

FLUVANNA COUNTY PLANNING COMMISSION

MEETING AGENDA

Morris Room, Fluvanna County Administration Building

132 Main St, Palmyra, VA 22963

April 28, 2026

6:00 Work Session

WORK SESSION

1 – CALL TO ORDER, PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE

2 – COMPREHENSIVE PLAN - Initial review of *DRAFT* sections of Plan Update

Introduction

Vision Statement

Section 1 – Natural Environment

New Section – Rural Perseveration

Planning Director Review

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

*For the Hearing-Impaired – Listening device available in the Morris Room 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 591-1910.*

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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INTRODUCTION

A. Background, legal authority

The Comprehensive Plan is a guide to the future growth and development of Fluvanna County. It assesses current conditions and reflects the community's vision for its future. It describes, in general terms, proposed land uses, locations of utilities and public facilities, and potential investments. The Comprehensive Plan forms the basis on which ~~zoning and subdivision~~ ordinances, transportation plans, and the capital improvement program are based.

The Comprehensive Plan guides recommendations by the Planning Commission regarding land use and zoning changes. ~~It~~ While it cannot bind the policies of the Board of Supervisors or the recommendations of the Planning Commission, ~~but~~ as a public policy document it reflects public input ~~it~~ and serves as a guide to county policies and fiscal decisions for Fluvanna County.

The Code of Virginia mandates that localities prepare and regularly revise a Comprehensive Plan to guide the physical development of their communities (~~The Code of Virginia, Section 15.2-2223~~), ~~requires that local governments develop their Comprehensive Plan~~. A Comprehensive Plan is ~~a document~~ used for community assessment, identifying current concerns, forecasting future needs, developing policies, and implementing problem solving strategies. ~~A Comprehensive~~ The Plan is developed by the Planning Commission and adopted by the governing body – in this case, the Fluvanna County Board of Supervisors. Section 15.2-2230 of the State Code requires localities to review and update their Comprehensive Plans every five (5) years at a minimum.

As stated in the Code of Virginia:

§ 15.2-2223

Comprehensive Plan to be prepared and adopted; scope and purpose.

The local planning commission shall prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction and every governing body shall adopt a comprehensive plan for the territory under its jurisdiction.

In the preparation of a comprehensive plan, the commission shall make careful and comprehensive surveys and studies of the existing conditions and trends of growth, and of the probable future requirements of its territory and inhabitants. The comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the territory that will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the inhabitants, including the elderly and persons with disabilities.

Section 15.2-2223 further states that the Comprehensive Plan shall be general in nature in that it shall:

- Designate the general or approximate location, character, and extent of features shown on the plan, including where existing lands or facilities are proposed to be extended, removed or changed;
- Show the long-range recommendations for the general development of the territory and may include such items as the designation of areas for different kinds of public and private land use, a system of transportation facilities, a system of community service facilities, historical areas, and areas for the implementation of groundwater protection measures.

B. Why the Comprehensive Plan is important

In Virginia, the local Comprehensive Plan is a guide for the governing body to follow in making both long-range and day-to-day decisions regarding all aspects of community development. The governing body can exercise discretion in how strictly it interprets and follows the plan. However, the Code provides that the construction, extension or change in use of streets or other public facilities be subject to review and approval by the Planning Commission as to whether the general location, character and extent of the proposed facility is in substantial accord with the adopted Comprehensive Plan. The Plan, therefore, has great control over the construction of public facilities and utilities, as well as private land uses.

A Comprehensive Plan is an important document to a local government since it serves as a guide for community preservation and development. This Plan reflects the interests of citizens, residents, and property owners with the assurance that the community's needs are identified and met accordingly. As a community's character evolves, the Comprehensive Plan adapts through the integration of corresponding public input and assessments accompanied with other data sources.

A Comprehensive Plan is important because every community faces challenges when it comes to planning for the future and managing change. While the physical, social, and other manifestations of change vary from time to time and place to place, perhaps the most reliable constant in life is that change – whether we like it or not – occurs and things will not remain as they are. Fluvanna County is no different. It faces its own unique set of challenges, given its proximity to the Richmond and (especially) Charlottesville metropolitan areas and the Interstate 64 Corridor, plus related development in areas of the County including (and especially) Lake Monticello and Zion Crossroads. The Lake Monticello Community Planning Area (CPA) is approaching full buildout, and the Zion Crossroads CPA has started to see an increase in the pace of development.

The desire of county residents to live in less congested areas, along with ~~a the desire and~~ need for housing that is ~~less expensive than what is available in the metropolitan areas~~ affordable, has

placed ~~development~~ pressures on Fluvanna County and its rural character. This plan aims to balance the need for economic ~~development~~development -with the ~~importance~~public benefits of preserving the County's rich historic character and rural setting, which can provide opportunities ~~to~~for revenue growth ~~the local economy~~ without significant residential development.

C. Developing a new plan

Fluvanna County's most recent plan was written in 2015, and updated in 2024 with changes to selected sections. The most recent update was started in 2020 but was disrupted by the COVID-19 pandemic; therefore, what was created was a "quick update" to keep the County in compliance with Code of Virginia requirements. This was done with the understanding that the next update of the Comprehensive Plan will be a full, comprehensive update to address changes and trends that have occurred over the last few years as well as expected changes going forward. Accordingly, the County's focus going forward will still need to include (but not be limited to):

- Maintaining Fluvanna County's rural and historic character;
- Diversifying the tax base through economic development; and
- Investing wisely in infrastructure which can facilitate desirable growth, safety and resilience.

In 2022, during the last Plan Update, the Planning Commission appointed members of the community to two advisory groups: The Historic Preservation Advisory Group and the Rural Preservation Advisory Group. These groups met throughout 2022, and presented recommendations to the Planning Commission in the Fall of 2022. For the new Plan update, the Planning Commission decided to keep those groups and create two additional advisory groups to aid in the development of a new Plan: An Economic Development Advisory Group, and a Housing Advisory Group.

Based on a review of past materials and correspondence as well as ~~plus~~ recent ~~trends~~developments, some major issues have emerged. These are not the only issues facing the County, but bear mention here due to the attention they have gotten:

- Residents of Fluvanna County have a deep and abiding desire to maintain the rural character, charm, and agricultural vitality that has long been a hallmark of life in the County. It was equally obvious that balanced development and growth is necessary.
- The benefits of historic preservation need to be recognized. In addition to providing valuable information about the County's proud history, preservation of historic sites can create recreational and tourism opportunities for the County which can further spur economic growth opportunities~~development~~.
- ~~An emergence of~~The heightened focus on -solar energy development has placed additional pressures on the County. The Virginia Clean Economy Act (VCEA – previously the Virginia Clean Energy Act) was adopted by the General Assembly in 2020 and requires

a transition to clean energy by 2050. This has in turn spurred a demand for more solar generated power. Fluvanna County went through a process in 2024 to amend its Zoning Ordinance as it relates to solar energy development. The current Plan only partially covers what has become a topic of much importance and urgency to the residents of Fluvanna County. Legislation from the Virginia General Assembly could result in the State forcing localities to loosen regulations currently governing solar installations or taking away local authority related to this issue.

- Another issue that has risen—grown in prominence over the last few years is the emergence of data centers. According to data from the Piedmont Environmental Council (PEC), Virginia is home to the largest and fastest growing data center market in the world. PEC estimates that nearly half of all data centers in the U.S. are based in Virginia. While localities in Northern Virginia house a large portion of such facilities, the trend is moving southward. According to local news reports and a company announcement, data center developer AVAIO Digital reached an agreement in January 2025 with Prince Edward County (roughly an hour south of Palmyra) to locate a data center on a 280-acre site just east of the Town of Farmville. According to a local news report, the company is looking to locate an additional facility west of Farmville in Appomattox County. Growth in data centers is creating a surge in energy demand, leading to a need for increased power generation and higher bills for ratepayers, increased demand for water usage, and among other issues. Per the County Code, data centers are only allowed in I-1 and I-2 industrial zoned areas. The use was previously allowed by right in I-1 and I-2. However, the Fluvanna County Code was amended in late 2025 to remove data centers as a by-right use and require a Special Use Permit for data centers in I-1 and I-2.

These issues, and others, will need to be examined in depth by the Planning Commission and the committees listed above as a new Plan is developed. It is important to keep in mind that the Comprehensive Plan can be viewed as a living document that can and should respond when new pressures are felt in the County.

D. Process for Plan update, methods for identifying issues

This will be a full update of the Comprehensive Plan. The sections from the existing Plan will be updated, with additional discussion of solar energy development included in Section 3 (Infrastructure). As such, the new Plan will include a Vision Statement and the following sections:

- 1) Location and Natural Environment
- 2) Land Use and Community Design
- 3) Rural Preservation
- 4) Infrastructure
- 5) Transportation
- 6) Economic Development
- 7) Historic Preservation
- 8) Parks and Recreation
- 9) Housing

- 10) Human Services
- 11) Education
- 12) Public Safety
- 13) Financial Sustainability
- 14) Community Resiliency
- 15) Implementation Goals and Strategies
- 16) Implementation Plan

Review and analysis of identified issues by the public, the appointed advisory groups, the Planning Commission and Board of Supervisors will provide the basis for establishing the goals and strategies for this Comprehensive Plan.

The major issues outlined in this Plan were identified through the following methods:

1. **Community Meetings:** Fluvanna County staff conducted a series of community meetings in February 2025. These meetings, one held in each election district, allowed residents to offer input on issues facing the County. That input proved useful in developing the survey instrument and updating the Plan. Notices for these meetings ran in the *Fluvanna Review*, in Fluvanna Fan Mail, and on the County's web site.
2. **Citizen Opinion Survey:** Fluvanna County staff assisted the Planning Commission with the development and distribution of the survey instrument. Surveys were made available at government offices and businesses throughout the County, and an online survey instrument was made available on the County's web site and Facebook page. Additionally, flyers were posted through the County with a QR code for citizens to complete the survey using cell phones. Surveys were distributed in April 2025, and residents were given six weeks to complete and return surveys.
3. **Research and Analysis of Available Data:** Fluvanna County staff collected and analyzed data on a range of aspects on the County. These elements included land use patterns, environmental features, transportation conditions, population growth trends and capital facility needs. Much of the information is contained in this Plan and has helped to further enhance the understanding of many of the issues identified by local citizens and by other efforts as outlined in this section.
4. **Meetings with the Planning Commission:** Fluvanna County staff worked with the Planning Commission to develop the new Plan. Staff presented draft documents for the Commission to review during work sessions and regular Commission meetings. The Commission reviewed the materials along with citizen input, and contributed its own analysis of the issues presented.

