



FLUVANNA COUNTY PLANNING COMMISSION

MEETING AGENDA

Carysbrook Performing Arts Center

8880 James Madison Highway, Fork Union, Virginia 23055

November 18, 2025

6:00pm Work Session | 7:00pm Regular Meeting

WORK SESSION

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

B – WORK SESSION | Capital Improvements Plan

C – ADJOURN

REGULAR MEETING

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

2 – ADOPTION OF THE AGENDA

3 – DIRECTOR’S REPORT

4 – APPROVAL OF MINUTES

A Approval of Minutes from October 7, 2025 – Jenny Cassell Faulkner, Admin. Prog. Specialist

5 – PUBLIC COMMENTS #1 (5 Minutes Each)

6 – PUBLIC HEARING

B ZTA 25:10 – Amend the “Code of the County of Fluvanna, Virginia,” by changing data centers from a by-right use to a use allowed with a SUP in I-1 and I-2 Zoning Districts and modifying the definition of “Data Center” – Todd Fortune, Director of Planning

C ZMP 25:04 – NVA Properties, Tax Map 17-A-10 – Jason Overstreet, Senior Planner

7 – RESOLUTIONS

D None

8 – SUBDIVISIONS

E None

9 – PRESENTATIONS

F Planning Commission Duties – Dan Whitten, County Attorney

10 – UNFINISHED BUSINESS

G SA 25:01 – Planning Commission Substantial Accord Review and Determination for Expedition Generation Holdings per Code of Virginia Section 15.2-2232 – Todd Fortune, Director of Planning

H ZMP 25:03 – Zion South, Tax Map 11-A-88 and Tax Map 11-A-93 – Todd Fortune, Director of Planning

I Comprehensive Plan Update – Todd Fortune, Director of Planning

11 – NEW BUSINESS

J None

12 – PUBLIC COMMENTS #2 (5 minutes each)

13 – ADJOURN

Planning Director Review

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*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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FLUVANNA COUNTY PLANNING COMMISSION
MEETING MINUTES
Tuesday, October 7, 2025
Work Session 6:00 pm (Morris Room, 132 Main St., Palmyra, VA 22963)
Regular Meeting 7:00 pm (Circuit Court, 72 Main St., Palmyra, VA 22963)

MEMBERS PRESENT:

Barry Bibb, Chair
Howard Lagomarsino, Vice-Chair
Kathleen Kilpatrick, Commissioner
Loretta Johnson-Morgan, Commissioner
Bob Dorsey, Commissioner* (Joined by phone 10:09 PM/left at 1:20 AM)
Mike Goad, Board of Supervisors Representative

STAFF PRESENT:

Eric Dahl, County Administrator
Dan Whitten, County Attorney
Todd Fortune, Director of Planning
Jennifer Schmack, Director of Economic Development
Kelly Belanger Harris, Assistant County Administrator
Noble Pearson, Assistant County Attorney
Jason Overstreet, Senior Planner
Jenny Cassell Faulknier, Administrative Programs Specialist

WORK SESSION – CALL TO ORDER (in the Morris Room)
At 6:04 pm Mr. Bibb, Chair, called the October 7, 2025 Work Session to order, led the Pledge of Allegiance, and conducted a Moment of Silence.

CAPITAL IMPROVEMENTS PLAN PRESENTATION

- **Finance Director Victoria Melton presented the Capital Improvements Plan**
 - Parks and Recreation Director Aaron Spitzer and County Administrator Eric Dahl responded to questions from Commission Members.

ADJOURNMENT:
Mr. Bibb, Chair, adjourned the October 7, 2025 Work Session at 6:14 pm.

MEETING - CALL TO ORDER (in the Circuit Court):
At 7:01 pm Mr. Bibb, Chair, called the October 7, 2025 meeting to order, led the Pledge of Allegiance, and conducted a Moment of Silence.

o **Adoption of the Agenda:**

MOTION:	To Approve the Adoption of the Agenda of the Planning Commission meeting for October 7, 2025 Meeting as presented.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Motion		Second	
VOTE:	Aye	Aye	Absent	Aye	Aye
RESULT:	4-0 Approved, 1 Absent				

- o **Director’s Report:**
- **Community Update**
 - Mozell Booker, former Fork Union District Supervisor, passed away on September 30th.
 - Fork Union District Supervisor
 - Social Services Board Member
 - Served on numerous other boards and committees over the years
 - **Village Residential Zoning**
 - Staff have been in conversation with representatives from the VCU Grace E. Harris Leadership Institute and the Virginia Chapter of the American Planning Association (APA) about possible assistance with development of concepts for Village Residential Overlays to present to the Planning Commission and the public.
 - A representative from the Virginia Chapter of the APA reached out recently to let me know they are working on this and will follow up as soon as they have an update.
 - **Comprehensive Plan**
 - There is no formal report this month. Staff are continuing to work on updating

sections of the Plan. Resident Advisory Groups are continuing to meet on a regular basis to work with staff on updates to the Plan.

- **Upcoming cases**
 - **There are four public hearings on the agenda for tonight.**
 - ZTA: Height regulations for power production plants
 - SA: Substantial Accord Review and Determination for Expedition Generation Holdings per Code of Virginia Section 15.2-2232
 - SUP: Expedition Generation Holdings
 - ZMP: Tax Map 11-A-88 and Tax Map 11-A-93
 - **There is one resolution on the agenda for tonight.**
 - ZTA: Data Centers

○ **Future Meetings:**

Day	Date	Time	Public Hearings and Public Meetings	Location
Tuesday	Nov. 18, 2025*	6pm 7pm	Work Session (TDB) Regular Meeting	Morris Rm
Tuesday	Dec. 9, 2025	6pm 7pm	Work Session (TDB) Regular Meeting	Morris Rm
Tuesday	Jan. 13, 2025**	6pm 7pm	Work Session (TDB) Regular Meeting	Morris Rm

- Planning Commission meetings will be held in the Morris Room (other locations to be considered if larger crowds anticipated).
- *The November meeting would typically be held on the 11th. However, it will be moved back a week due to the 11th falling on a state holiday.
- **This will be the Commission’s organizational meeting for 2026.

