



FLUVANNA COUNTY PLANNING COMMISSION

REGULAR MEETING AGENDA

Carysbrook Performing Arts Center
8880 James Madison Highway
Fork Union, VA 23055

Tuesday, December 13, 2022

7:00 pm Regular Meeting

TAB AGENDA ITEMS

NO WORK SESSION AT 6:00 PM

REGULAR MEETING

1 – CALL TO ORDER, PLEDGE OF ALLEGIANCE AND FOLLOWED BY A MOMENT OF SILENCE

2 – DIRECTOR’S REPORT – Douglas Miles, AICP, CZA, Community Development Director

3 – PUBLIC COMMENTS #1 (5 minutes per speaker)

4 – MINUTES: Review and Approval of Draft Minutes from November 9, 2022

5 – PUBLIC HEARINGS:

FY 2024-2028 Capital Improvement Plan – Public review and recommendation of the Capital Improvement Plan (CIP) for fiscal years 2024 through 2028 (FY2024 – FY2028) which is to be submitted in conjunction with the fiscal year 2024 (FY2024) Fluvanna County Budget. The CIP lists the major construction and acquisition efforts planned for the next five (5) fiscal years and it describes proposed methods of financing for CIP projects as is prescribed in Virginia State Code.

ZMP 22:06 David W. Ordell - A request to rezone from A-1, General Agricultural to the B-1, General Business Zoning District of 5 +/- acres of Tax Map 5 Section 2 Parcel 2B. The subject property is generally located along the north line of Richmond Road (Rte 250) and west of Troy Road (SR 631) and in the Zion Crossroads Community Planning Area and Palmyra Election District.

ZMP 22:07 The Clean Machine Inc. – A request to rezone from A-1, General Agricultural to the I-1, Limited Industrial Zoning District of 6 +/- acres of Tax Map 4 Section A Parcel 24. The subject property is generally located in the southwest quadrant of Richmond Road (Rte 250) and Memory Lane (SR 698) and in the Zion Crossroads Community Planning Area and Palmyra Election District.

6 – PRESENTATIONS: None

7 – SITE DEVELOPMENT PLANS: None

8 – SUBDIVISIONS: None

9 – UNFINISHED BUSINESS: None

10 – NEW BUSINESS: None

11 – PUBLIC COMMENTS #2 (5 minutes per speaker)

12 – ADJOURNMENT

Fluvanna County...The heart of Virginia and your gateway to the future!

*For the Hearing-Impaired – Listening devices are available upon request. TTY access number is 711 to make arrangements.
For Persons with Disabilities – If you have special needs, please contact the County Administrator's Office at 434.591.1910.*

Douglas Miles

Community Development Director Review

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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 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.

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 dialogue 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 the Commission.
 - 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 call County staff prior to the public hearing.
 - Speakers should be brief and avoid repetition of previously presented comments.
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 deliberation 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.

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BOARD OF SUPERVISORS
 County of Fluvanna
 Palmyra, Virginia
RESOLUTION No. 19-2022

A RESOLUTION POSTHUMOUSLY HONORING GEQUETTA MURRAY-KEY

WHEREAS Mrs. Gequetta “G” Murray-Key, was a dedicated resident of Fluvanna County, lending her time and considerable talents to support and advocate for her community; and

WHEREAS Mrs. Murray-Key was a dedicated community servant in her 22 years as a Fluvanna County resident, serving on numerous committees and taking on many leadership roles; and

WHEREAS Mrs. Murray-Key was appointed to the Fluvanna County Planning Commission in 2018, and was a thoughtful and engaged champion for effective planning; and

WHEREAS Mrs. Murray-Key was a passionate supporter of Fluvanna County Public Schools serving as PTO president and remaining active as a parent and as a community leader;

WHEREAS Mrs. Murray-Key was elected as a Representative on the Fluvanna County School Board, served with a commitment to the students, educators, and families of the community, was a champion for equity and excellence in education, and demonstrated a commitment to listening, being prepared, and working together to seek solutions; and

WHEREAS Mrs. Murray-Key made an indelible mark on the County and the many lives she touched; and

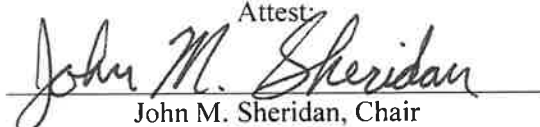
WHEREAS Mrs. Murray-Key was a beloved and well-respected member of the community; a musician and dedicated member of her church, a community leader, and a devoted wife, mother, and cherished friend to all she met; and

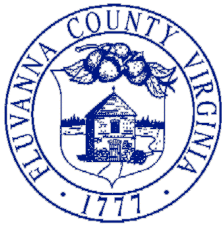
NOW, THEREFORE, BE IT RESOLVED, on this 16th day of November 2022, that the Fluvanna County Board of Supervisors does hereby posthumously recognize Gequetta Murray-Key for her dedicated service, compassionate leadership, and many contributions to the County of Fluvanna, with respect and gratitude. She will be missed.

BE IT FURTHER RESOLVED, the Fluvanna County Board of Supervisors extends their sympathy to the family of Gequetta Murray-Key and decrees that the family be furnished a copy of this resolution.

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the Fluvanna County Board of Supervisors on this 16th day of November 2022.

	AYE	NAY	ABSTAIN	ABSENT	MOTION	SECOND
Mozell H. Booker, Fork Union District	X				X	
Patricia B. Eager, Palmyra District	X					
Christopher Fairchild, Cunningham District	X					X
Anthony P. O’Brien, Rivanna District	X					
John M. Sheridan, Columbia District	X					

Attest:

 John M. Sheridan, Chair
 Fluvanna County Board of Supervisors



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Palmyra, VA 22963
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PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Request: Rezoning request from A-1 to B-1

From: Jason Overstreet, CZA
District: Palmyra Election District

General Information: This rezoning request will be heard by the Planning Commission on Tuesday, December 13, 2022 at 7:00 pm in the Carysbrook Performing Arts Center.

Applicant: David W. Ordell / Property Owner

Requested Action: **ZMP 22:06 David W. Ordell** – A request to rezone from A-1, General Agricultural to the B-1, General Business Zoning District of 5 +/- acres of Tax Map 5 Section 2 Parcel 2B. The subject property is generally located along the north line of Richmond Road (Rte 250) and west of Troy Road (SR 631) and in the Zion Crossroads Community Planning Area and Palmyra Election District.

Existing Zoning: A-1, General Agricultural Zoning District

Proposed Zoning: B-1, General Business Zoning District

Existing Land Use: Vacant

Planning Area: Zion Crossroads Community Planning Area

The Zion Crossroads Community Plan states to *Protect the rural features of the Zion Crossroads Area* and that the development of Zion Crossroads needs not *come at the expense* of both its rural and environmental features. Throughout 2022, the public comments that were provided on not only the 2015 Plan and on the proposed 2040 Plan at the public Open House events that protecting the rural features, even in the Zion Crossroads area, should be considered in site development. We have taken this approach with this long term business owner and farmer who has chosen Fluvanna County for some of these same reasons; and he owns additional land in Troy.

This subject property contains certain features that should not only be protected, but can be further enhanced by the property owner in the construction of his proposed farm machinery sales and related feed store land use. The applicant has already consulted with Nick Hutchinson, LS at Foresight Survey in Charlottesville, his surveyor on the general lay of his land. He has a better understanding where he can construct his planned agricultural supply and machinery sales building in relation to Route 250 by using the large amount of valuable frontage to advertise the planned agricultural machinery.

Any siting development techniques should include bio swales and reduced impervious surfaces to better the leave natural features as intact as possible. The property owner, with his own agricultural background can avoid the removal of healthy, mature trees in order to buffer his proposed business use which is required on this site. If this subject property is sold in the future it would still be bound by the Site screening and buffering requirements found in the Zoning Ordinance for all other available B-1, General Business land uses.

Small Business Support:

Small, commercial businesses: such as the proposed machinery sales and service land use that was approved on August 17, 2022 by the Board of Supervisors to encourage rural, small business uses is being implemented under this land use request. Additional B-1 land uses that would be permitted include: Butcher shops, Fine arts studios and Garden centers, as well as other civic and commercial land uses allowed by right and they are shown in the attached B-1 Zoning District text which currently permits all of the land uses.

Machinery Sales and Service: shall mean the sale and service of machinery such as, but not necessarily limited to, farm tractors, and other similar implements such as backhoes, bulldozers, and forklifts and together with attachments and implements of such machinery such as combines, harvesters, mowers, and buckets, etc.

Community Meeting:

The applicant, in conjunction with Planning staff, conducted a community meeting on December 1st at 6:00 pm in the Morris Room of the County Administration Building. He discussed the five (5) acre site that he recently purchased and that is located on the north side of Route 250 and west of Troy Road (SR 631) and it is currently vacant with an extended amount of road frontage.

The applicant discussed his plans to construct a commercial, retail building for the purpose of selling farm tractors, and other similar implements such as backhoes, bulldozers, and together with attachments and implements of such machinery such as combines, harvesters and mowers.

He would also like to offer additional feed and seed related products in conjunction with the sales of the farm equipment to allow for County residents to purchase these items within our locality. At this time, you have to travel up the Route 15 corridor or over the mountains onto the west for these items and is cumbersome and creates a longer commute for such farm equipment products.

Site Screening and Buffer Areas:

The Fluvanna County Zoning Ordinance contains Landscaping requirements and Tree Protection options that can be selected by the applicant and his site consultant to provide the proper Buffer and Screening requirements while providing for the required VDOT site distance requirements:

Sec. 22-24-4. – MINIMUM STANDARDS

(A) The following shall be the minimum size of plant materials for site landscaping installation:

- | | |
|---|---|
| <i>(1) Large shade trees—1.5" caliper</i> | <i>(2) Medium shade trees—1.25" caliper</i> |
| <i>(3) Ornamental trees—1.25" caliper</i> | <i>(4) Evergreen trees—5' in height</i> |
| <i>(5) Shrubs—18" in height</i> | <i>(6) Ground cover—1 year plants</i> |

(B) All required landscaping shall be planted according to the following standards:

- (1) All trees to be planted shall meet the American Standard for nursery stock published by the American Nursery and Landscape Association.*
- (2) The planting of trees shall be done in accordance with either the standardized landscape specifications jointly adopted by the Virginia Nursery and Landscape Association and the Virginia Society of Landscape Designers, or the Road and Bridge Specifications of the Virginia Department of Transportation.*
- (3) All required landscaping shall be planted between September 15 and June 30, provided that the ground is not frozen. (Ord. 8-1-12; Ord. 12-16-15)*

Sec. 22-24-7. – SCREENING

(A) Screening shall be required in the following instances:

- (1) Commercial and industrial uses shall be screened from view of adjacent properties in residential and agricultural zoning districts, except for commercial and industrial uses allowed by right in said districts.*
- (2) Parking lots, consisting of five (5) spaces or more, shall be screened from view of public roads, rights-of-way, and adjacent properties.*
- (3) Objectionable features, including but not limited to the following, shall be screened from the view of public roads, rights-of-way, and adjacent properties: i. Loading areas. ii. Refuse areas. iii. Storage yards. iv. Dry detention ponds. v. Maintenance areas.*

(4) *If the required screening is consistent with an approved Master Plan and is subject to the requirements of the R-3, Residential Planned Community zoning district.*

(5) *The Zoning Administrator may require the screening of any use, or portion thereof, upon determination that the use would otherwise have a direct negative visual impact on a property designated as historic by its inclusion within the Historic Preservation chapter of the approved Comprehensive Plan.*

(B) *When required, screening shall consist of the new plantings, existing vegetation, an opaque masonry wall or wooden fence, or combination thereof, to the reasonable satisfaction of the Zoning Administrator.*

Unless otherwise specified within this chapter, one of the following landscaping treatment options shall be utilized to meet the minimum screening requirements:

(1) Evergreen Option: *Two (2) rows of evergreen trees, shall be planted ten (10) feet on center, and staggered within a planting strip that is twenty-five (25) feet wide; or (Note: The applicant has chosen to increase the twenty-five (25) foot area to a minimum of a forty (40) foot wide area)*

(2) Berm Option: *Two (2) rows of evergreen shrubs shall be planted ten (10) feet on center and staggered. The berm shall be at least thirty (30) inches higher than the finished grade of the surrounding area and shall not have a slope steeper than 2:1. The berm shall be stabilized with groundcover or other vegetation;*

(3) Mixed Vegetation Option: *One (1) large shade tree, one (1) medium shade tree, one (1) evergreen tree, and three (3) evergreen shrubs for each twenty (20) linear feet, within a planting strip that is twenty-five (25) feet wide; or*

(4) Woodlands Preservation Option: *Existing woody vegetation shall be preserved as a buffer strip with a minimum width of seventy-five (75) feet. Additional tree or shrub plantings may be required by the Zoning Administrator. The woodlands preservation area shall be placed in a landscape easement, and the landscape plan shall demonstrate the techniques to be used for removing underbrush, pruning, and protecting the existing trees from any damage during site development;*

(5) Structural Option: *A wall or fence, no shorter than six (6) feet in height, shall be provided and one (1) evergreen tree or shrub shall be planted every ten (10) feet along the side of any such wall or fence facing a public street or use for which the screening shall benefit.*

(C) *Within commercial, industrial, and multi-family residential developments, dumpsters and other refuse areas visible from public roads, rights-of-way, adjacent properties, and parking areas shall be completely screened from view by a wall or fence constructed using architectural block, brick, stone, vinyl, wood or a similar material that is compatible with the architecture of the principal structure. The use of durable, low-maintenance materials is encouraged.*

(D) Parking lots of five (5) spaces or more shall be screened in accordance with Section 22-24-6 of this article. (Ord. 8-1-12)

The applicant will select a civil engineer to work with the Zoning Administrator to incorporate the evergreen, mixed vegetation and structural options or combination thereof on the premises to provide the required buffers and screening but also to allow for economic development visibility.

As property owner, he has also been informed that all Amish storage buildings, farm machinery for sale and similar large retail items will not be permitted within the required fifty (50) foot front yard setback along Richmond Road. At the time of Site development plan review he will be able to establish his retail sales display area with his civil engineer by creating such sales display area.

Comprehensive Plan:

Land Use Chapter:

The Comprehensive Plan designates this property as within the Zion Crossroads Community Planning Area. According to this chapter, *“Zion Crossroads is envisioned to be the most intensely developed part of the county, consisting of regional mixed-use, regional employment, and neighborhood mixed-use developments. This area is the county’s primary regional economic development area and is targeted as a regional employment center with primarily mixed-use, mixed-income development.”* The applicant and his consultant have worked with County Staff to better align with the comprehensive plan’s goals and objectives in order to further implement them by bring forward a well thought out site design for his future plans for this subject property.

