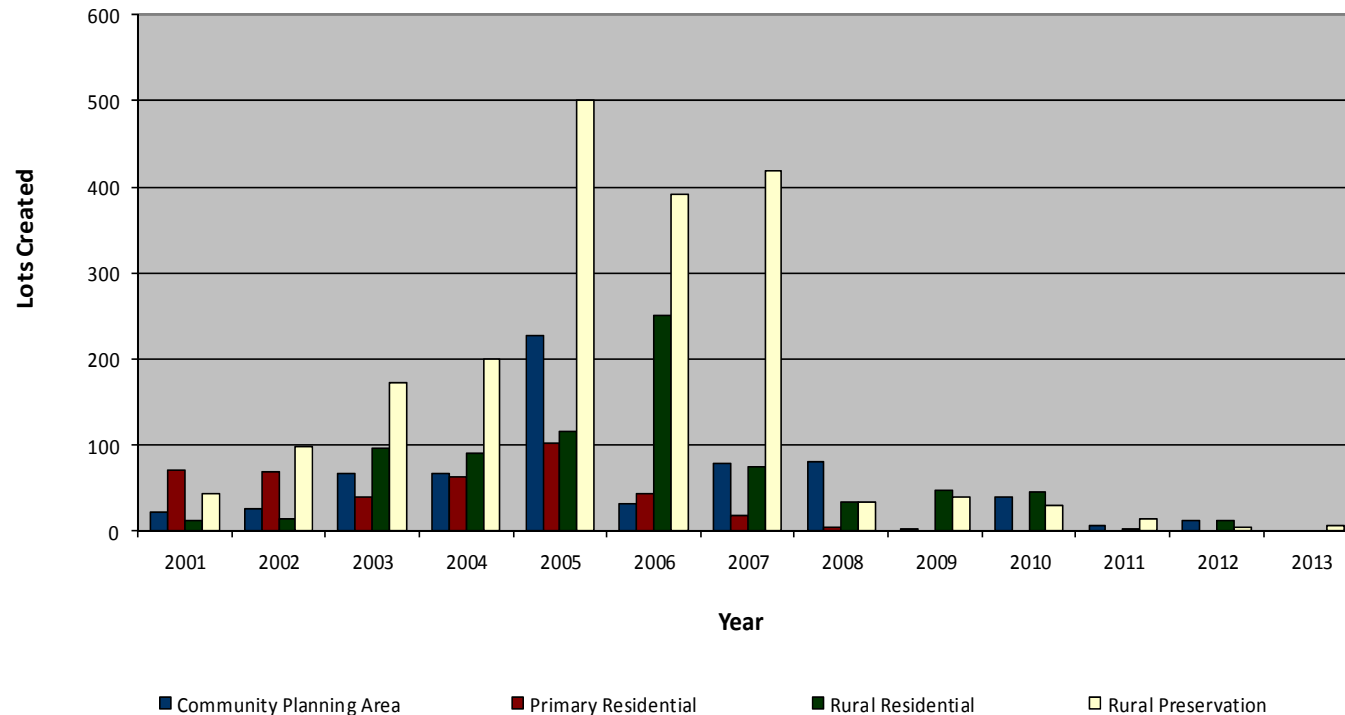


Image 5: New home construction in the Boxwood Estates subdivision.

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. From 2008 to 2013, only 416 new lots were created, about 70% of the number of lots created in 2007 alone.

Figure 10: Subdivision Lots Created by Planning Area (2001 - 2013)



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.

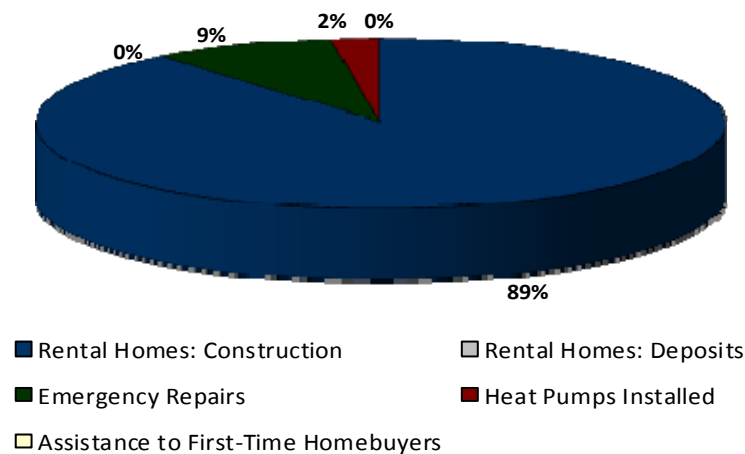
As of July 1, 2012, Fluvanna County no longer provides funding to the Fluvanna/Louisa Housing Foundation.

Table 13: Fluvanna/Louisa Housing Foundation Expenditures on Major Activities (2013)

Type of Activity	Cost
Rental Homes: Construction	\$85,000
Rental Homes: Deposits	\$0
Emergency Repairs	\$8,250
Heat Pumps Installed	\$2,200
Assistance to First-Time Homebuyers	\$0
TOTAL	\$95,450

Source: Fluvanna/Louisa Housing Foundation

Figure 11: Fluvanna/Louisa Housing Foundation Expenditures on Major Activities (2013)

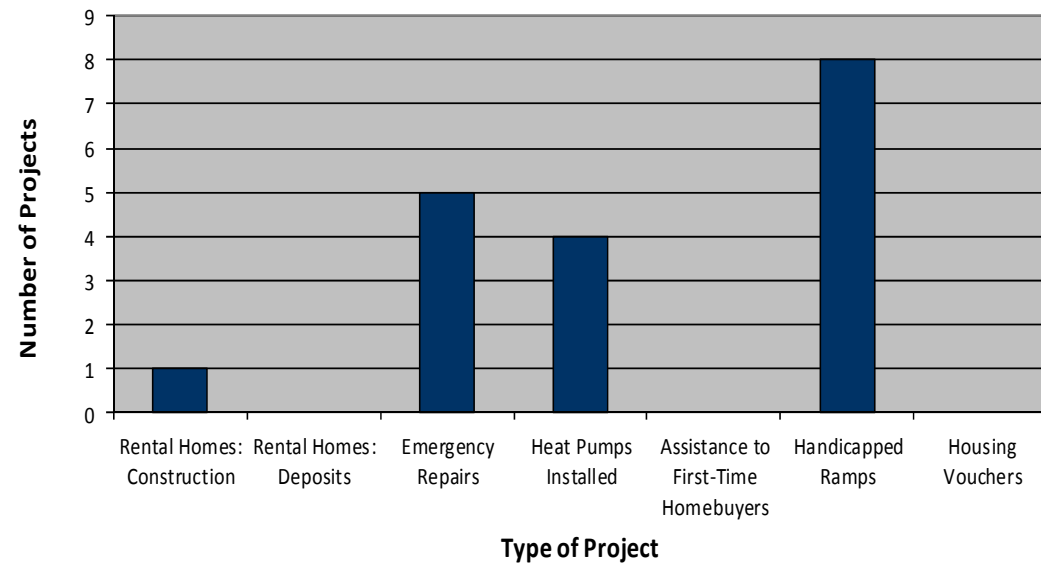


RESIDENTIAL ACTIVITY: FLUVANNA/LOUISA HOUSING FOUNDATION

Table 14: Number of Projects Completed by the Fluvanna/Louisa Housing Foundation (2013)

Project	Number
Rental Homes: Construction	1
Rental Homes: Deposits	0
Emergency Repairs	5
Heat Pumps Installed	4
Assistance to First-Time Homebuyers	0
Handicapped Ramps	8
Housing Vouchers	0
TOTAL	18

Figure 12: Number of Projects Completed by the Fluvanna/Louisa Housing Foundation (2013)



DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Per Fluvanna County's zoning ordinance (Article 23), 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 6: Roundabout at the intersection of Routes 53 and 600; approved in 2012.

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 15: Site Development Plans within Community Planning Areas (2013)

Community Planning Areas							
Planning Area	Project Description	Applicant	Use	Zoning	Election District	Site Plan	Status
Zion Crossroads CPA	Building Addition	Northland Forest	Industrial	I-1	Columbia	Minor	APPROVED
Zion Crossroads CPA	Building Addition	Northland Forest	Industrial	I-1	Columbia	Amendment	APPROVED
Zion Crossroads CPA	WAREHOUSES AND SIDEWALK	Keith Lancaster	Industrial	I-1	Columbia	Major	APPROVED
Rivanna CPA	Major Site Redevelopment	Tiger Fuels	Commercial	B-1	Cunningham	Major	APPROVED
Zion Crossroads CPA	Major Site Plan	I&J Homes	Industrial	I-1	Columbia	Major	APPROVED
Fork Union CPA	Lighting Plan Review	Mark McWilliams	Commercial	B-1	Fork Union	Amendment	APPROVED
Rivanna CPA	Telecom Site Plan	AT&T	Commercial	A-1	Cunningham	Minor	APPROVED
Palmyra CPA	New Entrance	Design Develop LLC	Commercial	B-1	Palmyra	Amendment	APPROVED
Rivanna CPA	Lighting Plan Review	Effort Baptist Church	Institutional	A-1	Cunningham	Amendment	APPROVED

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 16: Site Development Plans outside Community Planning Areas (2013)

Rural Residential							
Planning Area	Project Description	Applicant	Use	Zoning	Election District	Site Plan Type	Status
Rural Residential	Site Plan Amendment	Association of Electric Cooperatives	Institutional	B-1	Palmyra	Amendment	APPROVED
Rural Residential	2nd Site Plan Amendment	Association of Electric Cooperatives	Institutional	B-1	Palmyra	Amendment (2nd)	APPROVED
Rural Residential	Major Site Development Plan	VEPCO	Institutional	I-1	Fork Union	Major	APPROVED
Rural Preservation Areas							
Planning Area	Project Description	Applicant	Use	Zoning	Election District	Site Plan Type	Status
Rural Preservation	Site Plan Amendment	Calvary Chapel	Institutional	A-1	Fork Union	Sketch Plan	Approved

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

Table 17: Site Development Plans by Use (2013)

Commercial							
Use	Project Description	Applicant	Planning Area	Zoning	Election District	Site Plan Type	Status
Commercial	Major Site Redevelopment	Tiger Fuels	Rivanna CPA	B-1	Cunningham	Major	APPROVED
Commercial	Lighting Plan Review	Mark McWilliams	Fork Union CPA	B-1	Fork Union	Amendment	APPROVED
Commercial	Telecom Site Plan	AT&T	Rivanna CPA	A-1	Cunningham	Minor	APPROVED
Commercial	New Entrance	Design Develop LLC	Palmyra CPA	B-1	Palmyra	Amendment	APPROVED
Industrial							
Use	Project Description	Applicant	Planning Area	Zoning	Election District	Site Plan Type	Status
Industrial	Building Addition	Northland Forest	Zion Crossroads CPA	I-1	Columbia	Minor	APPROVED
Industrial	Building Addition	Northland Forest	Zion Crossroads CPA	I-1	Columbia	Amendment	APPROVED
Industrial	Major Site Plan	I&J Homes	Zion Crossroads CPA	I-1	Columbia	Major	APPROVED
Industrial	WAREHOUSES AND SIDE-WALK	KEITH LANCASTER	Zion Crossroads CPA	I-1	Columbia	Major	APPROVED
Institutional							
Use	Project Description	Applicant	Planning Area	Zoning	Election District	Site Plan Type	Status
Institutional	Lighting Plan Review	Effort Baptist Church	Rivanna CPA	A-1	Cunningham	Amendment	APPROVED
Institutional	Site Plan Amendment	Association of Electric Cooperatives	Rural Residential	B-1	Palmyra	Amendment	APPROVED
Institutional	2nd Site Plan Amendment	Association of Electric Cooperatives	Rural Residential	B-1	Palmyra	Amendment (2nd)	APPROVED
Institutional	Major Site Development Plan	VEPCO	Rural Residential	I-1	Fork Union	Major	APPROVED
Institutional	Site Plan Amendment	Calvary Chapel	Rural Preservation	A-1	Fork Union	Sketch Plan	APPROVED

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

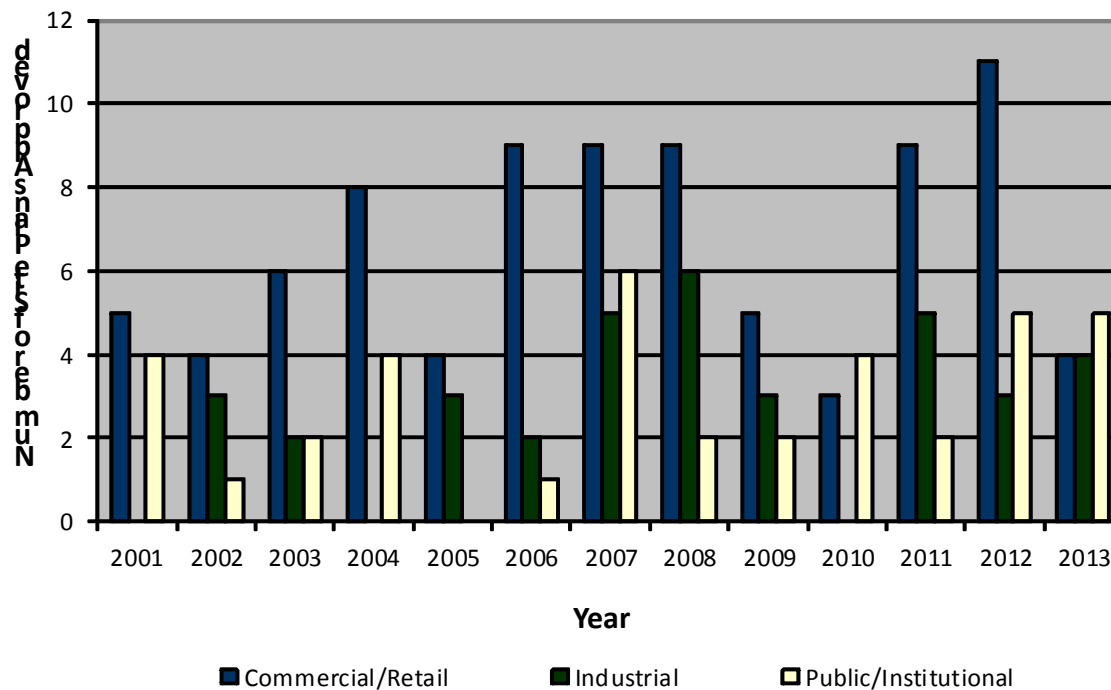
Table 18: Site Development Plans by Project Type (2001 - 2013)

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
TOTAL	86	36	38	160

DEVELOPMENT ACTIVITY: SITE DEVELOPMENT PLANS

In 2013, site development plans were submitted for thirteen (13) new projects throughout the County. Most (9) of these projects were located within one of the community planning areas. This is a slight decrease from the nineteen (19) site developments submitted in 2012, the highest number since 2007. The site development plans submitted were evenly distributed among commercial, industrial, and institutional uses.

Figure 13: Site Development Plans by Type (2001 - 2013)



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.

No zoning text amendments were reviewed by the Planning Commission and Board of Supervisors in 2013.

