

FLUVANNA COUNTY PLANNING COMMISSION - MEETING MINUTES
The Morris Room, Fluvanna County Administration Bldg.
132 Main St., Palmyra, VA 22963
Tuesday, July 7, 2026 - Work Session 6:00 pm, Regular Meeting 7:00 pm

MEMBERS PRESENT: Barry Bibb, Chair
Howard Lagomarsino, Vice-Chair
Robert Dorsey, Commissioner
Kathleen Kilpatrick, Commissioner
Ryant Washington, Commissioner

ABSENT Mike Goad, Board of Supervisors Representative

STAFF PRESENT: Todd Fortune, Director of Planning
Dan Whitten, County Attorney
Kelly Harris, Assistant County Administrator
Noble Pearson, Assistant County Attorney
Jason Overstreet, Senior Planner
Richard Zheng, Junior Planner, GIS Technician
Jenny Cassell Faulknier, Administrative Programs Specialist

PLANNING COMMISSION WORK SESSION CALL TO ORDER, THE PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE:

At 6:00 pm Mr. Bibb, Chair, called the July 7, 2026, Work Session to order, led the Pledge of Allegiance, and conducted a Moment of Silence.

- Work Session Items:**
 - SUP – Electric Transmission Facilities**
 - In response to the proposed Valley Link Joshua Falls-Yeat transmission line, the Commission reviewed/drafted language that would regulate all associated substations, switching stations, and related infrastructure for electric transmission lines, applicable to:
 - New facilities.
 - Expansions or modifications of existing facilities that materially increase capacity or footprint.
 - Commissioners discussed possible buffer, setback, noise, and height parameters. Commissioners were in favor of adding language regarding protection of entrance corridors.
 - Campgrounds**
 - A draft ZTA was presented to clarify requirements for campsites, campgrounds, and recreational vehicles. There was some discussion of specific scenarios, particularly involving exemptions for hunting. Staff will bring this back at a later date for further consideration.

PLANNING COMMISSION REGULAR MEETING CALL TO ORDER, THE PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE:

At 7:00 pm Mr. Bibb, Chair, called July 7, 2026, Regular Meeting to order, led the Pledge of Allegiance, and conducted a Moment of Silence.

- Adoption of the Agenda:**

MOTION:	I move that the Planning Commission approve the adoption of the agenda for the Planning Commission meeting for July 7, 2026, with SUP 26:09 Lenherr removed.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Washington
ACTION:		Motion	Second		
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

- Director’s Report:**
 - Announcements and Updates:**
 - Richard Zheng has accepted the position of Planner/GIS Technician. His first day was July 6, 2026.
 - Ryant Washington has been appointed to the Planning Commission to represent Columbia District, effective July 1, 2026.

- Two ribbon cuttings announced for new businesses:
 - Artful Lodger - July 8, 10:00 a.m. at 2428 Richmond Road
 - Sweet Art Emporium - July 11, 11:00 a.m. at 13610 James Madison Highway
- Tenaska has an Open House planned for July 28 from 6:00 to 8:00 pm at Fluvanna County High School.

▪ **Future Meetings:**

Day	Date	Time	Public Hearings and Public Meetings	Location
Tuesday	August 11, 2026	6pm 7pm	Work Session (TDB) Regular Meeting	Morris Room
Tuesday	September 8, 2026	6pm 7pm	Work Session (TDB) Regular Meeting	Morris Room
Tuesday	October 13, 2026	6pm 7pm	Work Session (TDB) Regular Meeting	Morris Room

*** Planning Commission meetings will be held in the Morris Room ***
*** (other locations to be considered if larger crowds anticipated) ***

▪ **Minutes:**

MOTION:	I move that the Planning Commission approve the minutes from June 9, 2026.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Washington
ACTION:		Second		Motion	
VOTE:	Aye	Aye	Aye	Aye	Abstain
RESULT:	4-0 Approved, 1 Abstain				

▪ **Public Comments:**

- Mr. Bibb opened the first round of public comments.
 - **Terry Herron-Wilson**, 24 Pine Knot Dr., Palmyra, VA 22963, spoke regarding a case withdrawn from the Board of Zoning Appeals in which she requested a variance of five feet for a deck. Staff explained that her concern may be addressed through the proposed ZTA 26:23.
- No one else came forward to speak, and Mr. Bibb closed the first round of public comments.