Economic Development Chapter:

According to this chapter, *“the primary infrastructure service areas will be the Zion Crossroads, Lake Monticello, and Fork Union community planning areas”* and *“Zion Crossroads is considered the most viable area to attract light industrial, technology businesses, medical facilities, and retail.”* The proposed business use, and potentially any of the additional B-1 land uses that are by right, would provide products and that are of limited availability in the County and that directly supports agricultural land uses currently that are prevalent on Richmond Road.

Conclusion:

The 2015 Comprehensive Plan states *“it is not sufficient for an applicant to receive approval for a rezoning simply because a property is within a community planning area. Each application is considered by the county to see if the proposed development is well planned within the context of the surrounding community.”* Planning Staff has worked with the applicant and his land surveyor to come up with B-1 land uses that could be located along Richmond Road with the ample state maintained road frontage. The applicant / property owner plans to select a licensed civil engineer to go beyond his preliminary commercial site entrance research that was performed with the VDOT – Louisa Residency staff members to determine a suitable commercial entrance onto 250.

Suggested Motion:

I move that the Planning Commission recommend [Approval / denial / deferral] of ZMP 22:06, a request to amend the Fluvanna County Zoning Map with respect to approximately 5 +/- acres of Tax Map 5 Section 2 Parcel 2B to conditionally rezone the same from A-1 General Agricultural, to the B-1, General Business Zoning District.

Attachments:

Rezoning Application, Checklist and Sign Form
Foresight Survey Plat dated November 1, 2022
Community Meeting and County APO Letters
B-1, Zoning District Uses and Requirements
ZTA 22:01 New Commercial Uses 8-17-22



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Rezoning

Owner of Record: David Ordell **Applicant of Record:** Same
Address: PO BOX 131 Keswick **Address:** _____
Phone: 434 960 7140 **Fax:** _____ **Phone:** _____ **Fax:** _____
Email: ordella@stone.net **Email:** _____
Representative: Same
Address: _____
Phone: _____ **Fax:** _____
Email: _____
Tax Map and Parcel(s): 5-2-2 B
Acres: 4.011 **Current Zoning:** A-1
Location of Parcel: Richmond Rd
Requested Zoning: B1 **Proposed Use of Property:** Sell Farm Equipment and Supplies

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.

If property is in an Agricultural Forestal District, or Conservation Easement, please list information here:

Is parcel in Land Use Valuation Program? No Yes
Deed Book and Page: # 220002550
DB 3746409
 If any Deed Restrictions, please attach a copy

Affidavit to Accompany Petition for Rezoning

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

I/We, being duly sworn, depose and say that we are Owner/Contract Owner of the property involved in this application and that we have familiarized ourselves with the rules and regulations of the Zoning Ordinance with respect to preparing and filing this application, and that the foregoing statements and answers herein contained and the information on the attached map to the best of our ability present the argument on behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of our knowledge.

Date: 10/31/22 **Signature of Owner/Applicant:** [Signature]
Subscribed and sworn to before me this 31st **day of** October, 20 22 **Register #** 7812344
My commission expires: July 23, 2023 **Notary Public:** [Signature]

All plats must be folded prior to submission to the Planning Department for review. Rolled plats will not be accepted.

Office Use Only			
Date Received: <u>10/31/2022</u>	Pre-Application Meeting:	PH Sign Deposit Received:	Application #: <u>ZMP 22:06</u>
\$1,000 fee paid: <u>Check 7776</u>		Mailing Costs: \$20.00 per Adjacent Property Owner after first 15, Certified. Paid:	
Proffer or Master Plan Amendment: \$750.00 plus mailing costs. Paid:			
Election District: <u>Palmyra</u>		Planning Area: <u>Zions Crossroads Community</u>	
Public Hearings			
Planning Commission		Board of Supervisors	
Advertisement Dates:		Advertisement Dates:	
APO Notification:		APO Notification:	
Date of Hearing:		Date of Hearing:	
Decision:		Decision:	



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Public Hearing Sign Deposit

Name: David Ordel

Address: P.O. Box 131

City: Keswick

State: Va Zip Code: 22947

I hereby certify that the sign issued to me is my responsibility while in my possession. Incidents which cause damage, theft, or destruction of these signs will cause a partial or full forfeiture of this deposit.

[Signature] Applicant Signature 10/31/22 Date

*Number of signs depends on number of roadways property adjoins.

Office Use Only	
Application #: BZA _____ : _____ CPA _____ : _____ SUP _____ : _____ ZMP _____ : _____ ZTA _____ : _____	
\$90 deposit paid per sign*:	Approximate date to be returned:



Commonwealth of Virginia
County of Fluvanna
Rezoning Application Checklist

The following information shall be submitted with the application and is to be provided by the applicant for the processing of the application:

Applicant must supply	Staff Checklist
Completed Rezoning Application signed by the current owner(s) or lessee or written confirmation from the current owner or lessee granting the right to submit the application	
<ul style="list-style-type: none"> • Statement on proposed use of property and reason for rezoning • Ten (10) copies of plats showing existing and proposed improvements (if applicable) • Deed restrictions (if applicable) • Copy of the Tax Map showing the site (preferred) • General Location Map (preferred) 	
Supporting photographs are not required, but suggested for evidence	

All maps and plans submitted are to be either 8.5"x 11" or 11"x 17". One original of any size may be for staff use at the public hearing.

Staff Only	Staff Checklist
Preliminary review by planning staff for completeness and content:	
<ul style="list-style-type: none"> • Technical Review Committee review and comment • Determine all adjacent property owners • Placed as a Public Hearing on the next available agenda of the Planning Commission. 	
Notification of the scheduled Public Hearing to the following:	
<ul style="list-style-type: none"> • Applicant • All adjacent property owners • Local Newspaper advertisement 	
Staff Report to include, but not be limited to:	
<ul style="list-style-type: none"> • General information regarding the application • Any information concerning utilities or transportation • Consistency with good planning practices • Consistency with the comprehensive plan • Consistency with adjacent land use • Any detriments to the health, safety and welfare of the community. 	



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MEMORANDUM

Date: December 5, 2022
From: Valencia Porter
To: Douglas Miles
Subject: APO Memo Complete

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the December 13, 2022 Planning Commission meeting.



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PUBLIC HEARING NOTICE

December 2, 2022

ZMP 22:06 David W. Ordell B-1 Rezoning Request / Tax Map 5 Section 2 Parcel 2B

This is to notify you that the Fluvanna County Planning Commission will hold a public hearing on:

Meeting: Planning Commission Regular Meeting
Date: **Tuesday, December 13, 2022 at 7:00 pm**
Location: Carysbrook Performing Arts Center
8880 James Madison Highway Fork Union, VA 23055

ZMP 22:06 David W. Ordell - A request to rezone from A-1, General Agricultural to the B-1, General Business Zoning District of 5 +/- acres of Tax Map 5 Section 2 Parcel 2B. The subject property is generally located along the north line of Richmond Road (Rte 250) and west of Troy Road (SR 631) and in the Zion Crossroads Community Planning Area and Palmyra Election District.

Please be advised that you can attend the meeting in person, join the meeting via Zoom or by a phone call where you will have an opportunity to provide any Public comments. Instructions for participation in the Public Hearings will be available on the County's website along with the Meeting Agenda and Staff Reports.

You can contact the Fluvanna County Planning & Community Development Department, 8:00 am – 5:00 pm, Monday through Friday. If you have any questions regarding this application or the scheduled public hearing, then please contact me at dmiles@fluvannacounty.org or call us at 434.591.1910 with questions or you can ask to speak with Jason Overstreet, Senior Planner, CZA.

Sincerely,

Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director



**ZMP 22:06
Rezoning Request
A-1 to B-1
TMP 5-2-2B**



November 17, 2022

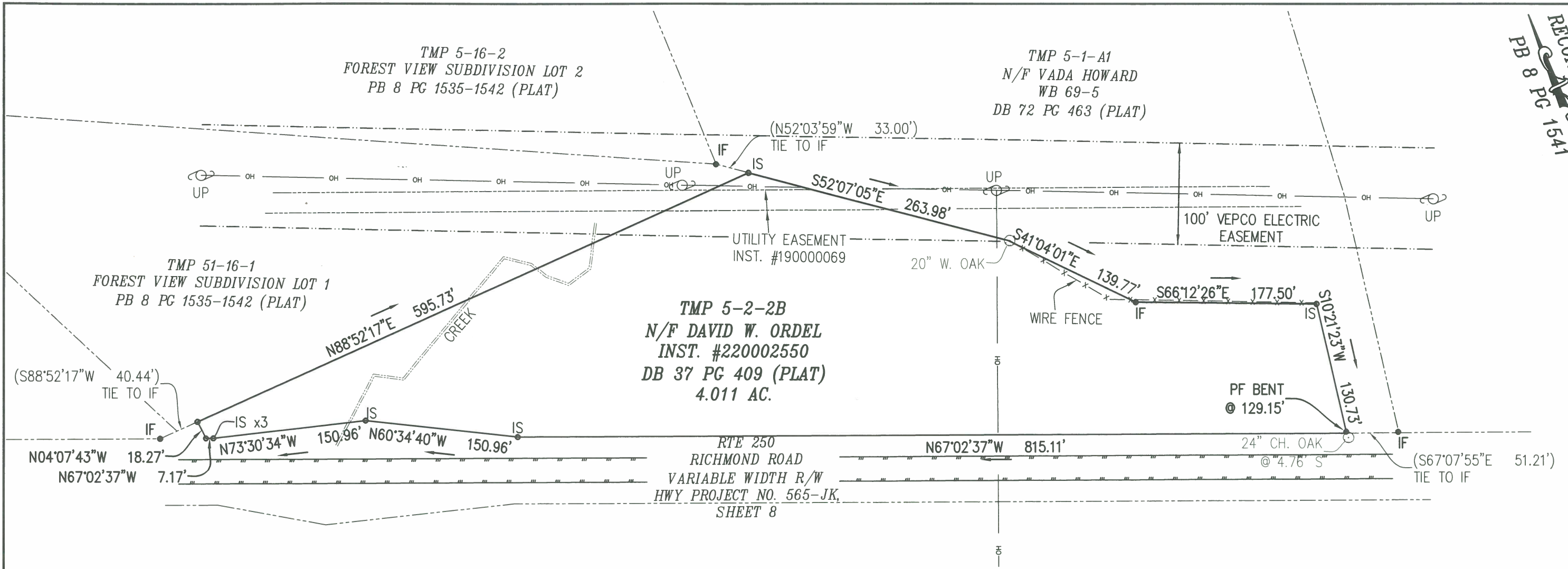
RECORD NORTH
PB 8 PG 1541

TMP 5-16-2
FOREST VIEW SUBDIVISION LOT 2
PB 8 PG 1535-1542 (PLAT)

TMP 5-1-A1
N/F VADA HOWARD
WB 69-5
DB 72 PG 463 (PLAT)

TMP 51-16-1
FOREST VIEW SUBDIVISION LOT 1
PB 8 PG 1535-1542 (PLAT)

TMP 5-2-2B
N/F DAVID W. ORDEL
INST. #220002550
DB 37 PG 409 (PLAT)
4.011 AC.



NOTES:

1. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
2. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER THE DATE OF THIS PLAT USING MONUMENTS FOUND TO EXIST AT THE TIME OF THIS SURVEY.
3. THE AREA SHOWN HEREON IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON FEMA MAP NO 51065C0060C, EFFECTIVE DATE MAY 16, 2008. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, AN ELEVATION STUDY WAS NOT PERFORMED AS A PORTION OF THIS PROJECT.
4. OWNER OF RECORD: DAVID W. ORDEL
5. SOURCE OF TITLE: INST. #220002550
6. PROPERTY IS ZONED A-1: FRONT 200' FROM ROUTE 250, 50' SIDE & 75' REAR SETBACK

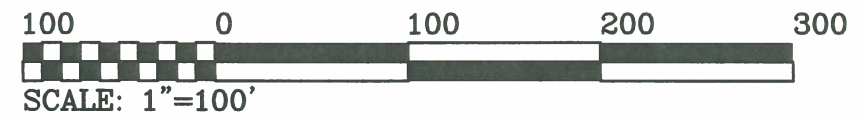
LEGEND

- IF IRON PIN FOUND
- IS IRON PIN SET
- OH OVERHEAD UTILITY
- UP UTILITY POLE

www.foresightpc.com
434-589-8395

FORESIGHT
SURVEY, PC
LAND SURVEYING | LAND PLANNING

912 E High Street, Suite C
Charlottesville, VA 22902



PLAT SHOWING A BOUNDARY SURVEY FOR
TAX MAP 5 SECTION 2 PARCEL 2B
PALMYRA DISTRICT
FLUVANNA COUNTY, VIRGINIA

NOVEMBER 1, 2022
SCALE: 1" = 100'
FILE: 22.126

SHEET
1 OF 1

Code of Ordinances > ARTICLE 17. - GENERAL PROVISIONS

- > ARTICLE 18. - PROVISIONS FOR APPEAL AND VARIANCE
- > ARTICLE 19. - VIOLATION AND PENALTY
- > ARTICLE 20. - AMENDMENTS AND REZONING
- > ARTICLE 21. - ADMINISTRATION AND INTERPRETATION
- > ARTICLE 22. - DEFINITIONS
- > ARTICLE 23. - SITE DEVELOPMENT PLANS
- > ARTICLE 24. - LANDSCAPING AND TREE PROTECTION
- > ARTICLE 25. - OUTDOOR LIGHT CONTROL
- > ARTICLE 26. - OFF-STREET PARKING AND LOADING SPACES
- > ARTICLE 27. - REGULATION OF TELECOMMUNICATIONS FACILITIES
- > APPENDIX TO FLUVANNA COUNTY CODE - PARTICIPATION IN THE VACo/VML VIRGINIA INVESTMENT POOL TRUST FUND

CODE COMPARATIVE TABLE - ORDINANCES

< Sec. 22-8-11. - Sign regulations.

ARTICLE 10. - BUSINESS, CONVENIENCE, DISTRICT B-C >

ARTICLE 9. - BUSINESS, GENERAL, DISTRICT B-1

⋮

Sec. 22-9-1. - Statement of intent.

⋮

Generally this district covers those areas of the County as defined by the Comprehensive Plan that are intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking other than stocking and delivery of light retail goods, or by any nuisance factors other than occasioned by incidental light and noise of congregation of people and passenger vehicles.

Sec. 22-9-2. - Use regulations.

⋮

In Business, General, District B-1, structures to be erected or land to be used shall be for one (1) or more of the following uses, together with ordinary and necessary accessory uses, and no others.

Sec. 22-9-2.1. - Uses permitted by right.

