

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
Case: ZMP 25:05 Kevin and Ashley Wright
Date: January 6, 2026

From: Jason Overstreet
District: Fork Union Election District

General Information: This rezoning request is to be heard by the Planning Commission on Tuesday, January 6, 2026 at 7:00 pm at the County Administration Building, Morris Room.

Applicant: Kevin Wright

Owner: Kevin and Ashley Wright

Requested Action: **ZMP 25:05 Kevin and Ashley Wright** – A request to rezone from A-1, Agricultural, General, to R-1, Residential, Limited 7 +/- acres of Tax Map 50-A-129D. The subject property is generally located on the west side of Gold Mine Road (Route 671) approximately 0.1 mile north of West River Road (Route 6). The parcel is located within Fork Union Election District and the Rural Residential Planning Area.

Existing Zoning: A-1, Agricultural, General

Existing Land Use: Residential

Planning Area: Rural Residential Planning Area

Adjacent Land Use: The surrounding parcels are zoned A-1, Agricultural General and R-1, Residential Planned Community

Zoning History: None

Summary: The applicant is requesting this rezoning in order to create two additional two-acre lots.

Neighborhood Meeting:

None

Comprehensive Plan:

The Comprehensive Plan designates this property as within the Rural Residential Planning Area. This land-use designation seeks to limit growth and preserve the rural character of the county. Twenty percent of new development is envisioned for this land classification. Single-family residential uses should be fifty to one hundred percent of land use within the planning area.

According to the Comprehensive Plan, “there must be valid reasons for any zoning amendment that are substantially related to the public welfare and necessity. It is not sufficient that an applicant merely shows that there is no neighborhood objection to the requested amendment. Zoning applications should be well planned and complementary to the vision for that area.”

Technical Review Committee:

The Technical Review Committee reviewed the proposal and offered the following comments:

VDH - They would need to submit soil work for the two new lots and get them identified on the plat.

VDOF - No comments

Sheriff's Department – Had no issues with the intended use.

Fire Department – No issues with the request.

Planning Analysis:

The subject parcel is within the Rural Residential Planning Area on Gold Mine Road approximately five hundred feet north of its intersection with West River Road (Route 6). There are thirty-nine parcels zoned R-1 within one half of a mile of the subject parcel including seventeen parcels on the east side of Gold Mine Road.

The adjacent parcels are zoned R-1 and A-1 and are residential. The applicant proposes to divide the lot into two two-acre lots if the request is approved. The parcel is in the Fork Union Sanitary District; therefore, water would be provided through this public utility. The intended residential use in this particular location appears to be compatible with the goals of the Comprehensive Plan.

Rezoning applications that do not compliment the community's vision and address all anticipated adverse impacts from the project are not approved. The Potential impacts “external costs” to the surrounding community could be increased traffic on Gold Mine Road and additional demand for public services.

There were no proffered conditions offered by the applicant with this rezoning request. All by-right uses permitted in R-1 would be allowed if the rezoning request is approved.

Suggested Motion:

I move that the Planning Commission recommends (approval / denial / deferral) of **ZMP 25:05**, a request to rezone from A-1, Agricultural, General, to R-1, Residential, Limited 7 +/- acres of Tax Map 50-A-129D.

Attachments:

- A – Application
- B – Aerial Vicinity Map
- C – APO Memo



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Rezoning

Owner of Record: Kevin Wright **Applicant of Record:** NA
Address: 2974 Gold Mine Rd **Address:** NA
Phone: [REDACTED] **Fax:** NA **Phone:** NA **Fax:** NA
Email: [REDACTED] **Email:** NA
Representative: NA
Address: NA
Phone: NA **Fax:** NA
Email: NA

Tax Map and Parcel(s) 50-A-129D

Acreage 7 **Current Zoning** A-1

Location of Parcel: 2974 Gold Mine Rd

Requested Zoning R1 **Proposed Use of Property** Potential Land Sale or additional Single Family Home Build

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: 2539

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: 10/29/2025 Signature of Owner/Applicant: [Signature]