▪ **Public Hearings:**

- **ZTA26:21 – Teen Centers – Jason Overstreet, Senior Planner**
 - Amend to the Fluvanna County Code by amending §§ 22-10-4 and 22-22-1 to add Teen Centers as a use allowed by SUP only in properties zoned B-C, Business, Convenience and adding a definition for “Teen Center.”
 - **Teen Center:** A privately-operated facility that provides a dedicated supervised space for recreational, educational, and/or social activities to two (2) or more teenagers aged 17 and under outside of school hours.
 - This change has been requested by the applicant to allow for the placement of a teen center on the parcel identified as Tax Map 18B-5-4. The parcel is zoned B-C, Business, Convenience. The County Code currently does not define the proposed use or allow it in any of the County’s zoning districts. This proposed change would define the use and allow for the applicant to open a teen center on the subject parcel with an approved SUP.
- **Mr. Bibb opened the public hearing for comments.**
 - The applicant **Tiffany Smith**, 3739 Lake Monticello Rd., Palmyra, VA 22963, spoke in favor of the Teen Center.
- No one else came forward to speak, and Mr. Bibb closed the public hearing.

MOTION:	Finding that the proposed zoning ordinance amendments are appropriate for the public necessity, convenience and general welfare and are good zoning practice, I move that the Planning Commission recommend approval of ZTA 26:21 – an ordinance to amend and reordain “the Code of the County of Fluvanna, Virginia” by amending
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	§§ 22-10-4 and 22-22-1 to add Teen Centers as a use allowed by SUP only in properties zoned B-C, Business, Convenience and adding a definition for teen centers.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Washington
ACTION:		Second	Motion		
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

- **SUP26:10** – Teen Center – Flucos Den Center – Jason Overstreet, Senior Planner
 - A special use permit request in the B-C, Business, Convenience District to operate a teen center on a parcel totaling approximately 1.6 acres, Tax Map 18B-5-4. The parcel is located in the Rivanna Community Planning Area and Palmyra Election District.
 - Request subject to approval of ZTA 26:21 that adds a definition for “Teen Center” to the County Code and adds Teen Centers as a use allowed by SUP only in the B-C, Business, Convenience district.
 - **Teen Center:** A privately-operated facility that provides a dedicated supervised space for recreational, educational, and/or social activities to two (2) or more teenagers aged 17 and under outside of school hours.
 - Subject to conditions.
- Applicant requested permission for more teens (up to 35) and additional operating hours to include Saturdays for events.
- **Mr. Bibb opened the public hearing for comments.**
- No one came forward to speak, and Mr. Bibb closed the public hearing.

▪ MOTION:	I move that the Planning Commission recommend approval of SUP 26:10, a request in the B-C, Business, Convenience District to operate a teen center on a 1.6-acre parcel identified as Tax Map 18B-5-4 with an increase of up to 35 teens and additional operating hours of Saturdays 8:00 am to 8:00 pm.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Washington
ACTION:		Motion	Second		
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

- **ZTA 26:15** – Board of Zoning Appeals (HB 198) – Todd Fortune, Planning Director
 - Staff recommended amending the Fluvanna County Code by amending § 22-18-1 through § 22-18-7 and repeal § 22-18-7.1 to reflect changes in the Virginia Code regarding the powers and proceedings of the Board of Zoning Appeals (BZA).
 - This recommended change was presented pursuant to **House Bill 198**, which was passed by the Virginia General Assembly, approved on April 22, 2026, and will become effective on July 1, 2026.
- **Mr. Bibb opened the public hearing for comments.**
- No one came forward to speak, and Mr. Bibb closed the public hearing.

▪ MOTION:	Finding that the proposed zoning ordinance amendment are appropriate for the public necessity, convenience and general welfare and are good zoning practice, I move that the Planning Commission recommend approval of ZTA 26:15 – an ordinance to amend and reordain “the Code of the County of Fluvanna, Virginia” by amending § 22-18-1 through § 22-18-7 and repealing § 22-18-7.1 to reflect changes in the Virginia Code regarding the powers and proceedings of the Board of Zoning Appeals.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Washington
ACTION:		Second		Motion	
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

- **ZTA 26:16 – Off-street Parking Regulations (HB888) – Todd Fortune, Planning Director**
 - Staff recommended amending the Fluvanna County Code by amending § 22-26-8 to authorize the Zoning Administrator to reduce the number of required off-street parking spaces by 20% for residential, multifamily, and mixed-use development in accordance with assigned criteria.
 - This recommended change was presented pursuant to House Bill 888, which was passed by the Virginia General Assembly, approved on April 22, 2026, and will become effective on July 1, 2026.
- **Mr. Bibb opened the public hearing for comments.**
- No one came forward to speak, and Mr. Bibb closed the public hearing.