Minutes:

MOTION:	Approval of Minutes from September 9, 2025				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Motion		Second	
VOTE:	Aye	Aye	Absent	Aye	Aye
RESULT:	4-0 Approved, 1 Absent				

- **Public Comments opened by Mr. Bibb, Chair:**

No one came forward to speak, and Mr. Bibb, Chair, closed the first round of public comments.
- **Presentations for Public Hearings:**
 - **ZTA 25:09, Height Regulations for Power Production Plants, Todd Fortune, Director of Planning, presented a power point on this ZTA.**
 - This proposed ZTA would amend § 22-17-16 of the County Code to give the Board of Supervisors the authority to grant a waiver or modification of the maximum height allowances for chimneys and stacks on power production plants when approving a special use permit. This ZTA was requested by Tenaska Generation Holdings, and is related to a Special Use Permit request for a gas-fired electric generating station that has been submitted by the applicant and is on the agenda for tonight’s meeting.
 - Currently, the Code allows for a maximum height of “the lesser of 145 feet above ground level or the height determined by ‘good engineering practice’ as determined by the State Air Pollution Control Board or the Department of Environmental Quality pursuant to applicable regulations addressing stack heights.” The proposed amendment would allow the Board to grant a waiver or modification of that requirement. The Board would consider such waivers or modifications on a case-by-case basis.
 - **SA 25:01 Substantial Accord Review Expedition Generation Holdings, Todd Fortune, Director of Planning, presented a power point on this substantial accord review.**
 - Tenaska Generation Holdings has requested a review and determination per Section 15.2-2232 of the State Code to determine whether their proposed electric generation facility is substantially in accord with the County’s Comprehensive Plan per Section 15.2-2223 of the Code of Virginia. This request is related to Tenaska’s

request for a SUP to construct the facility. 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.

- Staff reviewed the proposal and compared it with the Comprehensive Plan. Staff determined that the Project partially aligns with the County's goals and objectives per the Comprehensive Plan for the following key reasons:
 - The Project would further the County's goals to preserve open space. The project, when completed, would use only 50 acres of an approximately 414.05-acre site. Additionally, the two parcels the Applicant proposes to acquire south of the project site would be placed into conservation easements – preserving additional open space.
 - The Project would allow the County to diversify its tax base and increase the portion of the County's revenue stream that comes from the business sector, which could provide an opportunity to reduce the burden on real estate and personal property taxes for supporting local revenues.
- Per § 15.2-2223 of the Code of Virginia, the Commission needs to make a determination about whether the proposed is **substantially in accord with the Comprehensive Plan or part thereof**. The Commission has three options:
 - Determine that the application **IS** substantially in accord with the Comprehensive Plan with written reasons for its decision.
 - Determine that the application **IS NOT** substantially in accord with the Comprehensive Plan with written reasons for its decision.
 - Defer a decision until the next scheduled Commission meeting, to allow time for further discussion and consideration.
- **SUP25:04 Special Use Permit Expedition Generation Holdings, Todd Fortune, Director of Planning, presented a power point on this request.**
 - Tenaska has requested a SUP to construct a gas-fired electric generation facility on approximately 414.05 +/- acres and known as Tax Map 27-A-1 (165 acres) and Tax Map 27-A-4 (249.05 acres), which are 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. The parcels are zoned A-1, Agricultural, General. The proposed use qualifies as "Utility, major" under the County Code, which requires a SUP in A-1.
 - The proposed facility would be constructed and operated on Tax Map 27-A-1. Tax Map 27-A-4 would be used as a laydown area for construction. After construction, the applicant plans to restore Tax Map 27-A-4 to a natural area. The project site is adjacent to the existing Tenaska facility, accessed from Branch Road.
 - Water use for power generation at the facility would be from surface waters. The only groundwater use at the facility would be for employees to use the bathroom and running water for uses like washing hands and dishes.
 - Related to this project, the applicant seeks to acquire two additional parcels south of the project site totaling approximately 354.82 acres and place conservation easements on those parcels. Those parcels, in turn, could be used as natural and recreational areas.
 - There were 31 recommended conditions for this SUP, which were listed in the staff report.
 - Representatives for the applicant – Jarrod Pitts, Senior Director, Project Development, Tenaska; Lori H. Schweller, Esq., Williams Mullen; Blair Debban, Senior Project Manager, Engineering, Tenaska; and Rob Stevens, Principal Engineer, HGC Noise Vibration Acoustics, shared a presentation supporting ZTA 25-09, SA 25-01, and SUP 25-04 and answered questions from Commission Members, covering topics including:
 - Sound mitigation
 - Viewshed protection
 - Expected traffic during construction
 - Creation of new jobs
 - Environmental impacts including air, water, and woodlands
 - Expected economic benefits for the County
- **Public Hearing for ZTA 25-09 opened by Mr. Bibb, Chair:**
 - The following people spoke regarding ZTA 25-09:

- **Julianne Szyper** as Deputy Director, VA Dept. of Energy spoke about Virginia’s urgent need for additional power generation, as the largest importer of power in the nation. She also spoke about the benefits of natural gas and nuclear power, and how they would be the most reliable sources for this needed power generation.
 - **Suzy Morris** (6840 Thomas Jefferson Pkwy., Palmyra, VA 22963) spoke in favor of deferral. She voiced concerns including stack height, air pollution, utilities and industrial usage in Rural Preservation or Rural Residential, water usage and pollution, noise mitigation, fossil fuels, and the need for a conservation easement in perpetuity.
 - **Andy Wilson** (268 Spring Tree Ln., Scottsville, VA 24590) voiced concerns about air and water pollution.
 - **James Von Ottenritter** (2126 Nahor Manor Rd., Palmyra, VA 22963) questioned the reason for raising the stacks, and voiced concerns about pollutants, and cancer.
 - **Tom Diggs** (947 Jefferson Dr., Palmyra, VA 22963) spoke in favor of deferral. He mentioned lack of ability to access to a graphic from September meeting, and concerns about air pollutants.
 - **Kennan Patrick** (240 Branch Rd., Scottsville, VA 24590) spoke in favor of deferral, claiming there were false promises and the need for more information.
 - **Lauren Banning** (79 Ross Ln., Columbia, VA 23038) voiced concerns about air and water pollutants in relation to her children as well as others’ children.
 - **Randolph Baker** (6422 Rolling Rd., Scottsville, VA 24590) relayed that he was neither in favor or opposed but voiced concerns over sound being multiplied by having two plants rather than just one, and questions that still need to be answered.
- Public Hearing for ZTA 25-09 closed by Mr. Bibb, Chair.
 - Applicant invited to share rebuttal by Mr. Bibb, Chair:
 - **The following spoke in rebuttal, on behalf of the applicant:**
 - **Larry Carlson, Vice President, Environmental Affairs**, explained the scientific benefit of and need for higher stacks in relation to building specifications and emissions.
 - Discussion by Planning Commission Members opened by Mr. Bibb, Chair

MOTION:	I MOVE THAT THE PLANNING COMMISSION RECOMMEND DEFERRAL OF ZTA 25:09 – AN ORDINANCE TO AMEND AND REORDAIN “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA” BY AMENDING § 22-17-16 TO ALLOW THE BOARD OF SUPERVISORS TO GRANT A WAIVER OR MODIFICATION FOR MAXIMUM HEIGHT ALLOWANCES FOR CHIMNEYS AND STACKS ON POWER PRODUCTION PLANTS, UNTIL THE PLANNING COMMISSION MEETING, SCHEDULED FOR JANUARY 13, 2026.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Second			Motion
VOTE:	Aye	Aye	Absent	Aye	Aye
RESULT:	4-0 Approved, 1 Absent				

- Public Hearing for SA 25-01 opened by Mr. Bibb, Chair:
 - **The following people spoke regarding SA 25-01:**
 - **Benjamin Raske** (235 Glebe Ln., Scottsville, VA 24590) spoke in opposition. He stated he had a conversation with an employee, whom he named as “Sam... the current operator” at the existing Tenaska facility, in which he stated this employee talked about moving because of concerns about air pollution at his home near the plant. He goes on to list various statistics for the negative health effects, including cancer rates and asthma especially in children, for those living in proximity to these types of plants, along with his shock and concern in relation to the same.
 - ❖ Rebuttal email received by members of both the Board of Supervisors and Planning Commission, along with the County Administrator, and the Director of Planning, on Thursday, October 9, 2025, from **Sam Graham, Plant Manager, Tenaska Virginia Generating Station**, attached as **Exhibit A**.
 - **Tres Walker** (1280 Spring Rd., Bremo Bluff, VA 23022) spoke in favor of deferral. He shared concerns about how quickly this proposal got so far, and possible toxins in the local environment.
 - **Suzy Morris** (6840 Thomas Jefferson Pkwy., Palmyra, VA 22963) spoke in favor of deferral. She related specific parts of the Comprehensive Plan to her concerns about

conservation easements in perpetuity to be put in before approval, utilities and industrial usage in Rural Preservation or Rural Residential, environmental effects on water and air, and other issues. She called for specific rigid restrictions on every developer and development.

- **Raymond Bassi** (50 Smokewood Dr., Palmyra, VA 22963) spoke in favor of deferral. He stated he worked for the federal government for 33 years. In speaking directly about the process the Planning Commission normally uses, he stated because of the size of this project and the number of contracts and sub-contracts Tenaska will have to complete the project, that the Commission should consider a different process. He specifically mentioned changing language from “recommended conditions” to “required conditions” so performance and remedy could be enforced.
- **Wayland Moore** (7 Shiloh Ct., Palmyra, VA 22963) spoke about the need to look at what we gain in taxes against what we lose through environmental damage.
- **Laurie Partner** (27 Bridlewood Dr., Palmyra, VA 22963) is “100% for Tenaska” and related the care and caution Tenaska has for everything they do. She stated that it is steam that rises from the plant. She also talked about other causes for cancer.

○ Mr. Dorsey joined by phone from Spain at 10:09 pm.

○ MOTION:	I MOVE THAT THE PLANNING COMMISSION ALLOW COMMISSIONER BOB DORSEY TO JOIN THE MEETING IN PROGRESS BY PHONE FROM SPAIN.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Motion			Second
VOTE:	Aye	Aye	Absent	Aye	Aye
RESULT:	4-0 Approved, 1 Absent				

○ Public Hearing for SA 25-01 Continued:

- **Josephus Allmond** (42 Partridge Berry Ln., Troy, VA, 22963) referred to Goal D set forth in the Comprehensive Plan, and stated that this proposal fails to meet that goal.
- **Will Murdoch** (Laughton Ln., Kents Store, VA 23084) spoke about increased reliance on fossil fuels and increased pollution. He asked for deferral.
- **Jean DeMarco** (1 Liebenow Ct., Palmyra, VA, 22963) requested denial, citing environmental concerns including methane and its effects on global warning.
- **Daniel Goldstein** (2609 Ruritan Lake Rd., Scottsville, VA 24590) spoke of his concerns about using the buffer for a recreational area with the noise and pollutants.
- **Sara Hernandez** (3872 Branch Rd., Scottsville, VA 24590) lives beside current plant and stated it has gotten louder over the years. She would like to see data by independent third-party sources.
- **Larry Edginton** (581 Country Creek Way, Palmyra, VA 22963) pointed out major themes he sees in the Comprehensive Plan like preserving and protecting rural areas and livability. Also promoting natural resources and tourism. He said the applicant’s proposal doesn’t align.

○ Public Hearing for SA 25-01 closed by Mr. Bibb, Chair.