The following uses shall be permitted by right:

Civic Uses

- Amusements, public
- Cultural services
- Public recreation assembly
- Public uses
- Religious assembly
- Sheltered care facilities

Commercial Uses

- Assisted living facilities
- Auction houses
- Automobile repair service establishments
- Automobile sales
- Bakeries
- Bed and breakfasts
- Boarding houses
- Butcher shops
- Car washes
- Cemeteries, commercial
- Communications service
- Corporate offices
- Daycare centers
- Financial institutions

Code of Ordinances

Flea markets

Funeral homes

Garden center

Gas stations

Greenhouses, commercial

Grocery stores

Guidance services

Hospitals

Hotels

Indoor entertainment

Indoor recreation facilities

Laundries

Marinas, commercial

Medical clinics

Nursing homes

Offices

Parking facilities

Personal improvement services

Personal service establishments

Pharmacies

Professional schools

Recreational vehicle sales

Restaurants, fast food

Restaurants, general

Restaurants, small

Code of Ordinances **Retail stores, general**

Retail stores, large-scale

Retail stores, neighborhood convenience

Retail stores, specialty

Self-storage facilities

Shooting ranges, indoor

Studios, fine arts

Taxidermists

Vending carts

Veterinary offices

Miscellaneous Uses

Accessory uses

Utilities, minor

(Ord. 3-15-06; Ord. 11-20-07; Ord. 9-17-08; Ord. 10-21-09; Ord. 11-3-10; Ord. 11-20-12)

Sec. 22-9-2.2. - Uses permitted by special use permit only.

⋮

The following uses shall be permitted by special use permit only:

Civic Uses

Educational facilities

Public assembly

Commercial Uses

Amusements, commercial

Dance halls

Entertainment establishments, adult

Halfway houses

Kennels, commercial

Code of Ordinances Landscaping materials supply

Laundromats

Lodges

Manufactured home sales

Outdoor entertainment

Outdoor recreation facilities

Retail stores, adult

Transportation terminals

Industrial Uses

Contractor's storage yards

Lumberyards

Machine shops

Railroad facilities

Research laboratories

Miscellaneous Uses

Outdoor gatherings

Telecommunication facilities

Utilities, major

Residential Uses

Dormitories

(Ord. 3-15-06; Ord. 11-20-07; Ord. 9-17-08; Ord. 10-21-09; Ord. 11-3-10; Ord. 11-20-12)

Sec. 22-9-3. - Requirements for permitted uses.

⋮

All buildings, structures and uses in the B-1 District shall be subject to the provisions of [Article 23](#): Site Development Plans of this Code.

(Ord. 12-16-15)

Code of Ordinances **Sec. 22-9-4. - Area regulations.**



None, except for permitted uses utilizing individual sewerage disposal system. The required area for any such use shall be approved by the administrator who may consult with the health official.

Sec. 22-9-5. - Setback regulations.



- (A) Buildings shall be located not less than fifty feet (50') from any public right-of-way. This shall be known as the "setback line." All parking lots shall be located not less than twenty-five feet (25') from any public right-of-way.
- (B) A variation to the setback regulations may be granted by the Planning Commission for projects in a designated growth area that meet new urban/neo-traditional planning principles, and further the objectives and goals set forth in the comprehensive plan. Appeals must be received in writing within thirty (30) days of the variation decision, and will then be forwarded to the Board of Supervisors for a final determination.

(Ord. 5-4-11)

Sec. 22-9-6. - Yard regulations.



The minimum yard requirements for permitted uses adjoining or adjacent to a residential or agricultural district shall be fifty feet (50'). All parking lots and accessory uses shall be located not less than twenty-five feet (25') from any residential or agricultural district.

Sec. 22-9-7. - Height regulations.



Buildings may be erected up to forty-five feet (45') in height from grade, except that:

- (A) A public or semi-public building such as a school, place of worship, library, hotel and general hospital may be erected to a height of sixty feet (60') from grade provided that required front, side and rear yard each shall be increased one foot (1') for each foot in height over forty-five feet (45').
- (B) Spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae and radio aerials sixty feet (60') limit. Parapet walls may be up to four feet (4') above the height of the building on which the walls rest.

Sec. 22-9-8. - Off-street parking.



Off-street parking shall conform with [Article 26](#): Off-Street Parking and Loading Spaces of this chapter.

Sec. 22-9-9. - Sign regulations.



Code of Ordinances Sign regulations shall conform to [Article 15](#) of this chapter.

Sec. 22-9-10. - Sidewalks.



Sidewalks that comply with the most recent VDOT specifications shall be required on both sides of all roadways, public and private.

(Ord. 5-4-11)

< Sec. 22-8-11. - Sign regulations.

ARTICLE 10. - BUSINESS, CONVENIENCE, DISTRICT B-C >



BOARD OF SUPERVISORS

County of Fluvanna
Palmyra, Virginia

ORDINANCE ZTA 22:01

An Ordinance to amend Chapter 22 Zoning of the Fluvanna County Code, and pursuant to Fluvanna County Code Section 22-20-1(c) and by the Addition of Definitions and the Amendment of a Definition known as Agricultural Enterprises under 22-22-1 Definitions; Uses permitted by Special Use Permit in A-1 Zoning Under 22-4-2.2 to permit an Event Facility, Machinery Sales and Service, Microbrewery; Uses permitted by Right in R-3 Zoning Under 22-7-9.1 to permit a Brewpub; Uses permitted by Special Use Permit in R-3 Zoning Under 22-7-9.2 to permit a Microbrewery; Uses permitted by Right in B-1 Zoning Under 22-9-2.1 to permit a Brewpub, Emergency Center, Event Facility, Machinery Sales and Service, and Microbrewery; Uses by Special Use Permit in B-1 Zoning Under 22-9-2.2 to Permit a Vehicle Impound Facility; Uses permitted by Right in B-C Zoning Under 22-10-3 to Permit a Brewpub; Uses permitted by Special Use Permit in B-C Zoning Under 22-10-4 to permit a Microbrewery; Uses permitted by Right in I-1 Zoning under 22-11-2.1 to Permit a Data Center, Machinery Sales and Service and Vehicle Impound Facility; Uses permitted by Right in I-2 Zoning Under 22-12-2.1 to Permit a Data Center, Machinery Sales and Service and Vehicle Impound Facility.

BE IT ORDAINED BY THE FLUVANNA BOARD OF SUPERVISORS, pursuant to Virginia Code Section 15.2-2285, that the Fluvanna County Code be, and it is hereby, amended, in Sections 22-4-2.2, 22-7-9.1, 22-7-9.2, 22-9-2.1, 22-9-2.2, 22-10-3, 22-10-4, 22-11-2.1, 22-12-2.1 and Section 22-22-1, as follows:

Sec. 22-4-2.2 (A-1) Uses permitted by special use permit only.

Commercial Uses

Event facilities
Machinery sales and service
Microbreweries

Sec. 22-7-9.1 (R-3) Uses permitted by right.

Commercial Uses

Brewpub

Sec. 22-7-9.2 (R-3) Uses permitted by special use permit.

Commercial Uses

Microbreweries

Sec. 22-9-2.1 (B-1) Uses permitted by right.

Commercial Uses

Brewpub
Emergency centers
Event facilities
Machinery sales and service
Microbreweries

Sec. 22-9-2.2 (B-1) Uses permitted by special use permit only.

Commercial Uses

Vehicle impound facilities

Sec. 22-10-3 (B-C) Uses permitted by right.

Commercial Uses

Brewpub

Sec. 22-10-4 (B-C) Uses permitted by special use permit only.

Commercial Uses

Microbreweries

Sec. 22-11-2.1 (I-1) Uses permitted by right.

Commercial Uses

Machinery sales and service

Vehicle impound facilities

Industrial Uses

Data centers

Sec. 22-12-2.1 (I-2) Uses permitted by right.

Commercial Uses

Machinery sales and service

Vehicle impound facilities

Industrial Uses

Data centers

Sec. 22-22-1 Definitions:

Agricultural Enterprise: Agricultural related use that provides an agricultural service or produces goods from agricultural resources. These include processes that are a direct outgrowth, yet more intensive, of the products derived through agriculture, as defined. Related uses include sawmill, farm brewery, cidery, distillery, meadery, winery and other similar facilities.

Brewpub: A restaurant that prepares, as an accessory use, handcrafted natural beer intended for the consumption on the premises.

Data center: A facility used primarily for management, processing, storage and transmission of facts and information in digital form, which houses computer and network equipment, servers, systems and other associated components related to digital data operations. The facility may also include accessory uses like air handlers, power generators, water-cooling and storage facilities, utility substations, and other associated infrastructure to support its operations.

Emergency center: A facility that offers the same level of service offered at a hospital emergency room that must be staffed 24 hours a day, 365 days a year, including weekends, holidays, and during inclement weather. An emergency center can accept ambulance transports and have medical flight capabilities with helicopter landing and take-off areas as approved helipads and/or heliport areas.

Event facility: A place of public assembly, used primarily as a facility for hosting functions including, but not limited to, weddings, receptions, banquets, anniversaries, meetings or conferences. The event facility may be located in a building or tent, be in an uncovered, outdoor gathering space of less than 200 people or a combination thereof. An event facility is a place that charges a fee or that requires compensation to use the space or charges an entry fee or other fee for the uses related to the facility.

Facilities exclusively used by membership groups such as civic or service clubs or fraternal organizations are not included in the Event facility definition – see Lodge definition.

Machinery sales and service: shall mean the sale and service of machinery such as, but not necessarily limited to, farm tractors, and other similar implements such as backhoes, bulldozers, and forklifts and together with attachments and implements of such machinery such as combines, harvesters, mowers, and buckets, etc.

Microbrewery: A facility for the production and packaging of malt beverages with alcohol content as defined by federal or Virginia law, and distribution, retail, wholesale, or both, for consumption on or off premises. Permitted accessory uses may include an on-site retail sales establishment and a tasting room. Microbreweries are licensed by the Virginia Department of Alcohol Beverage Control and shall operate in accordance with any requirements by the Code of Virginia or any other applicable laws.

Vehicle impound facility: A facility for the temporary, screened storage of operable or inoperable vehicles to be claimed by their titleholders or agents; or those vehicles that are awaiting insurance adjustments or claims within 30 days or less for insurance purposes.

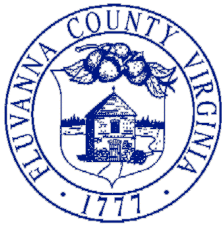
THE FOREGOING ORDINANCE WAS DULY AND REGULARLY ADOPTED by the Fluvanna County Board of Supervisors at a meeting of the Board held on the 17th day of August 2022, by the following vote:

SUPERVISOR	AYE	NAY	ABSTAIN	ABSENT	MOTION	SECOND
Mozell H. Booker, Fork Union District	X				X	
Patricia B. Eager, Palmyra District	X					X
Anthony P. O'Brien, Rivanna District	X					
John M. Sheridan, Columbia District	X					
Chris Fairchild, Cunningham District	X					

Adopted this 17th Day of August 2022
by the Fluvanna County Board of Supervisors

ATTEST:


John M. Sheridan, Chairman
Fluvanna County Board of Supervisors



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

132 Main Street
P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911
www.fluvannacounty.org

PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Request: Rezoning request from A-1 to I-1

From: Douglas Miles, AICP, CZA
District: Palmyra Election District

General Information: This rezoning request will be heard by the Planning Commission on Tuesday, December 13, 2022 at 7:00 pm in the Carysbrook Performing Arts Center.

Applicant / Owner: The Clean Machine Inc / Puopolo Living Trust – Owner

Requested Action: **ZMP 22:07 The Clean Machine Inc.** – A request to rezone from A-1, General Agricultural to the I-1, Limited Industrial Zoning District of 6 +/- acres of Tax Map 4 Section A Parcel 24. The subject property is generally located in the southwest quadrant of Richmond Road (Rte 250) and Memory Lane (SR 698) and in the Zion Crossroads Community Planning Area and Palmyra Election District.

Existing Zoning: A-1, General Agricultural Zoning District

Proposed Zoning: I-1, General Business Zoning District

Existing Land Use: Vacant

Planning Area: Zion Crossroads Community Planning Area

The Zion Crossroads Community Plan states to *Protect the rural features of the Zion Crossroads Area* and that the development of Zion Crossroads needs not *come at the expense* of both its rural and environmental features. Throughout 2022, the public comments that were provided on not only the 2015 Plan and on the proposed 2040 Plan at the public Open House events that protecting the rural features, even in the Zion Crossroads area, should be considered in site development. Shimp Engineering, the applicant's consultant, will be able to guide the applicant to better meet these guidelines.

Community Meeting:

The applicant and his planning consultant proceeded to review the project proposal that is found in the Textual Statement, last revised on December 5, 2022, where they were able to make edits to the proposed flex warehouse request layout, adding in the Traffic ITE code calculations for the uses of specialty trade contractor, general / light industrial and warehousing uses, as requested at the Community meeting. There were no adjacent property owners present at the meeting and the applicant, Planning Staff, Shimp Engineering planning consultant, and two (2) County residents were in attendance at the meeting that was held on December 1st at 6:30 pm in the Morris Room.