MOTION:	Finding that the proposed zoning ordinance amendment are appropriate for the public necessity, convenience and general welfare and are good zoning practice, I move that the Planning Commission recommend approval of ZTA 26:16 – an ordinance to amend and reordain “the Code of the County of Fluvanna, Virginia” by amending § 22-26-8 to authorize the Zoning Administrator to reduce the number of required off-street parking spaces by 20% for residential, multifamily and mixed-use development in accordance with assigned criteria.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Washington
ACTION:		Motion		Second	
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

- **ZTA 26:17 – Manufactured Homes Regulation (HB655/SB346 and HB1463) – Todd Fortune, Plan. Dir.**
 - Staff recommended amending the Fluvanna County Code by enacting §§ 22-13-8 and 22-16-9, amending §§ 22-4-2.1, 22-4-2.3, 22-5-2.1, 22-6-2.1, 22-7-9.1, 22-8-2.1, 22-16-8 and 22-17-15 to allow a manufactured home to be placed upon any open lot in a nonconforming manufactured home park, to allow a nonconforming manufactured home not located in a manufactured home park to be replaced with a newer manufactured home, and to allow a manufactured home on an individual lot in any zoning district where site-built housing is allowed.
 - This recommended change was presented pursuant to House Bill 655, approved on March 31, 2026, and House Bill 1463, approved on April 8, 2026. Both became effective on July 1, 2026.
- **Mr. Bibb opened the public hearing for comments.**
- No one came forward to speak, and Mr. Bibb closed the public hearing.

MOTION:	Finding that the proposed zoning ordinance amendment are appropriate for the public necessity, convenience and general welfare and are good zoning practice, I move that the Planning Commission recommend approval of ZTA 26:17 – an ordinance to amend and reordain “the Code of the County of Fluvanna, Virginia” by enacting §§ 22-13-8 and 22-16-9, amending §§ 22-4-2.1, 22-4-2.3, 22-5-2.1, 22-6-2.1, 22-7-9.1, 22-8-2.1, 22-16-8, and 22-17-15 to allow a manufactured home to be placed upon any open lot in a nonconforming manufactured home park, to allow a nonconforming manufactured home not located in a manufactured home park to be replaced with a newer manufactured home, and to allow a manufactured home on an individual lot in any zoning district where site-built housing is allowed.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Washington
ACTION:			Second		Motion
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

- **ZTA 26:18 – Solar Regulation (HB891/SB443 and HB711/SB347) – Todd Fortune, Director of Planning**
 - Staff recommended amending the Fluvanna County Code by repealing §§ 22-3-1 through 22-

- 3-5.4 and 22-28-1 through 22-28-25, amending §§ 22-4-2.2, 22-9-2.2, 22-10-4, 22-11-2.2, 22-12-2.2, and 22-22-1, and enacting §§ 22-28-1 through 22-28-23 to conform to the Code of Virginia updates regarding solar regulations and battery storage as required by HB891/SB443 and HB711/SB347.
- This recommended change was presented pursuant to **House Bill 891/Senate Bill 443** and **House Bill 711/Senate Bill 347**, which were passed by the Virginia General Assembly, approved on April 22, 2026, and will both become effective on July 1, 2026.
- **Mr. Bibb opened the public hearing for comments.**
- No one came forward to speak, and Mr. Bibb closed the public hearing.

MOTION:	Finding that the proposed zoning ordinance amendment are appropriate for the public necessity, convenience and general welfare and are good zoning practice, I move that the Planning Commission recommend approval of ZTA 26:18 – an ordinance to amend and reordain “the Code of the County of Fluvanna, Virginia” by repealing §§ 22-3-1 through 22-3-5.4 and 22-28-1 through 22-28-25, amending §§ 22-4-2.2, 22-9-2.2, 22-10-4, 22-11-2.2, 22-12-2.2, and 22-22-1, and enacting §§ 22-28-1 through 22-28-23 to conform to the Code of Virginia updates regarding solar regulations and battery storage.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Washington
ACTION:		Motion		Second	
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

- **Comprehensive Plan Addendum** – Todd Fortune, Director of Planning
 - Proposed Addendum to the Fluvanna County 2015 Comprehensive Plan-2024 Update (the current Comprehensive Plan) that, among other things, seeks to:
 - Establish guidance for the siting of electric transmission infrastructure;
 - Minimize impacts to residential areas, agricultural operations, natural resources, and historic and cultural resources;
 - Provide a consistent framework for evaluating proposed transmission projects;
 - Ensure alignment with the County's broader growth management and land preservation strategies;
 - Protect entrance corridors such as Routes 6, 15, 53 and 250; and
 - Protect presumed vulnerable populations.
- Commission discussed adding language about the County’s rural and scenic character to the Addendum.
- **Mr. Bibb opened the public hearing for comments.**
 - **Ron Barche**, 204 Panorama Court, Palmyra, Va 22963, strongly encouraged addressing “energy production” as electric transmission lines are also addressed.
- No one else came forward to speak, and Mr. Bibb closed the public hearing.