○ Applicant invited to share rebuttal by Mr. Bibb, Chair:

- **The following spoke in rebuttal, on behalf of the applicant:**
 - **Lori Schweller, Esq.**, said she was heartened by the love expressed for the County. She pointed out that over 700 acres would be preserved in perpetuity. The Comprehensive Plan, which is a guide, only mentions power generation in regards to renewables, as she understands it, but Fluvanna has restricted solar development.
 - **Larry Carlson**, Vice President, Environmental Affairs, spoke about the EPA standards that were significantly strengthened in 2024, and that the existing Tenaska plant is already meeting and exceeding that standard.

○ Discussion by Planning Commission Members opened by Mr. Bibb, Chair.

- No comments from Commission Members

MOTION:	I MOVE THAT THE PLANNING COMMISSION DEFER A DECISION ON THIS REQUEST UNDER VIRGINIA CODE § 15.2-2232 REGARDING THE PROPOSED TENASKA PROJECT EXPEDITION ELECTION GENERATION STATION, UNTIL THE NEXT PLANNING COMMISSION MEETING, SCHEDULED FOR NOVEMBER 18, 2025, SUBJECT TO FURTHER EXAMINATION AND GUIDANCE FROM THE PLANNING COMMISSION AND STAFF ABOUT COMPLIANCE WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Motion			Second
VOTE:	Aye	Aye	AYE	Aye	Aye
RESULT:	5-0 Approved				

- Five-minute recess called for by Mr. Bibb, Chair.
- Public Hearing for SUP 25-04 opened by Mr. Bibb, Chair.
 - **Mr. Fortune, Director of Planning**, read a letter from an adjoining property owners **Michael and Ann Nalveaiko**, who did not receive notice because of technical error. Said letter is attached as **Exhibit B**.
 - **The following people spoke regarding SUP 25-04:**
 - **Brian Faulknier** (4021 Ruritan Lake Rd., Palmyra, VA 22963) as someone living close to the existing plant, he stated that neither the noise nor traffic from prior construction has been overbearing. He said the benefits including the tax revenue outweigh the inconvenience.
 - **Suzy Morris** (6840 Thomas Jefferson Pkwy., Palmyra, VA 22963) as a lifelong resident, she expressed her concern for granting an SUP when property is not yet owned by applicant.
 - **Jennifer Ruffner** (11 Zephyr Rd., Palmyra, VA 22963) thanked those who have been involved and engaged, and caring for Fluvanna’s future. She continued by speaking of her concern for increased traffic and pollutants. She requested deferral until questions can be answered.

MOTION:	Motion to extend the October 7, 2025 Planning Commission regular meeting past 11:00 pm.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:				Motion	Second
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

- Public Hearing for SA 25-01 Continued:
 - **The following people spoke regarding SUP 25-04:**
 - **Tracey Smith** (2 Sandy Beach Ct., Palmyra, VA 22963) spoke about not receiving timely notice. She requested deferral, speaking about corporate greed is not a tax benefit, and stated that these bad-actors prey on uneducated smalltown people. She shared that we cannot undo the last 20 years, but we can avoid repeating it.
 - **Georgianna Joslin** (5 White Bluff Ct., Palmyra, VA 22963) questioned Tenaska picking on a smaller populated or less educated county. She asked for deferral until there are reports on traffic and health.
 - **Andy Wilson** (268 Springtree Ln., Scottsville, VA 24590) is or has been employed at UVA as an environmental economist. He explained that by Tenaska building one plant “on top” of the old one, it doesn’t just double the pollutants. It can reach a breaking point where it is much worse for the lungs, so it doesn’t make sense to build it here.
 - **Donna Daguanno** (148 Crape Myrtle Dr., Palmyra, VA 22963) thanked commissioners for having “our back” and digging. She talked about it being unconscionable for Tenaska to come in unprepared. She mentioned complaints of diesel smell near the existing plant.
 - **Tres Walker** (1280 Spring Rd., Bremono Bluff, VA 23022) pointed out Fluvanna logo on water tower and his concerns about not having that scenery in the future due to the environmental impacts, and asked to defer.
 - **Stacie Fraser** (3863 Ruritan Lake Rd., Palmyra, VA 22963) offered an audio recording of noise from the current plant. She requested deferral.
 - **Jared Kidd** (76 Bell Farms Ln., Palmyra, VA 22963) shared that 25 years ago, his

grandfather was a commissioner and voted for the existing plant. Jared now works for Tenaska and is thankful for his career. He spoke about Tenaska being very conscientious with maintaining the environment.