5. **Advisory groups**: As referenced above, the Planning Commission appointed four advisory groups to provide recommendations on selected issues – Historic Preservation, Rural Preservation, Economic Development, and Housing. These groups provided valuable input and guidance to help the Planning Commission address these specific issues.

For a more detailed review of all the input received from the issue identification methods, please refer to the Appendix materials.

VISION ~~2035~~2045

Mission:

Fluvanna County is committed to ~~providing~~supporting an excellent quality of life for our citizens and businesses through the efficient delivery of core services and programs, ~~while and to~~ preserving the unique identity and rural character of the county. (~~Updated August 2022.~~)

Vision Statement:

Fluvanna County...The heart of central Virginia and your gateway to the future. *A great place to live, learn, work, and play.*

Fluvanna County's vision is based on the following key principles, ~~which that~~ are used as guides for future development, governance, and land use policies for the county:

- That our government should reflect the values and principles of the people,
- That ~~solidarity~~unity of purpose, collaboration, and prosperity are among the proper means of fostering communities,
- That people forge economies and communities,
- That our rural ~~character~~setting and natural and historic resources are part of Fluvanna's unique ~~heritage~~character, and should be ~~preserved where practical,~~ stewarded wisely as assets for public and private benefit, use, enjoyment, and economic vitality.
- That a comprehensive, accessible, and high-quality education system ~~of education~~ enableing a modern, knowledgeable and highly skilled 21st century workforce and citizenry~~is to be fostered,~~
- That future development be fiscally prudent while respecting individual property rights,
- That our infrastructure ~~requirements are maintained and first-class~~is context sensitive and well maintained.
- That our public safety personnel are properly equipped, ~~and compensated,~~ and recognized in a manner and means that respects their sacrifice,
- That Fluvanna's rich community ~~heritage and our~~ history and culture be the cornerstones of our shared identity moving forward ~~to~~ the 21st century.

- That agricultural lands should be preserved for future generations through the use of all available preservation tools.

SECTION 1 Natural Environment

A. Regional Setting

Fluvanna County is located in the Piedmont Region of Virginia, known for the rolling foothills that comprise the picturesque landscape of the region. The James River forms the southern border of the County. Other major rivers that run through the County are the Hardware and Rivanna Rivers. A small portion of Scottsville is located in Fluvanna County (the rest of the Town is in Albemarle County), but there are no other incorporated towns located in Fluvanna. The County is largely rural, with two main areas having experienced substantial growth – Lake Monticello and Zion Crossroads. Other villages and rural crossroads communities in the County include Columbia, Fork Union, Kent’s Store, Cunningham, Nahor, Kidd’s Store, and Palmyra, Wildwood(?), and Zion Crossroads.

Palmyra, the County Seat, is located less than 25 miles east of Charlottesville and less than 60 miles west of Richmond. Palmyra is also located less than 25 miles southwest of Louisa, approximately 30 miles due south of Orange, less than 50 miles due south of Culpeper, and less than 50 miles due north of Farmville. The County’s proximity to other urban areas and regional hubs, the Richmond and Charlottesville areas in particular, help make the County an ideal community for rural economic development and revitalization.

Figure NE-1 – Location of Fluvanna County

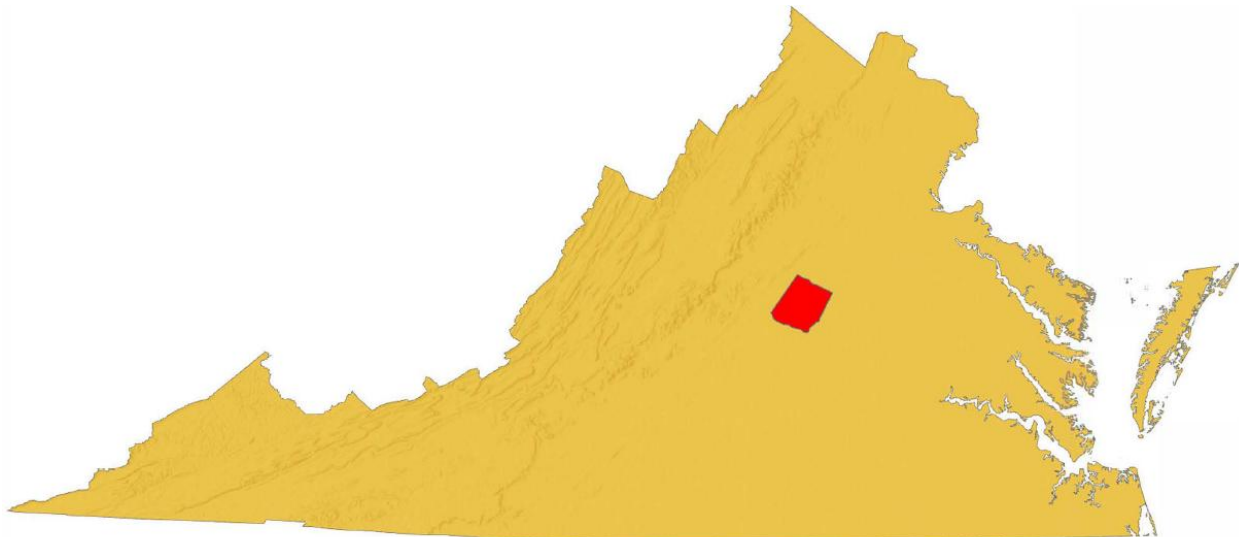


Figure NE-2 – Fluvanna County



B. Natural Resources

Fluvanna conserves its natural resources and manages growth by directing development into specified growth areas called community planning areas, and by specifying how [compatible](#) development can have a positive impact on the County. **Well-managed forests and farms are still a primary land use, and a key component of the County's historic and rural character and economic viability.**

The James, Rivanna, and Hardware rivers are critical to the history and ecology of the County. They are healthy, viable rivers with a diversity of aquatic life. Vegetative buffers along floodplains, sensitive development within the watersheds, and other development and preservation

techniques protect these natural resources. Groundwater should be protected, as it is protected ~~and~~ serves as the primary water source for the rural areas of the county.

Well-planned, compact development that efficiently utilizes green infrastructure to create interconnected, walkable, and fiscally sustainable communities that employ the latest in environmental controls is desirable. Fluvanna County's government strives for energy efficiency and the use of renewable technologies.

Conservation and historic easements, Agricultural/forestal districts, and lower land-use assessment taxes continue to be valuable tools for land preservation and conservation. Agricultural/forestal ("ag/forestal") districts are ~~also~~ abundant in rural areas, and permanent open spaces including greenways, parks, and buffer areas are preserved as part of the development process. The growth areas and surrounding rural areas are connected through this open-space network.

C. Existing Conditions

Geology

Fluvanna County lies entirely within the Piedmont region, between the Blue Ridge to the west and Coastal Plain (Tidewater) to the east. Some of the bedrock of Fluvanna was formed locally, while some was transported here by natural events over time. As it broke down, this diverse bedrock left the numerous soil types found in the county. Approximately 8,500 acres of soil in Fluvanna are underlain by subsoils with clays that become plastic to very plastic when wet, and are indicators of "shrink/swell" soils (USDA Soil Survey, ca. 1950). These soils should be evaluated by professionals to determine site-specific conditions if the construction of buildings or roads is contemplated. These soil types can also restrict the installation of traditional septic fields, which historically has limited development. Fluvanna County is researching options for easing development restrictions in the Columbia and Fork Union areas.

Septic field restrictions are denoted in Figure NE-3. The data comes from Virginia Tech, the Fluvanna County Soil Survey, and USDA-Natural Resource Conservation Service.

Prime farmland in the County is denoted in Figure NE-4. This data is also from Virginia Tech, the Fluvanna County Soil Survey, and USDA-Natural Resource Conservation Service. The federal definition of Prime Farmland is "land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for these uses (the land could be cropland, pastureland, rangeland, forest land, or other land, but not urban built-up land or water). It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed, including water management, according to acceptable farming methods. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding. Examples of soils that qualify as prime farmland

are Palouse silt loam, 0 to 7 percent slopes; Brookston silty clay loam, drained; and Tama silty clay loam, 0 to 5 percent slopes.”
Prime farmland meets specific criteria as outline in federal regulations, Section 7 CFR, Subpart A, Section 657.5(2).