Site Screening and Buffer Areas:

The Fluvanna County Zoning Ordinance contains Landscaping requirements and Tree Protection options that can be selected by the applicant and his site consultant to provide the proper Buffer and Screening requirements while providing for the required VDOT site distance requirements:

Sec. 22-24-4. – MINIMUM STANDARDS

(A) The following shall be the minimum size of plant materials for site landscaping installation:

- | | |
|---|---|
| <i>(1) Large shade trees—1.5" caliper</i> | <i>(2) Medium shade trees—1.25" caliper</i> |
| <i>(3) Ornamental trees—1.25" caliper</i> | <i>(4) Evergreen trees—5' in height</i> |
| <i>(5) Shrubs—18" in height</i> | <i>(6) Ground cover—1 year plants</i> |

(B) All required landscaping shall be planted according to the following standards:

- (1) All trees to be planted shall meet the American Standard for nursery stock published by the American Nursery and Landscape Association.*
- (2) The planting of trees shall be done in accordance with either the standardized landscape specifications jointly adopted by the Virginia Nursery and Landscape Association and the Virginia Society of Landscape Designers, or the Road and Bridge Specifications of the Virginia Department of Transportation.*
- (3) All required landscaping shall be planted between September 15 and June 30, provided that the ground is not frozen. (Ord. 8-1-12; Ord. 12-16-15)*

Sec. 22-24-7. – SCREENING

(A) Screening shall be required in the following instances:

- (1) Commercial and industrial uses shall be screened from view of adjacent properties in residential and agricultural zoning districts, except for commercial and industrial uses allowed by right in said districts.*
- (2) Parking lots, consisting of five (5) spaces or more, shall be screened from view of public roads, rights-of-way, and adjacent properties.*

(3) *Objectionable features, including but not limited to the following, shall be screened from the view of public roads, rights-of-way, and adjacent properties: i. Loading areas. ii. Refuse areas. iii. Storage yards. iv. Dry detention ponds. v. Maintenance areas.*

(4) *If the required screening is consistent with an approved Master Plan and is subject to the requirements of the R-3, Residential Planned Community zoning district.*

(5) *The Zoning Administrator may require the screening of any use, or portion thereof, upon determination that the use would otherwise have a direct negative visual impact on a property designated as historic by its inclusion within the Historic Preservation chapter of the approved Comprehensive Plan.*

(B) *When required, screening shall consist of the new plantings, existing vegetation, an opaque masonry wall or wooden fence, or combination thereof, to the reasonable satisfaction of the Zoning Administrator.*

Unless otherwise specified within this chapter, one of the following landscaping treatment options shall be utilized to meet the minimum screening requirements:

(1) *Evergreen Option: Two (2) rows of evergreen trees, shall be planted ten (10) feet on center, and staggered within a planting strip that is twenty-five (25) feet wide; or (Note: The applicant has chosen to increase the twenty-five (25) foot area to a minimum of a forty (40) foot wide area)*

(2) *Berm Option: Two (2) rows of evergreen shrubs shall be planted ten (10) feet on center and staggered. The berm shall be at least thirty (30) inches higher than the finished grade of the surrounding area and shall not have a slope steeper than 2:1. The berm shall be stabilized with groundcover or other vegetation;*

(3) *Mixed Vegetation Option: One (1) large shade tree, one (1) medium shade tree, one (1) evergreen tree, and three (3) evergreen shrubs for each twenty (20) linear feet, within a planting strip that is twenty-five (25) feet wide; or*

(4) *Woodlands Preservation Option: Existing woody vegetation shall be preserved as a buffer strip with a minimum width of seventy-five (75) feet. Additional tree or shrub plantings may be required by the Zoning Administrator. The woodlands preservation area shall be placed in a landscape easement, and the landscape plan shall demonstrate the techniques to be used for removing underbrush, pruning, and protecting the existing trees from any damage during site development;*

(5) *Structural Option: A wall or fence, no shorter than six (6) feet in height, shall be provided and one (1) evergreen tree or shrub shall be planted every ten (10) feet along the side of any such wall or fence facing a public street or use for which the screening shall benefit.*

(C) *Within commercial, industrial, and multi-family residential developments, dumpsters and other refuse areas visible from public roads, rights-of-way, adjacent properties, and parking areas shall be completely screened from view by a wall or fence constructed using architectural*

block, brick, stone, vinyl, wood or a similar material that is compatible with the architecture of the principal structure. The use of durable, low-maintenance materials is encouraged.

(D) Parking lots of five (5) spaces or more shall be screened in accordance with Section 22-24-6 of this article. (Ord. 8-1-12)

Comprehensive Plan:

Land Use Chapter:

The Comprehensive Plan designates this property as within the Zion Crossroads Community Planning Area. According to this chapter, *“Zion Crossroads is envisioned to be the most intensely developed part of the county, consisting of regional mixed-use, regional employment, and neighborhood mixed-use developments. This area is the county’s primary regional economic development area and is targeted as a regional employment center with primarily mixed-use, mixed-income development.”* The applicant and his consultant have worked with County Staff to better align with the comprehensive plan’s goals and objectives in order to further implement them by bring forward a well thought out site design for the future plans for this subject property.

Proffered Conditions:

The purpose of the I-1, Limited Industrial Zoning District, is *“to permit certain light industries. The limitations ...are imposed to protect and foster adjacent residential property while permitting certain light industries to locate near a labor supply.”* The applicant has proffered out these I-1 by right land uses as a part of their conditional rezoning of the subject property:

Commercial uses: Transportation terminals
Industrial uses: Railroad facilities and solid waste collection facilities

These I-1 land uses by Special Use Permit (SUP) have been proffered out in this rezoning case:

Commercial uses: Amusements, commercial
Industrial uses: Shooting ranges, outdoors; sanitary landfills;
 Solid waste materials recovery facilities and Truck terminals
Miscellaneous uses: Aviation facilities

Conclusion:

The 2015 Comprehensive Plan states *“it is not sufficient for an applicant to receive approval for a rezoning simply because a property is within a community planning area. Each application is considered by the county to see if the proposed development is well planned within the context of the surrounding community.”* Planning Staff has worked with the applicant and his consultant to come up with B-1 land uses that could be located along Richmond Road with the ample state maintained road frontage. The applicants plan to work through all of the required site plan and design standards to promote the best opportunity for flex warehouse buildings to offer up small business owners with suitable space to conduct their office / flex / storage work without the need to have any outside storage other than the typical parking on light passenger trucks and/or vans.

Suggested Motion:

I move that the Planning Commission recommend [Approval / denial / deferral] of ZMP 22:07, a request to amend the Fluvanna County Zoning Map with respect to approximately 6 +/- acres of Tax Map 4 Section A Parcel 24 to conditionally rezone the same from A-1 General Agricultural, to the I-1, Limited Industrial Zoning District along with proffers received on December 5, 2022.

Attachments:

Rezoning Application, Checklist and Sign Form

Shimp Engineering Sketch Plan

Community Meeting and County APO Letters

I-1, Zoning District Uses and Requirements

ZTA 22:01 New Commercial Uses 8-17-22

SHIMP ENGINEERING, P.C.

Design Focused Engineering

Project Narrative For: Memory Lane Flex Warehouse | Rezoning Request

Parcel Description: Tax Parcel 4-A-24

Initial Submittal: October 31, 2022

Narrative Revision: December 5, 2022

	ACREAGE	EXISTING ZONING	PROPOSED ZONING
TMP 4-A-24	6.04	A-1	I-1

Location:

Approximately 500 feet west on Route 250 Richmond Road, from its intersection with Route 627 Zion Road.

Project Proposal:

The Clean Machine Inc. (the “applicant”) is the contract purchaser of tax parcel 4-A-24 in Fluvanna County (the “property”) which is owned by The Puopolo Living Trust (the “owner”). The 6.04-acre property is approximately 500 feet west on Richmond Road (Route 250) from its intersection with Zion Road (Route 627). The owner owns adjacent tax parcels 4-A-25 and 4-A-26, which the applicant also has under contract to purchase; the adjacent parcels are zoned I-1. The applicant seeks to develop flex warehouses of various sizes to accommodate a variety of users. To realize a cohesive development encompassing the property and the adjacent tax parcels, the applicant seeks to rezone the property from its current A-1 Agriculture zoning to I-1 Limited Industrial.

While the rezoning is limited to the 6.04-acre subject property, the entire proposed development would include the two adjacent properties, totaling 12.734 acres. If approved, the unified zoning would permit limited industrial uses, such as flex warehousing on the site. As Zion Crossroads continues to grow as a regional mixed-use center, the proximity to the Route 15/Interstate 64 interchange is an additional attraction to light industry users, allowing for ease of access to major transportation corridors. The demand for flex warehousing leasing has increased, especially in a post-COVID19 real estate market; in addition to the high demand of “commercial warehouse and industrial space...from pandemic-fueled growth in online shopping [that] shows few signs of abating...large warehouses are attracting high-tech manufacturing and life sciences.”¹ Furthermore, the wide variety of commercial and industrial uses that could take place on a Limited Industrial property could encourage local economic development and smaller business owners do not necessarily require the larger areas commonly offered for industrial users. Flex warehousing is ideal in allowing businesses to stage and store materials and goods in an enclosed space, and consolidating smaller warehouse spaces within one property would provide for a more organized manner that promotes commercial and business activity near the Zion Crossroads center. Furthermore, there is a need for scalable commercial and industrial spaces as businesses at all growth levels need varied spaces to accommodate their needs.

The property is surrounded by A-1 Agricultural zoned and I-1 Limited Industrial zoned properties. Where the property is adjacent to A-1 zoned properties, screening is to be provided, complying with section 24 of the Fluvanna Code of Ordinances, with setbacks established as a 50’ building setback and a 25’ parking setback.

Impacts Analysis:

Traffic

The following trip generation estimates for plausible users affiliated with the proposed development on the property are derived from the Institute of Transportation Engineers (ITE) Trip Generation Manual 10th Edition.

Use	ITE Code	Independent Variable	AM			PM			Daily Total
			In	Out	Total	In	Out	Total	
Specialty Trade Contractor	180	10,000 SF	12	5	17	6	14	20	102
General Light Industrial	110	50,000 SF	31	4	35	4	28	32	247
Warehousing	150	60,000 SF	8	2	10	3	8	11	140
					62			63	489

The above trip generation estimates are derived for the development of the entire site, which will likely take place over several years. The initial phase of construction proposes development of 10,000 – 25,000 SF of specialty trade contractor / general light industrial / warehousing space.

The proposed development will utilize the existing commercial entrance from Route 250. If any entrance improvements or modifications are required by VDOT to the existing entrance, proposed improvements will be designed for at site plan and implemented prior to the issuance of a certificate of occupancy on the property. A second entrance is proposed to connect the site to Memory Lane, which is located just east of the property. The second entrance will likely be constructed with later phases of development of the property and will comply with applicable VDOT standards at the time of design permitting and construction.

Water and Sewer

The development proposes to connect to public water and will likely be served by a new on-site septic system for the initial phase, converting to a public connection during the construction of later phases.

Environmental

Regulated development on the property will be subject to the regulations of the Fluvanna County Erosion and Sediment Control regulations and state Virginia Stormwater Management Program (VSMP) regulations.

Proffers

The owner has submitted voluntary proffer conditions with this application to preclude certain uses from taking shape on the property to limit potential impacts from noise, dust, and traffic.

¹Spivack, Miranda S. “Warehouse Space Is The Latest Thing Being Hoarded.” 1 Feb. 2022, <https://www.nytimes.com/2022/02/01/business/warehouses-supply-chain.html>



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Rezoning

RECEIVED

NOV 1 2022

Fluvanna County
Planning Dept

Owner of Record: Michael and Bethany Puopolo Living Trust
Applicant of Record: The Clean Machine
Address: PO BOX 5744 CHARLOTTESVILLE VA 22905
Address: 866 White Hall Road Keswick, VA 22947
Phone: Fax:
Phone: (434) 531-8503 Fax:
Email: cleanmachineva@gmail.com

Representative: Shimp Engineering
Address: 912 E High Street, Charlottesville, VA, 22902
Phone: (434) 227-5154 Fax:
Email: kelsey@shimp-engineering.com

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.

If property is in an Agricultural Forestal District, or Conservation Easement, please list information here:

Tax Map and Parcel(s) 4-A-24
Acreage 6.04 Current Zoning A-1

Is parcel in Land Use Valuation Program? [X] No [] Yes
Deed Book and Page: 670-597

Location of Parcel: Immediately west of the intersection of Route 250 and Zion Road

If any Deed Restrictions, please attach a copy

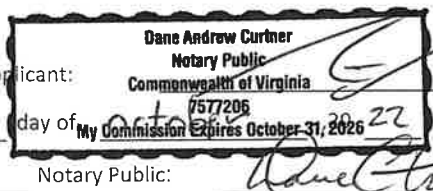
Requested Zoning I-1 Proposed Use of Property flex space/warehousing

Affidavit to Accompany Petition for Rezoning

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

I/We, being duly sworn, depose and say that we are Owner/Contract Owner of the property involved in this application and that we have familiarized ourselves with the rules and regulations of the Zoning Ordinance with respect to preparing and filing this application, and that the foregoing statements and answers herein contained and the information on the attached map to the best of our ability present the argument on behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of our knowledge.

Date: 10/5/22 Signature of Owner/Applicant:
Subscribed and sworn to before me this 5 day of October, 2022 Register # 7577206
My commission expires: 10/31/26 Notary Public: Dane Andrew Curtner



All plats must be folded prior to submission to the Planning Department for review. Rolled plats will not be accepted.

Table with 2 columns: Planning Commission and Board of Supervisors. Rows include Office Use Only, Date Received, \$1,000 fee paid, Mailing Costs, Proffer or Master Plan Amendment, Election District, Public Hearings, Advertisement Dates, APO Notification, Date of Hearing, and Decision.



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Public Hearing Sign Deposit

Name: The Clean Machine Inc

Address: 866 White Hall Road

City: Keswick

State: VA Zip Code: 22947

I hereby certify that the sign issued to me is my responsibility while in my possession. Incidents which cause damage, theft, or destruction of these signs will cause a partial or full forfeiture of this deposit.

 10 / 5 / 22
 Applicant Signature Date

*Number of signs depends on number of roadways property adjoins.

Office Use Only	
Application #: BZA _____ : _____ CPA _____ : _____ SUP _____ : _____ ZMP 22 : 07 ZTA _____ : _____	
\$90 deposit paid per sign*: <u>check 322478</u>	Approximate date to be returned:



Commonwealth of Virginia
County of Fluvanna
Rezoning Application Checklist

The following information shall be submitted with the application and is to be provided by the applicant for the processing of the application:

Applicant must supply	Staff Checklist
Completed Rezoning Application signed by the current owner(s) or lessee or written confirmation from the current owner or lessee granting the right to submit the application	
<ul style="list-style-type: none"> • Statement on proposed use of property and reason for rezoning • Ten (10) copies of plats showing existing and proposed improvements (if applicable) • Deed restrictions (if applicable) • Copy of the Tax Map showing the site (preferred) • General Location Map (preferred) 	
Supporting photographs are not required, but suggested for evidence	

All maps and plans submitted are to be either 8.5"x 11" or 11"x 17". One original of any size may be for staff use at the public hearing.

Staff Only	Staff Checklist
Preliminary review by planning staff for completeness and content:	
<ul style="list-style-type: none"> • Technical Review Committee review and comment • Determine all adjacent property owners • Placed as a Public Hearing on the next available agenda of the Planning Commission. 	
Notification of the scheduled Public Hearing to the following:	
<ul style="list-style-type: none"> • Applicant • All adjacent property owners • Local Newspaper advertisement 	
Staff Report to include, but not be limited to:	
<ul style="list-style-type: none"> • General information regarding the application • Any information concerning utilities or transportation • Consistency with good planning practices • Consistency with the comprehensive plan • Consistency with adjacent land use • Any detriments to the health, safety and welfare of the community. 	

For Applicant

The Rezoning Application fee is made payable to the **County of Fluvanna**.

Meetings for the processing of the application

Applications must be submitted by the first working day of the month to have the process start that month. Applications received after the first working day will have the process start the following month.

Process:

1. Placed on next available Technical Review Committee Agenda.
2. Placed as a Public Hearing on the next available agenda of the Planning Commission the following month. Staff Report and Planning Commission recommendation forwarded to the Board.
3. Placed as a Public Hearing on the next available agenda of the Board of Supervisors (usually the same month as the Planning Commission).

Applicant or a representative must appear at the scheduled hearings.

The Technical Review Committee provides a professional critique of the application and plans. The Planning Commission may recommend to the Board of Supervisors: approval; approval subject to resubmittal or correction; or denial of the special use permit.