- **Amber Kidd** (76 Bell Farms Ln., Palmyra, VA 22963) expressed her gratitude for the commissioners looking the residents in the face and giving their full attention to the speakers. She shared that she is grateful for the blessing of her husband's career at Tenaska. She said Tenaska is "Corporate America done right" highlighting their generosity in the community.
- **Gary Clore** (725 Transco Rd., Scottsville, VA 24590) thanked county employees for giving speakers their full attention. He shared that at the time Tenaska was applying for their first permit, he was on the board of directors for the Virginia Fusion Center in Richmond. The big concern at the state level at the time was the expected damage to roads, but the roads remained as good or in better shape than before. He said that Tenaska is not a drain on the County's resources.
- **Angus Murdoch** (417 Laughton Ln., Kents Store, VA 23084) shared he is on the Rivanna Conservation Society Board and been a part of water quality monitoring for 30 plus years including Middle Fork Cunningham Creek. He opposes a new plant because of environmental impact. He also cited his concerns over data centers being the reason for the need for increased power production. He discussed the water quality risks.
- **Chris Brownlee** (2401 Rolling Rd., Scottsville, VA 24590) mentioned growing up on Transco Road and the Williams Gas Pipeline facility that has no landscaping or buffer, and that the existing Tenaska plant is well hidden. He suggested that the current plant be the basis of data not a plant somewhere else. He pointed out the need for the increased tax benefit for the County's needs.
- **Tom Diggs** (947 Jefferson Dr., Palmyra, VA 22963) explained that the prior time he spoke that it was in his personal capacity and not his professional one. He encouraged that the idea of a fund to help neighbors mitigate sound needs to be codified. He also mentioned the difficulty in or lack of recourse in relation to noise complaints.
- **Kennan Patrick** (240 Branch Rd., Scottsville, VA 24590) shared concerns including traffic affecting his business, environmental impacts his children's life expectancy, and asked for deferral to better inform the community of the cost. He spoke about moral responsibility.
- **Sadhbh O'Flynn** (302 Carlton Rd., Charlottesville, VA 22902) said she works for the Community Climate Collaborative which is working with Fluvanna Horizons Alliance. She said that at the community meeting Board of Supervisors Chair Chris Fairchild said that it sounded like the Planning Commission was going to be asked to vote on something for which there wasn't enough information, and that Fluvanna was already paying the cost for the existing plant. She also said at that same meeting that Supervisor Mike Goad looked at Jared Pitts and requested confirmation that the reason for building in Fluvanna and not elsewhere is the cost, which she said that Jared Pitts confirmed with a nod. She spoke about increased cancer and asthma rates, and the noise.
- **Josephus Allmond** (42 Partridge Berry Ln., Troy, VA 22974) discussed Environmental Justice and Fenceline Communities. He stated the Clean Air Act standards do not eliminate the potential for harm. He also talked about Tenaska not being the only option we have but that storage is an option for wind and solar sources. He requested deferral to give time for his organization Southern Environmental Law Center to receive the health impacts analysis they requested from Harvard Health Science.
- **Darryl Wheaton** (1274 Ruritan Lake Rd., Scottsville, VA 24590) spoke about the promises made with the first plant and how his taxes have steadily gone up over the last 20 years. He also mentioned the potential traffic during construction, and the number of jobs after. He asked the commissioners to continue to dig, and questioned transparency.
- **Raymond Bassi** (50 Smokewood Dr., Palmyra, VA 22963) suggested using the LMOA as a communication resource. Then he said 50 decibels from the plant is like a dishwasher that can never be walked away from. He also spoke about sound barriers or abatement.
- **Ronald Barche** (204 Panorama Ct., Palmyra, VA 22963) requested deferment so citizens' questions can be answered. He said he has worked in power generation for 22 years. He explained about how power goes to the highest bidder and talked about the need for more power generation. He said wind and solar are too expensive and the supply chain is inhumane. He also said we do not have to approve of data centers but they are being built and pulling power, so if we do not build it, it

will be built nearby. He said environmentally natural gas is the way to go right now.

- **Todd Fortune, Director of Planning**, read aloud several emails regarding SUP25-04. The emails are attached collectively as **Exhibit C**.
- Public Hearing for SA 25-01 closed by Mr. Bibb, Chair.
- Applicant invited to share rebuttal by Mr. Bibb, Chair:
 - **The following spoke in rebuttal, on behalf of the applicant:**
 - **Lori Schweller, Esq.**, thanked the commissioners for their very long attention spans. She pointed out the three community meetings and the one-and-a-half-mile radius property owner notices that went out.
 - **Jarrold Pitts, Senior Director, Project Development**, thanked the commissioners for their attention and dialogue. He said Tenaska is committed to providing the data and information requested.
- Discussion by Planning Commission Members opened by Mr. Bibb, Chair.
 - **The following Commission Members spoke:**
 - **Kathleen Kilpatrick, Commissioner**, shared her concerns including moral obligations to make fully informed decisions especially regarding health, water, and wildlife. She suggested a period of deferral.
 - **Howard Lagomarsino, Vice Chairman**, said that they owe it to both sides of the argument to get as much information as possible to make an informed decision.
 - **Loretta Johnson-Morgan, Commissioner**, said that as a county they need to look at the process for accepting developments into Fluvanna County to better educate the community about what projects are being considered. She shared how we now have a smarter and more educated community. She suggested deferral.
 - **Mike Goad, Board of Supervisors representative**, clarified that at the community meeting the prior week he asked a question not specifically about money, but of infrastructure. That because there is an existing plant, it makes the new site more desirable and probably less of a process to build.
 - **Barry Bibb, Chair**, clarified that Tenaska is not a gas company, it is rather an electrical generation company. The Transco/Williams pipeline will be supplying the gas for Tenaska.

MOTION:	I MOVE THAT THE PLANNING COMMISSION RECOMMEND DEFERRAL OF SUP 25:04, A SPECIAL USE PERMIT REQUEST IN THE A-1, AGRICULTURAL, GENERAL DISTRICT TO CONSTRUCT A GAS-FIRED ELECTRIC GENERATION FACILITY ON APPROXIMATELY 414.05 +/- ACRES AND KNOWN AS TAX MAP 27-A-1 AND TAX MAP 27-A-4 SUBJECT TO THE RECOMMENDED CONDITIONS WITHIN THE STAFF REPORT UNTIL JANUARY 13, 2026, AND SUBJECT TO CONTINUING PROVISION OF INFORMATION THAT CAN BE INDEPENDENTLY VALIDATED.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Motion			Second
VOTE:	Aye	Aye	Absent	Aye	Aye
RESULT:	4-0 Approved, 1 Absent				

- Brief recess called for by Mr. Bibb, Chair.
- Presentations for Public Hearings continued:
 - **ZMP 25:03 Zion South**, **Todd Fortune, Director of Planning**, presented a power point on this request.
 - The applicant submitted 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.
 - The owners of these parcels are looking to have the properties rezoned. The purpose of the rezoning is to prepare the parcels for development as flex industrial space.
 - The subject properties are located in the Zion Crossroads CPA and Zion Crossroads

UDA. This area is envisioned to be the most intensely developed part of the County, consisting of regional mixed-use, regional employment, and neighborhood mixed-use developments. This area is the County's primary regional economic development area and is targeted as a regional employment center with primarily mixed-use, mixed-income development.

