

FLUVANNA COUNTY PLANNING COMMISSION ACTIONS TAKEN AT NOVEMBER 18, 2025 MEETING		
No.	Item – 7:00pm Regular Meeting	
1	Adoption of the Agenda – with one change, Moving a Presentation by Mr. Whitten up the agenda.	Planning Commission Approved 5-0
2	Approval of the Minutes from October 7, 2025.	Planning Commission Deferred 5-0
3	ZTA 25:10 – A request to amend §§ 22-11-2.1, 22-11-2.2, 22-12-2.1, 22-12-2.2, AND 22-22-1 of the County Code to change data centers from a by-right use to a use allowed by special use permit in the Industrial, Limited I-1 and Industrial, General I-2 districts, and to modify the definition of “Data Center.”	Planning Commission Recommended Approval 5-0
4	ZMP 25:04 NVA Properties, LLC – A request to rezone from R-3, Residential, Planned Community to B-1, Business, General, Zoning District 5.809 +/- acres of Tax Map 17 Section A Parcel 10.	Planning Commission Recommended Denial 3-2
5	SA 25:01 Substantial Accord Review and Determination for Expedition Generation Holdings per Virginia Code Section 15.2-2232 – A request to review the proposed Tenaska Project Expedition to determine whether the general or approximate location, character, and extent of the proposed facility is substantially in accord with the County’s Comprehensive Plan per Section 15.2-2223 of the Code of Virginia. The proposed project is located on two parcels – Tax Map 27-A-1 (165 acres) and Tax Map 27-A-4 (249.05 acres) – totaling approximately 414.05 acres and located along Branch Road (Route 761) and Rock Lane. Tax Map 27-A-1 is located in the Rural Residential Planning Area, and Tax Map 27-A-4 is located within the Rural Preservation Planning Area. Both parcels are located within the Cunningham Election District.	Planning Commission Further Deferred to Jan. 13, 2026 5-0
7	ZMP 25:03 Zion South – A request to rezone from A-1, Agricultural, General to the I-1, Industrial, Limited Zoning District 182.586 +/- acres of Tax Map 11 Section A Parcel 93 and Tax Map 11 Section A Parcel 88. The subject properties are generally located on the east side of James Madison Highway (U.S. 15) approximately 0.95-mile south of the intersection with Three Notch Road (U.S. 250). The parcels are located in the Zion Crossroads Community Planning Area (CPA) and the Zion Crossroads Urban Development Area (UDA), and in the Columbia Election District.	Planning Commission Recommended Approval 4-1
8	Adjournment at 10:36 pm	Planning Commission Approved 5-0