Board Actions

After considering all relevant information from the applicant and the public, the Board will deliberate on points addressed in the Staff Report.

The Board may approve; deny; or defer the request pending further consideration; or remand the case back to the Planning Commission for further consideration.

With **approval**, the development may proceed.

If **denied**, an appeal to the Courts may be prescribed by law

No similar request for a Rezoning for the same use at the same site may be made within one year after the denial.

RECEIVED

NOV 1 2022

Fluvanna County
Planning Dept

October 6, 2022

Fluvanna County Planning and Zoning
132 Main Street
Post Office Box 540
Palmyra, VA 22963

Re: AUTHORIZATION TO SUBMIT LAND USE APPLICATIONS

The Michael and Bethany Puopolo Living Trust (the "Owner"), is the Owner of Fluvanna County tax parcel 4-A-24 (the "Property"). The Clean Machine Inc. (the "the Applicant") is the Applicant for a rezoning application affecting the Property (the "2022 Rezoning Application"); the Applicant is the contract purchaser of the Property. Justin M. Shimp and Kelsey Schlein of Shimp Engineering, P.C. are acting as the Applicant's representatives (the "Representatives") for the 2022 Rezoning Application. The Owner hereby authorizes the Applicant and the Representatives to submit land use applications affecting the Property, such as, but not limited to, Zoning Map Amendment Applications, Site Plan Applications, and other similar land use applications affecting the Property (collectively, the "Land Use Applications"). This authorization includes the authority to take any other steps, and submit any other documentation to Fluvanna County necessary to effectuate the Land Use Applications on behalf of the Owner.

Michael and Bethany Puopolo Living Trust

By: 
Trustee

Date: 10/06/22

By: 
Trustee

Date: 10/06/22

Statement of FINAL Proffers

Pursuant to Section 15.2-2296 of the Code of Virginia and Section 22-17-9 of the Fluvanna County Zoning Ordinance, Bethany J. Puopolo and Michael D. Puopolo as co-trustees of the Michael and Bethany Puopolo Living Trust, the Owner of record of Tax Map 4 Section A Parcel 24 (the "Property"), which is the subject of conditional rezoning request, ZMP 22: ____, does hereby voluntarily proffer that development of the Property shall be in strict accordance with the following conditions set forth in this statement of final proffers:

The Owner presents this statement of proffers for Tax Map 4 Section A Parcel 24:

1. **PROHIBITED USES:** The following permitted by right land uses shall be excluded from the Property under I-1 Zoning Section 22-11-2.1:

Commercial Uses: Transportation terminals

Industrial Uses: Railroad facilities, solid waste collection facilities

The following permitted by special use permit land uses shall be excluded from the Property under I-1 Zoning Section 22-11-2.2:

Commercial Uses: Amusements, commercial

Industrial Uses: Shooting ranges, outdoor; sanitary landfills; solid waste material recovery facilities; truck terminals

Miscellaneous Uses: Aviation facilities

I hereby acknowledge as the Property Owner that the Conditional Rezoning of the Property gives rise to the need for these conditions and that these conditions are reasonable.

Bethany J. Puopolo, co-trustee

Date

Michael D. Puopolo, co-trustee

Date

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____

I, _____, a Notary for the State of Virginia
do verify that the foregoing instrument was signed before me this the _____ day of
_____, _____.

My commission expires: _____

Notary Public



COUNTY OF FLUVANNA

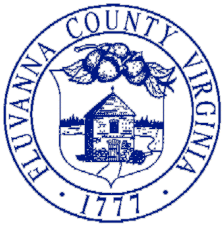
"Responsive & Responsible Government"

132 Main Street
P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911
www.fluvannacounty.org

MEMORANDUM

Date: December 5, 2022
From: Valencia Porter
To: Douglas Miles
Subject: APO Memo Complete

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the December 13, 2022 Planning Commission meeting.



COUNTY OF FLUVANNA

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Palmyra, VA 22963
(434) 591-1910
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PUBLIC HEARING NOTICE

December 2, 2022

ZMP 22:07 The Clean Machine Inc I-1 Industrial Rezoning / Tax Map 4 Section A Parcel 24

This is to notify you that the Fluvanna County Planning Commission will hold a public hearing on:

Meeting: Planning Commission Regular Meeting

Date: **Tuesday, December 13, 2022 at 7:00 pm**

Location: Carysbrook Performing Arts Center
8880 James Madison Highway Fork Union, VA 23055

ZMP 22:07 The Clean Machine Inc. – A request to rezone from A-1, General Agricultural to the I-1, Limited Industrial Zoning District of 6 +/- acres of Tax Map 4 Section A Parcel 24. The subject property is generally located in the southwest quadrant of Richmond Road (Rte 250) and Memory Lane (SR 698) and in the Zion Crossroads Community Planning Area and Palmyra Election District.

Please be advised that you can attend the meeting in person, join the meeting via Zoom or by a phone call where you will have an opportunity to provide any Public comments. Instructions for participation in the Public Hearings will be available on the County's website along with the Meeting Agenda and Staff Reports.

You can contact the Fluvanna County Planning & Community Development Department, 8:00 am – 5:00 pm, Monday through Friday. If you have any questions regarding this application or the scheduled public hearing, then please contact me at dmiles@fluvannacounty.org or call me at 434.591.1910 with questions.

Sincerely,

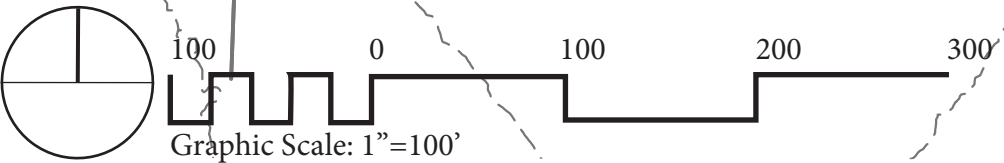
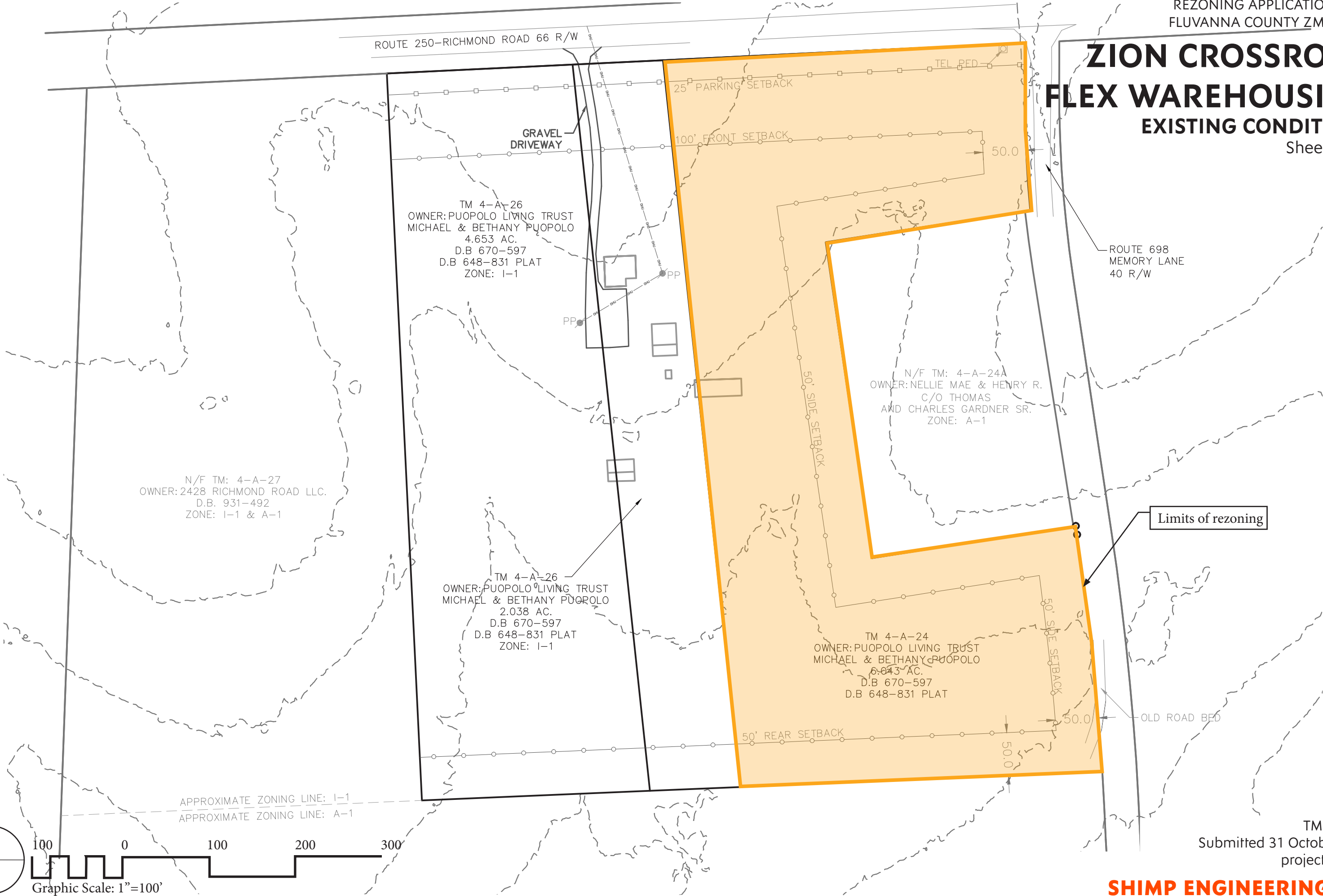
Douglas Miles

Douglas Miles, AICP, CZA
Community Development Director



ZION CROSSROAD FLEX WAREHOUSING EXISTING CONDITIONS

Sheet 5 of 6



TMP 4-A-24
Submitted 31 October 2022
project: 22.055

SHIMP ENGINEERING, P.C.

Code of Ordinances
APPENDIX TO FLUVANNA COUNTY CODE - PARTICIPATION IN THE VACo/VML VIRGINIA
INVESTMENT POOL TRUST FUND
CODE COMPARATIVE TABLE - ORDINANCES

< Sec. 22-10-13. - Sidewalks.

ARTICLE 12. - INDUSTRIAL, GENERAL, DISTRICT I-2 >

ARTICLE 11. - INDUSTRIAL, LIMITED, DISTRICT I-1

Sec. 22-11-1. - Statement of intent.

The primary purpose of this district is to permit certain light industries. The limitations on (or provisions relating to) height of building, horsepower, heating, flammable liquids or explosives, controlling emission of fumes, odors and/or noise, landscaping, and the number of persons employed are imposed to protect and foster adjacent residential property while permitting certain light industries to locate near a labor supply.

Sec. 22-11-2. - Use regulations.

In Industrial, Limited, I-1, structures to be erected or land to be used shall be for one or more of the following uses, together with ordinary and necessary accessory uses, and no others.

(Ord. 12-16-15)

Sec. 22-11-2.1. - Uses permitted by right.

The following uses shall be permitted by right:

Civic Uses

Public uses

Commercial Uses

Automobile repair service establishments

Automobile sales

Car washes

Communications service

Corporate offices

Code of Ordinances

Financial institutions

Flea markets

Gas stations

Landscaping materials supply

Laundries

Medical clinics

Offices

Parking facilities

Professional schools

Recreational vehicle sales

Retail stores, general

Retail stores, large-scale

Retail stores, neighborhood convenience

Retail stores, specialty

Self-storage facilities

Shooting ranges, indoor

Transportation terminals

Vending carts

Veterinary offices

Industrial Uses

Contractor's storage yards

Lumberyards

Machine shops

Manufacturing, light

Railroad facilities

Code of Ordinances

Research laboratories

Sawmills, temporary

Solid waste collection facilities

Upholstery shops

Wholesale warehouses

Miscellaneous Uses

Accessory uses

Utilities, minor

Woodstorage, temporary

(Ord. 9-17-08; Ord. 10-21-09; Ord. 11-3-10; Ord. 11-20-12)

Sec. 22-11-2.2. - Uses permitted by special use permit only.

;

The following uses shall be permitted by special use permit only:

Commercial Uses

Amusements, commercial

Auction houses

Manufactured home sales

Outdoor entertainment

Outdoor recreation facilities

Restaurants, fast food

Shooting ranges, outdoor

Industrial Uses

Manufacturing, medium

Sanitary landfills

Sawmills, permanent

Solid waste material recovery facilities

Miscellaneous Uses

Aviation facilities

Outdoor gatherings

Telecommunication facilities

Utilities, major

(Ord. 9-17-08; Ord. 10-21-09; Ord. 11-3-10; Ord. 11-20-12)

Sec. 22-11-3. - Requirements for permitted uses.

⋮

- (A) Before a zoning permit shall be issued or construction commenced on any permitted use in this district, or a permit issued for a new use, the applicant for the proposed use shall comply with the provisions of [Article 23](#) of this chapter.
- (B) Screening from adjacent business, residential and agricultural district shall be required.
- (C) Landscaping may be required within any established or required front setback area. The plans and execution must take into consideration traffic hazards.

Sec. 22-11-4. - Area regulations.

⋮

None, except for permitted uses utilizing individual sewerage disposal system. The required area for any such use shall be approved by the administrator who may consult with the health official.

Sec. 22-11-5. - Setback regulations.

⋮

Buildings and accessory uses shall be located not less than one hundred feet (100') from any street right-of-way and all parking lots shall be located not less than fifty feet (50') from any street right-of-way except that:

- (A) Buildings and accessory uses may be located less than one hundred feet (100'), but not less than fifty feet (50'), from a street right-of-way, provided that said street:
 - (i) Is an access road within a subdivision for business or industrial uses and serves properties that contain industrial zoning district classifications only;
 - (ii) Is a cul-de-sac or an interior road; and
- (B) All parking lots shall be located not less than twenty-five feet (25') from any street right-of-way.

This shall be known as the "building setback line."

Sec. 22-11-6. - Yard regulations.



When permitted uses adjoin agricultural, residential, or business districts the minimum yard requirements shall be fifty feet (50'). All parking lots shall be located not less than twenty-five feet (25') from any residential or agricultural district.

Sec. 22-11-7. - Height regulations.



Buildings may be erected up to forty-five feet (45') in height from grade, except that:

- (A) A public or semi-public building may be erected to a height of sixty feet (60') from grade provided that required front, side and rear yard each shall be increased one foot (1') for each foot in height over forty-five feet (45').
- (B) Spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae and radio aerials sixty feet (60') limit. Parapet walls may be up to four feet (4') feet above the height of the building on which the walls rest.

Sec. 22-11-8. - Coverage regulations.



Impervious surface may cover up to eighty percent (80%) of the area of the lot.

Sec. 22-11-9. - Off-street parking.



Off-street parking shall conform with [Article 26](#): Off-Street Parking and Loading Spaces of this chapter.