- The applicant submitted a signed proffer statement dated October 3 in which they agreed to proffer out the following uses:
 - By-right: Car Washes; Gas Stations; Railroad Facilities; Solid Waste Collection Facilities; Small-Scale Solar Generation Facility.
 - Special Use Permit: Shooting Ranges, Outdoor; Solid Waste Material Recovery Facilities; Sanitary Landfills; Aviation Facilities, Minor Scale Solar Generation Facility; Utility Scale Solar Generation Facility.
 - Additionally, per the proffer statement, the applicant has agreed to provide a minimum of 100-foot wooded tree buffer adjacent to parcels zoned A-1.
- **Representatives for the Applicant presented regarding ZMP 25-03:**
 - **John Alexander, Manager, Zion South, LLC**, explained that Zion South, LLC is a family-owned corporation, and that there has been no individual entity with whom they have had conversations about developing the land, which has been family owned for years. The land is clearly in the development area. Their family has owned land in various places in the County for about 60 years, mostly agricultural farmland and forestry. They have participated in many programs over those years including BMPs, riparian buffers, and stream water mitigation by not cutting all the way back to the stream. He talked about Project Hoops breaking ground and the topography might need a solution like the applicant's road frontage. The family has talked about the County's need for jobs and expanding the tax base. He mentioned the need for affordable housing, and jobs for the roughly 7,000 Fluvanna residents who travel outside the County to work. He expressed that the family's primary goal was to help meet these needs. He went on to say that at the suggestion of the County, they had a community meeting and notified everyone within a half mile radius. Some concerns shared included proffers.
 - **Justin Shimp, Shimp Engineering**, presented a power point. He spoke about proffers including the one-hundred-foot tree buffer. This buffer was added in response to the concerns heard at the community meeting. He explained that the application was made for an industrial park because the County's I-1 isn't really industrial but more of a business zone including warehousing, light manufacturing, and opportunities for schools, corporate offices, and other commercial businesses. He shared possible uses for the property, much like a similar industrial/business park at Zion Crossroads. The business park uses in I-1 are specifically selected to have limited noise pollution. I-2 zoning permits the higher intensity noises. Also, Fluvanna County zoning requires full cut off and/or shielded lights in all new facilities. Air pollution is generally prohibited by EPA/etc. Potential air pollution would be limited to uses in I-2 or by special use permit. Storm water runoff is regulated strictly by DEQ and the local erosion inspector. SWM ponds must substantially reduce flow rates after development is complete in contrast to by-right uses such a farming and timber. Mr. Shimp acknowledged that the questions being asked regarding any large development are warranted. Water supply is regulated by Virginia Department of Health. Sustainable water supplies are reviewed and approved through detailed analysis. Proposed business park would utilize public water and sewer sourced from current permitted sources or the James River. The proposed entrance was shifted to maximize visibility turning in and out of the proposed business park. VDOT will take into account future development for determining the required turn lanes. All improvements at the entrance and for water and sewer extension are paid for by the developers.
- **Commission Members asked questions of the Applicant, and Applicant responded:**
 - **Loretta Johnson-Morgan, Commissioner**, spoke and shared her concerns about how fast the process has moved and that she felt there was of lack of community outreach. She commented that the community asked for 300-to-400-foot buffers, along with other environmental considerations, and for data centers to be proffered out, but that is not in the application. She said traffic and lost trees were also her concerns. She stated that this was a poor way of handling this in our community, and that they were trying to rush something through.
 - **Justin Shimp, Shimp Engineering**, responded that the Zion Crossroads area has long been slated for business development in the Comprehensive Plan for a long time. That when they hear of the need for jobs and for businesses to have opportunities,

they felt this was the perfect place to provide that because the County has invested money in water and sewer infrastructure. He stated that they as the applicant could not answer all of her questions or concerns because their purpose was only to get the site ready for businesses. Those questions would be dealt with by the laws and agencies later in the normal course of the processes already in place, but without knowing exactly what the end product would be, there was no way to have those answers now.

- **Lorretta Johnson-Morgan, Commissioner**, again shared her concerns about the wells and lake in that immediate area.
- **John Alexander, Manager, Zion South, LLC**, responded to the question about urgency and explained the timeline start to finish from the family's decision in late July, 2025 to have a conversation, and getting their respective attorneys involved all the way through application and PC Meeting. He said there was no urgency; they followed the standard process given to them by Todd Fortune, Planning Director. Also, he responded to the request for a 400' buffer, calling it outrageous because it would cut the property in half. He further reassured that there have been no conversations with any person or business about the property except for the easement.
- **Justin Shimp, Shimp Engineering**, explained that the Board of Supervisors put a process in place by ordinances, which county staff follows. The Comprehensive Plan was put together and developed with input and feedback from the community, citizens, local businesses, and stakeholders. The Zion Crossroads area has long been designated as a target area for growth.
- **Lorretta Johnson-Morgan, Commissioner**, asked why Mr. Alexander had not come to sit in her living room and ask her how the community would feel about this development.
- **Justin Shimp, Shimp Engineering**, expressed the importance of a standard process, and that it would be up to the County to change the set process and procedures.
- **Barry Bibb, Chair**, explains that in 2009 the state forced the County to establish an Urban Development Area (UDA).
- **Lorretta Johnson-Morgan, Commissioner**, expressed her concern about this getting as far as it did before her knowing about it so she could help facilitate with the community.
- **Kathleen Kilpatrick, Commissioner**, acknowledged a need for discussing the process in the future. She shared that she is sympathetic to the applicants and their family because they came to the meeting having played by the rules. She said she is mindful that we need jobs, and the Zion area was set aside for this. The long-term direction is not the applicant's responsibility. She states that Better Living is the model for developers, and anyone would be pleased to live next to that site. She talked about balancing the applicant's needs with the County's desire to attract tourism, like tree cover and softening in the design. She also mentioned Route 15 being a primary entrance to the corridor.
- **Justin Shimp, Shimp Engineering**, replied to Ms. Kilpatrick about the Better Living site, and the fact that she likes the trees, roads, and setbacks there. He stated that he designed that site plan, and that the owners are lovely people. He explained that the site plan for that project is according to the County ordinances, and if the ordinances were enforced, all developments would look like it. If higher standards are desired then they should be reflected in county zoning ordinances, so that it would be the requirements for all, not just some. He talked about the benefit Albemarle County's entrance corridor architectural standards, and how Fluvanna could adopt something similar.
- **Howard Lagomarsino, Vice Chairman**, said we need to look at the rules in place now, and see if it fits, then figure out for the future what we want to see coming and talk to the Board of Supervisors about changes.
- **Justin Shimp, Shimp Engineering**, asked if the application for rezoning passed, then the County passed new ordinances, would the future developer have to follow the ordinance in place when the rezoning gets approved, or the new ordinances that may be in place when it is finally developed.
- **Dan Whitten, County Attorney**, answered that the future developer would need to follow the ordinances in place at the time the rezoning is passed.
- **Lorretta Johnson-Morgan, Commissioner**, said she is just trying to figure out a way to work with the people who live in the area to make their life comfortable; maybe a compromise on buffer.
- **Justin Shimp, Shimp Engineering**, showed another slide about screening options. He said that they are using 12% of their land for screening, which is above and beyond what is required.