Figure NE-3 – Septic Field Restrictions

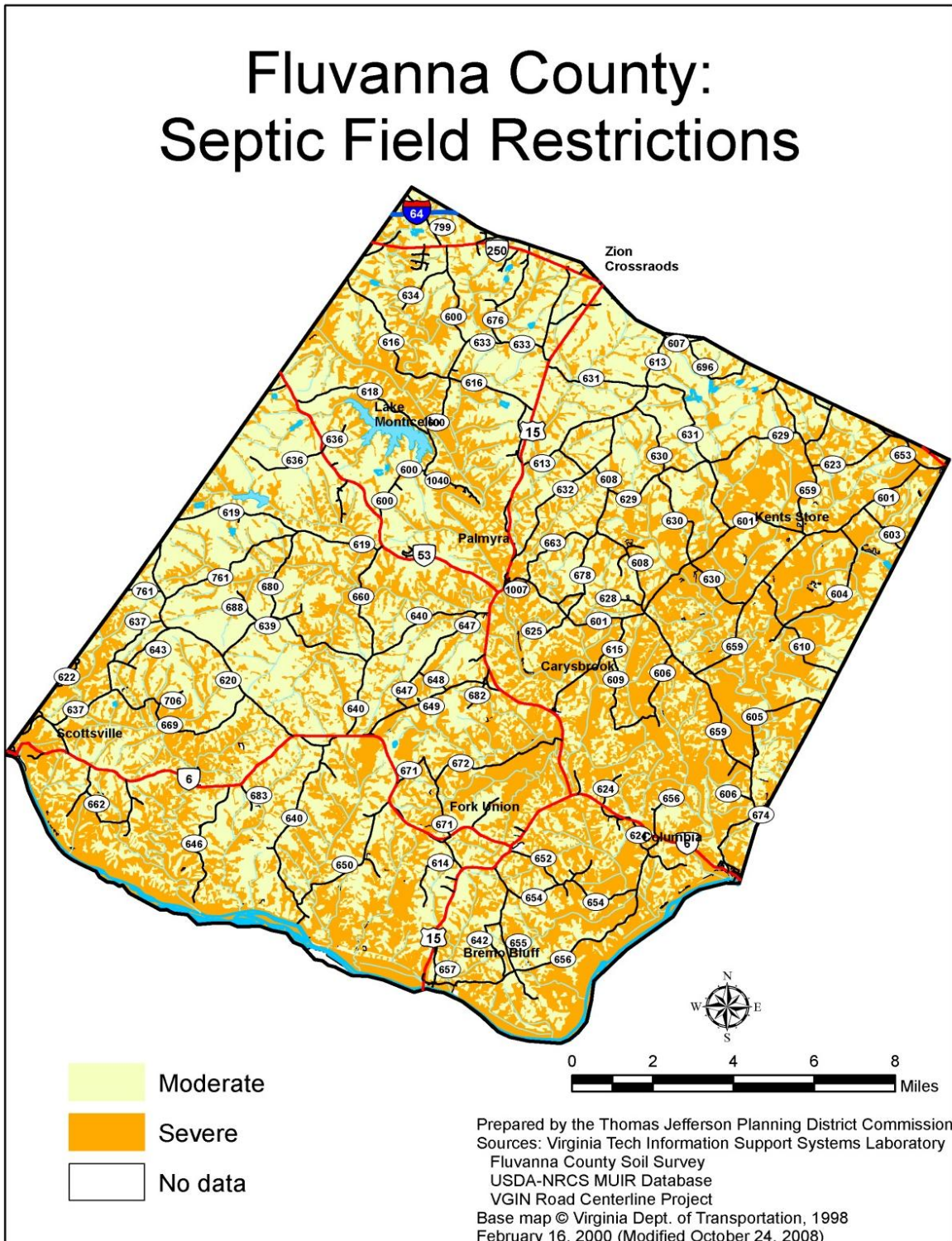
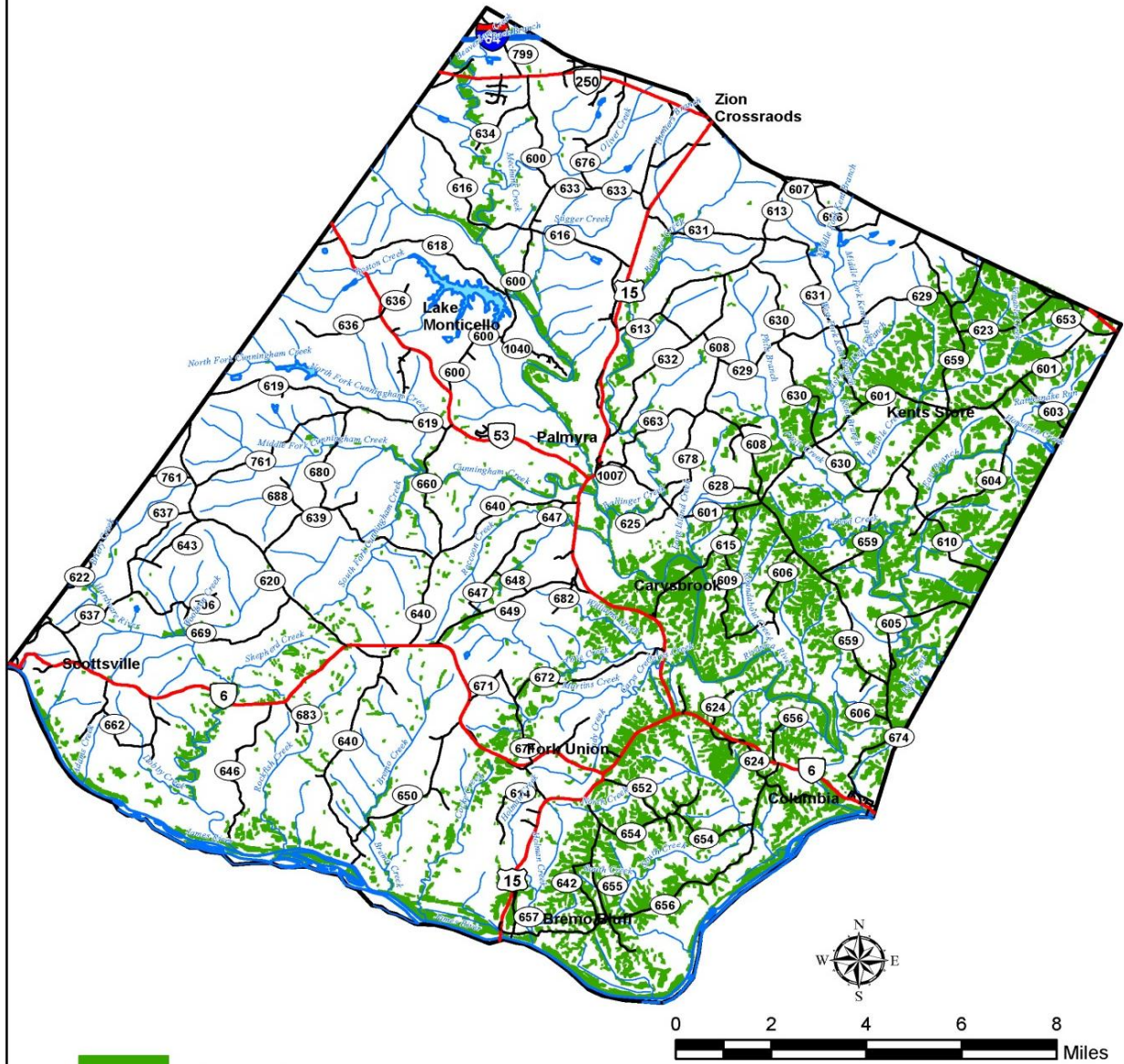


Figure NE-4 – Prime Farmland

Fluvanna County: Prime Farmland



Prime Farmland

Prepared by the Thomas Jefferson Planning District Commission
Sources: Virginia Tech Information Support Systems Laboratory
Fluvanna County Soil Survey
USDA-NRCS MUIR Database
VGIN Road Centerline Project
Base map © Virginia Dept. of Transportation, 1998
February 16, 2000 (Modified October 24, 2008)

Present Conditions

Fluvanna contains 180,480 acres, or 282 square miles, of land. The upland areas of the County are no higher than 548 feet above sea level and slope gently toward the James and Rivanna rivers,



Figure NE-5, Native Vegetation

which are approximately 200–275 feet above sea level. There are no mountains in Fluvanna County; the terrain is rolling Piedmont.

The average rainfall for the county is roughly 43 inches, and the average growing season is 160 days. The growing season usually begins around April 18 and extends to October 18. Average high temperatures range from 46°F in January to 86°F in July.

Figure NE-6 - Climate Data (Averages), Scottsville, 1991-2020

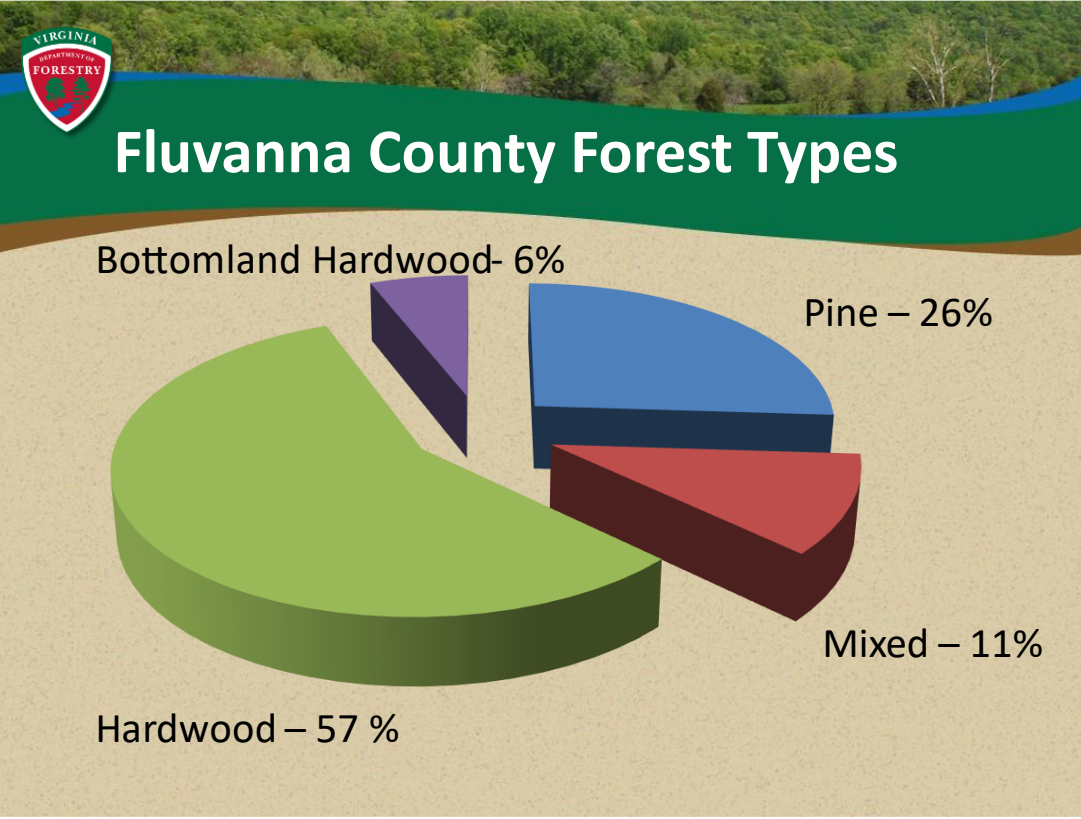
Criteria	Data
Annual Average Rainfall	45.0 inches
Annual Average Snowfall	16.0 inches (est.)
Annual Average Temperature	55.8 F
January Average High Temperature	45.9 F
January Average Low Temperature	24.1 F
July Average High Temperature	86.5 F
July Average Low Temperature	65.8 F
Month with Highest Average Rainfall	June, 4.6 inches
Month with Lowest Average Rainfall	February, 2.7 inches
Month with Highest Average Snowfall	February, 5.9 inches (est.) *

Source: National Weather Service

*NOTE: The weather station for Scottsville doesn't seem to collect snowfall totals, so the number presented was a rough average of totals quoted by the Chamber of Commerce, Fluvanna County website, and Cville data.