Sec. 22-11-10. - Sign regulations.



Sign regulations shall conform with [Article 15](#) of this chapter.

Sec. 22-11-11. - Sidewalks.



Sidewalks that comply with the most recent VDOT specifications shall be required on both sides of all roadways, public and private.

Exceptions approved by the Planning Commission for locating sidewalks along road frontage may be acceptable with the placement of a trail network or greenway on the property providing sufficient pedestrian circulation.

(Ord. 5-4-11)

FLUVANNA FORWARD

Fluvanna County Economic Development Strategic Plan
FY2023 – FY2028

Adopted September 21, 2022

Vision Statement

Fluvanna County: The heart of Virginia and your gateway to the future.

Mission Statement

Fluvanna County is committed to providing an excellent quality of life for our citizens and businesses through the efficient delivery of core services and programs, while preserving the unique identity and rural character of the county.

About Fluvanna County

Nestled in the Piedmont region of the Commonwealth of Virginia, Fluvanna County strives to provide an outstanding quality of life for citizens and businesses through purposeful economic development initiatives. Abundant with locational advantages, tourism appeal, an affordable lifestyle and business costs, Fluvanna County is poised for economic growth. From workforce training to entrepreneurship, business development to talent attraction, the priorities set forth in this plan will inform decision-making, improve our economic competitiveness, and advance our growing community.

Our Statement of Purpose

In preparation for the FY2023-FY2028 strategic planning period, the Fluvanna County Economic Development Office conducted a qualitative analysis of the region, resulting in a strengths, weaknesses, opportunities, and threats analysis (SWOT) in Winter 2021. This process, which included one-on-one meetings with the Fluvanna County Board of Supervisors and the Economic Development Authority, and three stakeholder focus groups, helped Fluvanna County identify the advantages and challenges characterizing its competitive positioning. Stakeholders, including businesses, residents, community organizations, Fluvanna County staff, municipal leaders, educators, and industry partners were engaged in the evaluation process, collaborating to produce a shared vision for the economy.

The vision and approach articulated in this strategic plan reflect the data-driven objectives identified during this planning period (please see Appendix for the full qualitative and SWOT analyses). By building upon our progress, leveraging new opportunities, and linking residents and businesses with the resources to succeed, we can move Fluvanna boldly forward.

Our Vision for Strategic Growth

In Fluvanna County, a focus on **People, Prosperity, and Placemaking** will support a vibrant economy and enhance our quality of life.

PEOPLE: Improve employment opportunities to elevate residents and businesses.

1. Position Fluvanna County's workforce for success through skills development.

Educational attainment is high within Fluvanna County and is consistent with Virginia's achievement narrative. According to the 2021 U.S. Census, 92.5% of residents over the age of 25 hold a high school diploma, and 35.6% over the age of 25 hold a bachelor's degree or higher.¹

Together with educational and industry partners, Fluvanna County is shaping the next generation of workforce talent. In 2020-21, the four-year, on time graduation rate for Fluvanna County Public Schools was 95.3%, above the state average of 93%.²

Fluvanna County Public Schools offer a K-12 curriculum with quality Science, Technology, Engineering, Arts, and Mathematics (STEAM) programming. In addition, Project Fluvanna is priming an entry-level talent pipeline by helping non-college track students explore opportunities within the workforce. The Career and Technical Education (CTE) department at Fluvanna County High School encourages local businesses to hire students in areas of demonstrated job growth. This program includes marketing, business skills, construction, engineering, woodworking, agriculture, critical thinking, and culinary skills, among others. Continued engagement with program administrators and industry partners will keep CTE offerings robust and relevant.

Fluvanna County is also home to the Fork Union Military Academy, an all-male college preparatory military boarding school founded in 1898. Considered one of the premier military boarding academies in the United States,³ Fork Union boasts a consistently high college acceptance rate and provides clear pathways to academic success and career achievement.

Several major universities and two-year institutions, including the top-ranked University of Virginia and Piedmont Virginia Community College (PVCC), are within a 30-minute drive. PVCC offers over 90 areas of study and features an array of certificate programs, two-year degree programs, and youth enrichment opportunities. Their Workforce Services Division is a valued partner, providing training programs for industry credentialing and professional development in response to economic demand.

Looking ahead, Fluvanna County will continue to identify and establish partnerships with educational and industry partners. This will keep local talent equipped with the skills appropriate for workforce needs.

¹ U.S. Census Bureau, 2020

² Virginia Department of School Quality Profiles, 2022

³ <https://www.forkunion.com/>

2. Develop talent attraction initiatives to grow opportunities in Fluvanna County.

On the average, unemployment rates in Fluvanna County are lower (3.2%) as compared to Virginia (3.8%) and the U.S. (5.3%).⁴ Low unemployment signals that the marketplace has confidence in the skills of Fluvanna County residents, which speaks to the caliber of talent residing locally.

Despite the capabilities of the existing workforce, talent attraction was a common theme among stakeholders in the SWOT analysis focus groups. Currently, 58.3% of Fluvanna County's residents aged 16 and older participate in the civilian labor force.⁵ This percentage, which is slightly lower than the national average of 63%, points to the need for a concentrated focus on talent attraction within Fluvanna County.

As of 2019, which represents the most updated reporting period to date, most workers (9,865) commuted outside the county for employment to areas including Charlottesville and Albemarle County. A lesser number (2,549) commute into Fluvanna County from neighboring communities, and fewer (1953) live and work in the county itself.⁶

Promoting the excellence of our K-12 education system, upskilling our workforce, and collaborating with industry partners are three talent attraction tactics employed by Fluvanna County. Other approaches for talent attraction are forthcoming in this report.

3. Showcase residential real estate to attract, retain, and grow available talent.

Residential real estate in Fluvanna, on average, is more affordable than that of surrounding counties. According to the U.S. Census, the median value of owner-occupied residential property in Fluvanna County is \$234,500, which represents a cost savings over Virginia's \$282,200 median residential property value.⁷

While purchasing residential real estate is more affordable in Fluvanna County, a 2018 Regional Housing Study conducted by the Thomas Jefferson Planning District Commission Regional Housing Partnership identified an affordability gap.⁸ The U.S. Department of Housing and Urban Development (HUD) defines affordability as not exceeding 30% of a household's income on housing-related expenses. Their 2018 evaluation of 11,047 housing units in Fluvanna County revealed the following:

- 960 owner households paid more than 50% of their incomes toward housing costs.
- 220 renter households paid more than 30% of their incomes toward housing costs.
- 310 renter households paid more than 50% of their incomes toward housing costs.

⁴ Fluvanna Community Profile, Virginia Employment Commission, 2022

⁵ U.S. Census Bureau, 2020

⁶ US Census Bureau, 2020

⁷ U.S. Census Bureau, 2020

⁸ Infographic. Regional Housing Study and Needs Assessment Key Takeaways, Thomas Jefferson Planning District Commission

Affordable housing and economic prosperity go hand in hand. The affordability of real estate and rental properties have a positive impact on talent attraction. Creating a blend of real estate options at various price points, near schools and recreational amenities, attracts and retains workers and industries on a larger scale. Fluvanna County will continue to work with the Thomas Jefferson Planning District Commission Regional Housing Partnership to improve the affordability, accessibility, and diversity of housing available within our communities.

PROSPERITY:

Attract and retain industries that advance our communities.

1. Retain existing industries that build upon our strengths.

Locally, Health Care and Social Assistance, Educational Services, Retail Trade, Construction, Accommodation and Food Services, Manufacturing, Accommodation and Food Services are lead employment sectors within Fluvanna County. With a reported 405 employment establishments in 2021, the largest employers include:⁹

Top Employers¹⁰

Fluvanna County Public School Board
Fluvanna Correctional Center
County of Fluvanna
Mmr Constructors Inc
Fork Union Military Academy
Fielder's Choice Enterprises Inc
Food Lion
A G Dillard Inc
BFI Transfer Systems of Virginia
Silk City Printing

Highest Employee Totals by Industry:¹¹

Government Total: (1295)
Local Government: (886)
Construction: (780)
State Government: (377)
Retail Trade: (397)

⁹ Fluvanna Community Profile, Virginia Employment Commission, 2022

¹⁰ Fluvanna Community Profile, Virginia Employment Commission, 2022

¹¹ Fluvanna Community Profile, Virginia Employment Commission, 2022

Within the top-ranked state for business, Fluvanna County provides a stable environment for success.¹² Operating a business in Fluvanna County yields fewer administrative business costs, which drives the narrative. In Fluvanna County, low taxes and a devoted business ecosystem bolster existing and prospective industries. The absence of a Merchants Capital tax and a Gross Receipts tax deliver substantial industry savings. A low Business Personal Property tax with an aggressive depreciation schedule and a Machinery and Tools tax with an aggressive depreciation schedule are value-added as well. With an eye on improving competitiveness, Fluvanna County may develop new business incentives beyond those currently offered.

2. Attract growth-oriented sectors aligning with our economic objectives.

Target industries have a multiplier effect on local economies. Establishing clear industry targets lends focus to our economic development efforts, helping us refine the incentives available and prepare our workforce effectively. Looking ahead, capturing new businesses locating to the county will provide informative metrics for assessment. This data will guide economic development strategies and help Fluvanna County achieve desired outcomes. Fluvanna County's target industry sectors follow¹³:

Business and Financial Services
Light Manufacturing
Transportation and Logistics
Agribusiness, Food Processing, and Technology
Health Services
Forest and Wood Products

The above-named targets are informed by our existing industries, strategic location, growing regional demand, and rural assets. These targets leverage the existing strengths and intellectual capital available within our regional commuter shed and position us for growth.

3. Foster entrepreneurship within Fluvanna County.

A robust commitment to entrepreneurship will help Fluvanna County keep pace with the evolving needs of businesses, residents, and the workforce. Regional partnerships with the Community Investment Collaborative and the Central Virginia Small Business Development Center encourage the development of products and concepts with real market traction. From workshops to targeted business support, the Fluvanna County Economic Development Office works to diversify area businesses and create new job opportunities.

Partnering with education and industry is an identified route to progress, as is the development of local collaboration spaces. In the future, Fluvanna County hopes to enrich the in-county innovation ecosystem by developing a business incubator, coworking space, or a maker space.

¹² "America's Top States for Business," CNBC, July 13, 2021

¹³ <https://www.fluvannacounty.org/ced/page/major-employers-industries>

4. Improve the variety of commercial real estate options to support business attraction, retention, and expansion efforts.

Boasting ample acreage for agricultural purposes and commercial/industrial spaces with prime frontage, Fluvanna County is positioned for growth. Ongoing investments in county growth areas are purposeful, ensuring that public infrastructure aligns with community and business needs. The proposed Fork Union Business Park, situated along U.S. Route 15 and Virginia Route 6, would offer over 500,000 square feet of industrial space to locating and expanding enterprises. In addition, evaluating the prospect of higher tiered, pad ready sites among stakeholders is an identified priority in key areas of the county. Pad ready sites accelerate a company's speed to market and increase Fluvanna's County's competitiveness.

PLACEMAKING: Enhance the spaces where people live, work, and play in Fluvanna County.

1. Prioritize infrastructure to meet the needs of residents and businesses.

Fluvanna County's development plans are designed to meet the needs of a changing and growing population.

Road Network

Fluvanna County has easy access to major transportation routes through the interstate system, making commutes from Charlottesville and surrounding counties convenient. Key routes include:

- Interstate 64 intersects Fluvanna County at its northern tip and runs east-west, providing direct access to Richmond and Hampton Roads.
- U.S. Route 15, a major north-south highway runs through the center of Fluvanna County, and State Route 6 runs east-west.
- Both Interstates 95 and 81 are within 45 minutes of Fluvanna County.

As commercial and residential development continues, volume is a chief concern for residents and businesses. Fluvanna County regularly conducts traffic reviews, enhances intersections and walkability, and makes safety and sight improvements to alleviate congestion.

Public Transit Service

Access to convenient public transit helps employees and residents travel in and beyond Fluvanna County without a car. Locally, JAUNT, Inc. provides curb-to-curb demand-response service for the citizens of several area counties. Jaunt is a transit partner, but as a reservation-based system, transportation must be planned in advance, limiting widespread connectivity.

Commercial Rail Service

Fluvanna County is on the CSX commercial line. This single track follows the James River along the county's southern border from Columbia in the southeast to Scottsville in the southwest.

Passenger Rail Service

Amtrak passenger rail service is available in Charlottesville. This benefits residents preferring a quieter living environment but places a 45-minute distance between passengers seeking rail access.

Water and Sewer

Fluvanna County Planning Areas (CPAs) have identified water and sewer as areas of investment for residents and businesses. Fluvanna County will continue to invest in targeted growth areas throughout the county, including Zion Crossroads, Columbia, Lake Monticello, Palmyra, and Fork Union.

Fluvanna County has targeted Zion Crossroads as a priority growth area. Improved water and sewer infrastructure will accelerate business attraction and expansion efforts in this section of Fluvanna County. The Zion Crossroads project has an anticipated Fall 2022 completion date.

Lake Monticello and Palmyra have public water and sewer serviced by Aqua and Fluvanna County Public Utilities. Fork Union's water is provided by Fork Union Sanitation District, with private septic service available at this time. Continued investments in public infrastructure will continue to improve the quality of life and capacity available to residents and businesses.

Broadband

Fluvanna County is serviced by Xfinity, CenturyLink, and Firefly Fiber Broadband. Firefly, a subsidiary of Central Virginia Electric Cooperative (CVEC), is partnering with Fluvanna County to expand broadband availability. Firefly developed a plan to include construction of over seven miles of fiber optic cable.

2. Leverage tourism assets to boost visitor appeal.

Fluvanna County has extraordinary natural, historic, and recreational resources to celebrate and leverage as tourism assets. Our small-town authenticity, agritourism experiences, outdoor adventures, and heritage spaces have much to offer tourists and visitors. Our proximity to Charlottesville and Richmond remains a key advantage, keeping cultural, historical, recreational, and retail opportunities close at hand.

In 2018, Fluvanna County released a Tourism Strategic Plan, identifying its objectives for growth in the areas of tourism and recreation. Since the report's release, Fluvanna County has elevated its marketing, branding, and opportunities for tourism-related businesses in the following ways:

2020

- Photo competition
- #Buy from Fluvanna (buy local)
- Fluvanna black history facts
- Podcasts recognizing Black History Month
- Welcome to Palmyra signage
- Love sign at Pleasant Grove
- 101 Things to Do in Fluvanna
- Pleasant Grove Certified Tourist Information Center

Looking ahead, Fluvanna County will grow its tourism experiences in the areas of agritourism, outdoor recreation, and historic heritage, with specific objectives outlined later in this strategic plan. The absence of lodging remains a challenge, but encouraging continued investment in the public spaces, experiences, and businesses sought after by visitors is a way forward.