- **Kathleen Kilpatrick, Commissioner**, spoke about graceful growth, having developments and jobs with historic preservation. She asked how can we bring in business and jobs and still have an attractive entrance corridor.
 - **Justin Shimp, Shimp Engineering**, having only 400 ft of road frontage makes this project the wrong project to start a 400-foot buffer.
 - **Loretta Johnson-Morgan, Commissioner**, read from the Comp Plan, page 44, which speaks of the County expanding services, recreation, restaurants, and retail options while retaining the rural character, and even enhancing it so that the primary gateway into the County is scenic.
 - **Howard Lagomarsino, Vice Chairman**, stated that what is in the Comp Plan is not yet built into the ordinances, so they should follow the rules and ordinances that are in place right now.
- **Public Hearing for ZMP 25-03 opened by Mr. Bibb, Chair:**
- **The following people spoke regarding ZMP 25-03:**
 - **Todd Taylor** (156 Morris Rd., Troy, VA 22974) acknowledged that the applicant had made a personal visit to him about the proposed rezoning. He said he spent most of his career in law enforcement and served as an executive member of the Fluvanna County Transportation Safety Board. He gave statistics and information regarding the large number of trucks on Route 15 daily. He expressed that he is not against growth, but would like to see it done safely. He suggested having the developers donate the land needed to expand Route 15 to four lanes. He requested deferring.
 - **Travis Taylor** (156 Morris Rd., Troy, VA 22974) said as a land owner of one of the properties that abuts the area of land, there are serious concerns about impacts to be investigated, like traffic and ground water, and that he was opposed. He thanked Ms. Morgan for standing up for landowners.
 - **Sasha Morgan** (18 Lake Rd., Troy, VA 22974) stated that she finds it concerning that developers think that the Zions Crossroads area is being handed to them on a platter. She requested deferment mentioning that the late hour of the meeting made it hard for a lot of the community to stay and be heard. She said she is only asking for the same consideration be given to the Zions Crossroads community that was given to Tenaska, and is concerned about the traffic and environmental impacts.
 - **Louise McIntyre** (274 Morris Rd., Troy, VA 22974) said she will absolutely be affected by this development as her property nearly abuts the property being discussed. She understands the need for growth, balanced with traffic and environmental concerns. She also talked about listening to the Tenaska presentation and discussion, and how it makes sense for them to use the existing infrastructure.
 - **Brian Shepherd** (505 Jester Ln., Charlottesville, VA 22911) said he had family who could not be there because of the late notice and distance. He requested deferral to give those who could not attend a chance.
 - **Suzy Morris** (6840 Thomas Jefferson Pkwy., Palmyra, VA 22963) requested deferral so the community can get their questions answered. She mentioned the ordinances not matching the Comp Plan, proffering out data centers, and business park instead of industrial.
 - **Andy Johnson** (208 Mocking Bird Ln., Troy, VA 22974) said we should trust county inspectors to do their job to make sure all is done right.
 - **Ronald Barche** (204 Panorama Ct., Palmyra, VA 22963) encouraged that the ordinances need to match the Comp Plan, and that processes need to be in place for businesses to come here. He cautioned that we will become a bedroom and retirement community which is not sustainable.
- **Applicant invited to share rebuttal by Mr. Bibb, Chair:**
- **Justin Shimp, Shimp Engineering**, thanked the Commission Members for staying so late. He shared his complete agreement with Mr. Barche regarding ordinances and processes that match the Comp Plan. He then pointed out that this property is back off the road which makes it a unique and being mostly pine, the leaves will not fall off. He said any development will not be retail.
- **Discussion by Planning Commission Members opened by Mr. Bibb, Chair**
- **The following Commission Members spoke:**
 - **Kathleen Kilpatrick, Commissioner**, agreed about looking at making ordinances and Comp Plan match, but that it is not on the applicant to do that. She said they played by the rules, such as they are, and the County

- need partnerships like this.
- **Loretta Johnson-Morgan, Commissioner**, asked as a Planning Commissioner that the same consideration be given to her district as to the Tenaska people. The whole section was filled with people who wanted to express concerns and they were not heard because the meeting went until after 2:00 am. She said she preferred it to be deferred so those who had to leave could be heard.
- **Barry Bibb, Chair**, stated the applicant followed all of the rules. The Planning Commission has the option of amending the rules if changes are desired. He pointed out that the applicant only needed to have a 75-foot buffer, but elected to have 100-foot voluntarily.
- **Loretta Johnson-Morgan, Commissioner**, said that it is wrong, and would create animosity among citizens who were not heard. She understood that it is not the applicants’ fault. But it needs to be fair to the community that was not heard.