Source: Dept. of Planning & Community Development

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

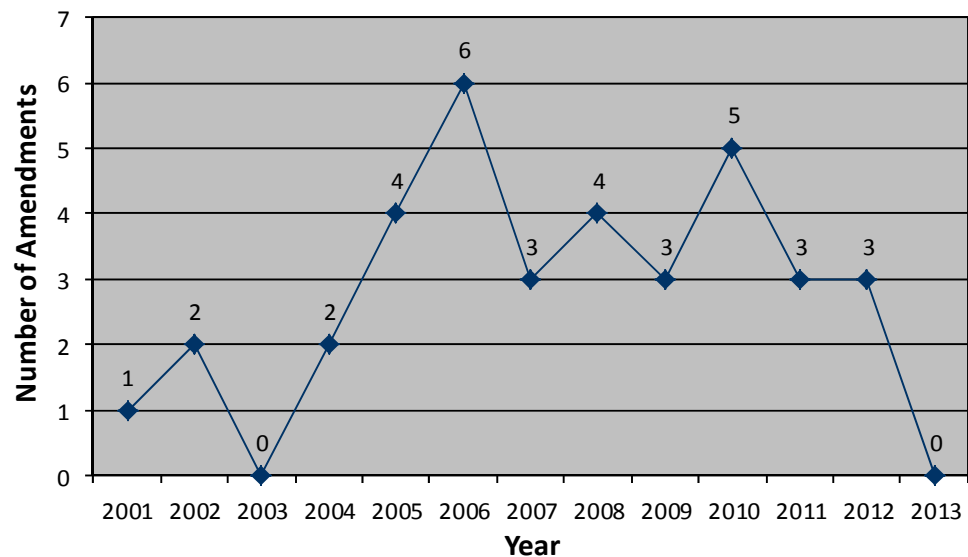
ZONING ACTIVITY: ZONING TEXT AMENDMENTS

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 (1) zoning text amendment annually, although 2013 is an exception to this tendency.

**Table 19: Zoning Text Amendments
(2001 - 2013)**

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
TOTAL	36

Figure 14: Zoning Text Amendments (2001 - 2013)



ZONING ACTIVITY: ZONING MAP AMENDMENTS

Zoning map amendments are requests to change the zoning of a particular property (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 20: Zoning Map Amendment Applications by Election District (2013)

Election District	Planning Area	Applicant	Prior Zoning	New Zoning	Acreage	Status	Conditional
Fork Union	Fork Union CPA	JCM III, LLC	B-1	I-1	5	Approved	Yes
Fork Union	Palmyra CPA	Cowboys, LLC	A-1	B-1	2.631	Preliminary Received/ Need Review	Yes
						TOTAL	7.631

Source: Dept. of Planning & Community Development

ZONING ACTIVITY: ZONING MAP AMENDMENTS

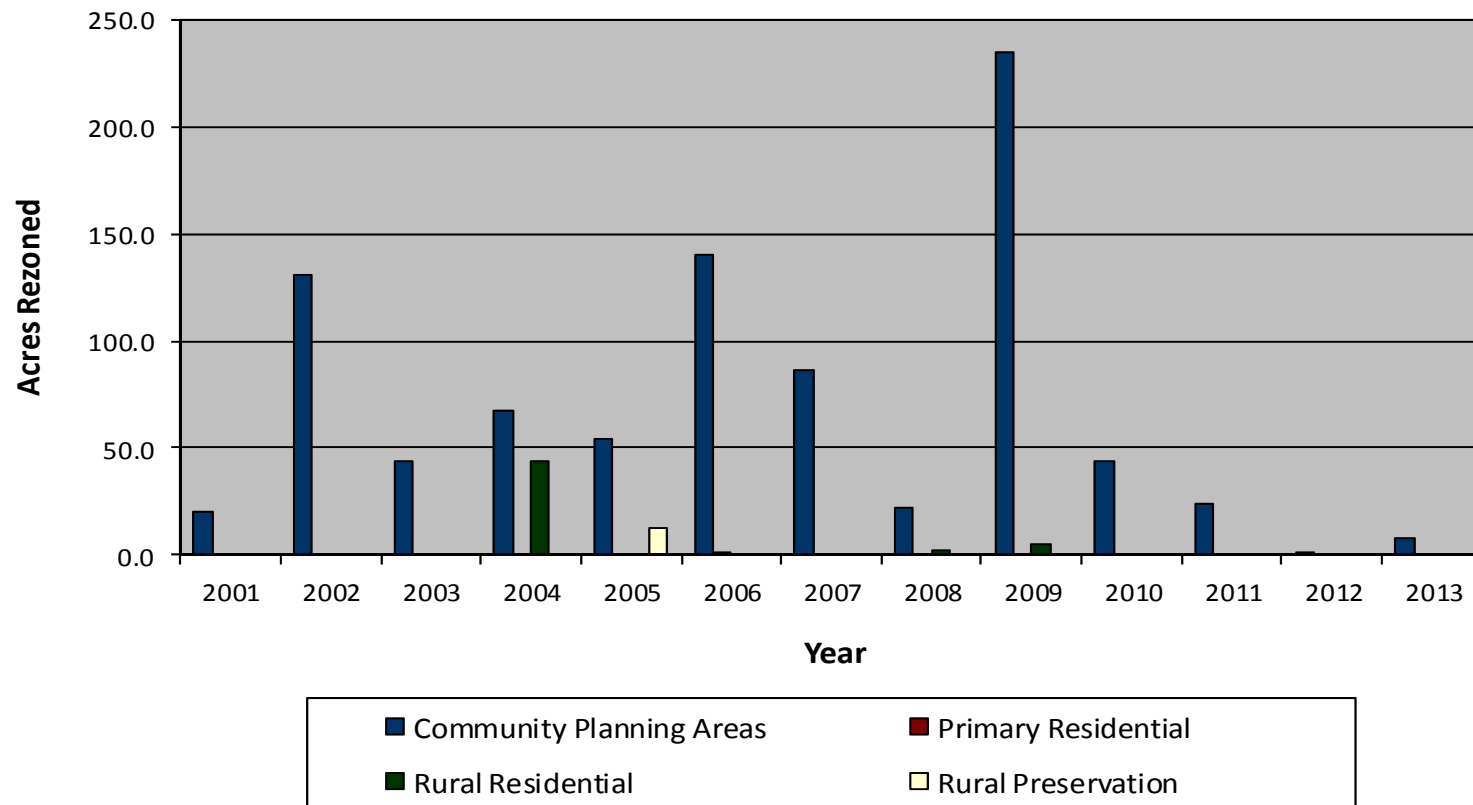
Table 21: Zoning Map Amendments Approved by Planning Area (2001—2012)

Planning Area	Acres Rezoned												
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Columbia	**	**	**	**	**	**	**	**	0	0	0	0	0
Fork Union	11	0	0	0	0.3	9.5	7.1	0	0	0	0	0	5
Palmyra	0	0	0	52.1	4.8	52.1	5	0	231.8	0	0	0	2.6
Rivanna	18.5	116	16.5	42.7	0	11.4	43.7	0	2.9	44.2	0.0	1.4	0
Scottsville	**	**	**	**	**	**	**	**	0	0	0	0	0
Zion Crossroads	2	15.1	27.3	25.2	54.3	67.7	30.9	21.8	0	0	23.9	0	0
Community Subtotal	20.5	131.1	43.8	67.9	54.3	140.7	86.7	21.8	234.7	44.2	23.9	1.4	7.6
Primary Residential	0	0	0	0	0	1.5	0	0	*	*	*	*	*
Rural Residential	0	0	0	43.8	0	0	0	2	5.3	0	0	0	0
Rural Preservation	0	0	0	0	13.0	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	240.0	44.2	23.9	1.4	7.6

Source: Dept. of Planning & Community Development

ZONING ACTIVITY: ZONING MAP AMENDMENTS

Figure 15: Approved Zoning Map Amendment by Planning Area (2001 - 2013)



ZONING ACTIVITY: SPECIAL USE PERMITS

Within the Fluvanna County Zoning Ordinance, certain uses may be permitted in select districts with a special use permit. 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; and
- 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 7: Calvary Chapel Fluvanna, located in the Fork Union District.. Approved and constructed in 2013 (SDP 13-007).

ZONING ACTIVITY: SPECIAL USE PERMITS

Table 22: Special Use Permit (SUP) Applications by Planning Area (2013)

Rural Residential						
Project Type	Description	Applicant	Zoning	Election District	Planning Area	Status
Commercial	Auto Repair	Jason Farren	A-1	Fork Union	Rural Residential	Approved
Commercial	Greenhouse	Lori Roberts	A-1	Fork Union	Rural Residential	Approved
Commercial	Auto Repair	Brad Kennedy	A-1	Fork Union	Rural Residential	Approved
Commercial	Auto Repair	Gregory Cox	A-1	Cunningham	Rural Residential	Approved
Rural Preservation						
Project Type	Description	Applicant	Zoning	Election District	Planning Area	Status
Commercial	Commercial Kennel	Mary Marks	A-1	Columbia	Rural Preservation	Approved
CPA						
Project Type	Description	Applicant	Zoning	Election District	Planning Area	Status
Commercial	Retail Landscaping	Amy Williams & Greg Palmer	A-1	Columbia	Zion CPA	Approved
Commercial	Commercial Kennel	Andrew & Jess Boyle	A-1	Palmyra	Zion CPA	Approved
PUD	Major Utilities for a PUD	Hotel Street Capital, LLC	R-3	Palmyra	Palmyra CPA	Denied

Source: Dept. of Planning & Community Development

ZONING ACTIVITY: SPECIAL USE PERMITS

Table 23: Special Use Permit (SUP) Applications by Use (2013)

Commercial						
Project Type	Description	Applicant	Zoning	Election District	Planning Area	Status
Commercial	Retail Landscaping	Amy Williams & Greg Palmer	A-1	Columbia	Zion CPA	Approved
Commercial	Commercial Kennel	Andrew & Jess Boyle	A-1	Palmyra	Zion CPA	Approved
Commercial	Auto Repair	Jason Farren	A-1	Fork Union	Rural Residential	Approved
Commercial	Greenhouse	Lori Roberts	A-1	Fork Union	Rural Residential	Approved
Commercial	Auto Repair	Brad Kennedy	A-1	Fork Union	Rural Residential	Approved
Commercial	Auto Repair	Gregory Cox	A-1	Cunningham	Rural Residential	Approved
Commercial	Commercial Kennel	Mary Marks	A-1	Columbia	Rural Preservation	Sent to BOS
Mixed						
Project Type	Description	Applicant	Zoning	Election District	Planning Area	Status
PUD	Major Utilities for a PUD	Hotel Street Capital, LLC	R-3	Palmyra	Palmyra CPA	Deferred

Source: Dept. of Planning & Community Development

ZONING ACTIVITY: SPECIAL USE PERMITS

Table 24: Special Use Permit (SUP) Applications by Election District (2001 - 2013)

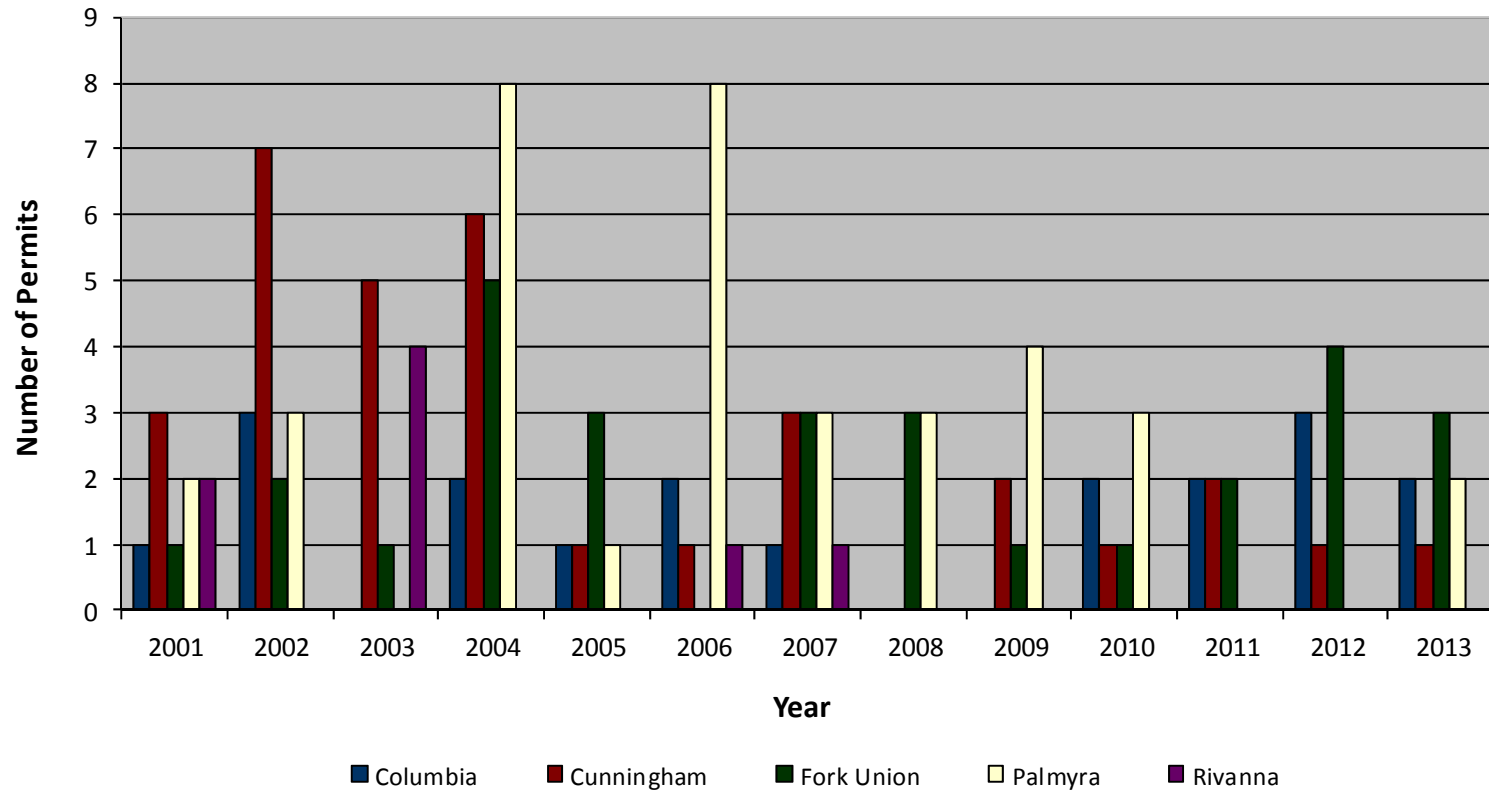
Year	Election District					
	Columbia	Cunningham	Fork Union	Palmyra	Rivanna	Total
2001	1	3	1	2	2	9
2002	3	7	2	3	0	15
2003	0	5	1	0	4	10
2004	2	6	5	8	0	21
2005	1	1	3	1	0	6
2006	2	1	0	8	1	12
2007	1	3	3	3	1	11
2008	0	0	3	3	0	6
2009	0	2	1	4	0	7
2010	2	1	1	3	0	7
2011	2	2	2	0	0	6
2012	3	1	4	0	0	8
2013	2	1	3	2	0	8
Total	19	33	29	37	8	126

Source: Dept. of Planning & Community Development

ZONING ACTIVITY: SPECIAL USE PERMITS

Several applications for special use permits (SUPs) were submitted Countywide. All of the proposals were located in rural parts of the County, outside of community planning areas. Most of these applications were for telecommunications facilities. Seventy-five percent (75%) of the applications for SUPs were approved.