Our Strategic Approach

Fluvanna County has identified four strategic goals shaping economic growth and community prosperity. We will undertake the following over the course of this strategic plan:

Goal 1: Position Fluvanna County as a business-friendly county with competitive assets in the Central Virginia region.

How:

- ◆ Reorganize and communicate steps of streamlined and standardized business permitting process to new and existing businesses in Fluvanna County.
- ◆ Design potential business incentive offerings in Fluvanna County.
- ◆ Promote the “Fluvanna County Shovel-Ready Sites” program to landowners, businesses, and the community at large to encourage the creation of higher tiered pad-ready sites (as defined by the Virginia Economic Development Partnership Authority in its Virginia Business Ready Sites Program in accordance with Section 2.2-2238.B of the Code of Virginia of 1950) in Fluvanna County.
- ◆ Continue to invest in key growth areas in Fluvanna County, including but not limited to Fork Union, Columbia, Palmyra, and Zion Crossroads.

Goal 2: Foster entrepreneurship, business growth, and expansion in Fluvanna County through business retention efforts.

How:

- ◆ Continue to collaborate at the regional level to provide programs and services; share resources and assets to reduce costs and improve quality.
- ◆ Formalize a County Business Retention and Expansion (BR&E) program.
- ◆ Create a business database of existing businesses for tracking business metrics in Fluvanna County.

- ◆ Support, advocate, and promote the new community commercial kitchen.
- ◆ Explore entrepreneurial support opportunities such as the development of a coworking space, business incubator, or maker space.
- ◆ Work towards the creation of a new position geared towards marketing and tourism promotion and business retention within the Fluvanna County Economic Development Office.
- ◆ Develop a comprehensive hazard mitigation plan for businesses within Fluvanna County.

Goal 3: Develop new and enhance existing tourism experiences, activities, and events in Fluvanna County to increase tourism attraction.

How:

- ◆ Devise and implement shop local incentives and programs.
- ◆ Promote local tourism experiences in agritourism, viticulture, artisans, events, parks, and outdoor recreation.
- ◆ Research and apply for grants to support tourism initiatives in Fluvanna County.

Goal 4: Support Fluvanna County businesses with talent recruitment and retention challenges.

How:

- ◆ Establish partnerships with local educational institutions and workforce partners to develop a talent pipeline to fit local skills needs.
- ◆ Advocate for the Fluvanna County business community as the county addresses its infrastructure challenges.

Partner Organizations

To assist with achieving these goals, Fluvanna County plans to leverage relationships with partner organizations.

Central Virginia Partnership for Economic Development (CVPED)
 Central Virginia Small Business Development Center (CVSBDC)
 Community Investment Collaborative (CIC)

Fluvanna Chamber of Commerce
Fluvanna County Economic Development and Tourism Advisory Committee (EDTAC)
Fluvanna County Economic Development Authority (EDA)
Fluvanna County Public Schools
Fork Union Military Academy (FUMA)
Piedmont Virginia Community College (PVCC)
Thomas Jefferson Planning District Commission (TJPDC)
Virginia Career Works (VCW)
Virginia Cooperative Extension
Virginia Department of Agriculture and Consumer Services (VDACS)
Virginia Economic Development Partnership (VEDP)

Appendix:

- I. *Fluvanna County Economic Development Strategic Planning Qualitative Analysis*

Fluvanna County Strategic Planning

Qualitative Analysis

February 2022

PLAT!NUM PR

Fluvanna County Economic Development Strategic Planning Interviews

Background: One-on-one interviews with each of the Fluvanna County Board of Supervisors and Economic Development Authority members were administered as part of the Fluvanna County Economic Development strategic planning process. This strategic planning process was intended to engage residents, business owners, County staff, community organizations, key industries, educators, municipal leaders, partners, and other stakeholders of Fluvanna County in a collaborative process to produce a shared vision for the future of Fluvanna County's economy.

Method: These interviews were conducted between January 6, 2022, and January 20, 2022. Fluvanna County Board of Supervisors were interviewed first, and Fluvanna County Economic Development Authority Board members were interviewed thereafter.

Results: Interview results were analyzed through a SWOT analysis.

S

- Educated, diverse workforce with various areas of expertise
- Farming community
- Rural county with groves, rivers, lakes, and attractive landscape
- Quality school system
- Government leadership is involved and efficient

W

- No economic growth
- Bad traffic
- No medical facility
- Outdated infrastructure turns away business opportunities
- Unsustainable water system

O

- Use land to create more parks/recreation spaces
- Sunday Art Market will bring business to town
- Bridging the gap between rural and suburban areas
- Internship program for business students
- Transportation Logistics
- Fork Union area is popular and can be utilized to attract more people
- Speakers Bureau for different areas of expertise in the community

T

- Current water system cannot keep up with current use
- Competition from surrounding counties
- County is not ready for the economic growth they need
- Lack of commitment to infrastructure rebuild

Fluvanna County Economic Development Strategic Planning Staff Focus Group Analysis

Background: The following focus group was administered as part of Fluvanna County Economic Development’s strategic planning process. This strategic planning process was intended to engage residents, business owners, County staff, community organizations, key industries, educators, municipal leaders, partners, and other stakeholders of Fluvanna County in a collaborative process to produce a shared vision for the future of Fluvanna County’s economy.

Method: Participants were contacted and selected by Fluvanna County Economic Development staff members. The staff meeting was held virtually on January 21, 2022, through the communication platform Zoom, and the meeting was recorded. Present at the stakeholder meeting were eleven participants, one moderator, and one scribe. The scribe and moderator were Platinum PR team members, providing for an unbiased evaluation. The participants responded to eight questions.

Results: Four major themes were pulled from the stakeholder meeting. Themes were identified by the reiteration of the subject by multiple participants. Themes are not ranked. For analysis, please refer to the synthesis section.

Theme #1: Strong Tourism Assets

Participants in the staff focus group continuously identified outdoor recreation and tourism draws as the region’s greatest economic assets. Specifically, Pleasant Grove Park, water recreation opportunities, the artisan community, local events, and agritourism were mentioned. Staff members clearly believed that increased visitors would proffer economic growth. A few participants discussed the potential of enhancing current farmer’s market offerings to support local farmers and artisans. Another participant argued that many local producers found success in selling goods on-site.

Theme #2: Infrastructure Challenges Impact Business

Participants noted infrastructure issues within Fluvanna County and their impact on existing and potential businesses. These challenges were continuously mentioned throughout the duration of the focus group discussion. Increasing water and sewer capacity was deemed necessary by this group. One participant posited that, “Infrastructure challenges may be too difficult for singular businesses and might be more appropriate for a larger commercial development company to assume.”

Theme #3: Central Location

Fluvanna County’s central location and proximity to major towns and cities were identified as an economic strength of the region. Several participants noted the proximity of Richmond, Charlottesville, Washington DC, and connections via 15, 250, and 64. A few participants believed that this proximity created ideal conditions for attracting the warehousing and distribution industry sector. However, other participants also drew attention to the commuter trends resulting from this proximity. Some noted employee retention challenges and that a significant portion of residents was employed out of County.

Theme #4: Needed Business Attraction and Small Business Support

Pad-ready sites, tier four and five locations, small business support, and creating business-ready conditions were recognized by the participants throughout the focus group. Participants believed this should be a focus of the Economic Development Department and a priority for County investment. Participants also believed reporting business attraction metrics would be apropos to residents and stakeholders.

Staff Focus Group Synthesis

1. Please introduce yourself.
2. What are the region's greatest economic assets?
3. What is the most important economic development priority for the county?
4. What is the greatest challenge as it relates to economic growth and development in Fluvanna?
5. What should the County be investing in to support economic growth?
6. What should the County be doing to support existing businesses?
7. What metrics do you think Fluvanna County Economic Development should be using to measure success?
8. Anything else you need to add as it pertains to the development of this strategic plan?

1. Please introduce yourself.

This portion of the appendix has been kept confidential.

2. What are the region's greatest economic assets?

- Interstate system/roads and central location (*repeated by 4*)
 - Proximity to Richmond, Charlottesville, Washington DC
- Forrest and wood products, though most of it is privately owned
- Events, carnivals, county fairs, holiday lights
- Pleasant Grove Park (*repeated by 3*)
 - 22 miles of trails
 - Sports facilities and grounds
- Farm Museum
- Water recreation, three rivers and two major lakes (*repeated by 1*)
 - Lake Monticello (*repeated by 1*)
- Outdoor recreation
 - US Bike Route 76 is the heart of the county
 - Triathlon is a tourist draw
- Regional collaboration (*repeated by 1*)
- Educated community and potential workforce
 - Variety of skills among the workforce
 - A growing artisan community
- Low crime rate, which is attractive to businesses
- Up and coming water and sewer infrastructure
- Monticello Viticultural Society membership (*repeated by 1*)
 - Attracts visitors who support businesses

Key Takeaways: Fluvanna County’s central location, easy access points through the interstate system, and outdoor recreation and tourism draws are the region’s greatest economic assets. Specifically, the park, the water recreation, the artisan community, the local events, and the Monticello Viticultural Society membership, were noted by participants. Also mentioned was the regional collaboration between partner organizations.

3. What is the most important economic development priority for the county?

- Warehousing and distribution
 - Attracting this industry
 - Building out assets to support this industry
- Growing the small business community
- Infrastructure challenges along 250 (*repeated by 3*)
 - Most of the current inventory is tier one or tier two sites
 - Infrastructure challenges may be too difficult for singular businesses and might be more appropriate for a larger commercial development company to assume
 - Limited on sewer capabilities (*repeated by 1*)
 - This needs to be addressed to attract larger businesses
- Fluvanna County has the “spine” of infrastructure but lacks the “spiderweb” of connectivity
 - Water capacity is a challenge (*repeated by 1*)

Interest in building agritourism based businesses (*repeated by 1*)

- It would also support existing small farmers
- Interest in creating pick your own experiences (especially with berries)
- Many existing farmers rely on sales outside of the county
- Current farmers markets in Fluvanna County are not recognized by VA Tech
- Farmers market to support the growing artisan community

Business Attraction

Workforce Development

- Need stronger efforts to limit commuter trends

Key Takeaways: Participants immediately noted addressing infrastructure challenges as a priority for Fluvanna County. Others also identified greater support for agritourism-based businesses, business attraction, and shifting commuter trends. Business attraction efforts for the warehousing and distribution and small business industries were also noted.

4. What is the greatest challenge as it relates to economic growth and development in Fluvanna?

- Need for tier four, tier five, pad-ready sites
- Roads, sewage, water flows
 - Roads (*repeated by 1*)
 - Lacking major thoroughfares (not wanted necessarily)
 - Building infrastructure outside of the residential areas (*repeated by 1*)
 - The circulation around Lake Monticello can be challenging
 - Potentially widening 250 – to avoid congestion issues like Route 3
 - This should be done at a speed and scale relative to growth, and the long-term thoroughfare plan should assist with this

- Be intentional about spreading economic development efforts throughout the county to create balance (*repeated by 1*)
- The Comprehensive Plan will put forth the concept of developing neighborhood service areas
 - The intention is to even out business distribution throughout County and cut down on the pressure on one or two business areas
 - Hope to add Amazon sprinter spaces to increase distribution
- The County needs businesses to support the current resident population (*repeated by 1*)
 - More grocery stores
 - More restaurants and takeout options

Key Takeaways: Participants called for strategic business development across the county. They noted the need for more businesses to support Fluvanna County's resident population and believe that creating more pad-ready sites and addressing infrastructure demands, will foster an atmosphere of business growth.

5. What should the County be investing in to support economic growth?

- Invest in pad-ready sites (*repeated by 2*)
 - Anticipation of Zions Crossroads naturally growing
 - Working on a 130-acre business site in Fork Union coming
 - These should be strategically and methodically seeded throughout the county
- Agritourism could be supported through grants, microloans, etc.
 - A lot of it can be self-sustaining
 - Need roads to accommodate farming
 - Potentially introduce a food hub
- Invest in small business growth throughout the county
- Potentially invest in incentives to encourage business attraction

Key Takeaways: Again, the investment in pad-ready sites was identified as a way for the County to be supporting economic growth. Investment in business incentives, small business support, and agritourism were also noted.

6. What should the County be doing to support existing businesses?

- Finding an available workforce is a challenge, though it is not unique to Fluvanna County
 - Need to entice residents to work here in addition to living here
- Need mixed-use building, or anchor businesses that also have residential housing accommodations
 - Zion Crossroads just added an apartment complex
 - Maybe entice existing businesses to relocate
 - Housing options
- Farms have started selling on-site, which has led to increased profits
 - They want to be able to continue to do so
 - People are attracted to the niche, artisan food producers like cheesemakers, bakers, and locally produced meat
- The region is missing middle housing (residents of a 10-year timeframe)

- Employee retention is an issue
 - What do we need to be doing to keep the workforce working in the community?
- Infrastructure
- As the county grows, public safety will need investment
- Building a pipeline of talent
 - Vocational and Technical training (*repeated by 1*)
 - Potentially partnering with Budget Electric
- Networking
- Broadband (being addressed) but transitioning businesses to use technology more effectively

Key Takeaways: To support existing businesses, participants agreed that workforce development, including employee retention efforts, building a talent pipeline, and encouraging residents to work within the county, is needed. Infrastructure challenges were repeated.

7. What metrics do you think Fluvanna County Economic Development should be using to measure success?

- Business Attraction (*repeated by two*)
- Employee Retention
- Letting people know what job opportunities exist within the County
- Tax rate monitoring
- Commuter trends

Key Takeaways: Participants primarily identified business attraction metrics to measure economic development success in Fluvanna County.

8. Anything else you need to add as it pertains to the development of this strategic plan?

- Public safety is important in the attraction of businesses and residents
- Anything we can do to limit the frequency of visits to Charlottesville
- The County should look to partners outside of the region for additional support
- The pandemic increased localized patronage
 - Especially to the grocery store
- Tracking our businesses can be tricky because Fluvanna County doesn't have a business license or a meal tax
 - A business license would help provide metrics
 - To drop resident tax rate, the County would need to examine business tax rates
- There is a lot of investment needed in infrastructure and economic development

Fluvanna County Economic Development
Strategic Planning Community Stakeholder Meeting #1
Focus Group Analysis

Background: The following focus group was administered as part of Fluvanna County Economic Development's strategic planning process. This strategic planning process was intended to engage residents, business owners, County staff, community organizations, key industries, educators, municipal leaders, partners, and other stakeholders of Fluvanna County in a collaborative process to produce a shared vision for the future of Fluvanna County's economy.

Method: Participants were contacted and selected by Fluvanna County Economic Development staff members. The staff meeting was held virtually on February 7, 2022, through the communication platform Zoom, and the meeting was recorded. Present at the stakeholder meeting were ten participants, one moderator, and one scribe. The scribe and moderator were Platinum PR team members, providing for an unbiased evaluation. The participants responded to six questions.

