

FLUVANNA COUNTY BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
Circuit Courtroom, Fluvanna Courts Building
72 Main Street, Palmyra, VA 22963
September 2, 2026
Regular Meeting 5:00pm

MEMBERS PRESENT: Tony O’Brien, Rivanna District, Chair
Timothy M. Hodge, Palmyra District, Vice Chair
Chris Fairchild, Cunningham District (*entered the meeting at 5:03pm*)
Mike Goad, Fork Union District
John M. (Mike) Sheridan, Columbia District (*entered the meeting at 5:15pm*)

ABSENT: None.

ALSO PRESENT: Eric M. Dahl, County Administrator
Kelly Harris, Assistant County Administrator
Dan Whitten, County Attorney
Caitlin Solis, Clerk for the Board of Supervisors

1 - CALL TO ORDER, PLEDGE OF ALLEGIANCE, & MOMENT OF SILENCE

At 5:02pm, Chair O’Brien called to order the Regular Meeting of September 2, 2026. After the recitation of the Pledge of Allegiance, a moment of silence was observed.

3 - ADOPTION OF AGENDA

MOTION:	Accept the Agenda, for the September 2, 2026, Regular Meeting of the Board of Supervisors, as presented.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:		Second	Motion		
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

4 - COUNTY ADMINISTRATOR’S REPORT

Mr. Dahl reported on the following topics:
Announcements and Updates
The Economic Development and Tourism Office is recognizing the businesses that make our community a great place to live, work and visit. Nominations for Business Appreciation Awards close on Friday, September 4. Community members can nominate businesses in two categories:
- Rising Star Business
- Business of the Year
The top five nominated businesses in each category will move on to the finals.

Art in the Park
- September 12, 2026, from 10am to 3pm at Pleasant Grove Park
- Local Artisans and artists, children’s activities, and food trucks.
- Now accepting vendor applications

Groovin' at the Grove
- Lost Beach Band • Saturday, September 12th
- Free Live Music from 5-7pm. Food and Beer Garden from 4-7pm.
- The Lost Beach Band is a passionate group of musicians who blend tropical rock and beach music to create a laid-back, sun-soaked sound that transports listeners to sandy shores, swaying palm trees and beach dancing.

Ribbon Cutting Ceremony- Smokey Hollow Tattoo
- September 14, 2026, at 1:00pm
- 264 Turkeysag Trl, Palmyra 22963

2026 Annual Halloween Festival
- Semi-Scary Haunted Barn and Trunk or Treat, Saturday, October 24, 2026, 6:30pm to 8:30pm, free and open to the public
- If you plan on handing out candy or treats from a trunk you must Register your Vehicle’s Trunk at <https://fluvanna.recdesk.com> or call (434) 589-2016 Monday through Friday, 9am - 4pm. Trunks must be registered by 12pm Noon, Tuesday, October 20

NEXT BOS MEETINGS

Day	Date	Time	Purpose	Location
Wed	Sep 16	6:00 PM	Regular Meeting	Circuit Court
Wed	Oct 7	5:00 PM	Regular Meeting	Circuit Court
Wed	Oct 21	6:00 PM	Regular Meeting	Circuit Court
Wed	Nov 4	5:00 PM	Regular Meeting	Circuit Court

5 - PUBLIC COMMENTS #1

At 5:08pm, Chair O’Brien opened the first round of Public Comments.

- Chris Zima, Cunningham District, commented on Tenaska.
- Ray Bassi, Lake Monticello, commented on Tenaska.
- Allan Powell, Palmyra, commented on Valley Link.
- Julie Moon, Fork Union, commented on Valley Link.
- Carolyn Talley, Palmyra, commented on Valley Link.
- Donna Acree, Cunningham, commented on Tenaska.
- Lee Levitnas, Fork Union, commented on Valley Link.
- Channing Snoddy, Salen Church Rd, commented on Valley Link.
- Kay Jeffries, Fork Union, commented on Valley Link.
- Tom Pratley, Fork Union, commented on Valey Link.
- Arlene Macnamara, Lake Monticello, commented on Tenaska.
- Dave Peterson, Covered Bridge Rd, commented on Valley Link.
- Jeff Carr, Central Plains, commented on Valley Link.
- Tracey Smith, Palmyra, commented on the Organizational Efficiency Study.