**Figure 16: Special Use Permit (SUP) Applications by Election District
(2001 - 2013)**



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 rights-of-way throughout the County;
- Conducted an assessment of driveway entrances along the U.S. Route 15 corridor;
- Monitored existing zoning violations within the Town of Columbia;
- 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; and
- Inspected and surveyed properties with problematic erosion and sediment control issues;
- Completed photographic assessments of commercial, residential, and institutional properties; and
- Assisted Department of Building Inspections, Department of Public Works, and Planning Department with miscellaneous tasks;
- Attended certification for Playground Safety Inspector;
- Replaced damaged public hearing signs.

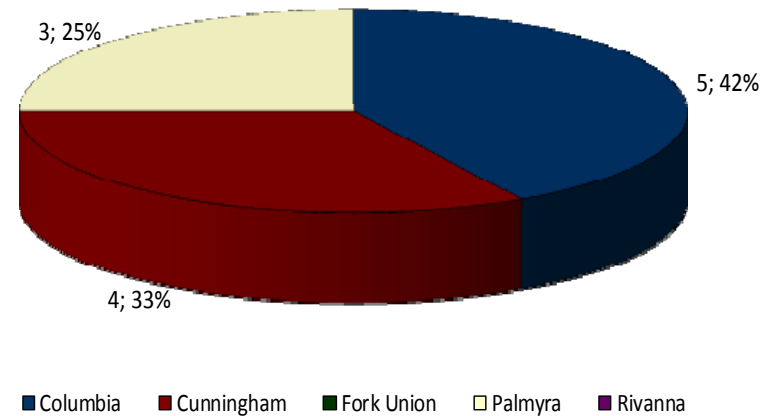
ZONING ACTIVITY: CODE COMPLIANCE

Table 25: Code Compliance Cases by Election District (2013)

Election District	Closed Cases	Pending Cases	Total	% of Total
Columbia	3	2	5	42%
Cunningham	4	0	4	33%
Fork Union	0	0	0	0%
Palmyra	3	0	3	25%
Rivanna	0	0	0	0%
Total	10	2	12	100%

Source: Dept. of Planning & Community Development

Figure 17: Code Compliance Cases by Election District (2013)



ZONING ACTIVITY: CODE COMPLIANCE

Table 26: Code Compliance Cases by Planning Area (2013)

Planning Area	Case Status		
Community	Closed	Pending	Total
Columbia	0	0	0
Fork Union	0	0	0
Palmyra	2	0	2
Rivanna	0	0	0
Scottsville	0	0	0
Zion Crossroads	0	0	0
Community Planning Area	2	0	2
Rural Residential	3	0	3
Rural Preservation	5	2	7
TOTAL	10	2	12

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. The BZA last met on March 2, 2010.

Figure 19: Zoning Variances by Year (2001 - 2013)

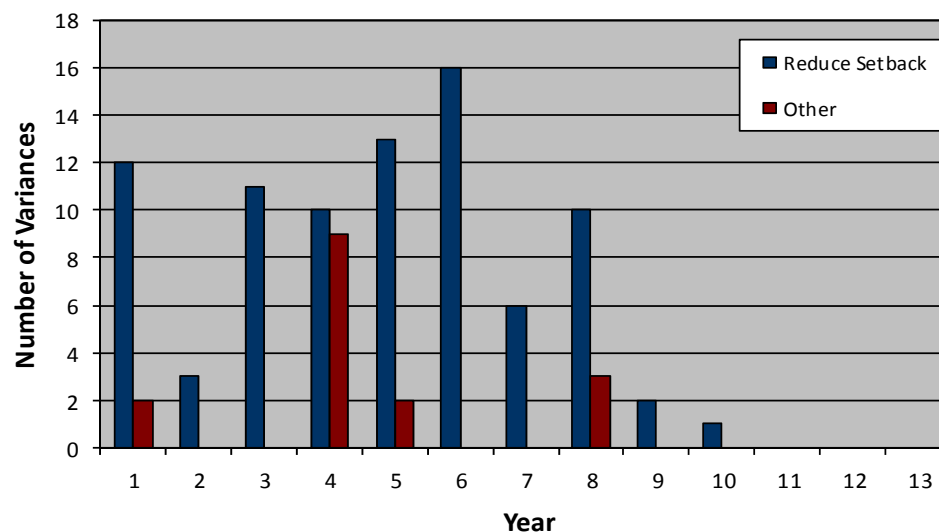


Table 27: Zoning Variances by Year (2001 - 2013)

Type of Variance	Year													
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Reduce Setback	12	3	11	10	13	16	6	10	2	1	0	0	0	84
Other	2	0	0	9	2	0	0	3	0	0	0	0	0	16
TOTAL	14	3	11	19	15	16	6	13	2	1	0	0	0	100

Source: Dept. of Planning & Community Development

ZONING ACTIVITY: BOARD OF ZONING APPEALS

Table 28: Zoning Variances by Election District (2013)

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

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 January 2014, 13,266 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 8: View of the Rivanna River from the Barber property, which Fluvanna County holds a conservation easement upon.

PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS

Table 29: Agricultural & Forestal Districts (2012)

District Name	Planning Area	Approval Date	Review Period	Review Date	Total Acreage
Adams Creek	Rural Residential	5/16/2001	10 Years	May 2011	947.26
Bourne Tract	Rural Preservation	8/4/1999	8 Years	March 2015	271.66
Bowlesville	Rural Preservation	3/17/1999	8 Years	March 2015	883.54
Bremo Recess	Rural Preservation	1/17/2001	10 Years	January 2011	359.67
Byrd Creek	Rural Preservation	7/21/1999	10 Years	July 2009	905.57
Carysbrook	Rural Preservation	7/21/1999	10 Years	July 2009	1,660.45
Cunningham Acres	Rural Preservation &	11/17/1999	10 Years	November 2009	473.25
Dobby Creek	Rural Residential	1/17/2001	10 Years	January 2011	396.55
Glenarvon Farm	Rural Preservation	11/17/1999	10 Years	November 2009	1,730.36
Granite Hills	Rural Preservation	8/4/1999	10 Years	August 2009	771.98
Kidds Store	Rural Preservation	12/15/1999	10 Years	December 2009	1,872.08
Lower Bremo	Rural Preservation	1/17/2001	10 Years	January 2011	800.38
North 640	Rural Preservation	11/17/1999	10 Years	November 2009	2,283.78
Poorhouse	Rural Residential	1/19/2000	10 Years	January 2010	494.04
Sheperds	Rural Preservation	11/15/2000	10 Years	November 2010	706.54
Shores-Hardware	Rural Preservation	1/17/2001	10 Years	January 2011	1,232.27
Stage Junction	Rural Preservation	6/7/2000	10 Years	June 2010	759.93
Union Mills	Rural Preservation	5/15/2002	10 Years	May 2012	324.75
Upper Bremo	Rural Preservation	9/20/2000	10 Years	September 2010	1,820.78
Total Acreage					18,694.82
% of Total County Acreage within Agricultural & Forestal Districts					10.18%

Source: Dept. of Planning & Community Development

PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS

Table 30: Acreage Enrolled in Agricultural & Forestal Districts (2001 - 2013)

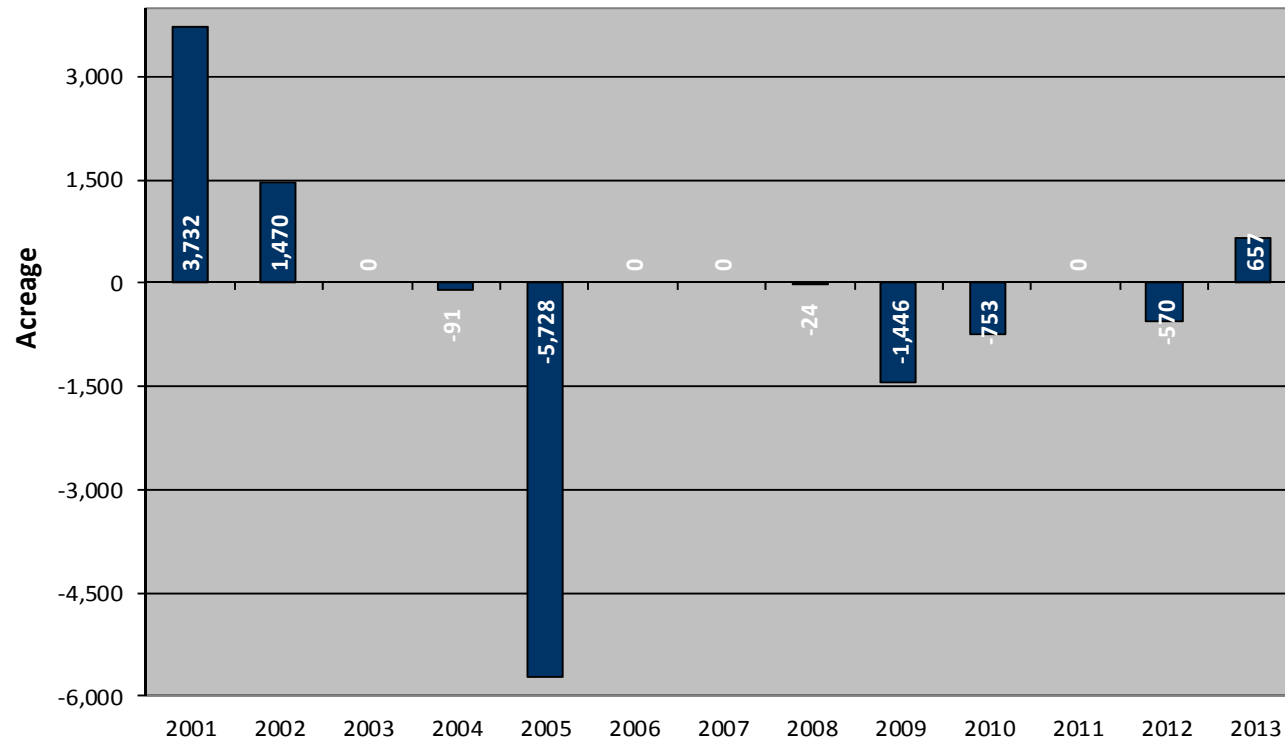
YEAR	DISTRICTS APPROVED/ NULLIFIED	ACREAGE ADDED/ WITHDRAWN
2001	6	3,732
2002	2	1,470
2003	0	0
2004	0	-91
2005	-3	-5,728
2006	0	0
2007	0	0
2008	0	-24
2009	0	-1,446
2010	0	-753
2011	0	0
2012	-1	-570
2013	0	657

Source: Dept. of Planning & Community Development

Agricultural & Forestal Districts (2013)	
Total Number of Districts:	19
Total Acreage within Districts:	18,694.82
Total Number of Parcels:	325

PRESERVATION PROGRAMS: AGRICULTURAL & FORESTAL DISTRICTS

Figure 20: Agricultural and Forestal Districts Additions & Withdrawals (2001 - 2013)



PRESERVATION PROGRAMS: LAND USE TAXATION

Table 31: Acreage Under Land Use Taxation (2001 - 2013)

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%
				Total Acreage in County	183,808

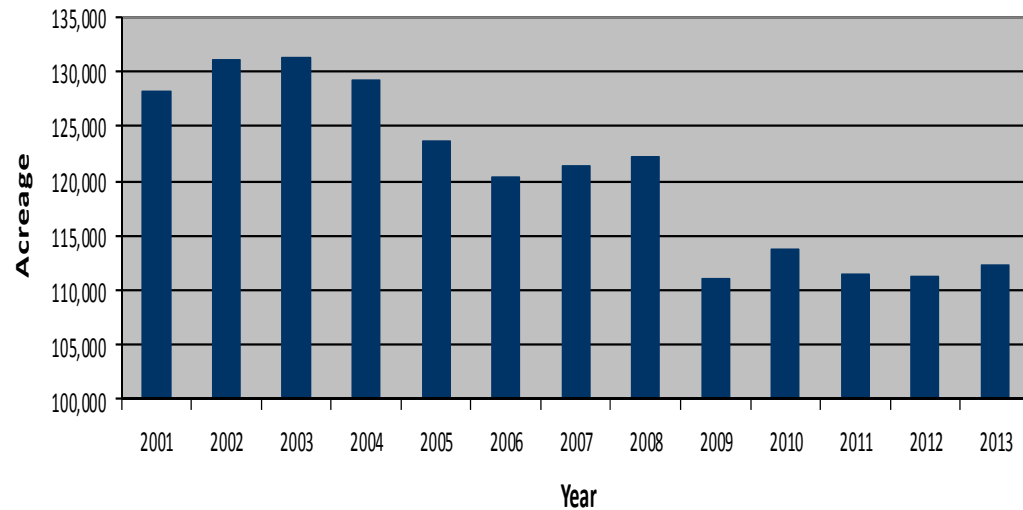
Source: Commissioner of the Revenue

PRESERVATION PROGRAMS: LAND USE TAXATION

Since 2001, 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 61% of the County (112,262 acres) was enrolled.

In 2013, 2,291 parcels were enrolled in the Land Use Valuation Program. The average size of these parcels is 48.5 acres.

Figure 21: Acreage Under Land Use Taxation (2001 - 2013)



PRESERVATION PROGRAMS: CONSERVATION & HISTORIC EASEMENTS

As of January 1, 2014, there are 33 conservation and historic easements in Fluvanna County. These easements protect **13,266 acres, or approximately 7.2% of the County**. The Virginia Department of Forestry (VDOF), Virginia Department of Historic Resources, Virginia Outdoors Foundation, and Fluvanna County itself hold easements countywide. The County itself currently holds four (4) conservation easements totaling approximately 916 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 C).