Forest Resources

The predominant land cover in the county is forest, with 113,336 acres, averaging about 62.79%. The income from timber sales provides the incentive for landowners to grow timber. [According to a 2022 study by the University of Virginia Weldon Cooper Center, *The Economic Impact of Agriculture and Forest Industries in Virginia*,](#) – Fluvanna County’s annual forest harvests are currently averaging \$1,500,000. Cleaner air and water, and other ecoservices, are no-cost byproducts of responsible forest management. **Aside from direct economic and aesthetic benefits, forests contribute services like stormwater management, wildlife habitat protection, reduced erosion, groundwater recharge, carbon sequestration, and insect pollination.**

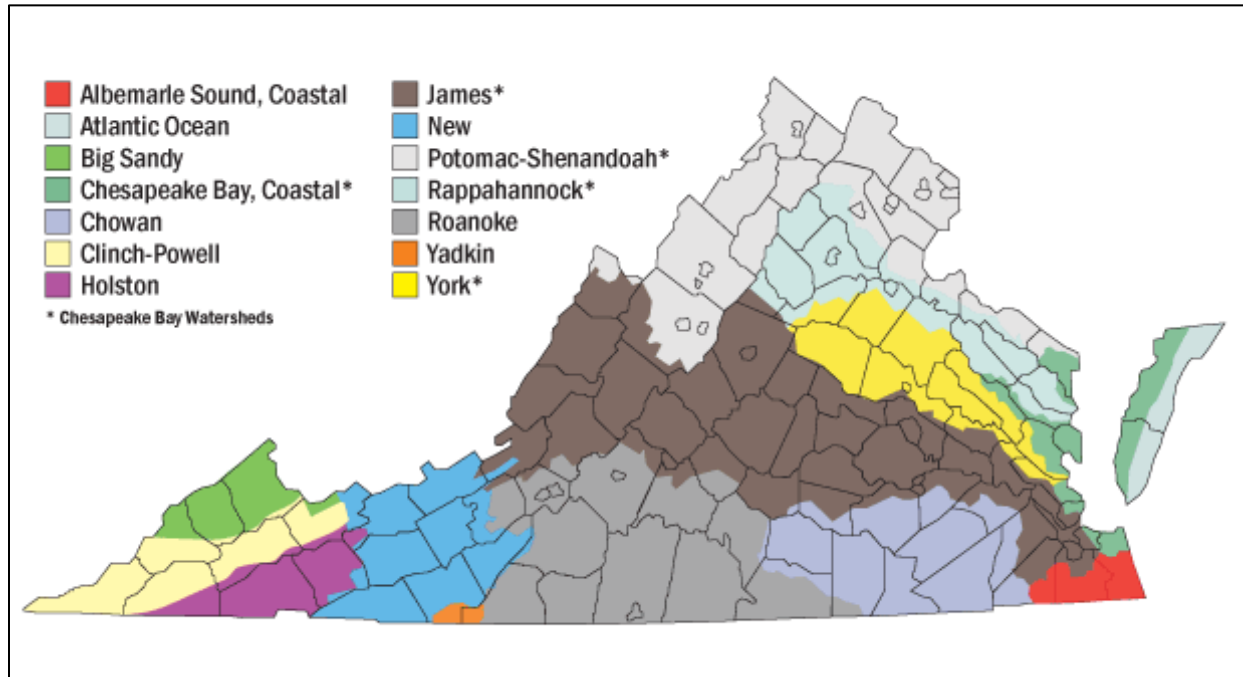


Timber Harvesting

Year	# of harvests	# of Inspections	Harvest acres
2023	33	136	2,088
2022	45	174	3,192
2021	40	190	2,959
2020	47	166	3,221
2019	51	238	2,944

Fluvanna's stream corridors are an important part of its overall environmental health. The Rivanna River bisects the County and is the Commonwealth's first designated scenic river. The James River is Fluvanna's southern border. Other significant rivers and streams are the Hardware River, Cunningham Creek, Byrd Creek, and Mechunk Creek.

Figure NE-7 – Virginia Watersheds



Source: Virginia Department of Conservation and Recreation

The Rivanna River

The Rivanna River, which stretches over 42 miles long, drains an approximately 769-square-mile watershed that is home to approximately 155,000 [residents](#) in 2024. The basin's rivers and streams offer indispensable services in the form of water supply and waste treatment capability. About 72% of the basin is forested, and much of the aquatic system retains its exceptional natural assets. ~~including some of the healthiest small Piedmont streams in the mid-Atlantic region.~~

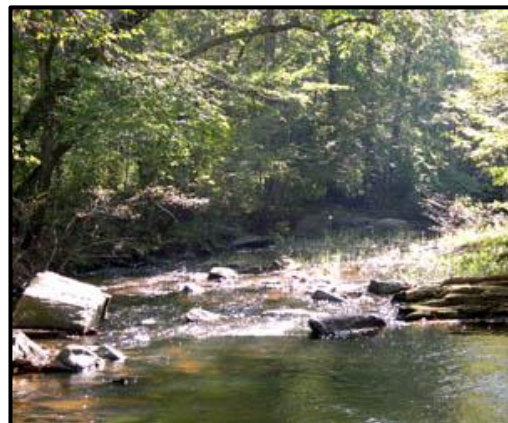


Figure NE-8, Rivanna River

These waterways provide habitat to wildlife including river otters, bald eagles, and over 80 species of fish. For some organisms, such as the globally threatened James River spiny mussel, the Rivanna basin is one of few places in the world suitable for survival and reproduction. The streams of the Rivanna also provide recreational opportunities to hikers, canoeists, kayakers, and fishermen.

The James River

The 340-mile James River is Virginia's longest river, flowing across the entire state to its mouth at the Chesapeake Bay. The James is Virginia's largest tributary to the Chesapeake Bay.

The James River watershed encompasses approximately 10,000 square miles, or almost 25% of the state. Home to one-third of all Virginians in 39 counties, and 19 cities and towns, it touches the lives of more Virginians than any other feature on the landscape. (Source: James River Association).



Figure NE-9, James River

Open Space

Open space in Fluvanna can be categorized in three primary ways:

1. Privately owned open space is associated with a farm or a home and is usually not open to public access.
2. Common open space is reserved for open space in a development and is intended solely for use by that development's residents.
3. Publicly owned open space is intended for use by the entire community.



Figure NE-10, Open Space

All three types of open space contribute to quality of life in the community. Open spaces also help to preserve and protect natural features such as groundwater recharge areas, steep slopes, and wildlife habitats. **The protection of open spaces will play an important role in the county's future, including the preservation of its unique identity and rural character.**

D. Challenges

Water Quality and Quantity

Surface Water

Surface water is tested by the Virginia Department of Environmental Quality (DEQ). The DEQ has tried to increase its monitoring capacity by encouraging local monitoring programs. The Rivanna Conservation Alliance was created by the merging of the Rivanna Conservation Society and Streamwatch, which now engages the community to develop useful data. The organization is guided and funded by a formal partnership of local governments, resource management agencies, and nongovernmental organizations. It coordinates volunteer water quality monitoring and continues to support environmental sustainability along the Rivanna.

In 2017-2022, the Rivanna Conservation Alliance summarized the biological health of the Rivanna River Watershed at fifty long-term monitoring sites. Of the eleven sites in Fluvanna, nine sites received a rating of B, with an average score of 62. Streams that score 60.0 or higher meet Virginia’s water quality standard. The remaining two sites received a C and D. Fluvanna’s stream quality appears to generally outperform the watershed as a whole.

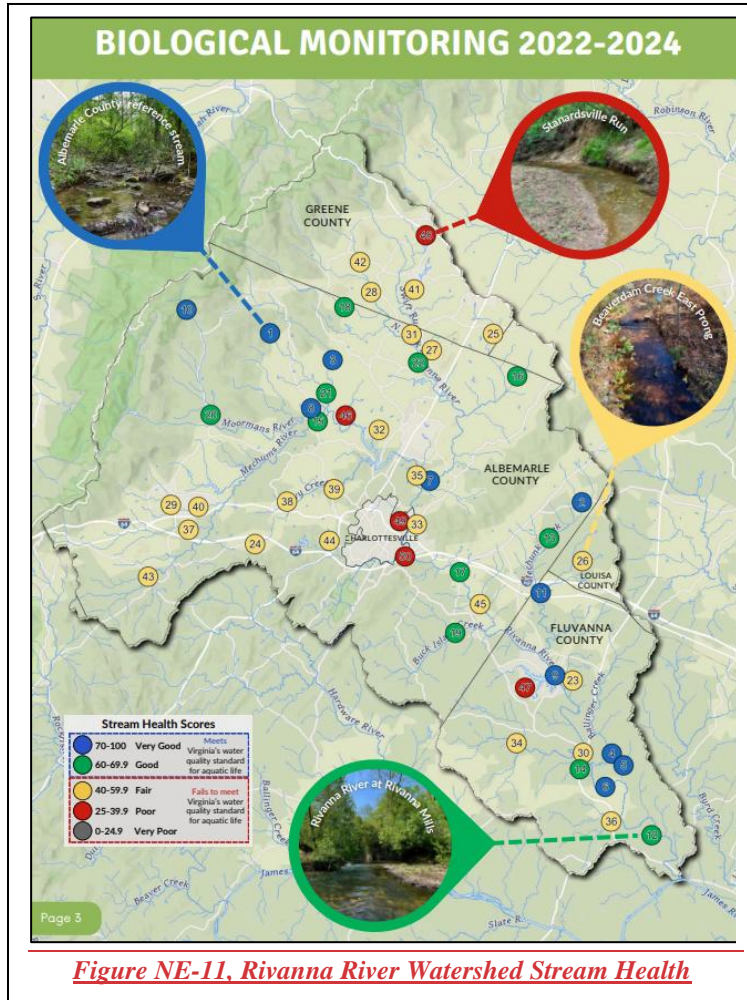


Figure NE-11, Rivanna River Watershed Stream Health

The Rivanna River Basin Commission, an independent local entity representing Fluvanna, Albemarle, and Green Counties and the city of Charlottesville, also works to resolve issues affecting the basin’s water quality and quantity, and provides guidance for the stewardship of the Rivanna River Basin. The figure to your left shows the most recent stream health scores from the 2022-2024 Rivanna River Watershed Stream Health Report (<https://www.rivannariver.org/wp-content/uploads/2025/10/2025-Stream-Health-Report.pdf>)

In good weather, water quality in Fluvanna’s streams is generally fair-to-good. In high flows from storms, phosphorus, suspended solids, and fecal coliform reduce water quality. Nitrogen, phosphorus, and sediment threaten aquatic life and fecal coliform is a health hazard. The

Hardware River, Byrd Creek, [Cunningham Creek](#), [Carys Creek](#), [Roundabout Creek](#), [Stigger Creek](#), [Boston](#), [Mechunk Creek](#), [Venable Creek](#), [North Creek](#), [South Creek](#), and portions of the Rivanna River [and the Middle Fork of Cunningham Creek](#) are listed as impaired by DEQ.