With no one else wishing to speak, Chair O’Brien closed the first round of Public Comments at 6:07pm.

6 – BOARDS AND COMMISSIONS

MOTION:	Move the Board of Supervisors approve the following Board, Commission, or Committee appointment(s)/reappointments(s):				
BOARD/COMMISSION/COMMITTEE	APPOINTEES		APPT/REAPPT	BEGINS TERM	ENDS TERM
Community Policy and Management Team (CPMT) Juvenile Justice Rep	Christa Galleo, Juvenile Court Services Unit Director		Appt	9/2/2026	Permanent
Community Policy and Management Team (CPMT) Juvenile Justice Rep Alternate	Alexandria Tisdale, Probation/Parole Supervisor		Appt	9/2/2026	Permanent
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:			Motion		Second
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

7 – PRESENTATIONS

VDOT Quarterly Report – Craig Simpson, VDOT Residency Administrator

Mr. Simpson reviewed VDOT maintenance, construction and traffic studies over the last few months. The Palmyra Streetscape project will no longer be moving forward. Board members offered areas of road that could use some attention from VDOT.

2026 Thomas Jefferson Planning District Legislative Program Update – David C. Blount, Deputy Director/Director of Legislative Services TJPDC

Mr. Blount presented the three top legislative priorities for 2026 as follows:

1. Public Education Funding
 2. Budgets and Funding
 3. Land Use and Growth Management
- The Board asked Mr. Blount questions about the Valley Link project and requested legislative support from the TJPDC.

Comprehensive Plan Update – Todd Fortune, Director of Planning

- In September 2024, the Board adopted a “quick update” of the Fluvanna County 2015 Comprehensive Plan.
 - This was a readoption of the 2015 Plan with changes to select sections, to keep the County in compliance with Code of Virginia requirements.

- The County is now undergoing a full update of the Plan.
 - Some new chapters are proposed for inclusion in the Plan update.
 - Rural Preservation
 - Community Resiliency
 - Implementation Plan
 - Supplemental Data
- In August 2026, the Board approved an addendum to the current Plan.
 - This addendum was developed in the wake of developments regarding the proposed Vally Link Joshua Falls – Yeat transmission line and is intended to address electric transmission infrastructure.
- This addendum will be incorporated into the new Plan update, in Chapter 4 (Infrastructure).
- The Planning Commission Chair appointed the following advisory groups to assist with updates to various sections of the Plan.
 - Rural Preservation
 - Historic Preservation
 - Economic Development
 - Housing
- An additional group is expected to be appointed: Disability/Accessibility, which will look at possible changes to the Plan to address disability awareness.
- A revised DRAFT introduction and Chapter 1 (Natural Environment) have been reviewed by the Planning Commission. Changes are being made to those documents based on feedback received.
- The Rural Preservation Advisory Group has worked on a new Chapter – Chapter 3 (Rural Preservation). The draft has been reviewed by the Planning Commission, and the advisory group is working on changes based on feedback received.
- The Economic Development Advisory Group is working to finalize a draft of Chapter 6 (Economic Development), which will be presented to the Commission when ready.
- The Historic Preservation Advisory Group is working to finalize a draft of Chapter 7 (Historic Preservation), which will be presented to the Commission when ready.
- Updates on two chapters have been delayed:
 - Chapter 9 (Housing) – due to the ongoing Thomas Jefferson PDC Regional Housing Study, scheduled for completion in the first quarter of 2027.
 - Components of this study should be considered for incorporation into the Housing section of the Comprehensive Plan Update.
 - Chapter 5 (Transportation) – due to the kickoff of an update of the Thomas Jefferson PDC Rural Long-Range Plan, scheduled for completion by mid-2027.
- Components of this updated Plan should be considered for incorporation into the Housing section of the Comprehensive Plan Update.
- Summary – Status of each chapter
 - Introduction: reviewed by Planning Commission, undergoing revisions
 - Chapter 1 (Location and Natural Environment): reviewed by Planning Commission, undergoing revisions
 - Chapter 2 (Land Use): needs updated Future Land Use Maps, otherwise ready to present to the Planning Commission
 - Chapter 3 (Rural Preservation): reviewed by Planning Commission, undergoing revisions
 - Chapter 4 (Infrastructure): under development
 - Chapter 5 (Transportation): under development, delayed
 - Chapter 6 (Economic Development): under development
 - Chapter 7 (Historic Preservation): under development
 - Chapter 8 (Parks and Recreation): ready for review by the Planning Commission
 - Chapter 9 (Housing) under development, delayed
 - Chapter 10 (Human Services): ready for review by the Planning Commission
 - Chapter 11 (Education): ready for review by the Planning Commission
 - Chapter 12 (Public Safety): ready for review by the Planning Commission
 - Chapter 13 (Financial Sustainability): ready for review by the Planning Commission
 - Chapter 14 (Community Resiliency): under development
 - Chapter 15 (Implementation Goals and Strategies); will be updated as individual chapters are finalized
 - Chapter 16 (Implementation Plan): under development
 - Chapter 17 (Supplemental Data): ready, subject to change updates depending on changes in data
- An updated schedule for Plan completion will be presented in late 2026/early 2027. A rough outline of benchmarks is below:
 - First half of 2026: Completion of draft Plan (depending on progress of the TJPDC Housing Study and updated of the TJPDC's Rural Long-Range Plan).
 - Second/third quarter 2026: At least one joint work session between the Planning Commission and the Board to review the Plan.
 - Third/Fourth quarter 2026: Planning Commission and Board public hearings