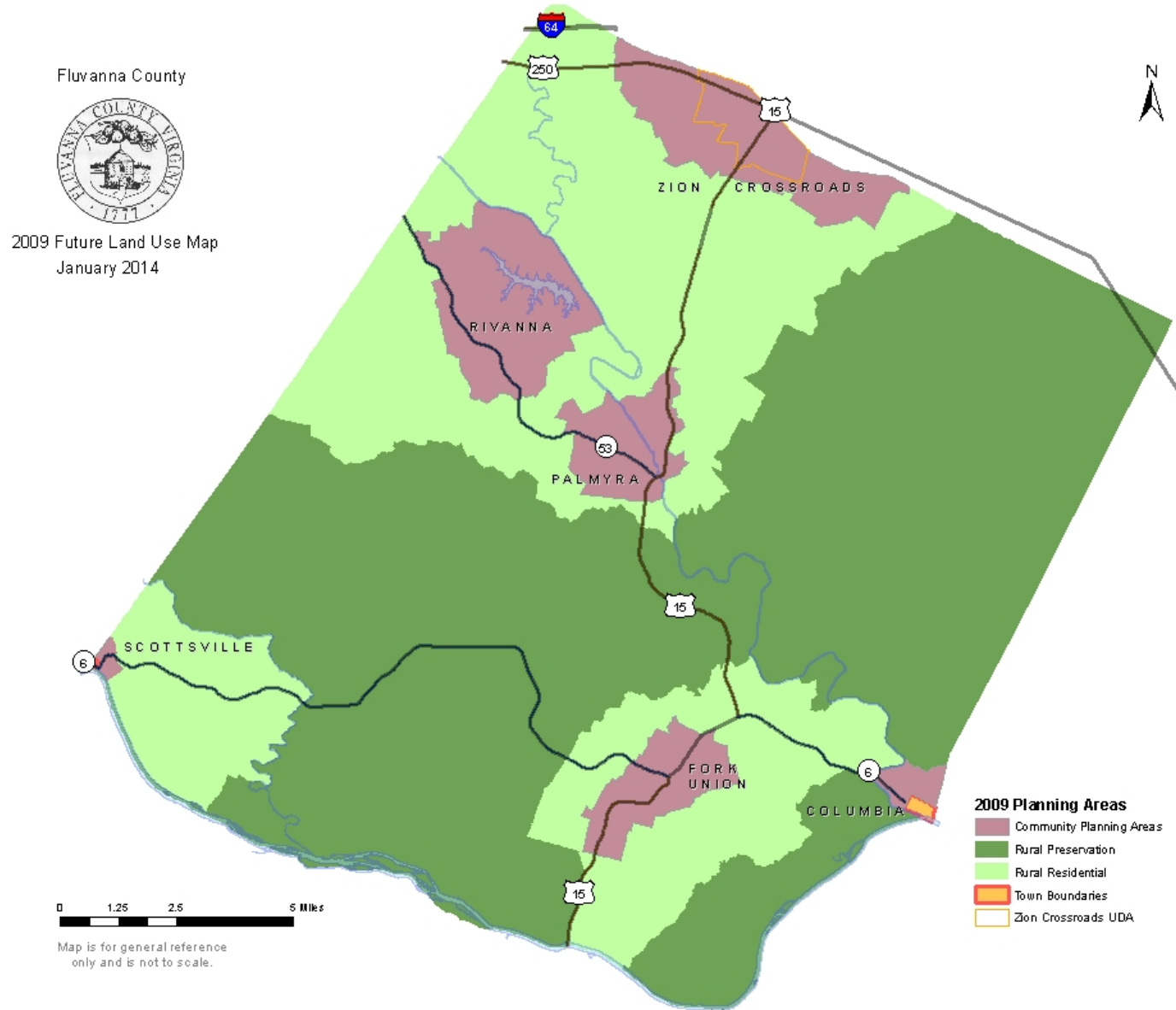
Table 32: Conservation Easements Approved (not yet recorded) in Fluvanna County in 2013

Property Name	Easement Holder	Year Placed	Planning Area	Acreage
Central Meadows, LLC Property	Fluvanna County	2013	Rural Preservation	665.9

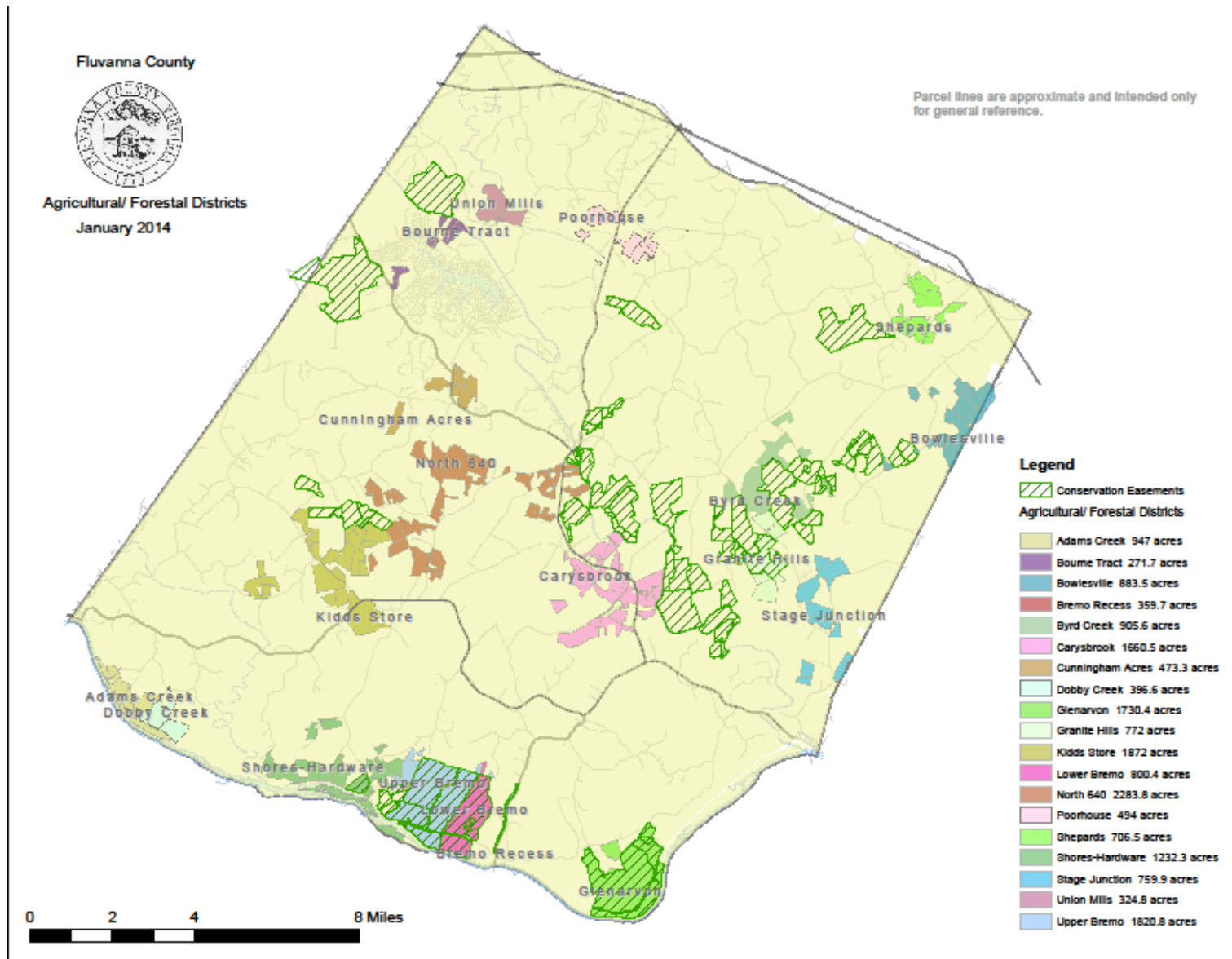


Image 9: View of the Barber Property, one of the first conservation easements accepted by Fluvanna County.

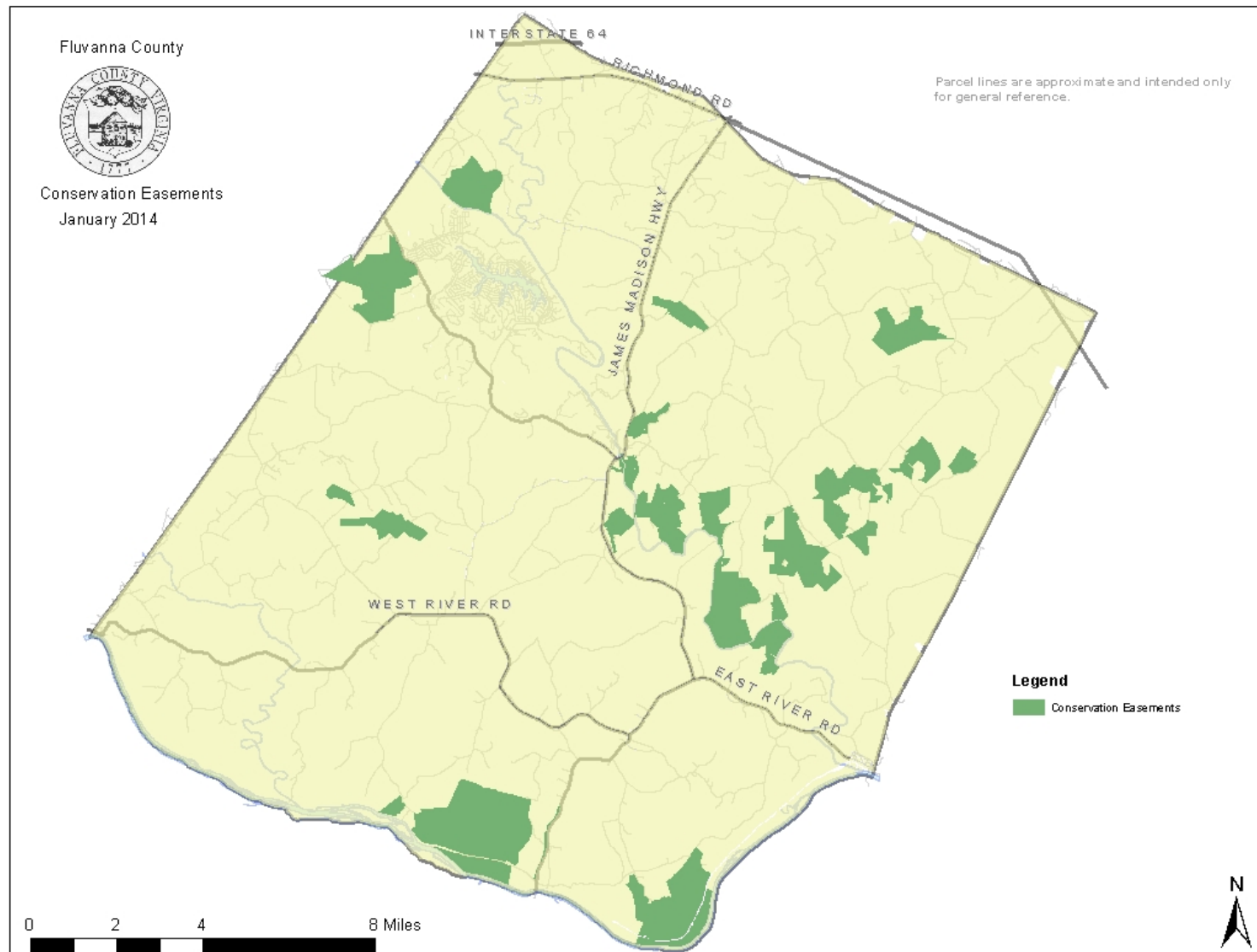
APPENDIX A: 2009 COMPREHENSIVE PLAN FUTURE LAND USE MAP



APPENDIX B: MAP OF AGRICULTURAL & FORESTAL DISTRICTS



APPENDIX C: MAP OF CONSERVATION EASEMENTS



APPENDIX D: IMPLEMENTATION STRATEGIES (2009 COMPREHENSIVE PLAN)

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Natural Environment	1: To develop land-use policies and regulations that will preserve and enhance the county's natural environment.	01: Designate, and enable the development of, community planning areas to allow appropriate development to be concentrated in these areas with adequate infrastructure.	High	On-going
Natural Environment	1: To develop land-use policies and regulations that will preserve and enhance the county's natural environment.	02: Utilize planned unit development (PUD) and rural residential zoning districts as an open-space preservation and sustainable development tool.	High	In Progress
Natural Environment	1: To develop land-use policies and regulations that will preserve and enhance the county's natural environment.	03: Require rezoning requests and other development plans to identify any open space or other natural or cultural resource shown by maps or observed through field inspection, and include measures that will mitigate disturbance to these resources.	High	On-going
Natural Environment	1: To develop land-use policies and regulations that will preserve and enhance the county's natural environment.	04: Empower the zoning administrator to ensure that the subdivision of land does not adversely affect adjacent open-space features, and require connections to open spaces within and outside the subdivision, as appropriate.	High	In Progress
Natural Environment	1: To develop land-use policies and regulations that will preserve and enhance the county's natural environment.	05: Protect farm and forest landowners from conflicting adjacent land uses with utilization of buffers, screening, and contiguous tracts of open space.	High	In Progress
Natural Environment	1: To develop land-use policies and regulations that will preserve and enhance the county's natural environment.	06: Review zoning and subdivision regulations to maximize environmental benefits through best management practices such as low impact development, dark-sky lighting, quality and quantity stormwater controls, adequate buffering/screening, etc.	High	In Progress
Natural Environment	1: To develop land-use policies and regulations that will preserve and enhance the county's natural environment.	07: Actively encourage and facilitate conservation easements on land that meets the minimum IRS criteria for easement donation.	Medium	On-going
Natural Environment	1: To develop land-use policies and regulations that will preserve and enhance the county's natural environment.	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.	High	On-going

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Natural Environment	1: To develop land-use policies and regulations that will preserve and enhance the county's natural environment.	09: Evaluate the implementation of a TDR or PDR program, or both, to effectively (and voluntarily) reduce development rights in the rural residential and rural preservation areas, and increase density in the community planning areas.	High	In Progress
Natural Environment	1: To develop land-use policies and regulations that will preserve and enhance the county's natural environment.	10: Require aesthetic landscaping to buffer residential, business, and industrial development from public highways and adjacent rural and residential areas.	High	Completed
Natural Environment	1: To develop land-use policies and regulations that will preserve and enhance the county's natural environment.	11: Improve cluster development regulations to better preserve open space and natural resources, protect rural viewsheds, and buffer existing agricultural uses from development in the agricultural zoning district.	High	In Progress
Natural Environment	1: To develop land-use policies and regulations that will preserve and enhance the county's natural environment.	12: Amend the subdivision ordinance to require new subdivisions to cluster open space with adjacent properties, and minimize the fragmentation of open space within rural clusters.	High	In Progress
Natural Environment	2: To protect environmental resources.	1: Promote development projects that minimize environmental impact through the effective utilization of green infrastructure, low-impact development practices, and other innovative sustainable development practices.	Medium	On-going
Natural Environment	2: To protect environmental resources.	2: Stringently enforce federal, state, and local regulations regarding land use, stormwater, erosion and sediment control, wetlands, litter, and so on.	High	On-going
Natural Environment	2: To protect environmental resources.	3: Evaluate the staffing needed to effectively enforce compliance to stormwater management and erosion and sediment control ordinances to more effectively address quality and quantity of water runoff.	Medium	In Progress
Natural Environment	2: To protect environmental resources.	4: Evaluate the impact of requiring a soil test prior to construction to determine the presence of shrink/swell soils, better locate development on the lot, and minimize any negative impact to the site or proposed structure(s).	Medium	Future

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Natural Environment	2: To protect environmental resources.	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.	High	Completed
Natural Environment	2: To protect environmental resources.	6: Work with appropriate state agencies to evaluate the potential impacts of public or private central water systems to extract, treat, and distribute water; and central sewer systems to collect, treat, and discharge treated wastewater.	Low	Future
Natural Environment	3: To manage and protect surface water and groundwater resources.	01: Promote annual testing of residential well water with testing kits available through the Virginia Department of Health.	Low	Future
Natural Environment	3: To manage and protect surface water and groundwater resources.	02: Monitor and mitigate potential groundwater pollution sources, including on-site waste treatment systems and underground storage tanks.	Low	Future
Natural Environment	3: To manage and protect surface water and groundwater resources.	03: Work with the Virginia Dept. of Health to evaluate and develop local regulations for alternative waste treatment systems (e.g. Wisconsin mounds or other systems that alter the natural topography or hydrology).	Low	Future
Natural Environment	3: To manage and protect surface water and groundwater resources.	04: Participate in, and cooperate with, federal and state groundwater protection programs, including sole-source aquifer designation for important drinking water supplies.	Medium	Future
Natural Environment	3: To manage and protect surface water and groundwater resources.	05: Evaluate and adopt a more stringent standard than the Dept. of Health's one-gallon-per-minute requirement for well yield, especially for larger developments.	Medium	Future
Natural Environment	3: To manage and protect surface water and groundwater resources.	06: Incorporate the well-drilling logs provided by the Virginia Dept. of Environmental Quality into the county's geographic information system (GIS).	Medium	Future
Natural Environment	3: To manage and protect surface water and groundwater resources.	07: Support and cooperate with state agencies, local governments, nongovernmental organizations, nonprofit organizations, and combinations thereof to evaluate the watersheds along major rivers and streams, including the Hardware, James and Rivanna rivers.	Medium	In Progress