Flooding, drainage problems, erosion and sedimentation, groundwater pollution, failed septic systems, and construction problems are all possible if soil characteristics are not considered when developing land. Fluvanna’s topography includes slopes greater than 7 percent, which are susceptible to soil erosion. These areas of high erosion potential are interspersed throughout the County. Groundwater availability and vulnerability to contamination is determined by factors related to soils, saprolite (weathered rock), and bedrock geology.

Groundwater

Fluvanna citizens have major concerns about groundwater availability. **Development should be required to show its projected impact on surrounding groundwater supplies, particularly within the context of the diminishing and limited supply of available water. Mitigating this impact, along with others such as stormwater and traffic on surrounding property owners is of utmost importance in any discretionary zoning action.**

Hydrogeological Testing

Hydrogeologic investigation and testing is an evaluation of groundwater quantity and quality and the potential effects that a proposed land development may have on water resources in Fluvanna County. The evaluation consists of on-site hydrogeologic investigation and testing, as well as compilation of existing and readily available information.

Hydrogeologic investigations, testing and reports should be required and specifically defined for the two basic types of residential subdivisions:

- **Residential subdivisions not served by a central water system (i.e. served by individual wells); and**
- **Residential subdivisions served by a newly proposed or expanded central water system not owned and/or operated by Fluvanna County, the Fork Union Sanitary District, or other public entity.**

Stormwater

As of April 2014, the county has elected to “opt out” of administering new stormwater regulations. This does not mean that stormwater will not be regulated; for the near-future, DEQ will administer stormwater management for the County. As the regulatory process becomes more established and county staff becomes more familiar with the new stormwater requirements, responsibility will shift to the county. **Stormwater ordinances address quality and quantity of stormwater runoff and outline the use of low-impact development practices.**

Riparian buffers, the forested areas along stream banks, are the best use of land near streams; however, many of the County’s rivers and streams do not have adequate riparian buffers, or the buffers are threatened by development. Riparian buffers filter nutrients, sediments, and other pollutants before they can enter a waterway. **The U.S. Department of Agriculture (USDA) and Virginia Department of Forestry encourage ~~recommend a deep forest buffer to s~~ that over 80 percent of capture nutrients and sediments. ~~be captured by a hundred foot deep forest buffer.~~ Additionally, riparian buffers offer ~~vital~~ great habitats for plants and wildlife.**

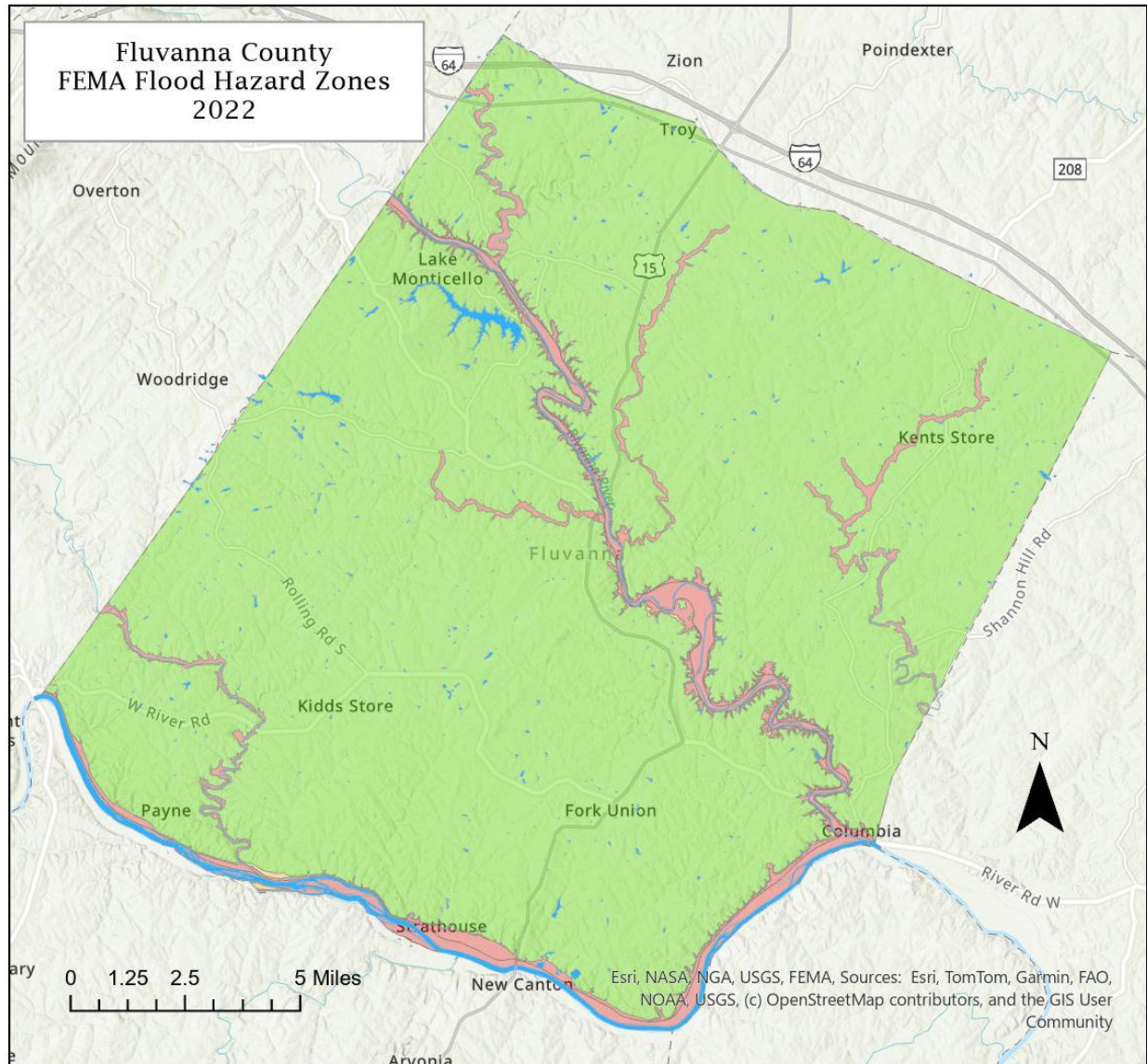
Flood Protection

Fluvanna County has added a flood protection ordinance to its zoning code in Chapter 22, Article 17. Additionally, updated flood maps will be posted to the county website once they are updated by the Federal Emergency Management Agency (FEMA). The purpose of these provisions is to prevent the loss of life and property, health



Figure NE-712. Wheat Field

and safety hazards, the disruption of commerce and ~~governmental services~~ expenditures of public funds for flood protection and relief, and the impairment of the tax base.



Legend

- Water bodies
- Low Flood Risk
- Low Flood Risk due to Levee
- Moderate Flood Risk - 0.2% Annual Chance
- High Flood Risk - 1% Annual Chance

Figure NE13: County Flood Map

The ordinance regulates uses, activities, and development that will increase flood heights, velocities, and frequencies; restricting certain uses, activities, and development within districts subject to flooding; requiring all those uses, activities, and developments in flood-prone districts to be protected and/or flood-proofed; and discouraging individuals from buying land and structures that are unsuitable because of flood hazards. These provisions apply to all lands within Fluvanna County identified as being in the hundred-year floodplain by FEMA's Federal Insurance & Mitigation Administration. The current flood map for Fluvanna County is below. An update of the map is underway and expected to be completed in 2026.

Erosion and Sedimentation

The predominant soils in Fluvanna County are silt loams, many of which have high clay content. These soils support significant areas of marginal farmland, with some prime land in river bottoms, predominantly in the southern part of the county.

Fluvanna County has adopted an erosion and sediment control ordinance in compliance with state regulations. This ordinance promotes the health and welfare of the people of Fluvanna by establishing requirements and enforcement procedures for the control of erosion and sedimentation.

Air Quality and Energy

Fluvanna's air quality is a major asset to the County. The Environmental Protection Agency (EPA) establishes standards monitored by DEQ, which determine whether a region is an "air quality attainment area" or not. Fluvanna County lies within a region that achieves this designation.

Air pollutants come primarily from the combustion of fossil fuels from stationary and mobile sources, not only locally but also from other areas. Motor vehicle emissions are the major local source. **Preserving or planting appropriate tree species throughout vehicular corridors (following VDOT guidelines) is a good way to mitigate the effects of automobile emissions.**

The best way to support air quality and conserve resources is to reduce energy use, thus decreasing fossil fuel combustion and air pollutant emissions. Transportation accounts for most of the energy consumed in the county. The county can improve its energy efficiency and reduce emissions with a compact development pattern, and by developing a greenway, bikeway, and walkway system. Infill, ~~cluster~~, and mixed-use development reduce residents' transportation energy needs, while alternatives to driving reduce energy use and improve community health.

Energy consumed by buildings accounts for another portion of the county's energy consumption. Improving the efficiency of buildings is essential to increased energy efficiency, and resulting energy savings often translate into financial savings.

Conservation

Efforts to conserve land are ongoing throughout the county. Some examples are Virginia's land-use taxation program, agricultural and forestal districts (AFDs), ~~and~~ ~~and~~ ~~conservation~~ ~~and historical~~ easements, ~~and cluster~~ ~~development~~.

Land-Use Taxation

In Virginia, localities may elect to reduce the real estate tax burden on land used for agriculture, horticulture, silviculture, viticulture, aquaculture, improved pasturage, and open space. The Commissioner of the Revenue determines if the land is suitable for such land-use valuation. When the locality accepts the application for the land-use valuation, the property tax reflects productivity rather than fair market value, resulting in lower real property taxes on the land. During years of general reassessments, the Commissioner of the Revenue reviews the recommendations of the State Land Evaluation Advisory Council (SLEAC) and then establishes rates for the productive value of the land when calculating the real property tax obligation of the landowner. Land-use values are determined for agriculture, horticulture, forestry, and open space.



Figure NE14-8, Tenaska

In a recent study for the adjoining County of Albemarle ("Albemarle County Cost of Community Services Study, December 2023) conducted by Terance J. Rephann, Ph.D for the Weldon Cooper Center for Public Services at the University of Virginia, a comparative study of the costs of community services (COCS) of various land uses was examined. The ratios for different land uses were calculated and acknowledged that residential costs the county considerably more than others (quadruple and double). The obvious conclusion is residential land use costs the County money whereas commercial/industrial and ag/forestry save the County money.