- Just a reminder: The Code of Virginia requires the Plan to be reviewed and/or updated once every five years at a minimum. The most recent Plan was adopted in September 2024.

Valley Link Transmission Line Project Update – Dan Whitten, County Attorney

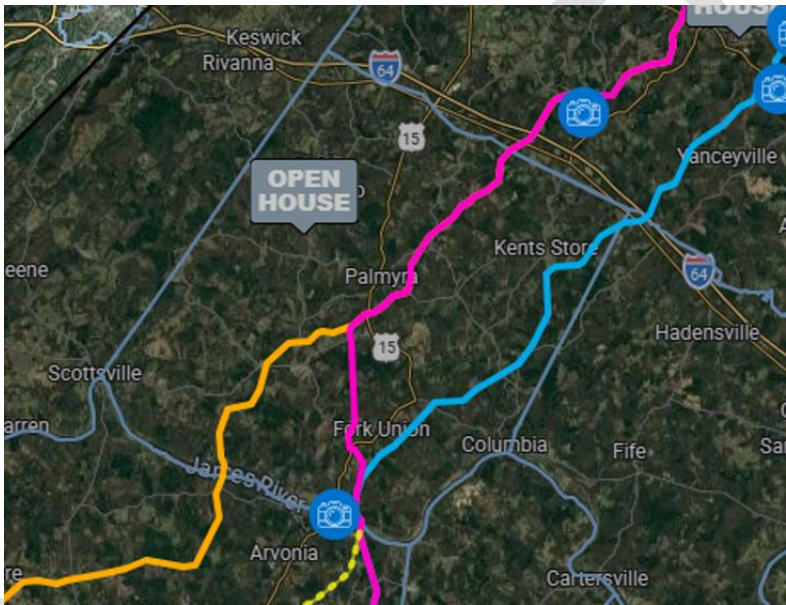
Summary of Project

- Proposed 115-mile 765kV transmission line from Campbell County to Culpeper County, passing through Fluvanna County and eight other rural counties.
- Joint venture between Dominion Energy, FirstEnergy Transmission, and Transource Energy.
- Towers will be located within a 200-foot-wide easement.
- No portion of either route through Fluvanna County is in existing easements and will require purchase or eminent domain process for between 76 – 120 parcels in Fluvanna County.