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Natural Environment	3: To manage and protect surface water and groundwater resources.	08: Require riparian buffers adjacent to waterways to protect local and regional water resources such as perennial streams, floodplains, wetlands, steep slopes, and highly erodible soils.	Medium	Completed
Natural Environment	3: To manage and protect surface water and groundwater resources.	09: Proactively educate the public on the values and benefits of preserving river and stream corridors.	Medium	On-going
Natural Environment	3: To manage and protect surface water and groundwater resources.	10: Pursue the state designation of the Hardware River as a Tier 3 stream, classifying it as exceptional surface water not subject to degradation.	Low	Future
Natural Environment	3: To manage and protect surface water and groundwater resources.	11: Promote fencing of livestock away from streams, and the creation of ponds and reservoirs for farm use to protect streams, watersheds, and the water table.	Medium	On-going
Natural Environment	3: To manage and protect surface water and groundwater resources.	12: Recognize and reward landowners who protect streams from pollution by employing best management practices (BMPs) as identified by state university professionals.	Medium	Future
Natural Environment	3: To manage and protect surface water and groundwater resources.	13: Promote BMPs, particularly those recommended by the Rivanna River Basin Commission, to reduce non-point-source pollution from development, farming, and other sources.	Medium	On-going
Natural Environment	4: To effectively use floodplains to protect human life and property, as well as water quality.	1: Permit only nonstructural open-space uses that are least subject to loss of life and property damage in hundred-year floodplains (e.g., trails, multiuse fields).	Medium	Future
Natural Environment	4: To effectively use floodplains to protect human life and property, as well as water quality.	2: Enforce floodplain management regulations for residents to continue to be eligible for flood insurance.	Medium	On-going
Natural Environment	4: To effectively use floodplains to protect human life and property, as well as water quality.	3: Work with FEMA to develop an accurate description of the hundred-year floodplain and ten-year floodways.	Medium	In Progress
Natural Environment	4: To effectively use floodplains to protect human life and property, as well as water quality.	4: Improve access to streams and rivers through the creation of greenways, trails, and other facilities that will protect the future integrity of the floodplain.	Medium	On-going

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Natural Environment	5: To promote energy efficiency throughout the county to improve air quality and reduce the county's dependence on fossil fuels.	1: Promote energy efficiency in developments and throughout the community including the use of solar, geothermal, wind, and other decentralized energy technologies, as well as the use of state-of-the-art development techniques.	High	Future
Natural Environment	5: To promote energy efficiency throughout the county to improve air quality and reduce the county's dependence on fossil fuels.	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.	High	On-going
Natural Environment	5: To promote energy efficiency throughout the county to improve air quality and reduce the county's dependence on fossil fuels.	3: During the site plan review process, encourage developers and designers to incorporate energy-efficient design, environmental lighting, and mass transit provisions in commercial and residential developments.	High	Future
Natural Environment	5: To promote energy efficiency throughout the county to improve air quality and reduce the county's dependence on fossil fuels.	4: Promote greenways, bikeways, and walkways as viable forms of recreation and transportation, and require those amenities as appropriate.	High	On-going
Natural Environment	5: To promote energy efficiency throughout the county to improve air quality and reduce the county's dependence on fossil fuels.	5: Encourage and support renewable energy generation by allowing such uses in the zoning ordinance (windmills, solar panels, biofuel production, and so on).	Medium	Future
Natural Environment	5: To promote energy efficiency throughout the county to improve air quality and reduce the county's dependence on fossil fuels.	6: Build new and remodeled county buildings to an established energy efficiency standard such as Energy Star or LEED.	Medium	On-going
Natural Environment	5: To promote energy efficiency throughout the county to improve air quality and reduce the county's dependence on fossil fuels.	7: Begin converting county-owned vehicles to alternative fuel sources to reduce dependence on fossil fuels and to promote energy efficiency by example.	Medium	Future
Natural Environment	5: To promote energy efficiency throughout the county to improve air quality and reduce the county's dependence on fossil fuels.	8: Expand regional transit service to the county by working with JAUNT and Charlottesville Transit to develop viable commuter routes and times.	Medium	In Progress

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Land Use	1: To effectively implement the Comprehensive Plan land-use strategies and the Future Land Use Map.	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.	High	Completed
Land Use	1: To effectively implement the Comprehensive Plan land-use strategies and the Future Land Use Map.	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.	High	Completed
Land Use	1: To effectively implement the Comprehensive Plan land-use strategies and the Future Land Use Map.	3: Amend the current R-3 zoning district to allow for TND, and other neotraditional planning concepts, within the community planning areas as appropriate.	Medium	Future
Land Use	1: To effectively implement the Comprehensive Plan land-use strategies and the Future Land Use Map.	4: Revise the county's zoning and subdivision ordinances so those land-use tools are consistent with the Comprehensive Plan's goals and strategies.	High	In Progress
Land Use	1: To effectively implement the Comprehensive Plan land-use strategies and the Future Land Use Map.	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).	High	In Progress
Land Use	1: To effectively implement the Comprehensive Plan land-use strategies and the Future Land Use Map.	6: Construct a public water line to the county's UDA and community planning areas as feasible, and require development projects to provide any necessary infrastructure such as waste treatment facilities, telecommunication services, road improvements, etc.	High	In Progress
Land Use	2: To enable well-planned, coordinated, and sustainable development to occur throughout the county.	1: Amend the subdivision ordinance to require that new developments provide easements for connection to future developments, including utilities, transportation, and recreation/open space.	Medium	Future
Land Use	2: To enable well-planned, coordinated, and sustainable development to occur throughout the county.	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.	High	In Progress

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Land Use	2: To enable well-planned, coordinated, and sustainable development to occur throughout the county.	3: Require new development within service districts to install necessary infrastructure for the project to county standards and for potential public ownership and operation.	Medium	Future
Land Use	2: To enable well-planned, coordinated, and sustainable development to occur throughout the county.	4: Employ fiscal impact modeling and studies to evaluate future land use changes prior to rezoning approvals. Appropriate planning/phasing of development to match the service/infrastructure availability and capacity should also be established.	Medium	Future
Land Use	2: To enable well-planned, coordinated, and sustainable development to occur throughout the county.	5: Develop either a cash proffer ordinance, impact fee ordinance, level-of-services standards, or all three, in accordance with state code to fairly assess the fiscal impact of development on public services and infrastructure.	High	In Progress
Land Use	2: To enable well-planned, coordinated, and sustainable development to occur throughout the county.	6: Examine the merit of collecting cash proffers or impact fees with the approval of the final plat as opposed to the building permit application process.	Medium	Future
Land Use	2: To enable well-planned, coordinated, and sustainable development to occur throughout the county.	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.	High	In Progress
Land Use	2: To enable well-planned, coordinated, and sustainable development to occur throughout the county.	8: Discourage centralized water and sewer utilities in the rural preservation area.	High	In Progress
Land Use	3: To promote infill development in existing communities.	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.	Medium	In Progress

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Land Use	3: To promote infill development in existing communities.	2: Ensure adequate infrastructure is constructed or upgraded to support development in existing communities.	High	Future
Land Use	4: To develop a transfer of development rights (TDR) or purchase of development rights (PDR) program.	1: Enact TDR or PDR regulations to provide incentives for property owners to preserve land in identified areas (e.g., the rural preservation and rural residential areas) by providing enough development right value to make them marketable.	Medium	In Progress
Land Use	4: To develop a transfer of development rights (TDR) or purchase of development rights (PDR) program.	2: Seek special legislation from the General Assembly to allow the same TDR banking rights recently granted to Albemarle County.	Medium	Future
Land Use	4: To develop a transfer of development rights (TDR) or purchase of development rights (PDR) program.	3: Create density bonuses for identified receiving areas to provide economic incentives for developers to purchase and transfer development rights.	Medium	In Progress
Land Use	4: To develop a transfer of development rights (TDR) or purchase of development rights (PDR) program.	4: Establish a PDR policy that allows the county to purchase development rights for property that has been identified as being in the public interest to preserve.	Medium	In Progress
Land Use	5: To actively preserve and promote open space.	1: Promote the county's Conservation Easement Program, along with other open-space preservation alternatives (e.g. Virginia Outdoors Foundation).	Medium	On-Going
Land Use	5: To actively preserve and promote open space.	2: Require open-space preservation in major cluster developments, as well as other major subdivisions including commercial and industrial projects.	Medium	Completed
Land Use	5: To actively preserve and promote open space.	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.	Medium	Completed
Land Use	5: To actively preserve and promote open space.	4: Evaluate the use of open space for utilities (e.g., septic fields, reserve areas, wells, and so on).	Medium	In Progress
Land Use	5: To actively preserve and promote open space.	5: Evaluate the long-term viability of a development's dedicated open space as a private, individual lot that is restricted from further divisions.	Medium	In Progress

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Land Use	5: To actively preserve and promote open space.	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.	Medium	In Progress
Community Design	1: To preserve and enhance Fluvanna's unique identity and rural character.	01: Continue to enhance the cluster development provisions in the subdivision and zoning ordinances, particularly with regard to density and open-space orientation and utilization, among other considerations.	High	In Progress
Community Design	1: To preserve and enhance Fluvanna's unique identity and rural character.	02: Examine the differences and impacts of large-lot developments versus rural cluster developments, and amend the zoning and subdivision ordinances as appropriate.	High	In Progress
Community Design	1: To preserve and enhance Fluvanna's unique identity and rural character.	03: Discourage large subdivisions in the rural preservation area and control the density and size of major subdivisions in the rural residential areas.	High	In Progress
Community Design	1: To preserve and enhance Fluvanna's unique identity and rural character.	04: Require vegetated buffer zones between existing agricultural land and new developments to protect the interests of both the active farmer and the future residents.	Medium	Future
Community Design	1: To preserve and enhance Fluvanna's unique identity and rural character.	05: Enhance the county's alternative transportation systems through the development process.	Medium	Future
Community Design	1: To preserve and enhance Fluvanna's unique identity and rural character.	06: Promote energy-efficient building practices to reduce the life cycle cost of development and increase sustainability.	Medium	Future
Community Design	1: To preserve and enhance Fluvanna's unique identity and rural character.	07: Support and promote federal and state incentives for net-zero-energy buildings.	Medium	Future
Community Design	1: To preserve and enhance Fluvanna's unique identity and rural character.	08: Protect the forest, wildlife habitats, and the rural community landscape as part of a development's green infrastructure.	High	On-going

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Community Design	1: To preserve and enhance Fluvanna's unique identity and rural character.	09: Require developments located in fire-prone areas such as pine plantations to implement Firewise practices and other defensible space techniques as recommended by the Virginia Dept. of Forestry and local public safety officials.	Medium	Future
Community Design	1: To preserve and enhance Fluvanna's unique identity and rural character.	10: Maintain and enhance primary gateways to ensure a positive identity.	Medium	In Progress
Community Design	1: To preserve and enhance Fluvanna's unique identity and rural character.	11: Develop a master plan for telecommunication technology.	High	Completed
Community Design	1: To preserve and enhance Fluvanna's unique identity and rural character.	12: Promote rehabilitation of run-down areas by enforcing building maintenance code and providing tax incentives for rehabilitated properties.	Low	Future
Community Design	1: To preserve and enhance Fluvanna's unique identity and rural character.	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.	Medium	In Progress
Community Design	2: To develop higher-density, walkable, mixed-use communities in the identified growth areas of the county.	1: Amend and adopt zoning and subdivision regulations that allow for higher-density, compact developments for the community planning areas.	High	Completed
Community Design	2: To develop higher-density, walkable, mixed-use communities in the identified growth areas of the county.	2: Develop and implement land-use tools and incentive programs such as transfer of development rights (TDR) to encourage developers to build in the community planning areas of the county.	Medium	Future
Community Design	2: To develop higher-density, walkable, mixed-use communities in the identified growth areas of the county.	3: Ensure appropriate infrastructure is available to support mixed-use development (i.e., water, sewer, roads, trails, telecommunications, stormwater, and so on).	High	In Progress
Community Design	2: To develop higher-density, walkable, mixed-use communities in the identified growth areas of the county.	4: Integrate a variety of transportation options, including pedestrian, bicycle, and vehicular.	High	In Progress
Community Design	3: To promote village-scaled development in the Palmyra and Fork Union communities.	1: Concentrate development around the existing village "downtown" to preserve the rural character of the surrounding areas.	High	In Progress

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Community Design	3: To promote village-scaled development in the Palmyra and Fork Union communities.	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.	Medium	In Progress
Community Design	3: To promote village-scaled development in the Palmyra and Fork Union communities.	3: Encourage the establishment of new local businesses and support existing local business in village cores.	High	In Progress
Community Design	4: To preserve and enhance historic areas and properties of the county.	1: Develop historic overlay districts to establish and implement design guidelines for new developments in historic areas of the county.	Medium	Future
Community Design	4: To preserve and enhance historic areas and properties of the county.	2: Continue to encourage the creation and establishment of historic easements on historic properties.	Medium	In Progress
Infrastructure	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.	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.	Medium	On-going
Infrastructure	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.	2: Partner with developers to receive land dedications, as appropriate, to be owned and operated by the county as public parks and greenways.	Medium	On-going
Infrastructure	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.	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.	Medium	In Progress
Infrastructure	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.	4: Encourage and support renewable energy generation by allowing such facilities in the zoning ordinance (e.g., wind mills, solar panels, biofuel production, and so on).	Medium	Future

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Infrastructure	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.	5: Build new and remodeled county buildings to an established energy efficiency standard such as Energy Star or LEED.	Medium	On-going
Infrastructure	2: To develop a comprehensive public water system to serve the county's community planning areas.	1: Design and construct a water line from the James River to the Zion Crossroads UDA in cooperation with Louisa County.	High	On Hold
Infrastructure	2: To develop a comprehensive public water system to serve the county's community planning areas.	2: Establish a water service authority to serve Louisa and Fluvanna counties to provide adequate water supply, primarily for the Zion Crossroads UDA.	High	Completed
Infrastructure	2: To develop a comprehensive public water system to serve the county's community planning areas.	3: Allocate a portion of the James River water line to serve the Rivanna, Palmyra, and Fork Union community planning areas.	High	Completed
Infrastructure	2: To develop a comprehensive public water system to serve the county's community planning areas.	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.	High	Completed
Infrastructure	2: To develop a comprehensive public water system to serve the county's community planning areas.	5: Provide additional water resources for the Columbia community planning area as part of a large, comprehensive, well-planned mixed-use development project (or projects) to revitalize the area.	Medium	Future
Infrastructure	2: To develop a comprehensive public water system to serve the county's community planning areas.	6: Establish a unified structure for the operation of public water utilities.	High	Future
Infrastructure	2: To develop a comprehensive public water system to serve the county's community planning areas.	7: Consider requiring a hydrogeological study to determine groundwater capacity for development that proposes to use wells to serve the project.	Medium	Future
Infrastructure	2: To develop a comprehensive public water system to serve the county's community planning areas.	8: Discourage connections to, or extensions of, the public water line into the rural residential and rural preservation planning areas.	High	On-going
Infrastructure	2: To develop a comprehensive public water system to serve the county's community planning areas.	9: Construct water storage facilities to increase both the volume and pressurization of water for emergency conditions such as extended power outages, drought, floods, and other natural disasters.	Medium	Future