Subscribed and sworn to before me this 29th day of October, 2025 Register # 366712

My commission expires: 1/31/2028 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>10/29/25</u>	Pre-Application Meeting: <u>PH Sign Deposit Received: 50.00</u> Application #: <u>ZMP 25:0005</u>
\$1,000 fee paid: <u>Cash 10/29/2025 [Signature]</u>	
Proffer or Master Plan Amendment: \$750.00 Paid:	
Election District:	Planning Area:
Public Hearings	
Planning Commission	Board of Supervisors
Advertisement Dates:	Advertisement Dates:
APO Notification:	APO Notification:
Date of Hearing:	Date of Hearing:
Decision:	Decision:

THE PLATTING AND DIVISION OF TM 50 PARCEL (A) 129D LOCATED IN THE FORK UNION MAGISTERIAL DISTRICT AND RECORDED IN DB 175 ON PAGE 826 CONTAINING 9.00 ACRES IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS.

Howard Allen, Sr.

Naomi J. Allen

Naomi J. Allen

FLUVANNA COUNTY OF: Fluvanna
Commonwealth of Virginia

The foregoing was subscribed and sworn before me on this 15th day of January 2000.

Duloran R. Persinger

Notary Public

My commission expires: 5/31/13
Registration #137601

THE DIVISION SHOWN HEREON HAS BEEN REVIEWED AND APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING REGULATIONS, AND MAY BE COMMITTED TO RECORD.

Dir of Planning & Development

Date

N/A

COUNTY SANITARIAN

VD.O.T.

Date

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF FLUVANNA CO., VA REGARDING THE PLATTING OF FAMILY DIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

P. Timothy Stanley, Jr.

NOTES

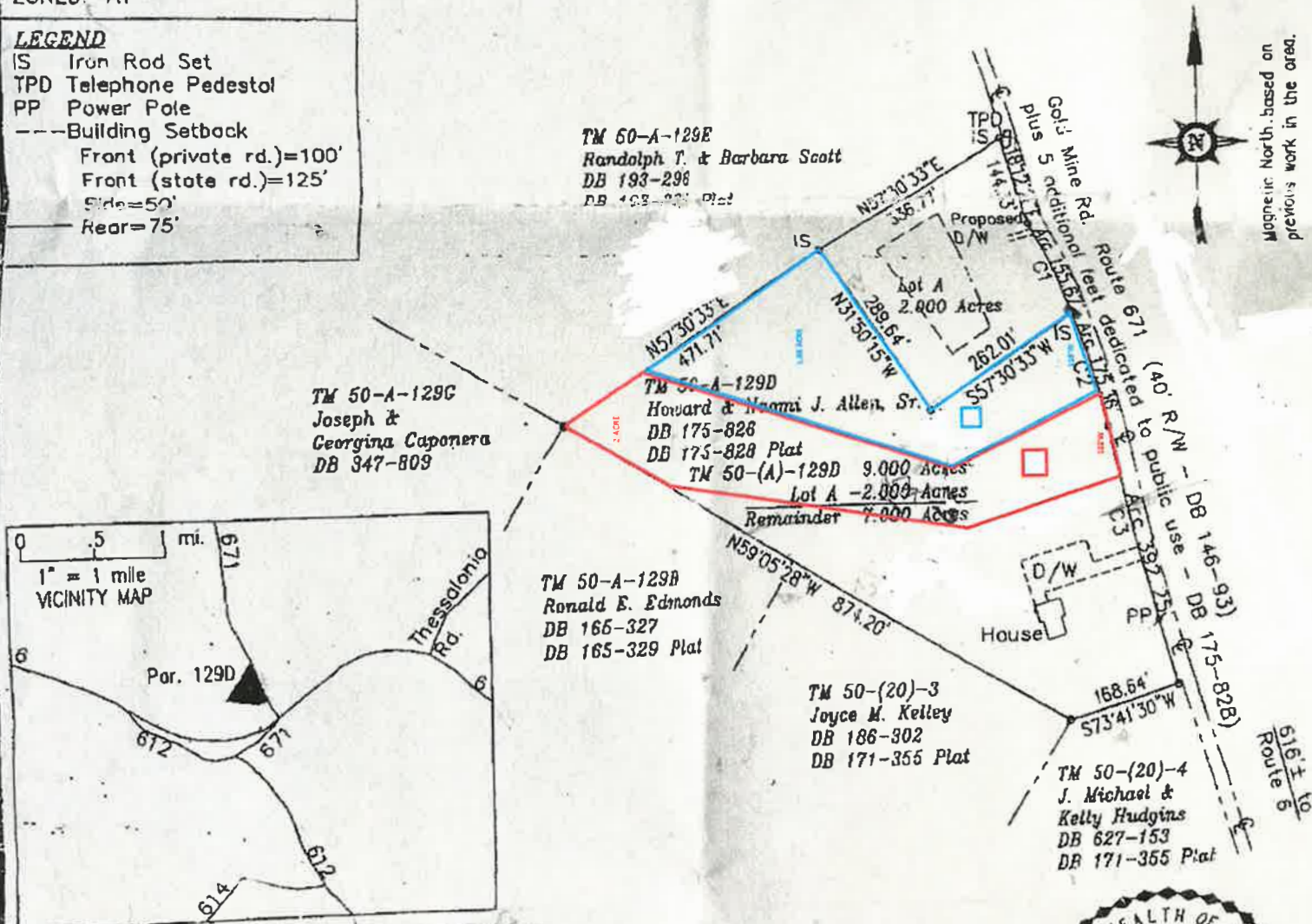
1. The boundary survey of Lot A shown here is based on a current field survey. The boundary of the residue is based on a plat in DB 175-828 by Lum's Land Surveys, Inc.
2. This Plat has been prepared without benefit of a current title report and does not therefore necessarily indicate all encumbrances on the property. It is therefore subject to easements, restrictions, conditions and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to this property which have not expired by limitation of time contained therein or have not otherwise become ineffective.
3. Setbacks are per current Fluvanna County Zoning Ordinances and do not run with the property.
4. Property is in Flood Zone 'X' as shown on FIRM 51065C0175C.