Results: Four major themes were pulled from the stakeholder meeting. Themes were identified by the reiteration of the subject by multiple participants. Themes are not ranked. For analysis, please refer to the synthesis below.

Theme #1: Workforce Development

Participants noted the need to attract and retain a workforce in Fluvanna County (questions 2,3 and 5). At several points throughout the focus group, concerns about talent development and resident retention were identified as concerns. Participants acknowledged that this should be a priority for the county and suggested stronger partnerships with the education sector and curriculum amendments to support local skills needs.

Theme #2: Business Development

Participants continuously reiterated the importance of Fork Union, Columbia, and Zion Crossroads as priority areas for business development (questions 2,3,4 and 5). They called for greater tourism asset promotion and business attraction. Participants felt a lack of return on investment from Fork Union Military Academy and requested increased efforts to attract lodging, restaurants, laundromats, restaurants, and shops in the area.

Theme #3: Tourism Assets

Participants acknowledged tourism assets as economic drivers (questions 2 and 3). Specifically, promoting the region's outdoor recreation and water recreation opportunities, artistic community, antiques, agritourism opportunities, historical assets (including important Native American history) were considered economic development priorities.

Theme #4: Cultivating A Business-Friendly Environment

Participants called for greater cultivation of a business-friendly environment in Fluvanna County (questions 4,5 and 6) throughout the discussion. One participant suggested, "Restructuring ordinances to make it easier for businesses or developers to work and invest in Zion Crossroads." Other participants suggested offering business startup incentives or lowering business tax rates

could help in this initiative. Participants also noted the ongoing struggle of current business owners to operate in Fluvanna County.

Stakeholder Meeting #1 Synthesis

1. Please introduce yourself.
2. What are the region's greatest economic assets?
3. What is the most important economic development priority for the county?
4. What should the County be investing in to support economic growth?
5. What should the County be doing to support existing businesses?
6. What metrics do you think Fluvanna County Economic Development should be using to measure success?

1. **Please introduce yourself.**

This portion of the appendix has been kept confidential.

2. **What are the region's greatest economic assets?**

- Its proximity to Richmond, Charlottesville, DC, and the University of Virginia (*repeated by 3*)
- In Fluvanna, towns like Lake Monticello (significant population), Fork Union, and Palmyra are assets
- Local government outreach and assistance from the economic development office
- Developments to interchanges on I-64 (*repeated by 1*)
- The sense of history in the area, beautiful views, and rural land
- The historic capital of the Monacan Indian Nation
- Three important Rivers: James River, Rivanna River, and Hardware River (*repeated by 1*)
- Public high school education curriculum: implementation of skilled trades education or vocational programs that include salon, cooking, and greenhouse operations (*repeated by 1*)
 - Expand vocational programs in high schools to building trades such as carpentry, electricity, plumbing, HVAC, mechanical, auto, and welding to prevent bringing in companies from outside the county to do these types of jobs (*repeated by 1*)
 - Agriculture trades such as viticulture, vineyard management, and farm management
- Concerns about sending youth to college far away from the county – youth are not returning to the county to work
- Need to discover the region's niche for people to visit and spend money in the county; progress beyond a bedroom community (*repeated by 1*)
- The talented artists that live in the county

Key Takeaways: Participants acknowledged the economic advantage of the county's central location. They also noted the region's history, water recreation, and important Native American history as attractive tourism assets. There was discussion about workforce development in Fluvanna County, including amending the current curriculum and program offerings to meet the needs of local industries.

3. What is the most important economic development priority for the county?

- Invest in lodging and restaurants to recycle money in the county from resident spending and get outsider spending (*repeated by 2*)
 - The Palmyra area needs more restaurants
- Fork Union and Columbia need more economic development support (*repeated by 2*)
 - These areas have been “forgotten”
 - Fork Union has a lot of unused land
 - Need to attract grocery stores, gas stations, and restaurants (it’s a food desert), and improve water system (*repeated by 3*)
- Develop additional recreational amenities in the county
- Developing Pleasant Grove Park as a point of interest in the county
- Promoting the development of art or antique stores and establishing an entertainment industry through festivals or trails: artisan trail, farm trail, or wine trail (*repeated by 3*)
- Structure of the ordinances: loosening restrictions to let people host their homes on Airbnb more easily
 - In general, develop short-stay opportunities
- It’s challenging to get to the rivers: improve boat landing spots in Palmyra
- Develop light industries to create jobs and housing for residents
- Develop a more skilled/trained workforce
- Develop culture heritage-based tourism incorporating African American History and Native American History
- Getting Lake Monticello residents to look inward and spend money inside the county

Key Takeaways: Participants called for greater economic development support in Fork Union, specifically in business attraction. They also identified tourism as a priority for economic development, including promoting outdoor recreation opportunities, artistic community, antiques, agritourism opportunities, historical assets, and the local craft beverage industry. Participants also drew attention to the lack of lodging and hospitality options available to support tourism.

4. What should the County be investing in to support economic growth?

- Develop Zion Crossroads to generate tax revenue to support internal county projects (*repeated by 7*)
 - Louisa County parts are developed but not Fluvanna side
 - Reach out to Zion Crossroads landowners
 - Restructuring ordinances to make it easier for businesses or developers to work and invest in Zion Crossroads
- The waterline and infrastructure
- The Board of Supervisors should set aside more funds for Economic Development Authority (EDA) and the Tourism Advisory Committee
 - The EDA should help promote new businesses
- Marketing smaller towns like Fork Union and Columbia and all the cool things that Fluvanna County has to offer (*repeated by 4*)
 - Gather photo and video assets of points of interest in the county for marketing purposes (using a drone to get nice pictures and video)

- Promote the arts and craft people of Fluvanna County through art festivals
- Promote tourism in the county through postcards or souvenirs
- Lower the tax rate to attract businesses

Key Takeaways: Participants identified the need to develop Zion Crossroads. They also agreed that more marketing of tourism assets in Fork Union and Columbia is needed. A few participants discussed making Fluvanna County more business-friendly to entice development. One participant suggested lowering business tax rates.

5. What should the County be doing to support existing businesses?

- The county needs to prioritize its development strategies; is the priority to bring in outsiders to spend money or to focus on residents (*repeated by 2*)
 - Resolve tension over progress vs. staying the same
- Research neighboring counties or similar counties to Fluvanna (adapting their policies for business development)
- Establishing a better sense of the common good through county officials; that they truly have the best interest of the residents at heart
 - The county needs to make sure that everyone has what they need to thrive
 - Make sure that businesses exist across the county that meet the necessities of residents
- Develop businesses around Fork Union Military Academy for cadets and family (*repeated by 3*)
 - FUMA's return on investment for the Fork Union community is not present
 - Lodging (for FUMA cadets' family members), restaurants, laundromats, restaurants, and shops
- Form general partnerships with high schools to implement internship or apprenticeship programs to develop the local talent pipeline and encourage youth to stay in Fluvanna County
- Offer business startup incentives

Key Takeaways: To support existing businesses, participants agreed that workforce development, improving the business-friendly environment within the county, and business attraction efforts around Fork Union were needed.

6. What metrics do you think Fluvanna County Economic Development should be using to measure success?

- Tax revenue metrics
- Accessibility to basic needs from residents (resident satisfaction or quality of life)
- Examining E.W. Thomas Grocery store and Kidd's store success as a business in Fluvanna County; they both have a welcoming and homely atmosphere
 - It's a struggle to run a business in Fluvanna County and retain/attract good workers; it takes a lot of willpower and support from family members

Key Takeaways: Resident satisfaction, business satisfaction, and tax revenue metrics should be measured and reported to stakeholders.

Fluvanna County Economic Development
Strategic Planning Community Stakeholder Meeting #2
Focus Group Analysis

Background: The following focus group was administered as part of Fluvanna County Economic Development's strategic planning process. This strategic planning process was intended to engage residents, business owners, County staff, community organizations, key industries, educators, municipal leaders, partners, and other stakeholders of Fluvanna County in a collaborative process to produce a shared vision for the future of Fluvanna County's economy.

Method: Participants were contacted and selected by Fluvanna County Economic Development staff members. The staff meeting was held virtually on February 8, 2022, through the communication platform Zoom, and the meeting was recorded. Present at the stakeholder meeting were four participants, one moderator, and one scribe. The scribe and moderator were Platinum PR team members, providing for an unbiased evaluation. The participants responded to six questions.

Results: Two major themes were pulled from the stakeholder meeting. Themes were identified by the reiteration of the subject by multiple participants. Themes are not ranked. For analysis, please refer to the Appendix.

Theme #1: Greater Business Support

Participants urged the county to adopt more business-friendly practices to support existing businesses and attract new business in Fluvanna County (questions 3,4 and 6). They called for more business support, greater communication, and more transparency from local leadership. They also noted a strong need for more efficient business approval processes. They suggested adding business education opportunities, incentives, and overall promotion of resources would be helpful for local businesses.

Theme #2: Business Attraction

Participants agreed that business attraction should be an area of focus for Fluvanna County (questions 3,4,5 and 6). They called for consistent development across the county and specifically identified Columbia, Kents Store, Fork Union, and Bremo Bluff as areas of potential. They often compared Fluvanna County to Louisa County from a business attraction standpoint, and one participant suggested, "Fluvanna County needs to discover its unique advantages over Louisa County – it's a different area with different assets."

Stakeholder Meeting #2 Synthesis

1. Please introduce yourself.
2. What are the region's greatest economic assets?
3. What is the most important economic development priority for the county?
4. What should the County be investing in to support economic growth?
5. What should the County be doing to support existing businesses?
6. What metrics do you think Fluvanna County Economic Development should be using to measure success?

1. Please introduce yourself.

This portion of the appendix has been kept confidential.

2. What are the region's greatest economic assets?

- The residents and community of Fluvanna County (*repeated by 2*)
- The location because of its rural nature but still having easy access to urban areas such as Richmond (*repeated by 1*)
- Great homes with a lot of land and property taxes are not too high
- A promising real estate market in Columbia
- Fluvanna should promote itself using environmental consciousness
- There is a need for more community centers for the youth of Fluvanna County (*repeated by 1*)

Key Takeaways: Participants saw the people and community of Fluvanna County as the region's greatest economic asset. They also acknowledged the county's location and access to urban areas as a strength. Participants also noted a need for community centers.

3. What is the most important economic development priority for the county?

- Bringing more revenue to the county by attracting more customers or consumers to the area
- There is a need for more retail spaces for new businesses such as restaurants or shops
 - There is a lot of abandoned or empty land that should be repurposed to create affordable and accessible retail spaces (*repeated by 1*)
- Making existing businesses more known among Fluvanna residents
- There is a lot of focus on development on places like Pleasant Grove Park and Lake Monticello (*repeated by 2*)
 - The county should develop as a whole; places like Columbia, Kents Store, Fork Union, and Brema Bluff need attention too (*repeated by 2*)
 - Columbia and Fork Union were successful towns in the past with lots of stores and businesses (*repeated by 1*)
- Provide some relief services for areas impacted by waterway flooding that hurt business development
- The approval process is too long and painful to go through it should be reworked; the current process makes it hard to start a business in Fluvanna or develop existing businesses (*repeated by 1*)
- Improving infrastructures such as sewer water treatment, major Virginia roads, and broadband expansion (*repeated by 2*)

Key Takeaways: Participants called for greater economic development support across the county, especially in Columbia, Kents Store, Fork Union, and Brema Bluff. They pointed out that many areas in the county were under-utilized and could be used to create additional retail spaces. Some participants also felt that business support was lacking, and that the business approval process was arduous and off-putting. Others also acknowledged the infrastructure challenges in the county.

4. What should the County be investing in to support economic growth?

- Invest in more staffing to improve the approval process for development projects (*repeated by 1*)
- Work with Louisa County to learn how they facilitate business development
- Established businesses are not allowed to use certain elements of infrastructure
- Communicate budget designated for development projects better; give ranges of dollars the county is willing to invest in development projects
 - It's hard to plan when you don't know what the county is willing to spend
- Invest in the youth and small businesses
- Invest in youth centers or public spaces: parks, fields, basketball courts, playgrounds, etc.
- Wayside businesses (restaurants, convenient stores, etc.) were once prominent in the county but have gone away
 - It would be nice to see more businesses like this again (*repeated by 1*)

Key Takeaways: Participants advocated for better business attraction, development, and retention efforts. Specifically, they called for more transparency in development funding, more helpful business approval processes, and overall business attraction.

5. What should the County be doing to support existing businesses?

- Create more education opportunities such as courses on "how to start/run a business in Fluvanna County?" and mentorship programs (*mentioned by 2*)
 - Making a PDF on the steps to starting a business in Fluvanna
- Support micro-businesses through incentives or help develop into a more traditional business
- Communicate more effectively the resources that Fluvanna County offers to business owners
- Making the county more business-friendly
 - Prevent new businesses from choosing Luisa over Fluvanna
- Promote bigger business to come to Fluvanna County so more revenue is collected in taxes to use for public infrastructure

Key Takeaways: Participants felt more business education opportunities, incentives, promotion of resources, and business-friendly practices would support existing businesses within Fluvanna County.

6. What metrics do you think Fluvanna County Economic Development should be using to measure success?

- Job growth and opportunities available (*repeated by 2*)
- Housing in the area and affordable housing programs for employees (*repeated by 1*)
- Tracking tenure in business, how long businesses stay running in the county, and how they grow (employee count growth)
- Taxes levied
- Public transportation development for people without cars to travel

- Make it easier for young people to move to Fluvanna and invest in Fluvanna (attract people from Richmond or Charlottesville)
- Fluvanna is way behind on economic development compared to Louisa County (*repeated by 2*)
 - Some businesses would move to Louisa County if they could (*repeated by 1*)
 - Fluvanna County needs to discover its unique advantages over Louisa County – it's a different area with different assets
- Make the process for private housing development easier (*repeated by 2*)
- People in local government need to be changed; increase diversity in local government
 - Incumbents have been in office for too long and haven't done much to help the county progress
- Depict transparency in communication and genuine interest in helping businesses grow (*repeated by 1*)
 - It feels like the county isn't responsive to economic development proposals and are only concerned with collecting tax revenue (*repeated by 1*)
- There are tensions over Fluvanna staying how it is vs economic progress
- Some started their business in Fluvanna because they were residents looking to stay local and help improve their community (*repeated by 1*)
- Small businesses (restaurants/retailers) struggle in Fluvanna to generate revenue and collect capital

Key Takeaways: Overall, participants thought economic growth should be measured through job growth, business growth, employee counts, and taxes. Participants also repeated the difficulty of operating a business in Fluvanna County, positing that many businesses (including a few of the businesses present) would choose to relocate to Louisa County if they could. They called for more business support, greater communication, more transparency, and more active business attraction.