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Infrastructure	3: To provide central sewer to the community planning areas.	1: Provide central sewer service in the Zion Crossroads UDA in partnership with both Louisa County and private developers.	Medium	In Progress
Infrastructure	3: To provide central sewer to the community planning areas.	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.	High	Completed
Infrastructure	3: To provide central sewer to the community planning areas.	3: Expand the 40,000 gallons-per-day public sewer system for the Palmyra community planning area as needed.	Medium	Future
Infrastructure	3: To provide central sewer to the community planning areas.	4: Work with the private sector to develop a public sewer system to serve the Fork Union community planning area to enable future growth in this area, and to assist current residents with their aging (and increasingly failing) septic systems.	Medium	Future
Infrastructure	3: To provide central sewer to the community planning areas.	5: Work with development projects in all community planning areas for the provision of central sewer, whether publicly or privately owned and operated.	Medium	Future
Infrastructure	3: To provide central sewer to the community planning areas.	6: Utilize the unified structure for the operation of public water utilities for public sewer as well.	High	Future
Infrastructure	4: To regulate private utilities, whether centralized or decentralized.	1: Require development to determine future septic suitability and groundwater resources for the proposed project, and its potential impact on surrounding wells.	Medium	Future
Infrastructure	4: To regulate private utilities, whether centralized or decentralized.	2: Develop enforceable maintenance requirements for alternative sewer systems to ensure their proper and continued operation and maintenance.	Medium	Future
Infrastructure	4: To regulate private utilities, whether centralized or decentralized.	3: Discourage the use of new septic systems within community planning areas and require the connection to central sewer as existing systems fail.	Medium	Future
Infrastructure	4: To regulate private utilities, whether centralized or decentralized.	4: Revise zoning and subdivision regulations to ensure proper maintenance of all permitted wastewater systems, both centralized and decentralized.	Medium	Future

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Infrastructure	4: To regulate private utilities, whether centralized or decentralized.	5: Discourage the use of central sewer in the rural preservation areas and carefully limit its use in the rural residential areas to primarily cluster developments.	Medium	Future
Infrastructure	5: To maintain a comprehensive, long-range solid waste management program.	1: Continue the annual collection of household hazardous waste and publicize the importance of the program.	Low	Future
Infrastructure	5: To maintain a comprehensive, long-range solid waste management program.	2: Establish a yard waste composting program on a regional basis in partnership with other public or private utilities.	Medium	Future
Infrastructure	5: To maintain a comprehensive, long-range solid waste management program.	3: Continue a countywide education program on the advantages of waste reduction, recycling, and reuse, as well as the continued use of the recycle center at the county landfill site.	Medium	Future
Infrastructure	5: To maintain a comprehensive, long-range solid waste management program.	4: Examine the feasibility of establishing recycling and refuse collection sites throughout the county.	Medium	Future
Infrastructure	6: To facilitate the deployment of a comprehensive communications network that ensures the reliability of public safety, wireless and broadband services.	1: Adopt a comprehensive telecommunications master plan that establishes location criteria that reflects the priorities and goals of the county's residents and stakeholders.	High	Completed
Infrastructure	6: To facilitate the deployment of a comprehensive communications network that ensures the reliability of public safety, wireless and broadband services.	2: Increase access to high-speed broadband for residences and businesses throughout the county.	High	In Progress
Infrastructure	6: To facilitate the deployment of a comprehensive communications network that ensures the reliability of public safety, wireless and broadband services.	3: Give priority for towers on publicly owned land, as appropriate, including sites owned by the Fork Union Sanitary District, among others.	High	Completed

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Infrastructure	6: To facilitate the deployment of a comprehensive communications network that ensures the reliability of public safety, wireless and broadband services.	4: Install conduit in the ground for future fiber-optic lines or other high-tech cable uses whenever and wherever the installation of other utility lines is under way, particularly main lines that connect community planning areas.	Medium	Future
Infrastructure	7: To evaluate private developments and public investments, such as capital improvement projects, within a fiscal framework as approved by the Board of Supervisors.	1: Provide a fiscal impact statement, including an examination of alternative solutions and their costs and benefits, for all capital improvements over \$100,000.	Medium	Future
Infrastructure	7: To evaluate private developments and public investments, such as capital improvement projects, within a fiscal framework as approved by the Board of Supervisors.	2: Analyze capital project costs, including the debt service over the life of the loan period, to accurately project the financial (tax) impact.	Medium	On-going
Infrastructure	7: To evaluate private developments and public investments, such as capital improvement projects, within a fiscal framework as approved by the Board of Supervisors.	3: Amend the Comprehensive Plan as needed to include all projects that are projected in the capital improvements program (CIP).	Medium	Future
Infrastructure	7: To evaluate private developments and public investments, such as capital improvement projects, within a fiscal framework as approved by the Board of Supervisors.	4: Adopt a system of cash proffers, impact fees, level-of-service standards or some combination thereof, and collect at the earliest possible time while allowing for feasible implementation of the project.	High	In Progress
Transportation	1: To make needed improvements to primary roads.	1: Replace the Hardware River Bridge (West River Road) and the Rivanna River Bridge (East River Road) on Route 6.	Medium	In Progress
Transportation	1: To make needed improvements to primary roads.	2: Prioritize all unsafe intersections with secondary roads and schedule for implementation accordingly, including adding guard rails where necessary.	Medium	Future

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Transportation	1: To make needed improvements to primary roads.	3: Encourage the straightening of Route 6 west from Route 773 (The Cross Road). Any improvements to Route 6 should be compatible with its status as a Scenic Byway.	Medium	Future
Transportation	1: To make needed improvements to primary roads.	4: Development along state Scenic Byways and bicycle routes should be carefully screened to ensure that development is compatible with the scenic character and tourist value of the route.	Medium	On-going
Transportation	1: To make needed improvements to primary roads.	5: Upgrade or replace the Route 15 intersections at Dixie and at Camp Friendship.	Medium	Future
Transportation	1: To make needed improvements to primary roads.	6: Nominate Route 53 as a state Scenic Byway.	Medium	Future
Transportation	1: To make needed improvements to primary roads.	7: Identify and construct priority access controls such as parallel service roads, especially in commercial areas.	Medium	Future
Transportation	1: To make needed improvements to primary roads.	8: Work with VDOT and adjacent counties to plan for and design necessary improvements to U.S. Route 250.	Medium	Future
Transportation	1: To make needed improvements to primary roads.	9: Evaluate potential need for traffic-calming measures such as traffic lights, roundabouts, and so on at certain intersections.	Medium	Future
Transportation	2: To improve secondary roads with the assistance of VDOT.	1: The county should develop its "priority secondary road corridors" and ensure that its priorities conform to the six-year plan (e.g., Route 659 from Kents Store to Ferncliff).	Medium	Future
Transportation	2: To improve secondary roads with the assistance of VDOT.	2: Prioritize the marking of centerlines and pavement edges on all secondary road corridors for increased safety, and implement accordingly.	Medium	Future
Transportation	2: To improve secondary roads with the assistance of VDOT.	3: Continue to cooperate with VDOT to cut foliage back from alongside roadways.	Low	On-going
Transportation	2: To improve secondary roads with the assistance of VDOT.	4: Lead cooperative efforts with adjoining localities in upgrading roadways.	Medium	Future
Transportation	2: To improve secondary roads with the assistance of VDOT.	5: Identify how to make all secondary roads safely passable to school buses and all emergency vehicles, and then prioritize and implement accordingly.	High	Future
Transportation	2: To improve secondary roads with the assistance of VDOT.	6: Reconstruct intersections that have obstructed vision or unsafe angles.	Medium	Future

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Transportation	2: To improve secondary roads with the assistance of VDOT.	7: Follow up the Board of Supervisors request of VDOT to widen and mark centerlines and pavement edges for Route 600 from Route 618 to Route 250 and for Route 633 from the intersection with Route 600 to Route 250.	High	Future
Transportation	2: To improve secondary roads with the assistance of VDOT.	8: Accept proffers of road right-of-way and widening from developers whose projects will significantly increase traffic on secondary roads.	High	In Progress
Transportation	2: To improve secondary roads with the assistance of VDOT.	9: Identify key traffic bottlenecks, such as one-lane bridges serving two-lane roads, and prioritize improvements needed to eliminate such bottlenecks.	Medium	Future
Transportation	3: To improve pedestrian and bicycle access to roads and provide off-road trails and walkways.	1: Require the development of alternative transportation infrastructure such as sidewalks and trails in new major subdivisions in commercial areas. Multiuse trails should link neighborhoods and commercial centers, particularly within the planning areas.	Medium	On-going
Transportation	3: To improve pedestrian and bicycle access to roads and provide off-road trails and walkways.	2: When improvements to roadways that are recognized as "present need" are conducted, every effort should be made to also encourage the development of off-road walking and/or biking paths on those roads which are also noted as potential bike routes.	Medium	Future
Transportation	3: To improve pedestrian and bicycle access to roads and provide off-road trails and walkways.	3: Erect cautionary signs to alert motorists where frequent bicycle travel exists.	Medium	Future
Transportation	3: To improve pedestrian and bicycle access to roads and provide off-road trails and walkways.	4: Mark bicycle lanes on all bridges and roads (even short stretches) that are wide enough to provide such lanes.	Medium	Future
Transportation	3: To improve pedestrian and bicycle access to roads and provide off-road trails and walkways.	5: Clearly mark U.S. Bicycle Route 76 for the safety of bicycle riders.	Medium	Future
Transportation	3: To improve pedestrian and bicycle access to roads and provide off-road trails and walkways.	6: Install secure bicycle racks at all park and ride locations and at strategic JAUNT locations.	Medium	Future
Transportation	4: To improve the availability and quality of public transportation in the county.	1: Increase regional transit including JAUNT funding and routes when and where appropriate. Also, explore partnerships with Charlottesville Transit.	Medium	Future

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Transportation	4: To improve the availability and quality of public transportation in the county.	2: Support the Thomas Jefferson Planning District Commission's RideShare program.	Medium	On-going
Transportation	4: To improve the availability and quality of public transportation in the county.	3: Construct park-and-ride lots on public and private property selected so as to minimize automobile trips on public roads.	Medium	Future
Transportation	4: To improve the availability and quality of public transportation in the county.	4: Require all major residential subdivisions to provide park-and-ride lots for their property owners, and for identified park-and-ride partners with those owners, in appropriate areas of the county.	Medium	Future
Transportation	4: To improve the availability and quality of public transportation in the county.	5: Improve access procedures for public transportation to gated communities.	Medium	Future
Transportation	4: To improve the availability and quality of public transportation in the county.	6: Continue to work with the Thomas Jefferson Planning District Commission and JAUNT to provide transportation opportunities for people with special needs.	Medium	On-going
Transportation	4: To improve the availability and quality of public transportation in the county.	7: Appoint a coordinator to utilize regional, public, and volunteer resources to provide transportation, and to assist citizens with finding carpools and other group or public transportation resources.	Medium	Future
Transportation	4: To improve the availability and quality of public transportation in the county.	8: Provide affordable mass transit to employment centers and commercial areas.	Medium	Future
Transportation	4: To improve the availability and quality of public transportation in the county.	9: Provide secure bicycle storage shelters at all public facilities, and require or give parking space credits for commercial developments.	Medium	Future
Transportation	5: To ensure the delivery of railroad services in the county.	1: Preserve existing sidings and rights-of-way.	Low	Future
Transportation	5: To ensure the delivery of railroad services in the county.	2: Designate sufficient upland area in proximity to existing rail facilities for commercial and industrial development.	Low	Future
Transportation	5: To ensure the delivery of railroad services in the county.	3: Pursue economic development based on the availability of rail facilities.	Low	Future

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Transportation	6: To support road construction and maintenance.	1: Draft a consistent and coherent primary road plan, and present the plan well at VDOT's annual Culpeper districting meeting. The Board of Supervisors should pursue identified projects with members of the General Assembly to ensure their implementation.	High	Future
Transportation	6: To support road construction and maintenance.	2: Concentrate resources on rebuilding secondary corridors rather than on further improving minor roads.	Medium	Future
Transportation	6: To support road construction and maintenance.	3: Establish a traffic impact fee ordinance and cash proffer policy to help fund traffic and road improvements.	High	In Progress
Transportation	6: To support road construction and maintenance.	4: Private roads should be built to designated specifications based upon the level of trips generated by the development.	High	Future
Transportation	6: To support road construction and maintenance.	5: Work with VDOT to evaluate the use of cul-de-sacs in subdivisions and amend the subdivision ordinance accordingly.	Medium	Future
Transportation	6: To support road construction and maintenance.	6: Include major traffic and road improvements in the capital improvement program (CIP) to become eligible for any cash proffer fees collected.	High	On-going
Transportation	6: To support road construction and maintenance.	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.	Medium	On-going
Transportation	6: To support road construction and maintenance.	8: Work with the Board of Supervisors to periodically reevaluate this chapter of the Comprehensive Plan, particularly with regard to prioritizing recommended improvements to the state's six-year Transportation Improvement Program.	High	Future
Transportation	6: To support road construction and maintenance.	9: Lobby the General Assembly, in coordination with the Thomas Jefferson Planning District Commission, to give localities the authority to utilize alternative funding sources to help locally fund road improvements.	High	Future
Transportation	7: To control litter.	1: Actively support ongoing litter control programs and seek the formation of new initiatives to maintain litter-free roads.	Medium	Future

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Transportation	7: To control litter.	2: Encourage residents to utilize VDOT's adopt-a-highway program.	Medium	Future
Economic Development	1: To strengthen and clarify the county's commitment to economic development.	1: The Economic Development Commission (EDC) will actively engage the Board of Supervisors and Planning Commission to keep the lines of communication open, and the goals and strategies used to achieve the economic development vision current.	Medium	On-going
Economic Development	1: To strengthen and clarify the county's commitment to economic development.	2: Work with the EDC, EDA, and other entities as applicable, to implement the goals and strategies identified in the Comprehensive Plan, or otherwise adopted by the Board of Supervisors.	High	In Progress
Economic Development	1: To strengthen and clarify the county's commitment to economic development.	3: Create a full-time position, with support staff, to focus on economic development issues by working with the EDC, EDA, Planning Commission, and other related entities, and advancing the adopted goals and strategies of the Board of Supervisors.	Medium	Completed
Economic Development	1: To strengthen and clarify the county's commitment to economic development.	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.	High	Completed
Economic Development	1: To strengthen and clarify the county's commitment to economic development.	5: Revamp the county's Web site, and utilize other media, to professionally and effectively promote Fluvanna County.	High	In Progress
Economic Development	2: To implement the county's community planning areas, as shown on the Future Land Use Map.	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, "Land Use."	High	Completed
Economic Development	2: To implement the county's community planning areas, as shown on the Future Land Use Map.	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.	High	Completed

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Economic Development	2: To implement the county's community planning areas, as shown on the Future Land Use Map.	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.	High	In Progress
Economic Development	2: To implement the county's community planning areas, as shown on the Future Land Use Map.	4: Create financial incentives to encourage the relocation of non-tax generating uses from land within the community planning areas, particularly prime industrial and commercial land.	Medium	Future
Economic Development	3: To protect rural areas through economic development.	1: Work with large landowners to utilize their land for larger-scale agricultural, horticultural, or forestal activities that will economically benefit the county, landowner, and business, and help preserve the rural character of the county.	Medium	On-going
Economic Development	3: To protect rural areas through economic development.	2: Utilize the county's natural resources, culture, and historic and recreational sites to capitalize on heritage, ecological, and recreational tourism, as well as attract other visitors.	Medium	On-going
Economic Development	3: To protect rural areas through economic development.	3: Support the development of local economies, locally owned businesses, and entrepreneurial opportunities, particularly those that are of rural character and will require little provision of infrastructure.	Medium	On-going
Economic Development	3: To protect rural areas through economic development.	4: Offer incentives for building mixed-income housing in the community planning areas to maximize the use of existing transportation corridors, creating the level of density needed for attracting mixed-use development and creating diverse neighborhoods.	Medium	Completed
Economic Development	3: To protect rural areas through economic development.	5: Promote local and regional markets for value-added agricultural and forestry enterprises and products.	Medium	On-going
Economic Development	4: To diversify and strengthen the county's tax base.	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.	High	On-going