OWNERS:
Naomi J. & Howard Allen, Sr.
P.O. Box 674
Fork Union, VA 23055
(434) 842-3214
ZONED: A1

LEGEND

IS Iron Rod Set
TPD Telephone Pedestal
PP Power Pole
--- Building Setback
Front (private rd.)=100'
Front (state rd.)=125'
Side=50'
Rear=75'

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	2892.63'	77.85'	155.67'	3°05'00"	155.65'	S 16°39'51" E
C2	2892.53'	87.71'	175.36'	3°28'25"	175.34'	S 13°23'08" E
C3	3654.34'	196.31'	392.25'	6°09'00"	392.06'	S 14°43'26" E



PLAT SHOWING FAMILY DIVISION OF
TAX MAP 50 PARCEL (A)-129D

THE HOWARD & NAOMI ALLEN, SR. PROPERTY

FORK UNION DISTRICT, FLUVANNA COUNTY, VIRGINIA

SCALE: 1" = 200' DATE: APRIL 10, 2009

5000129D-Pamdiv.dwg folder no. TM50-129

LUM, STANLEY AND ASSOCIATES, PLC

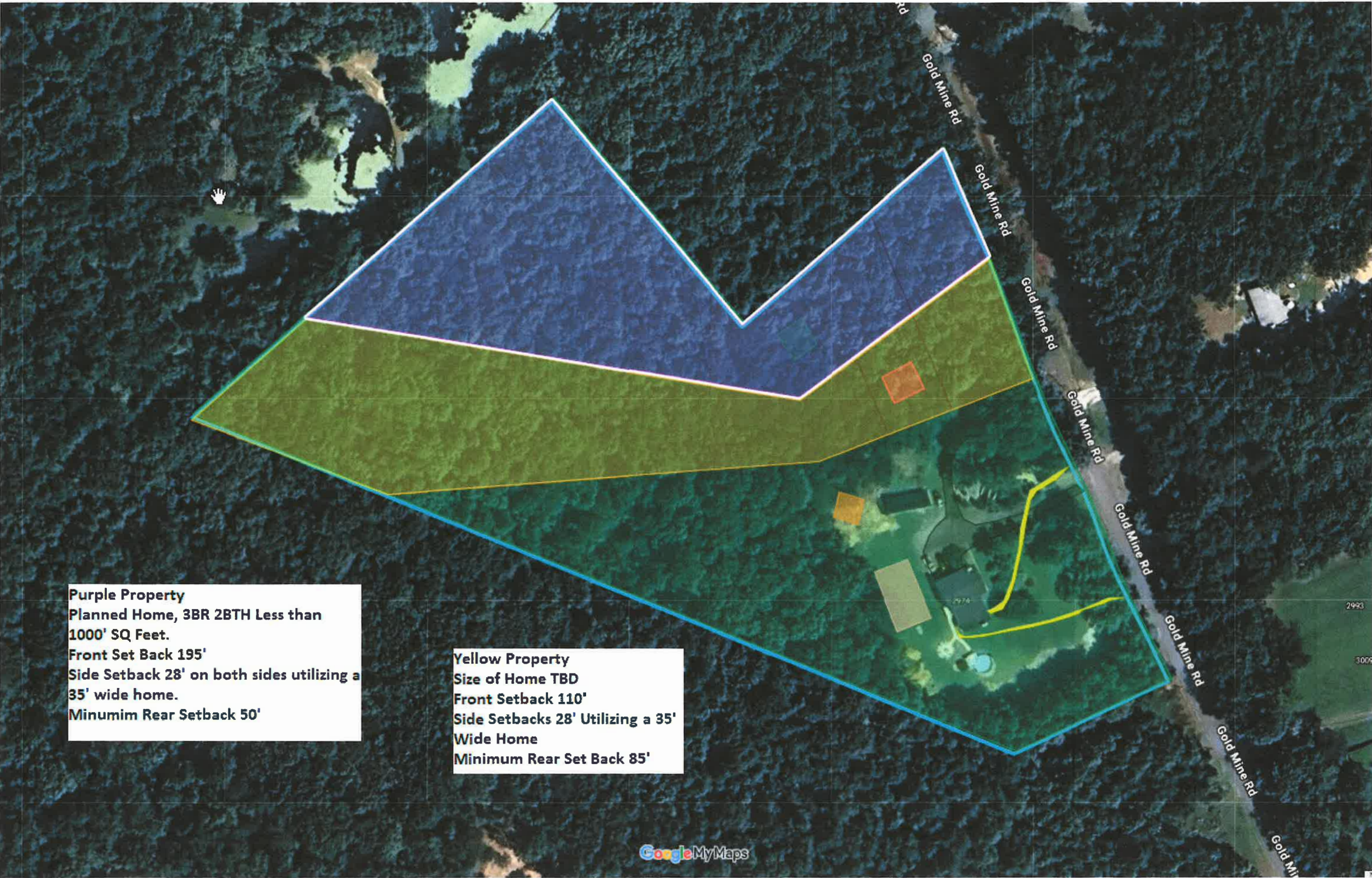
LAND SURVEYING-LAND PLANNING

P.O. BOX 154, PALMYRA, VA. 22963-0154

PHONE: (434) 589-8395

Received
JAN 19 2010
Fluvanna County





Purple Property
Planned Home, 3BR 2BTH Less than 1000' SQ Feet.
Front Set Back 195'
Side Setback 28' on both sides utilizing a 35' wide home.
Minumim Rear Setback 50'

Yellow Property
Size of Home TBD
Front Setback 110'
Side Setbacks 28' Utilizing a 35' Wide Home
Minimum Rear Set Back 85'



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MEMORANDUM

Date: December 15, 2025
From: Jenny C. Faulknier
To: Todd Fortune
Subject: APO Notification

Please be advised that the attached letter was mailed to the following list of Adjacent Property Owners for the January 6, 2026 Planning Commission meeting.