MOTION:	I move that the Planning Commission recommend approval of the Addendum to the 2015 Comprehensive Plan-2024 Update with the addition of the words “scenic character.”				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Washington
ACTION:		Second	Motion		
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

- **Resolutions:**
 - **ZTA 26:22 – R3 Zoning** – Todd Fortune, Planning Dir., and Dan Whitten, County Attorney
 - Staff recommended advertisement for a public hearing to be held on August 11, 2026, at 7:00 pm, for the Planning Commission to consider ZTA 26:22 – An ordinance to amend the Code of the County of Fluvanna, Virginia by amending §§ 22-7-8 and 22-7-11 and enacting §§ 22-7-13 through 22-7-19 to define and regulate Residential Planned Community district requirements.
 - This recommended change was presented pursuant to recent discussions regarding the

need to define additional regulations for the R-3 zoning district. These additional regulations will allow provisions for considering variance requests.

MOTION:	I move that the Planning Commission approve the resolution to advertise a public hearing on August 11, 2026 to consider ZTA 26:22 – a resolution of intention to amend the Code of the County of Fluvanna, Virginia by amending §§ 22-7-8 and 22-7-11 and enacting §§ 22-7-13 through 22-7-19 to define and regulate Residential Planned Community requirements.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Washington
ACTION:			Second	Motion	
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

- **ZTA 26:23** – Electric Transmission Facilities – Todd Fortune, Planning Dir., and Dan Whitten, Co. Atty
 - Staff recommended advertisement for a public hearing, to be held on Tuesday, August 11, 2026, at 7:00 pm, for the Planning Commission to consider ZTA 26:23 – An ordinance to amend the Code of the County of Fluvanna, Virginia by amending §§ 22-4-2.2, 22-11-2.2, 22-12-2.2, and 22-22-1 and enacting §§ 22-29-1 through 22-29-23 to define and regulate electronic transmission facilities.
 - This recommended change is being presented pursuant to recent discussions and developments regarding the proposed Valley Link Joshua Falls-Yeat transmission line. The proposed changes would: 1) Add a definition for Electric Transmission Facility and amend the definition Utility, Major; 2) Require a SUP for Electric Transmission Facilities; and 3) establish regulations for Electric Transmission Facilities.

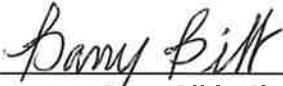
MOTION:	I move that the Planning Commission approve the resolution to advertise a public hearing on August 11, 2026, to consider ZTA 26:23 – an ordinance a resolution of intention to amend the Code of the County of Fluvanna, Virginia by amending §§ 22-4-2.2, 22-11-2.2, 22-12-2.2, and 22-22-1 and enacting §§ 22-29-1 through 22-29-23 to define and regulate electric transmission facilities.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Washington
ACTION:		Motion	Second		
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

- **Unfinished Business:**
 - **Comprehensive Plan – Todd Fortune, Director of Planning**
 - The new date for the follow-up joint work session with the Rural Preservation Advisory Group is **JULY 23, 2026 at 6 PM**.
 - The Economic Development Advisory Group is working to finalize the economic Development chapter of the Plan update.
 - Staff and Advisory Groups are working to finalize other parts of the Plan update.
 - One exception is the Housing chapter, which is being pushed back due to the ongoing Thomas Jefferson PDC Regional Housing Study.
 - A revised schedule for Plan completion will be provided later in the Summer.
 - **New Business:**
 - None
- Public Comments:**
- Mr. Bibb opened the second round of public comments.
 - Ron Barche, 204 Panorama Court, Palmyra, VA 22963, strongly suggested creating an energy and technology advisory board, and cautioned that nuclear power producers are looking for sites all along the James, in Fluvanna County.
 - No one else came forward to speak, and Mr. Bibb closed the second round of public comments.

- **ADJOURNMENT:**
 - Chair Bibb called for a motion to adjourn the July 7, 2026, Planning Commission meeting at 8:19 pm.

MOTION:	I move that the Planning Commission adjourn the July 7, 2026, Planning Commission meeting at 8:19 pm.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Washington
ACTION:		Motion			Second
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

Minutes were recorded by Jenny Cassell Faulknier, Administrative Programs Specialist.



Barry Bibb, Chair
Fluvanna County Planning Commission