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Economic Development	4: To diversify and strengthen the county's tax base.	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.	High	On-going
Economic Development	4: To diversify and strengthen the county's tax base.	3: Recruit new businesses through the Economic Development Business Plan by identifying Fluvanna's competitive advantages, skilled workforce, necessary infrastructure, and effective marketing strategies.	High	On-going
Economic Development	4: To diversify and strengthen the county's tax base.	4: Streamline the application and permitting process by working with businesses to help them locate in the appropriate areas of the county.	Medium	Future
Economic Development	4: To diversify and strengthen the county's tax base.	5: Clearly articulate the county's development standards and requirements to the development community.	High	In Progress
Economic Development	4: To diversify and strengthen the county's tax base.	6: Provide a more educated and skilled workforce through cooperative efforts with the Fluvanna County school system and the local technical schools, community colleges, and universities.	High	On-going
Economic Development	5: To develop a stronger regional presence.	1: Enhance the county's role in regional economic development activities.	Medium	On-going
Economic Development	5: To develop a stronger regional presence.	2: Coordinate development activity at Fluvanna's border with Louisa County.	High	On-going
Economic Development	5: To develop a stronger regional presence.	3: Coordinate with surrounding economic development organizations.	Medium	On-going
Historic Preservation	1: To protect and conserve the county's historic and cultural resources.	1: Assess the value and impact of zoning overlay districts that would create "historic conservation zones," to include natural and built attributes, scenic byways, and corridors.	Medium	Future
Historic Preservation	1: To protect and conserve the county's historic and cultural resources.	2: Evaluate the potential costs and benefits of zoning overlay districts for individual community planning areas that would help preserve and protect the renovation of existing structures, and establish design criteria for new and infill development.	Medium	Future

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Historic Preservation	1: To protect and conserve the county's historic and cultural resources.	3: Study the enactment of ordinances that would provide alternative solutions to the demolition of a significant (contributing) building or alteration of a natural site within a defined historic conservation zone.	Medium	Future
Historic Preservation	1: To protect and conserve the county's historic and cultural resources.	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.	Medium	On-going
Historic Preservation	1: To protect and conserve the county's historic and cultural resources.	5: Install appropriate signage that designates a historic district, landmark, or other structure.	Medium	On-going
Historic Preservation	1: To protect and conserve the county's historic and cultural resources.	6: Enhance historic areas with streetscape or other infrastructure improvements consistent with the period and style.	Medium	Future
Historic Preservation	1: To protect and conserve the county's historic and cultural resources.	7: Enact further zoning to facilitate historic preservation, to discourage inappropriate demolition of structures, and to ensure that new development in historic areas is consistent with scale, period, and type of historic structures.	Medium	Future
Historic Preservation	2: To identify and classify significant historic resources.	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).	Medium	Completed
Historic Preservation	2: To identify and classify significant historic resources.	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.	Medium	Completed
Historic Preservation	2: To identify and classify significant historic resources.	3: Support Fluvanna County Historical Society efforts to document sites and include information in the society's archives, and adjust classifications accordingly.	Medium	On-going
Historic Preservation	2: To identify and classify significant historic resources.	4: Seek partnerships with higher education that will aid in the identification and possible rehabilitation of historic resources.	Medium	Future

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Historic Preservation	3: To identify areas with tourism potential based on historic, cultural, recreational and other relevant resources.	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.	Medium	On-going
Historic Preservation	3: To identify areas with tourism potential based on historic, cultural, recreational and other relevant resources.	2: Market the historic qualities of Fluvanna and the surrounding area to encourage heritage tourism in the region.	Medium	On-going
Historic Preservation	3: To identify areas with tourism potential based on historic, cultural, recreational and other relevant resources.	3: Promote the improvement, maintenance, and appropriate use of historic buildings.	Medium	On-going
Historic Preservation	3: To identify areas with tourism potential based on historic, cultural, recreational and other relevant resources.	4: Enhance tourism potential through the development of high-quality projects that are appropriate for and compatible with surrounding historic sites.	Medium	On-going
Historic Preservation	3: To identify areas with tourism potential based on historic, cultural, recreational and other relevant resources.	5: Include the rehabilitation or restoration of historic, cultural, or recreational resources as part of development projects, and through the establishment of other partnerships.	Medium	Future
Parks and Recreation	1: To upgrade or maintain existing facilities to allow for effective program delivery and community use.	1: Carysbrook should remain an important part of the county's recreational offerings, with a greater effort toward providing varied activities for all ages: upgrade the fitness center equipment; replace the gym floor; improve the HVAC system.	Medium	Future
Parks and Recreation	1: To upgrade or maintain existing facilities to allow for effective program delivery and community use.	2: FCCC should continue to serve the Fork Union area as a community center and community park. Design a park plan for the 100 acres surrounding the community center.	Medium	Future
Parks and Recreation	1: To upgrade or maintain existing facilities to allow for effective program delivery and community use.	3: Bremon should continue to serve the Fork Union area as a community center and community park.	Medium	Future

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Parks and Recreation	1: To upgrade or maintain existing facilities to allow for effective program delivery and community use.	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.	High	On-going
Parks and Recreation	1: To upgrade or maintain existing facilities to allow for effective program delivery and community use.	5: Continue to adequately maintain facilities to ensure healthy and safe environments for recreational activities and programs, through interagency cooperation.	Medium	Future
Parks and Recreation	2: To continue the phased development of Pleasant Grove as a regional park that serves the identified recreational needs of Fluvanna citizens.	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.	High	In Progress
Parks and Recreation	2: To continue the phased development of Pleasant Grove as a regional park that serves the identified recreational needs of Fluvanna citizens.	2: Expand the athletic fields and courts at the Pleasant Grove Sports Park per the master plan.	High	In Progress
Parks and Recreation	2: To continue the phased development of Pleasant Grove as a regional park that serves the identified recreational needs of Fluvanna citizens.	3: Develop a revenue-generating aquatic facility that will accommodate identified program and recreational needs for the high school and community at large.	Medium	Future
Parks and Recreation	2: To continue the phased development of Pleasant Grove as a regional park that serves the identified recreational needs of Fluvanna citizens.	4: Install athletic field lighting to expand program capacity, particularly during fall and winter months, and to alleviate some activity on the Carysbrook fields.	Medium	In Progress
Parks and Recreation	2: To continue the phased development of Pleasant Grove as a regional park that serves the identified recreational needs of Fluvanna citizens.	5: Renovate or replace the pole barns, in partnership with the Fluvanna County Historical Society and Virginia Cooperative Extension, for use as an exhibit hall for agricultural and equestrian programs.	Medium	In Progress

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Parks and Recreation	2: To continue the phased development of Pleasant Grove as a regional park that serves the identified recreational needs of Fluvanna citizens.	6: Work with local equestrian enthusiasts to enhance the equestrian trails and amenities at Pleasant Grove.	Medium	On-going
Parks and Recreation	2: To continue the phased development of Pleasant Grove as a regional park that serves the identified recreational needs of Fluvanna citizens.	7: Renovate the existing caretaker's house to provide an outdoor recreation center that would include camping and other wilderness-based activities and associated equipment (e.g., tents, sleeping bags, canoes, kayaks, oars, and so on).	Medium	Future
Parks and Recreation	2: To continue the phased development of Pleasant Grove as a regional park that serves the identified recreational needs of Fluvanna citizens.	8: Construct accessory sports park amenities such as restrooms, concession stands, and pavilions for participants and spectators.	High	In Progress
Parks and Recreation	2: To continue the phased development of Pleasant Grove as a regional park that serves the identified recreational needs of Fluvanna citizens.	9: Develop a wildlife management and natural resource plan for Pleasant Grove to conserve and protect the open space and passive recreational opportunities.	Medium	Future
Parks and Recreation	3: To plan and construct additional recreational facilities that will diversify and strengthen the existing parks and programs.	1: Amend the subdivision ordinance to require the development of neighborhood playgrounds in cluster and higher density developments.	Medium	Future
Parks and Recreation	3: To plan and construct additional recreational facilities that will diversify and strengthen the existing parks and programs.	2: Develop zoning districts that either provide incentives or require recreational facilities as part of the planned development.	High	In Progress
Parks and Recreation	3: To plan and construct additional recreational facilities that will diversify and strengthen the existing parks and programs.	3: Master plan the area surrounding the Fluvanna County Community Center for renovation and expansion.	Medium	Future

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Parks and Recreation	3: To plan and construct additional recreational facilities that will diversify and strengthen the existing parks and programs.	4: Construct a fitness loop trail between the Western Heritage Trail comfort station and the sports fields.	Medium	Future
Parks and Recreation	3: To plan and construct additional recreational facilities that will diversify and strengthen the existing parks and programs.	5: Provide a public swim beach area at Ruritan Lake in cooperation with the Virginia Department of Game and Inland Fisheries.	Medium	Future
Parks and Recreation	3: To plan and construct additional recreational facilities that will diversify and strengthen the existing parks and programs.	6: Design and construct a multigenerational recreation center that would expand indoor programming activities (e.g., indoor playground, game room, kitchen, meeting space).	Medium	Future
Parks and Recreation	3: To plan and construct additional recreational facilities that will diversify and strengthen the existing parks and programs.	7: Develop a greenway and parks master plan that will coordinate and plan for an integrated open space network that includes multiuse trails, bikeways, and walkways that function as both recreational and alternative transportation amenities.	Medium	Future
Parks and Recreation	4: To increase recreational programming opportunities for all age groups and special populations.	1: Expand after school recreational program opportunities for at-risk and not-at-risk youth populations.	Medium	Future
Parks and Recreation	4: To increase recreational programming opportunities for all age groups and special populations.	2: Develop a supervised after school youth center and mentoring program for school-age children from sixth to twelfth grade.	Medium	Future
Parks and Recreation	4: To increase recreational programming opportunities for all age groups and special populations.	3: Continue to explore and offer nontraditional recreational activities that will appeal to segments of the population not represented by traditional recreation and sports.	Medium	Future
Parks and Recreation	4: To increase recreational programming opportunities for all age groups and special populations.	4: Identify special hunting days for youth and the physically disabled.	High	Future
Parks and Recreation	4: To increase recreational programming opportunities for all age groups and special populations.	5: Develop an outdoor sports and recreation program.	Medium	Future

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Parks and Recreation	5: To foster public-private partnerships with recreation-based organizations or other interested parties, for facility construction and program implementation.	1: Provide organized transportation for children to allow better access to recreational programs and facilities.	Medium	Future
Parks and Recreation	5: To foster public-private partnerships with recreation-based organizations or other interested parties, for facility construction and program implementation.	2: Coordinate with county-based sports organizations to plan for the development and maintenance of sport fields and their amenities.	High	Future
Parks and Recreation	5: To foster public-private partnerships with recreation-based organizations or other interested parties, for facility construction and program implementation.	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.	High	In Progress
Parks and Recreation	5: To foster public-private partnerships with recreation-based organizations or other interested parties, for facility construction and program implementation.	4: Provide increased access to swimming opportunities, including local rivers, lakes and pools.	Medium	On-going
Parks and Recreation	5: To foster public-private partnerships with recreation-based organizations or other interested parties, for facility construction and program implementation.	5: Maintain a partnership with the school system for shared use of county- and school-owned facilities.	High	On-going
Housing	1: To provide for most of the county's future housing needs within the community planning areas.	1: Provide adequate infrastructure including, but not limited to, water, sewer, transportation, and communications in the designated growth areas served.	High	On-going
Housing	1: To provide for most of the county's future housing needs within the community planning areas.	2: Create zoning that enables increased residential density in the growth areas, and allows for mixed-use and mixed income developments.	High	Completed

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Housing	1: To provide for most of the county's future housing needs within the community planning areas.	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.	High	On-going
Housing	1: To provide for most of the county's future housing needs within the community planning areas.	4: Cluster housing adjacent to commercial development so that the need for transportation to work is lessened.	High	On-going
Housing	2: To provide a variety of well-planned housing choices.	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.	High	In Progress
Housing	2: To provide a variety of well-planned housing choices.	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.	High	In Progress
Housing	2: To provide a variety of well-planned housing choices.	3: Create ordinances that allow for market flexibility, yet achieve the objectives set by the county regarding its housing and affordability priorities	High	In Progress
Housing	2: To provide a variety of well-planned housing choices.	4: Create density bonus incentives for residential mixed-income developments.	Medium	In Progress
Housing	2: To provide a variety of well-planned housing choices.	5: Create a planned unit development (PUD) zoning district to allow for higher density in the community planning areas.	High	Completed
Housing	2: To provide a variety of well-planned housing choices.	6: Allow for housing for senior populations and continuous care facilities, particularly within the community planning areas.	Medium	Completed
Housing	2: To provide a variety of well-planned housing choices.	7: Allow for manufactured housing parks only in areas with appropriate infrastructure.	Medium	Future
Housing	3: To increase the affordability of both new and existing housing stock for low- and moderate-income individuals and families.	1: Continue to support local nonprofit organizations such as the Louisa/Fluvanna Housing Foundation and Habitat for Humanity.	High	On-Going
Housing	3: To increase the affordability of both new and existing housing stock for low- and moderate-income individuals and families.	2: Create a homebuyers' assistance program for qualifying low- and moderate-income persons to provide low- or no-interest loans for downpayment assistance (e.g., cash proffers dedicated for affordable housing assistance).	High	Future

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Housing	3: To increase the affordability of both new and existing housing stock for low- and moderate-income individuals and families.	3: Encourage proffers that achieve a target of 20 percent affordable units for developments with residential housing.	High	Future
Housing	3: To increase the affordability of both new and existing housing stock for low- and moderate-income individuals and families.	4: Amend the zoning ordinance to allow for accessory apartments in order to increase affordable rental units in the county, and allow for added income to homeowners.	High	Completed
Housing	3: To increase the affordability of both new and existing housing stock for low- and moderate-income individuals and families.	5: Encourage the provision of low- or no-cost land for affordable housing.	High	Future
Housing	3: To increase the affordability of both new and existing housing stock for low- and moderate-income individuals and families.	6: Appoint an affordable housing committee to make policy recommendations to the Board of Supervisors and keep up-to-date on the provision and quality of housing in the county.	High	Future
Housing	3: To increase the affordability of both new and existing housing stock for low- and moderate-income individuals and families.	7: Work with the Thomas Jefferson Planning District to lobby the General Assembly to allow all localities to more effectively address affordable housing issues.	High	Future
Housing	3: To increase the affordability of both new and existing housing stock for low- and moderate-income individuals and families.	8: Provide other affordable housing incentives in all appropriate zoning districts.	High	In Progress
Housing	4: To improve Fluvanna County's housing database and available information to facilitate the planning process.	1: Create a comprehensive repository of county housing information in cooperation with all public and private agencies that collect and use housing data.	Medium	Future
Housing	4: To improve Fluvanna County's housing database and available information to facilitate the planning process.	2: Utilize the annual Development Activity Report to report housing data to the community.	Medium	On-going