ADJACENT PROPERTY OWNERS ZMP 25:04

TAX MAP	NAME	ADDRESS	CITY/STATE/ZIP
50 A 129E	SCOTT, RANDOLPH T. & BARBARA	2842 GOLD MINE RD	PALMYRA, VA 22963
50 A 129D1	LENHERR, RICHARD D.	1266 GOLD MINE RD	PALMYRA, VA 22963
50 A 129G	CAPONERA, JOSEPH A & GEORGINA K	PO BOX 638	FORK UNION, VA 23055
50 A 129B; 51B 1 10 & 51B 1 11	EDMONDS, RONALD E.	296 TEPEE TOWN RD	BREMO BLUFF, VA 23022
50 20 4	HUDGINS, J MICHAEL & KELLY P	14187 WEST RIVER RD	PALMYRA, VA 22963
50 20 3A	ALLEN, BRENDA JACKSON	2204 CARDWELL RD	OILVILLE, VA 23129
51B 1 6	FLUVANNA/LOUISA HOUSING FOUNDATION	144-A RESOURCE LN	LOUISA, VA 23093
51B 1 7	SELMAN, COLIN REID	2993 GOLD MINE RD	PALMYRA, VA 22963
51B 1 8	FORK UNION RENTALS LLC	PO BOX 175	FORK UNION, VA 23055
51B 1 9	GENTRY, GREGORY H & SANDRA W	PO BOX 581	FORK UNION, VA 23055
51B 1 12	FORD, JEFFREY H & BEVERLY J SMITH	4400 VINTAGE CIR	SEBRING, FL 33872
51B 1 14	JOHNSON, PATRICIA	PO BOX 544	FORK UNION, VA 23055



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PUBLIC HEARING NOTICE

December 15, 2025

ATTN: Adjoining Property Owner

RE: ZMP 25:05 Rezoning

Pursuant to Virginia Code § 15.2-2204, "When a proposed amendment of the zoning ordinance involves a change in the zoning map classification of 25 or fewer parcels of land, then, in addition to the advertising as required by subsection A, the advertisement shall include the street address or tax map parcel number of the parcels subject to the action. Written notice shall be given by the local planning commission, or its representative, at least five days before the hearing to the owner or owners, their agent or the occupant, of each parcel involved; to the owners, their agent or the occupant, of all abutting property and property immediately across the street or road from the property affected, including those parcels that lie in other localities of the Commonwealth; and, if any portion of the affected property is within a planned unit development, then to such incorporated property owners' associations within the planned unit development that have members owning property located within 2,000 feet of the affected property as may be required by the commission or its agent."

Consequently, this letter is to notify you that the Fluvanna County Planning Commission will hold a public hearing on:

Meeting: Planning Commission Regular Meeting
Date: Tuesday, January 6, 2026 at 7:00 pm
Location: Morris Room in the County Administration Building
132 Main Street, Palmyra, Virginia 22963

ZMP 25:05 Wright – A request to rezone from A-1, Agricultural, General, to R-1, Residential, Limited 7 +/- acres of Tax Map 50-A-129D. The subject property is generally located on the west side of Gold Mine Road (Route 671) approximately 0.1 mile north of West River Road (Route 6). The parcel is located within Fork Union Election District and the Rural Residential Area.

The regular meeting of the Planning Commission will be held in person. Instructions for public participation during the meeting will be made available on the Fluvanna County website. Interested persons may submit written comments prior to the scheduled meeting to planning@fluvannacounty.org and questions may be directed to Todd Fortune, Director of Planning and Zoning at 434-591-1910, between 8:00 am and 5:00 pm, Monday – Friday in the County Administration Building at 132 Main Street Palmyra, VA 22963.

Details of this request are available under *Upcoming Public Hearings* on the County website at <http://www.fluvannacounty.org/> and in the Planning and Zoning Department during regular office hours.

Sincerely,

Todd Fortune
Director of Planning & Zoning