

Chapter 19
SUBDIVISIONS¹

Article 1. General Provisions

Sec. 19-1-1. Purpose.

The purpose of this chapter is to promote the public health, safety, and general welfare; further the orderly development and use of land; lessen congestion of the county's road system; provide for safe and proper ingress and egress to lots; ensure proper legal description of subdivided land; provide for adequate light and air; facilitate adequate provisions for transportation, water, sewage, drainage, schools, parks, playgrounds, and other public requirements; secure safety from fire, flood, panic, and other dangers; facilitate the further resubdivision of parcels or tracts of land in growth areas designated by the Fluvanna County Comprehensive Plan; preserve outstanding natural or cultural features and historic sites and structures; preserve the rural landscape of the county; and provide other benefits to the health, comfort, safety or welfare of the present and future population of the county in accordance with all elements of the Comprehensive Plan. This chapter shall be interpreted in conjunction with the Comprehensive Plan and chapter 22 of this code.²

Sec. 19-1-2. Jurisdiction.

This chapter shall apply to all lands in Fluvanna County, Virginia, including those covered by water; except for the areas within the corporate limits of the Town of Scottsville and the Town of Columbia.

Sec. 19-1-3. Plat required.

No person shall subdivide land without making and recording a plat of such subdivision and fully complying with the provisions of this chapter.

¹For state law as to subdivision and development of land, see Va. Code section 15.2-2240, et seq.

Editor's note -- The Subdivision Ordinance of Fluvanna County, Virginia, was adopted 4-22-74, revised 2-3-94, 2-4-04 and generally ratified 5-5-04. Amendments subsequent to 5-5-04 are identified in this chapter by the date of amendment in parentheses following the affected section.

² Chapter 22 of this code sets out the provisions adopted as the Zoning Ordinance of Fluvanna County, Virginia.

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- (a) No such plat shall be recorded unless it is in compliance with this ordinance and has been approved by the Subdivision Agent appointed by the Fluvanna County Board of Supervisors as provided in this chapter.
- (b) No person shall sell or convey any lot or part of a subdivision unless the plat of the subdivision has been approved and recorded.
- (c) Any person violating the foregoing provisions of this section shall be subject to a fine of not more than \$500 for each lot or parcel of land so subdivided or transferred or sold; and the description of such lot or parcel by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties or from the remedies provided in this chapter.
- (d) No clerk of any court shall file or record a plat of a subdivision required by this chapter to be recorded until such plat has been approved as required by this chapter.
- (e) No permit or other approval shall be issued by any official of the County for any improvement relating to any lot or parcel of land subdivided or transferred or sold in violation of this chapter until such violation shall have been abated.