Similar studies with corresponding results have been conducted in Fauquier County, Clarke County, Culpeper County, Bedford County, Northhampton County and Frederick County. Providing Fluvanna landowners with a land use valuation reduction allows preservation of rural land which saves the taxpayers money.

The locality may take an individual property out of land-use assessment when a landowner changes the use. ~~Examples include the owner harvesting timber with no provision to reforest, or a landowner causing pollution by not following accepted best management practices, or the property being developed.~~ Landowners may elect at any time to remove the property from land use to take advantage of demand for development property. Although this taxation program does not offer long-term conservation, it removes some of the financial pressure for sale and development of land. The open-space class of lands, such as scenic rivers and Virginia byways, makes properties automatically eligible for the special land-use tax program (*Virginia Outdoors Plan, 2007, Ch. 3*).

Ag/Forestal Districts

Agricultural ~~and forestal~~ ~~lands~~ ~~lands~~ provide economic value and contribute to the unique

character of the county. A challenge in preserving this valuable land use is the fact that land suitable for agricultural use is also suitable for development.

Agricultural and ~~forestal~~forestal districts (AFDs) were established to conserve, protect, and encourage the development of agricultural and ~~forestal~~forestal lands for food and other agricultural and forestal products. **The districts conserve and protect agricultural and forestal lands as valued natural and ecological resources that provide open space for watershed protection, wildlife habitat, and aesthetic purposes.** As of 2024, 105,000 acres of land were within Fluvanna’s AFDs. The majority of these districts are roughly located throughout the midsection of the county (see figure NE-10).

Election District	Number of Parcels	Ag Acres	Horticultural	Forest Acres	Open Space Acres	Total Land Use (Acres)
Palmyra	519	5,055.89	8.52	15,533.26	474.36	21,072.03
Columbia	535	4,667.71	4.55	20,160.75	531.02	25,364.03
Cunningham	792	9,260.91	80.63	24,924.78	707.20	34,973.52
Fork Union	393	4,727.24	27.25	13,839.26	291.60	18,885.35
Rivanna	0	0	0	0	0	0
Total	2,395	25,086	120.95	79,569.49	2,199.70	106,976.14

Figure NE-915, Fluvanna County Land Use District Totals as of January 1, 2025 provided by the Commissioner of the Revenue

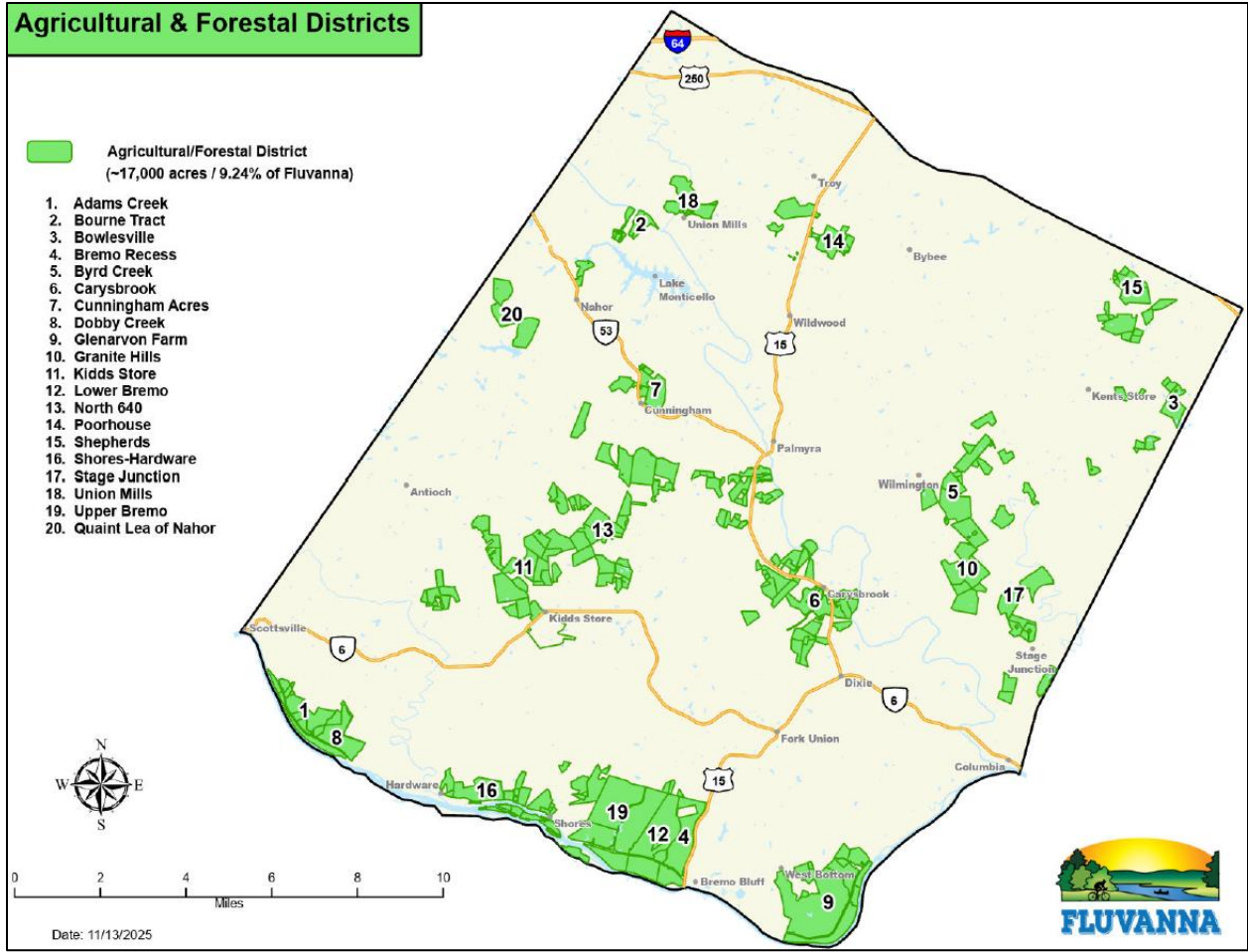


Figure NE-196, Ag/Forestal Districts

Conservation Easements

The Board of Supervisors created an easement program whereby the jurisdiction may hold and protect easements and, in 2007, Fluvanna County accepted the first easement under its conservation easement program. As of November January 1, 2025, there were 5345 conservation and historic easements in the county, totaling approximately 21,078 16,638.33 acres. Most of the easements are owned by the Virginia Outdoors Foundation and the Virginia Department of Forestry.

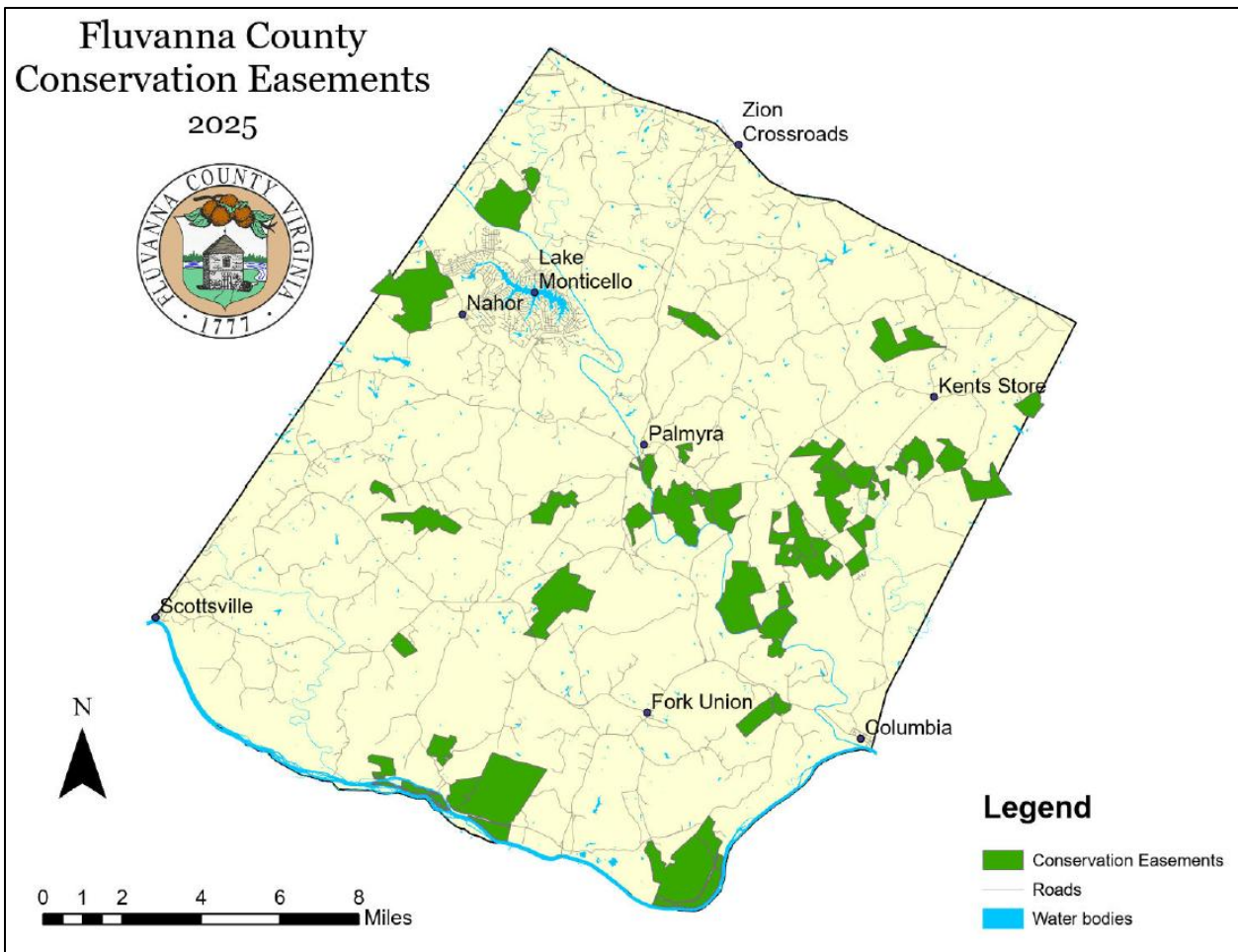


Figure NE-174, Conservation Easements

Cluster Development

The county adopted cluster development zoning in 2004 to help conserve open space. Cluster developments in the residential (R-1, R-2, and R-4) zoning district require 50 percent open space. R-3 Residential developments require 25 percent open space. Until 2024, cluster developments were allowed by right in the agricultural (A-1) zoning district with a requirement of 75 percent open space. An ordinance change in late 2024 removed clusters as an allowed use in A-1. Environmentally, this development scenario will help to reduce the impacts of erosion, sedimentation, and quantity of stormwater runoff.