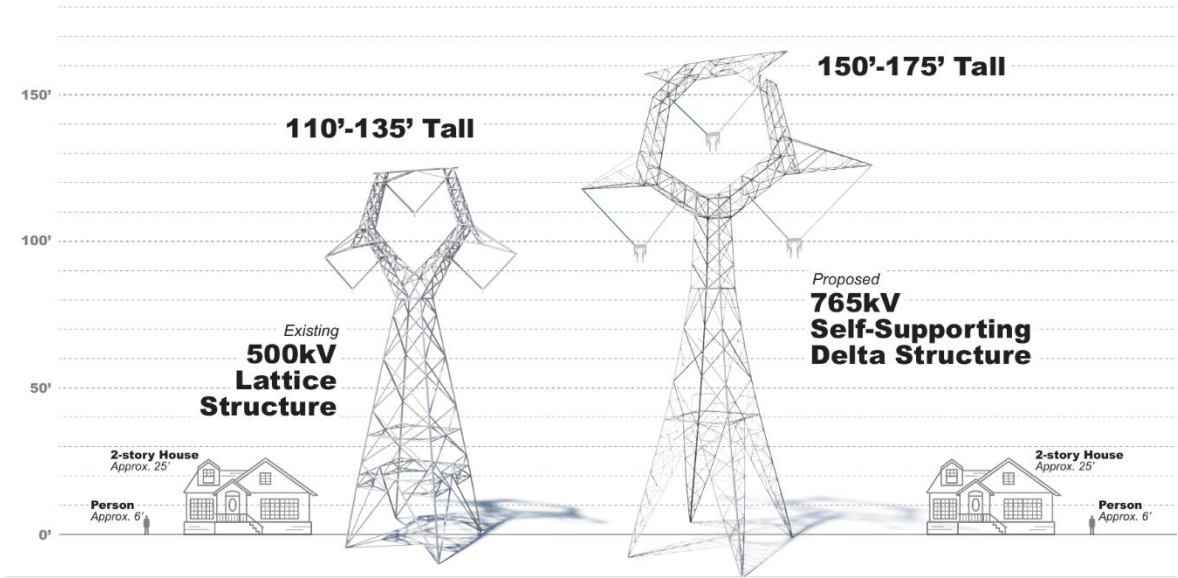
Changes since last update

- Joshua Falls Substation will be relocated a short distance from its current location in Campbell County.
- There are now three line options (purple, blue, orange).
- All 3 options pass through a portion of Fluvanna County.
- Towers will now be up to 175 feet tall.
- Valley Link North, a second 765kV line, has been proposed to run through 260 miles in West Virginia, Virginia, and Maryland.

Updated Proposed Routes



765kV Supporting Structures



Resolution Approved on April 1, 2026

- The Board of Supervisors approved a resolution on April 1, 2026, formally expressing the Board’s opposition to the Valley Link Joshua Falls - Yeat Electric Transmission Line Project.
- The Valley Link Project would have financial, environmental, visual, and health impacts on Fluvanna County and its citizens.
- The Valley Link Project will have a negative impact on County residents’ quality of life and County property values, as well as cause irreparable damage to the County’s natural beauty and rural character, both of which are the basis for agritourism and recreational businesses in the County.

- The negative impact to County property values and businesses will, in turn, negatively impact the County operational budget for schools, emergency services, and other core services.
- The resolution strongly urges Valley Link and the Virginia State Corporation Commission to seek alternatives that do not impact the welfare, health, and beauty of Fluvanna County.
- The resolution was forwarded to the Virginia State Corporation Commission, the Governor of Virginia, and Fluvanna County's representatives in the Virginia General Assembly.
- Other counties that passed a resolution included Orange County, Goochland County, Louisa County, and Appomattox County.

FERC Filing

- Fluvanna County jointly participated in a Motion to Intervene and Protest in FERC Docket No. ER26-1563-001 concerning PJM Interconnection's proposed Expedited Interconnection Track ("EIT").
- The Motion was submitted on behalf of Culpeper County, Fluvanna County, Goochland County, Louisa County, and Orange County.
- The Motion requested FERC to make three narrow fixes: (1) recognize Virginia counties as siting authorities where state law gives us that role; (2) require developers to notify; and (3) give host localities 30 days to comment before their applications are deemed complete; and require PJM to publish, after each annual application window, a summary of where the new generation is being proposed and what transmission it will require.
- FERC issued its order on June 9, 2026, which confirms that the SCC remains the forum for the siting and need for the transmission line.

Addendum to Comprehensive Plan

- On August 19, 2026, the Board of Supervisors approved an addendum to the 2015 Comprehensive Plan – 2024 Update.
- The addendum established guidance for siting of electric transmission infrastructure.
- The guidance seeks to protect entrance corridors and minimize impacts to residential areas, agricultural operations, natural resources, and historic and cultural resources

Zoning Ordinance Amendment for Transmission Facilities

- The Board of Supervisors will consider a zoning ordinance amendment on September 16 which clarifies that a Special Use Permit is required for Electric Transmission Facilities, a use which includes electrical substations, switching stations, and related infrastructure.
- In addition, the zoning ordinance amendment contains supplemental regulations for Electric Transmission Facilities.