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Housing	4: To improve Fluvanna County's housing database and available information to facilitate the planning process.	3: Utilize GIS to assist the above programs as both technology and housing data and policies continue to evolve.	Medium	Future
Human Services	1: To provide a single point of entry for human services information/referral.	1: Renovate the human services offices at Carysbrook to create space for additional staff and programming.	Medium	Completed
Human Services	1: To provide a single point of entry for human services information/referral.	2: Improve the coordination of volunteers for community service activities and sharing of public resources.	High	Future
Human Services	1: To provide a single point of entry for human services information/referral.	3: Partner with the United Way, and other identified agencies, to improve volunteer opportunities, and more effectively publicize programs.	Medium	In Progress
Human Services	2: To provide adequate funding and staffing to ensure that human service needs of citizens are met.	1: Seek grant funding available from state, federal, and private sources to meet identified agency needs.	High	Future
Human Services	2: To provide adequate funding and staffing to ensure that human service needs of citizens are met.	2: Reduce Social Service case backlog by at least 25% with additional staff.	Medium	Future
Human Services	2: To provide adequate funding and staffing to ensure that human service needs of citizens are met.	3: Continue and expand programs offered by the Virginia Cooperative Extension.	High	On-going
Human Services	3: To provide adequate services for adolescent and teen populations.	1: Establish an adolescent/teen multi-program center that offers opportunities for enrichment and social interaction.	Medium	Future
Human Services	3: To provide adequate services for adolescent and teen populations.	2: Create programs and opportunities for multigenerational interaction at the center for mentoring and enrichment of both ages.	Medium	Future
Human Services	3: To provide adequate services for adolescent and teen populations.	3: Expand programming for children and youth so that 10% of school-age children are involved in 4-H programs.	Medium	Future
Human Services	3: To provide adequate services for adolescent and teen populations.	4: Develop a list of available youth and family activities and services.	Medium	Future

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Human Services	3: To provide adequate services for adolescent and teen populations.	5: Create a statistical resource to be used for periodic assessment of what county youth are accomplishing and what barriers to success exist, allowing the results of the assessment to guide the development and expansion of new and existing services.	Medium	Future
Human Services	3: To provide adequate services for adolescent and teen populations.	6: Conduct surveys on an annual basis to assess the needs and concerns of youth throughout Fluvanna.	Medium	Future
Human Services	4: To provide adequate services for elderly, disabled, and mentally ill or impaired citizens.	1: Develop a variety of housing options for aging citizens.	Medium	On-going
Human Services	4: To provide adequate services for elderly, disabled, and mentally ill or impaired citizens.	2: Expand the development of nursing home facilities to meet the needs of the growing population.	Medium	Future
Human Services	4: To provide adequate services for elderly, disabled, and mentally ill or impaired citizens.	3: Establish passive, active, and therapeutic activities for the senior, disabled, and mentally ill populations.	Medium	Future
Human Services	4: To provide adequate services for elderly, disabled, and mentally ill or impaired citizens.	4: Develop partnerships with public or private provider(s) to make health visits to homebound individuals who do not have insurance to provide these types of services.	Medium	Future
Human Services	4: To provide adequate services for elderly, disabled, and mentally ill or impaired citizens.	5: Continue to support the Meals-on-Wheels program in Fluvanna.	Medium	On-going
Human Services	4: To provide adequate services for elderly, disabled, and mentally ill or impaired citizens.	6: Establish a program to teach computer skills and provide space for their ongoing use.	Medium	Future
Human Services	5: To provide high-quality and affordable child-care services.	1: Expand after-school care programs to adequately serve an expanding population.	Medium	Future
Human Services	5: To provide high-quality and affordable child-care services.	2: Expand parent education and support programs for families.	Medium	Future
Human Services	6: To prevent drug and substance abuse.	1: Provide education to the citizens of Fluvanna regarding drug and substance abuse.	Medium	Future
Human Services	6: To prevent drug and substance abuse.	2: Provide proper treatment for drug and substance abuse.	Medium	Future
Human Services	6: To prevent drug and substance abuse.	3: Establish services and support groups that target specific needs.	Medium	Future

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Human Services	7: To provide appropriate and adequate medical, health, and safety service facilities that are available to all populations.	1: Provide an adequate supply of medical and dental care providers in the county.	Medium	Future
Human Services	7: To provide appropriate and adequate medical, health, and safety service facilities that are available to all populations.	2: Expand medical transport services in the county to ensure adequate service for an aging population.	Medium	Future
Human Services	7: To provide appropriate and adequate medical, health, and safety service facilities that are available to all populations.	3: Work with interested health providers to establish a regional emergency services center to serve the area's residents.	Medium	Future
Human Services	7: To provide appropriate and adequate medical, health, and safety service facilities that are available to all populations.	4: Educate the public on communicable and zoonotic diseases, and the importance of proper immunizations of humans and companion animals.	Medium	Future
Human Services	7: To provide appropriate and adequate medical, health, and safety service facilities that are available to all populations.	5: Actively support county volunteers who provide medical care and rescue services.	Medium	On-going
Human Services	8: To provide for the safety and well-being of our citizens.	1: Maintain and update annually a health disaster plan.	Medium	Future
Human Services	8: To provide for the safety and well-being of our citizens.	2: Inform the citizens of these plans through local media.	Medium	Future
Human Services	8: To provide for the safety and well-being of our citizens.	3: Maintain the emergency shelter at Carysbrook and provide necessary facilities (i.e. showers, generator, food supply).	Medium	Future
Human Services	8: To provide for the safety and well-being of our citizens.	4: Support the use of low-cost rabies vaccinations for companion animals as needed.	Medium	Future
Human Services	8: To provide for the safety and well-being of our citizens.	5: Continue to develop and sustain a volunteer base for fire and rescue services.	Medium	On-going
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	01: Maintain a student-teacher ration of 18 to 1 in grades K-1, and 22 to 1 in grades 2-12.	High	On-going

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	02: Evaluate SOL implementation annually, and revise as needed.	High	On-going
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	03: Develop plans to meet or exceed the minimum pass rates needed for accreditation and to make adequate yearly progress (AYP).	High	On-going
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	04: Continue effective components of reading instruction in K-3 that include phonemic awareness, phonics, fluency, vocabulary development, and text comprehension.	High	On-going
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	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.	High	On-going
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	06: Review program of studies for grades K-12 and adjust as needed.	Medium	On-going
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	07: Continue oversight by administrators to ensure instructional delivery and focus, curriculum alignment, and monitoring of individual student progress.	High	On-going
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	08: Continue use of remedial plans and strategies for students not performing at or above grade level.	High	On-going
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	09: Continue implementation of an extended day program, including transportation, for a period of time prior to SOL testing.	High	On-going
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	10: Maintain full accreditation for all Fluvanna County schools.	High	On-going
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	11: Continue implementation of a four-year-old program.	High	In Progress

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	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.	High	On-going
Education	1: To provide instructional programs supporting the Standards of Learning (SOLs).	13: Work with area school systems to effectively promote the teaching profession, equitable salaries and benefits, and necessary training opportunities.	High	On-going
Education	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.	1: Strengthen regional partnerships to make available a wider range of vocational offerings along with apprenticeships and entrepreneurship.	Medium	Future
Education	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.	2: Continue specific career exploration opportunities in the middle school grades.	Medium	On-going
Education	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.	3: Continue implementation of competency-based career and technical education programs according to the career and technical education plan.	High	On-going

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Education	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.	4: Continue relationship between Fluvanna County Public Schools and Piedmont Futures for career mentoring and job placement.	Medium	On-going
Education	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.	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.	High	On-going
Education	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.	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).	High	On-going
Education	3: To provide adult education and family literacy programs.	1: Continue providing day and evening Adult Basic Education, General Adult Education, and Families Learning Together programs.	High	On-going
Education	3: To provide adult education and family literacy programs.	2: Continue coordination of adult education services, including counseling of adults, across local government agencies.	High	On-going
Education	4: To plan for capital improvements and additions in cooperation with the Board of Supervisors and appropriate County staff through the annual CIP process.	1: Plan for at least two replacement buses and two new buses (as needed) annually and project in the CIP accordingly.	Medium	On-going

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Education	4: To plan for capital improvements and additions in cooperation with the Board of Supervisors and appropriate County staff through the annual CIP process.	2: Plan for any renovations, replacements, or capital repairs in the "out" years of the CIP.	Medium	On-going
Education	4: To plan for capital improvements and additions in cooperation with the Board of Supervisors and appropriate County staff through the annual CIP process.	3: Plan for the conversion of the existing high school to the middle school.	High	Completed
Education	4: To plan for capital improvements and additions in cooperation with the Board of Supervisors and appropriate County staff through the annual CIP process.	4: Plan for the renovation of the existing middle school to an upper elementary school.	High	Completed
Education	4: To plan for capital improvements and additions in cooperation with the Board of Supervisors and appropriate County staff through the annual CIP process.	5: Plan to renovate the Abrams Building for continued educational use.	Medium	Future
Public Safety	1: To improve public safety infrastructure and operability in order to provide excellent service and protection to County residents.	1: Upgrade the public safety radio communications system to accommodate narrow band technology and improve internal and external communication.	High	In Progress
Public Safety	1: To improve public safety infrastructure and operability in order to provide excellent service and protection to County residents.	2: Maintain E-911 call center equipment and software.	High	On-going
Public Safety	1: To improve public safety infrastructure and operability in order to provide excellent service and protection to County residents.	3: Relocate and replace the Fork Union firehouse.	High	In Progress

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Public Safety	1: To improve public safety infrastructure and operability in order to provide excellent service and protection to County residents.	4: Renovate and expand, or replace, the Kents Store firehouse.	High	Completed
Public Safety	1: To improve public safety infrastructure and operability in order to provide excellent service and protection to County residents.	5: Provide police, fire, rescue and water rescue personnel with state-of-the-art equipment.	High	On-going
Public Safety	1: To improve public safety infrastructure and operability in order to provide excellent service and protection to County residents.	6: Plan for the replacement of vehicles and other capital items through the CIP.	High	On-going
Public Safety	1: To improve public safety infrastructure and operability in order to provide excellent service and protection to County residents.	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.	High	On-going
Public Safety	1: To improve public safety infrastructure and operability in order to provide excellent service and protection to County residents.	8: Provide funding for emergency preparedness training and administration.	High	On-going
Public Safety	1: To improve public safety infrastructure and operability in order to provide excellent service and protection to County residents.	9: Implement a cost recovery program, at no cost to the tax payer, to help offset the increased costs associated with paid fire and rescue personnel and county-owned equipment.	High	Future
Public Safety	2: To promote the effectiveness of community-based programs.	1: Hire crime prevention specialist officer in order to initiate a community policing program throughout the county.	Medium	Future
Public Safety	2: To promote the effectiveness of community-based programs.	2: Community policing will foster Neighborhood Watch programs to enhance security within neighborhoods.	Medium	Future
Public Safety	2: To promote the effectiveness of community-based programs.	3: Maintain a high level of communication between the Sheriff's Office, and other emergency services, and the ARES/RACES community resources to ensure a redundant and robust emergency communications system.	Medium	Future

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Public Safety	2: To promote the effectiveness of community-based programs.	4: Conduct hunter safety classes in cooperation with the Game Warden or other local law enforcement officials at least twice a year through the Parks Department at no charge.	Medium	Future
Public Safety	2: To promote the effectiveness of community-based programs.	5: Advance the dialogue between law enforcement and the community concerning the need to reduce adult and juvenile crime rates through education and citizen participation at county events such as the county fair, Old Farm Day, Senior Citizen Day, etc.	Medium	Future
Public Safety	2: To promote the effectiveness of community-based programs.	6: Enhance the community's disaster preparedness and response capability through increased education and training programs, and expanded partnerships with area business, nonprofit, and faith-based organizations.	Medium	On-going
Public Safety	3: To strengthen the human capital component of emergency services.	1: Support fire and rescue volunteers with open communication between the county government and volunteer organizations.	Medium	On-going
Public Safety	3: To strengthen the human capital component of emergency services.	2: Hire a director of public safety to enhance Fluvanna's emergency preparedness, provide assistance to the fire chiefs and rescue captains, and provide coordination between emergency services, government agencies, citizens, and state and federal agencies.	Medium	Future
Public Safety	3: To strengthen the human capital component of emergency services.	3: Create paid positions for fire and rescue operations.	Medium	Future
Public Safety	3: To strengthen the human capital component of emergency services.	4: Maintain a school resource officer in the middle and high schools to provide safer campuses and additional resources for school officials.	Medium	Future
Public Safety	3: To strengthen the human capital component of emergency services.	5: Establish and maintain funding levels that are competitive within the region, and for Fluvanna's population and growth rate, in order to provide the most efficient and effective public safety services.	Medium	Future
Public Safety	4: To integrate the provision of emergency services with other county and regional policies.	1: Amend the subdivision ordinance to restrict the construction of hammer-head roads.	Medium	Future

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Public Safety	4: To integrate the provision of emergency services with other county and regional policies.	2: Modify fire code and ordinances to require notification of intent to burn brush.	Medium	Future
Public Safety	4: To integrate the provision of emergency services with other county and regional policies.	3: Amend the subdivision ordinance to require defensible space provisions as recommended by the Virginia Department of Forestry.	Medium	Future
Public Safety	4: To integrate the provision of emergency services with other county and regional policies.	4: Educate citizens on existing health and disaster plans, such as the state mandated Hazard Mitigation Plan.	Medium	On-going
Financial Sustainability	1: Synchronize the Capital Improvements Program (CIP) with the Comprehensive Plan, level-of-services standards, and impact fee/proffer programs.	1: Ensure that the County's Capital Improvements Program (CIP) is consistent with the Comprehensive Plan.	High	On-going
Financial Sustainability	1: Synchronize the Capital Improvements Program (CIP) with the Comprehensive Plan, level-of-services standards, and impact fee/proffer programs.	2: Align the CIP with level-of-services standards and impact fee/proffer programs so that development helps to finance public services and improvements that it will require, resulting in a revenue neutral or positive impact to the County.	High	Future
Financial Sustainability	1: Synchronize the Capital Improvements Program (CIP) with the Comprehensive Plan, level-of-services standards, and impact fee/proffer programs.	3: Expand CIP form to include justification as to how each agency request supports the Comprehensive Plan.	High	Completed
Financial Sustainability	2: Seek to maximize revenue streams from new development.	1: Establish level-of-services standards that must be met by every residential, commercial and industrial development as a condition of rezoning.	Medium	Future
Financial Sustainability	2: Seek to maximize revenue streams from new development.	2: Develop a comprehensive policy with guidelines regarding proffers (cash or otherwise) and/or impact fees to mitigate capital and services costs, as appropriate, to minimize the impact on County resources.	High	In Progress
Financial Sustainability	2: Seek to maximize revenue streams from new development.	3: Reward development in the designated growth areas with higher density and access to public infrastructure.	High	In Progress

Chapters	Goals	Implementation Strategy	Strategy Priority	Status
Financial Sustainability	3: Achieve maximum cost savings through efficiency and effectiveness in County operations.	1: Continue to use budgeting techniques that minimize waste and maximize economic efficiencies within all agencies.	High	On-going
Financial Sustainability	3: Achieve maximum cost savings through efficiency and effectiveness in County operations.	2: Fully fund the Comprehensive Classification, Pay and Benefits Study and update current procedures to reduce costs and reduce costly turnover.	High	Future
Financial Sustainability	3: Achieve maximum cost savings through efficiency and effectiveness in County operations.	3: Establish a Financial Sustainability Task Force, consisting of County officials and citizens, to identify and develop best practices necessary to ensure County operations and policies are, and remain, cost-effective.	High	Future

APPENDIX E: LONG-RANGE PLANNING SCHEDULE (2014)

Project	Research/Preparation	Work Sessions/Draft Revisions	Planning Commission Public Hearing
Zoning and Subdivision Ordinance Review	Ongoing	As needed	As needed
Cash Proffers*	January—February	Midsummer	Late Summer
Comprehensive Plan Review	Ongoing	February—October	November