Low-Impact Development (LID)

LID is an approach to site development and stormwater management designed to mitigate development impacts to land, water, and air. The approach emphasizes site design and planning techniques that conserve natural systems and hydrologic functions on a site. The practice has been integrated into municipal development codes and stormwater management ordinances throughout the country. LID begins with the site planning process, and is more sustainable than traditional development practices.

LID:

- Preserves open space and minimizes land disturbance;
- Protects natural systems (drainage ways, vegetation, soils, sensitive areas);
- Reexamines the use and sizing of traditional site infrastructure (lots, streets, curbs, gutters, sidewalks);
- Customizes site design to each site;
- Incorporates natural site elements (wetlands, stream corridors, mature forests) as design elements; and
- Decentralizes and manages stormwater at its source.

Economic Development

The county's natural resources deserve consideration as economic development tools – forestry and agriculture are essential parts of the local economy, and Fluvanna's trails, rivers, and wildlife attract people from other communities for recreation. At the same time, preserving the county's natural resources depends on the continuing health of the local economy. The more economic activity our natural resources can support, the safer those resources will remain. **Future discussions about economic development should include natural resources, and economic development efforts should include protecting, enhancing, and promoting these resources.**

E. Community Input

During the process to update this Comprehensive Plan, a series of community meetings was held and a citizen survey was distributed. Common themes that emerged regarding rural preservation include:

Community Meetings

Preserve

- Rural nature
- Rural nature: farms, forests, livestock, wildlife, waterways (clean), gravel roads, orchards, vineyards
- Historic character, historic sites, historic homes
- Scenic beauty, scenic vistas/entry corridors
- Natural resources, environmental resources
- Agriculture/forestry, Ag/forestall districts, farms
- Land use (encourage people to keep their land), ways to preserve open space
- Land use, (staying intact) – forests, pastures, open spaces
- Native habitats
- Starry nights (enforcement of lighting ordinance)

Add

- Strong/clear ordinances that are enforced – reinforce vision
- Stricter enforcement of ordinances (proffers, etc.) to reduce conflicts

Citizen Surveys

On the question of the pace of development:

- 25.3 percent of respondents felt the County is growing too much, too quickly.
- 46.8% said more development is needed.

On the question of resident priorities:

- Overall, Open Spaces ranked as the second highest priority.
- Respondents aged 50 and older ranked it as their highest priority.
- Respondents aged 49 and under ranked it as their third highest priority.

GOALS/STRATEGIES

GOAL A: Develop land-use policies and regulations that will preserve and enhance the county's natural environment.

Strategy 1: Protect farm and forest landowners from conflicting adjacent land uses with utilization of buffers, screening, and contiguous tracts of open space.

Strategy 2: Review zoning and subdivision regulations to maximize environmental benefits through best management practices and ensure that the subdivision of land does not adversely affect open-space features and established communities.

Strategy 3: Continue to promote land-use valuation taxation, conservation easements, agricultural-forestal districts, and other programs to alleviate economic burdens on owners of land used for agricultural, horticultural, forest, or open-space purposes.

GOAL B: Protect environmental resources.

Strategy 1: Promote development projects that minimize environmental impact through the effective utilization of green infrastructure, low-impact development practices, and other sustainable development policies.

GOAL C: Manage and protect surface water and groundwater resources.

Strategy 1: Work with the Virginia Dept. of Health to evaluate and develop local regulations for alternative waste treatment systems (e.g., Wisconsin mounds or other systems that alter the natural topography or hydrology).

Strategy 2: Participate in, and cooperate with, federal and state groundwater protection programs, including sole-source aquifer designation for important drinking water supplies.

Strategy 3: Research the viability of incorporating the well-drilling logs provided by the Fluvanna Dept. of Health into the county's geographic information system (GIS).

Strategy 4: Require riparian buffers adjacent to waterways to protect local and regional water resources such as perennial streams, floodplains, wetlands, steep slopes, and highly erodible soils.

Strategy 5: Proactively educate the public on the values and benefits of preserving river and stream corridors.

Strategy 6: Pursue the state designation of the Hardware River as a Tier 3 stream, classifying it as exceptional surface water not subject to degradation.

Strategy 7: Promote BMPs and recognize landowners who protect streams from nonpoint-source pollution using BMPs.

GOAL D: Promote energy efficiency throughout the county to improve air quality and reduce the country's dependence on fossil fuels.

Strategy 1: Promote energy efficiency in developments and throughout the community including the use of solar, geothermal, wind, and other decentralized energy technologies and support renewable energy generation by allowing such uses in the zoning ordinance.

Strategy 2: Build new and remodeled county buildings to an established energy efficiency standard such as Energy Star, Green Globes, or LEED.

Strategy 3: Promote greenways, bikeways, and walkways as viable forms of recreation and transportation.

SECTION 3 RURAL PRESERVATION

Preserving rural character

This section of the Plan was developed with the assistance of the Rural Preservation Advisory Group. This group's objective is to provide community input regarding this revision of the Comprehensive Plan related to preservation of the rural portions of the county. Whatever form the amended Plan takes, the group's desire is for the Planning Commission and the Board of Supervisors to ensure that the Plan is fully implemented by passage of or updating of strong, ~~and~~ clear, and enforced zoning and subdivision ordinances; otherwise, the Plan has little meaning. The Comprehensive Plan is meant to be and should be the blueprint for the future of the county.

According to the University of Virginia Weldon Cooper Center Demographics Research Group, Fluvanna's projected population growth is 5 to 6% for the next 10 years, which is in line with the growth for the past 10 years (<https://demographics.coopercenter.org/virginia-population-projections>). Fluvanna must plan for where this growth, especially residential growth, should occur. Fluvanna citizens have for decades reaffirmed their unyielding desire to maintain Fluvanna's rural character. Fluvanna County's current 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.”

Therefore, the principal Vision that drives this 2045 Comprehensive Plan is maintaining Fluvanna County's rural character.

What is rural character?

Rural character refers to the patterns of land use typified by open land and forests, *low population density*, and agricultural production. One can envision rural character as: farmhouses; barns; pastures; livestock; agricultural and forestal production; country stores; winding gravel roads; green spaces; wildlife; rivers and streams; starry nights; forests; tree lined gateways and highways; mountain views; orchards; vineyards; mills; locks; old school houses; log cabins; archeological sites; and country churches.

Once rural character is destroyed or lost, it is gone forever. It cannot be replaced.

All areas of Fluvanna must retain rural character, even the Community Planning Areas (CPAs). With development, appropriate buffering must be required when differing uses adjoin. Housing developments must be set back from roads and mature tree buffers preserved. Even Zion Crossroads, slated to be the most developed part of Fluvanna, must retain its rural character while

expanding its services. As one of the primary gateways to Fluvanna, it should be enhanced to provide a scenic welcome to residents and tourists. The residents of the Rivanna CPA, with almost half of Fluvanna's population, actively seek to preserve open spaces, green infrastructure, and managed, sustainable growth that compliments existing rural and historic areas.

Lake Monticello, the County's largest community, is approaching full build-out. It is estimated that in the Rivanna Community Planning Area, which includes Lake Monticello, there are approximately 250 undeveloped lots as of May 2025. This will put additional pressure not only on land near the Lake but also on land in the designated rural preservation area. Although recent census data show that the average age of the population of the Lake continues to decline, it continues to have a sizeable aging population whose future needs should be a central part of the planning process.

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Infrastructure

The provision of adequate infrastructure will be important to concentrating growth in the CPAs and keeping the rest of the County rural. While there has been some progress, some challenges remain in achieving this objective.

Residents in the Lake Monticello area have concerns about the short- and long-term viability and capacity of its water and sewer systems. Those systems are owned and operated by Aqua Virginia, whose parent company has agreed to be acquired by American Water (the deal is expected to close in early 2027). Additionally, it is recognized that the most crucial and restraining infrastructure in the Lake neighborhood is its road system, which is today a major commuting network and would be substantially overburdened with new dense development.

Efforts are underway by the County to bring water to the Zion Crossroads area, where the existing plan calls for growth. The water and wastewater systems from the Women's Prison will have a limited capacity. The County is working to expand capacity to serve the area. There are also plans to bring a reliable water source to the Fork Union area using funds provided by Dominion Energy, with possible extensions in the future north on Route 15 to Carysbrook. The Columbia and Fork Union areas need water and wastewater infrastructure to attract more commercial development to those areas.

Without adequate infrastructure in the CPAs, development pressures on the rural areas can be expected to continue and maybe even increase. **Water resources must be linked to the question of land use and growth**, as land use affects water both in quality and quantity. The preservation of land, water, the rural environment, historic sites, and scenic resources can only be accomplished through **good planning and effective, timely implementation of updated, strong, clear enforced zoning and subdivision ordinances ensuring that growth is directed to designated growth areas and that public infrastructure is related to that plan.**

GOALS/STRATEGIES

Land Use and Preservation

GOAL: Develop and implement zoning and subdivision ordinances that direct growth to designated growth areas in the county. Available public infrastructure is critically related to determination of the ordinances. Preserve and maintain the recreational viewshed.

Strategy 1: Make land use decisions and plans that are consistent with the overall goal of preserving open space and approve conversion of farmland to nonfarm use only if an overriding public need exists and the designated growth areas cannot accommodate the new use.

Strategy 2: Direct growth, especially to five of the six CPAs: Zion Crossroads, Fork Union, Columbia, Scottsville, and Palmyra.

Strategy 3: Avoid spot zoning and rezoning in the Rural Preservation and Rural Residential Areas.

Strategy 4: Encourage and facilitate landowners to place their land under conservation easements or in agricultural/forestal districts. Assist local nonprofits in educating landowners to the advantages of these programs.

Strategy 5: Continue to support use-value taxation and other fiscal programs that help alleviate economic burdens on owners of land used for agriculture, horticulture, forestry or open space purposes and use land use planning to protect agricultural land from escalating assessments as a result of development pressures.