SCC Representation

- Fluvanna County has hired outside legal counsel to jointly participate in the SCC hearing.
- Other counties represented by the outside legal counsel include Louisa County, Goochland County, Buckingham County, and Orange County.

SCC Process

- Valley Link plans to submit an application to the SCC in September 2026 which shows the full project details.
- SCC will post the application for public review.
- The SCC will invite public comment and formal participation in the case as a respondent.
- DEQ will issue its first report within 60 days of application filing.
- SCC will conduct public hearings in selected areas near the project.
- The SCC will conduct a formal evidentiary hearing.
- The SCC hearing examiner will issue a report of recommendation.
- The SCC will issue a final order.

8 - ACTION MATTERS

Board of Supervisors Legislative Priorities – Eric Dahl, County Administrator

- It is the time of the year for localities to begin considering any legislative priorities they would want to introduce for their legislators and/or the next General Assembly session.
- On September 11th, the Virginia Association of Counties (VACo) will hold a Region 5 meeting for county representatives to share their legislative priorities and help VACo in developing its state legislative program.
- They are asking county attendees to share top legislative priorities, and legislators from the region will be present to hear locality priorities.
- In addition, we will hold the Elected Officials Breakfast around the Oct./Nov. timeframe, and the VACo annual conference will occur in early November.
- It is useful to have any County priorities formalized and vetted in the coming months to have any topics of interest introduced.

MOTION:	Authorize staff to draft legislative priorities for the following topic(s): Public utility rate increases, energy demand revenue sharing, land use and energy growth justification and impact on localities.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:		Second	Motion		
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

Organizational Efficiency Implementation Services Contract – Dan Whitten, County Attorney

- The Fluvanna County Board of Supervisors contracted with Tech Dynamism, a local Virginia management and technology consulting firm, to conduct an Organizational Efficiency Study.
- The study focused on how effectively and efficiently the County organization delivers services, with findings focusing on opportunities to strengthen organizational performance, coordination, and service delivery.
- The Organizational Efficiency Implementation Services Contract will allow Tech Dynamism to assist the County with modernizations improvements for its current enterprise technology systems and also to create different strategic plans
 - These services will be purchased through Spotsylvania County Contract No. 24-11-TO-03, Business Consulting Services, which is available for cooperative purchasing by other public bodies.
 - Vendor shall be paid a fixed fee of no more than \$170,000.00 and a time and materials fee of no more \$85,000.00.
 - Services include the following strategic plans:
 - County Strategic Plan
 - Technology Strategic Plan
 - Operational Continuity and Cyber Resilience Plan
 - The combined milestone schedule will be completed by June 30, 2027.

MOTION:	Approve the Organizational Efficiency Implementation Services Contract with Tech Dynamism, LLC, at a total cost not to exceed \$255,000.00, and authorize the County Administrator to execute the contract subject to approval as to form by the County Attorney and further authorize a supplemental appropriation of \$255,000 from Unassigned Fund Balance.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:			Motion		Second
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

9 - PUBLIC HEARING

None.

10 - CONSENT AGENDA

The following items were approved under the Consent Agenda for September 2, 2026:

- Minutes of August 19, 2026 – Caitlin Solis, Clerk to the Board
- Approval of Carysbrook Sports Complex Playground Contract with PlayPower, Inc. and Playground Specialists, Inc. – Dan Whitten, County Attorney
- Victim/Witness Assistance Program Grant Funding – Families and Children’s Trust of Virginia (FACT) Grant – Kirby Baughn, Director, Victim/Witness Assistance Program
- Business Systems Manager Job Description – Ryan Lipscomb, Director of Human Resources
- Professional Services for Fire Training Building – Geotechnical Services – Dan Whitten, County Attorney
- Road Name Assignment – Scotts Lane – Jason Overstreet, Senior Planner

MOTION:	Approve the consent agenda for the September 2, 2026, Board of Supervisors meeting.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:			Motion		Second
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

11 - UNFINISHED BUSINESS

Board of Supervisors Retreat – Mr. Dahl asked if all the Board members could attend a BOS Retreat on October 3, 2026. Due to a Schedule conflict, the Board asked for dates the Berkley meeting organizer will be available in October and November.