Strategy 6: Collaborate with Fluvanna's County's Extension Agent to work with our rural landowners in order to optimally use farmland.

Strategy 7: Consider small-scale solar facilities as a form of income for rural landowners, potentially discouraging them from selling their land for development.

Strategy 8: Amend language in the County Ordinances to regulate data centers in the County.

Strategy 9: Recognize conditions and restrictions in deeds and other legal documents and require developers and individuals to resolve all disputes involving all parties before any rezoning is considered.

Strategy 10: Protect scenic views and vistas by encouraging the siting of new buildings in conformance with the exiting topography and into the existing landscape and vegetation.

Strategy 11: Require developers to minimize the visual impact of development through ordinances that require retaining natural features, such as mature trees and plants, avoiding excessive grading, minimizing impervious surfaces, preserving wildlife habitats, and limiting light and noise pollution.

Strategy 12: Ensure that the County's adopted rezoning and subdivision ordinances are clear, strong, enforced, and reflect the vision of the Rural Preservation Advisory Group (RPAG) so that growth takes place in a controlled manner without spreading into a sprawling pattern; have the RPAG continue to work in a collaborative status with the Planning Commission and the Board of Supervisors.

Strategy 13: Balance Zoning and Subdivision ordinances to give equal or greater protection of property rights of resident property owners as opposed to off-site, non-resident property owners and developers.

Strategy 14: Adapt development to the existing topography and natural setting. Discourage excessive grading, cutting, and filling.

Strategy 15: Focus planning efforts on key parcels which have potentially serious effects on adjacent properties.

Strategy 16: Keep river and stream corridors, especially floodplain and wetlands, undeveloped.

Strategy 17: Create an Advisory Group to prepare architectural standards and to evaluate proposed new commercial and residential developments regarding styles and materials.

Strategy 18: Prohibit strip development and mandate limited access and internal access management in large scale commercial and industrial uses.

Strategy 19: Hold developers accountable for the commitments made when property is rezoned, or when developments or special use permits are approved, to include enforceable conditions and performance bonds.

Strategy 20: Ensure developers complete all parts of their applications.

Strategy 21: Strongly encourage unobtrusive signage in commercial and industrial uses to protect primary and secondary roadways.

Strategy 22: Promote adequate setbacks, vegetative buffering, and dark sky lighting.

Strategy 23: Draft design guidelines for all commercial and industrial development, especially development near established communities and gateways.

Strategy 24: Improve management of by-right uses by implementing rezoning where the developer specifically proffers out the uses they will not plan to pursue.

Strategy 25: Develop and implement a system of cash proffers, impact fees, level of service standards (explain what level of service standards is).

Strategy 26: Review and acknowledge the numerous statements in the 2015-2024 Comprehensive Plan Update that illustrate why an automatic “YES” is not appropriate in all rezoning requests and approval of all developments. Draft ordinances to support these statements.

Strategy 27: Identify the potential tax impact for each proposed development or rezoning (new schools, social services, public safety, traffic, water and sewer, adjacent incompatible uses). This information must be available to the Planning Commission and Board of Supervisors prior to their vote.

Strategy 28: Identify and establish rural crossroad/overlay districts which preserve and protect historic buildings for reuse to meet community needs ~~the geographic limits of a crossroads community by meeting with rural area residents.~~

Strategy 29: Continue to discourage the proliferation of permanent and temporary advertising signs.

Strategy 30: Limit development on critical slopes to maintain the balance between slope, soils, geology, and vegetation.

Strategy 31: Hold developers responsible for failure to comply with ordinances and/or proffers through implementation of substantial monetary penalties.

Strategy 32: As a first resort, mandate low-impact development (LID) as an approach to site development and storm water management designed to mitigate development impacts to land, water, and air

Strategy 33: Continue to promote voluntary efforts by citizens and citizen groups to protect scenic resources (river clean up, trash pick-up, and recycling).

Strategy 34: Require developers to commit to specific material types and styles which are compatible with surrounding buildings and features as part of a project's approval through legally binding proffers and conditions.

Strategy 35: Work to increase alternative transportation options such as Rideshare, park-and-ride locations, and a more flexible schedule for Jaunt to accommodate workers, the elderly, and the disabled to mitigate the effects of vehicle emissions.

Strategy 36: Improve connectivity between Palmyra and Pleasant Grove and within CPAs to enable residents to travel safely without the need to use a vehicle (ex. – sidewalks and trails).

Strategy 37: Continue to review and pursue opportunities and options for Palmyra Village streetscape projects to improve safety, parking, walkability, and overall appearance as it continues to be a viable, functioning Village. Do the same for Fork Union, Columbia, Zion Crossroads, and Scottsville.

Keeping Fluvanna's Rural Character

GOAL: Create ordinances that reflect the oft-stated desire of Fluvanna's citizens to retain and enhance our rural heritage. Our hope is that the following objectives would prevail in drafting new zoning and subdivision ordinances regarding growth in the designated Rural Preservation and Rural Residential Areas.

Strategy 1: Maximize the opportunity for continued preservation of farms, forests and open space to include preserving water quality in our streams and ground water resources; preserving wildlife habitat; limiting noise and light pollution; encouraging outdoor recreation and preserving the ability of farm and forest owners to profit from their enterprises.

Strategy 2: For any proposed development, require and enforce a plan for retaining tree buffers and a plan for the landscaping of the development, including landscape buffers from the road.

Strategy 3: Encourage Low Impact Development.

Strategy 4: Protect the county's scenic roadways by designating them as State Scenic Byways and by adopting a local scenic byways ordinance.

Strategy 5: Develop a Greenway Plan for Fluvanna County for increased recreational and tourism opportunities, provide connections to key destination points and attractions (to include parks, significant trails, local wineries and orchards, historic sites, scenic rivers and unique local businesses).

Strategy 6: Work with residents in identified Rural Crossroads areas to develop a plan for their geographic boundaries and ideas for small businesses, programs and services utilizing existing structures (Kidd's Store, Cunningham, Palmyra, Kent's Store, Nahor, Fork Union, Columbia, Wildwood, and Zion Crossroads); reuse older buildings for the needs of citizens.

Strategy 7: Mandate larger buffers ~~(of at least 100 feet)~~ between incompatible land uses for new commercial, industrial, -and housing developments. Developers should preserve, protect, and retain mature trees along our roads to retain our rural character and tree canopies. Require green buffers or berms for new commercial, industrial, -or housing developments along rural roads where mature trees do not exist.

Strategy 8: Develop scenic corridor regulations for new developments to preserve the scenic views along the gateways to Fluvanna County.

Strategy 9: Slow the process/timeframe for rezoning of A-1 land (9 to 12 months).

Strategy 10: Require larger lot sizes in rural areas and in developments on rezoned A-1 land, especially adjacent to incompatible uses.

Strategy 11: Encourage the protection of farmland and forests from development that would reduce its long-term viability as a part of the agricultural economy, i.e., residential development, industrial development, data centers, and utility scale solar facilities.

Strategy 12: Promote reuse of historic structures that support agricultural and forestal uses in the rural area.

Strategy 13: Maintain the rural character and ensure the protection of current and future agricultural and forestal land to preserve the heritage and unique character of Fluvanna County.

Strategy 14: Reimagine and restore major celebrations of Fluvanna County related to history including oral history, music, and other related facets. Attempts should be made to include all areas and citizens, with outreach to youth groups and students.

The Business of Development in Fluvanna

GOAL: Require residential and/or business developers to adhere to additional requirements of county government.

Strategy 1: Require any new project to demonstrate the potential cost/impact of a proposed development (cost implications for county staff and services) and opportunity costs for nearby communities and villages.

Strategy 2: Hold developers responsible for failure to comply with ordinances and/or proffers through implementation of substantial monetary penalties.

Strategy 3: Support and promote specialty and niche farming such as equestrian uses.

Strategy 4: Support local farmers markets with an emphasis on local products.

Strategy 5: Encourage businesses and industries that support and strengthen the County's agricultural economy.

Strategy 6: Promote farming as a productive way of life.

Strategy 7: Enhance and aggressively market a Fluvanna County brand aimed at attracting tourists and visitors through good planning and design, especially at gateways and rural crossroads.

Strategy 8: Consider partnering with neighboring counties (i.e., Buckingham, Louisa, Goochland) by exploring opportunities to attract new compatible economic enterprises.

Strategy 9: Encourage development of a "country store" at Pleasant Grove which showcases Fluvanna's musicians, artists, photographers, crafters, and writers where residents and tourists can enjoy the showcases in a comfortable setting along with the purchase of light refreshments including local artisanal foods.

Strategy 10: Pursue marketing efforts, using digital technology to target the tourist/visitor market with the attractions this area has to offer, including tubing, hiking, biking, horseback riding, fishing, arts and crafts festivals, historic tours, and vineyards.

Strategy 11: Investigate options for working with state offices to pursue the installation of boat ramps along the Rivanna and James Rivers to support additional recreation and tourism opportunities. Consider using the Water Treatment Plant to provide a shared access point for a boat ramp.

Strategy 12: Continue Columbia area revitalization efforts.

Infrastructure

GOAL: Recognize that public water and sewer must drive the location of residential growth in the County. In rural preservation areas, water availability must be a primary factor to determine density of development as well as proximity of wells to each other.

Strategy 1: Discourage extension of public utilities and other growth-inducing public facilities into the Rural Preservation and Rural Residential areas. Direct growth to Fork Union and Zion Crossroads, where public water will be available, and Palmyra and Columbia as well.

Strategy 2: Focus on water (ground and surface) as one of the central factors in planning future growth.

Strategy 3: In Rural Preservation and Rural Residential areas, limit placement of wells to a minimum of 200 feet from adjacent wells to avoid depletion of neighboring groundwater sources.

Strategy 4: Manage and protect the County's groundwater, river and stream resources.

Strategy 5: Assure that with regulation of development in the Rural Preservation and Rural Residential areas, care is taken to limit amounts of phosphorous, nitrogen and silt that goes into water sources that drain into the Chesapeake Bay.

Strategy 6: Design public utility corridors to fit the topography of the area.

Strategy 7: Conduct water and wastewater studies as new development is requested and before that development is approved.

Strategy 8: Limit development densities to ensure future development stays within the capacities of water and sewer systems.

Strategy 9: Complete a Master Water and Sewer Plan. Identify sources for the County's long-term water needs, particularly for each of the CPAs.

Strategy 10: Rezone for industrial, commercial, and residential only where it fits with already established villages and communities.