Tenaska – The Board asked about water and sound issues brought up from the proposed air-cooled Tenaska plant.

12 - NEW BUSINESS

Valley Link Community Advisory Group – the Board discussed the creation of a group to advise on Valley Link matters.

13 - PUBLIC COMMENTS #2

At 8:40pm, Chair O’Brien opened the second round of Public Comments.

- Ray Bassi, Lake Monticello, commented on Tenaska.
- Jeff Carr, Shiloh Church Rd, commented on Valley Link.
- Gareth Hunt, Hardware Rd, commented on Valley Link.
- Chris Dima, Cunningham, commented on Tenaska.
- Tracey Smith, Palmyra, commented on Tenaska.

With no one else wishing to speak, Chair O’Brien closed the second round of Public Comments at 8:59pm.

MOTION TO EXTEND

- At 8:59pm, a motion was made to extend the Board of Supervisors meeting.

MOTION:	Approve a motion to extend the September 2, 2026 Regular Board of Supervisors meeting to 11:00pm.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:			Second		Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

RECESS FOR DINNER AND CLOSED SESSION

14 - CLOSED MEETING

MOTION:	At 9:00pm, move the Fluvanna County Board of Supervisors enter into a closed meeting, pursuant to the provisions of Section 2.2-3711 A.1, A.5, A.6, & A.8 of the Code of Virginia, 1950, as amended, for the purpose of discussing Personnel – discussion with County Administrator on the Organizational Efficiency Study; Prospective Industry – expansion of an existing business in the Columbia District; Investment of Funds – discussion of Zion 3 Notch utility easements; Legal Matters – expansion of an existing business in the Columbia District and discussion of Zion 3Notch utility easements.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:	Second		Motion		
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

MOTION:	At 10:02 pm, move Closed Meeting be adjourned and the Fluvanna County Board of Supervisors convene again in open session and “BE IT RESOLVED, the Board of Supervisors does hereby certify to the best of each member’s knowledge (i) only public business matters lawfully exempted from open meeting requirements under Section 2.2-3711-A of the Code of Virginia, 1950, as amended, and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed, or considered in the meeting.”				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:		Second	Motion		
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

15 - ADJOURN

MOTION:	Adjourn the regular meeting of Wednesday, September 2, 2026, at 10:03pm.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:			Motion		Second
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

ATTEST: FLUVANNA COUNTY BOARD OF SUPERVISORS

Caitlin Solis
Clerk to the Board

Anthony O'Brien
Chair



BOARD OF SUPERVISORS
County of Fluvanna
Palmyra, Virginia
RESOLUTION No. 26-2026

A RESOLUTION TO ASSIGN A ROAD NAME: SCOTTS LANE

WHEREAS, the E911 emergency system requires the assignment of names to all streets and roads in the County, the assignment of building numbers to all buildings having telephones and/or occupancies, and the erection of appropriate street signs at intersections; and,

WHEREAS, an unnamed private road has been approved to serve the three lots of Scotts Landing minor subdivision; and,

WHEREAS, Section 18-2 (B) of the Code of the County of Fluvanna provides that the name of each street shown on a subdivision plat approved pursuant to Chapter 19 of the Code of the County of Fluvanna and subsequently recorded in the office of the Clerk of the Circuit Court shall be deemed to have been approved pursuant to this section; and,

WHEREAS, the Board of Supervisors is empowered to name streets, roads and alleys within the County in accordance with Section 18-2 of the Code of the County of Fluvanna;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Fluvanna County pursuant to Section 18-2 of the Code of the County of Fluvanna that the private road located off Rising Sun Road serving Scotts Landing III subdivision be named Scotts Lane.

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the Fluvanna County Board of Supervisors on this 2nd day of September 2026.

	AYE	NAY	ABSTAIN	ABSENT	MOTION	SECOND
Anthony P. O'Brien, Rivanna District						
Timothy Hodge, Palmyra District						
Chris Fairchild, Cunningham District						
Mike Goad, Fork Union District						
John M. Sheridan, Columbia District						

Attest:

Anthony O'Brien
Chair, Board of Supervisors
Fluvanna County, Virginia