MOTION:	I MOVE THAT THE PLANNING COMMISSION RECOMMEND DEFERRAL OF ZMP 25:03, A REQUEST TO AMEND THE FLUVANNA COUNTY ZONING MAP TO REZONE 182.586 +/- ACRES OF TAX MAP 11 SECTION A PARCEL 93 AND TAX MAP 11 SECTION A PARCEL 88 FROM A-1, AGRICULTURAL, GENERAL TO I-1, INDUSTRIAL, LIMITED SUBJECT TO THE PROFFERS DATED OCTOBER 3, 2025, UNTIL NEXT SCHEDULED PLANNING COMMISSION MEETING, SCHEDULED FOR NOVEMBER 18, 2025, TO GIVE THE OTHER PEOPLE IN THE COMMUNITY AN OPPORTUNITY TO VOICE THEIR CONCERNS.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:				Second	Motion
VOTE:	No	Aye	Absent	Aye	Aye
RESULT:	3-1 Approved, 1 Absent				

○ **Resolutions:**
None

○ **Site Development Plans:**
None

○ **Subdivisions:**
None

○ **Unfinished Business:**
None

- **New Business:**
 - **ZTA 25:10 Data Centers**, **Todd Fortune, Director of Planning** presented a power point on this request.
 - This proposed ZTA would amend the Fluvanna County Code by amending §§ 22-11-2.1, 22-11-2.2, 22-12-2.1, 22-12-2.2, and 22-22-1 to change data centers from a by-right use to a use allowed by special use permit in the I-1, Industrial, Limited and I-2, Industrial, General districts, and to modify the definition of “Data Center.”
 - At its regular meeting on September 17, 2025, the Board of Supervisors approved a moratorium on new data center applications to begin immediately and end January 31, 2026. Subsequently, at its regular meeting on October 1, 2025, the Board passed a resolution of intention to amend the Fluvanna County Code to change data centers from a by-right use to a use allowed by special use permit in the I-1, Industrial, Limited and I-2, Industrial, General Districts, and to modify the definition of “Data Centers.”
 - Staff request Commission authorization to advertise this proposed ZTA for a public hearing. The public hearing would be held by the Planning Commission on November 18, 2025.
 - **Discussion by Planning Commission Members opened by Mr. Bibb, Chair**
 - **The following Commission Members spoke:**
 - **Loretta Johnson-Morgan, Commissioner**, asked if this is in addition to the to the things discussed in relation to the technology overlay.
 - **Dan Whitten, County Attorney**, answered that he believed the Board was still anticipating a recommendation regarding the technology overlay district

and the Board was focused on just making sure that data centers are no longer allowed by right.

o MOTION:	I MOVE THAT THE PLANNING COMMISSION ADVERTISE A PUBLIC HEARING ON NOVEMBER 18, 2025 TO CONSIDER ZTA 25:10 – AN ORDINANCE TO AMEND AND REORDAIN “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA” BY AMENDING §§ 22-11-2.1, 22-11-2.2, 22-12-2.1, 22-12-2.2, AND 22-22-1 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”.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:				Motion	Second
VOTE:	Aye	Aye	Absent	Aye	Aye
RESULT:	4-0 Approved, 1 Absent				

- o **Public Comments #2:**
Mr. Bibb, Chair, opened the second round of public comments. With no one else coming forward to speak, Mr. Bibb, Chair, closed the public comment period.
- o **ADJOURNMENT:**
Mr. Bibb, Chair, called for a motion to adjourn the October 7, 2025 Planning Commission regular meeting at 2:16 am on October 8, 2025.

MOTION:	Motion to Adjourn the October 7, 2025 Planning Commission regular meeting at 2:16 am on October 8, 2025.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:				Motion	Second
VOTE:	Aye	Aye	Absent	Aye	Aye
RESULT:	4-0 Approved, 1 Absent				

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

Barry Bibb, Chair
Fluvanna County Planning Commission

EXHIBIT A

Hello,

My name is Sam Graham, and I've lived at 80 Glebe Lane in Scottsville, Virginia since 2004. I moved to Fluvanna County in 1995 and worked in Gordonsville before joining Tenaska when it opened.

During the public comment section of the October 7, 2025 meeting, a resident of my subdivision—someone I haven't spoken to in years—claimed I was a plant operator who was moving due to pollution concerns and that I was afraid to speak out for fear of losing my job. I want to be absolutely clear: that statement is false.

I have never made such a claim, nor have I said anything that could be misinterpreted in that way. The only way someone could make that statement is by deliberately misrepresenting the truth.

For the record, I am the Plant Manager. What I have said—and continue to believe—is that Fluvanna County has a tremendous opportunity presented by Tenaska. This could help us address several pressing needs in our county, including:

- Paying off the high school
- Funding the water lines currently being installed on credit
- Building a much-needed middle school
- Adding eight more deputies to support public safety
- Raising teacher pay to be competitive
- Extending water service to Palmyra
- Establishing a vocational center

There are many other needs in our county, but those are discussions for another time.

Thank you for your time and consideration.

Sincerely,
Sam Graham

Sam Graham

Plant Manager

Tenaska Virginia Generating Station

Michael and Ann Nalveaiko
304 Rock Lane
Scottsville, VA 24590

October 7, 2025

To Whom it May Concern:

This letter is to acknowledge that we have received actual notice of the Fluvanna County Planning Commission public hearings scheduled for today, October 7, 2025, at 7 p.m. at the Fluvanna County Courthouse, 132 Main Street, Palmyra, VA 22963. We understand that the Planning Commission will hear three matters regarding the proposed Tenaska Expedition gas-powered plant: ZTA 25:09 to amend the zoning ordinance stack height regulations; SA 25:01 to determine whether the project is in substantial accord with the County Comprehensive Plan; and SUP 25:04 to consider a Special Use Permit for the power plant.

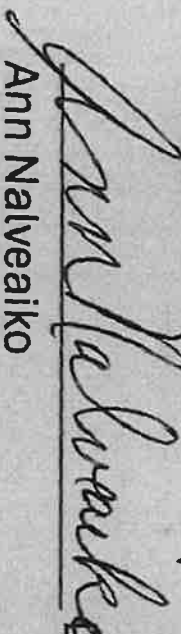

Michael Nalveaiko

Date:

10/17/25

Date:

10/17/25


Ann Nalveaiko

Todd Fortune

From: Julie Noggle <[REDACTED]>
Sent: Tuesday, October 7, 2025 7:55 AM
To: Planning
Subject: Requesting you defer any decision about the Tenaska Expedition Power Plant project

Some people who received this message don't often get email from ?

[Learn why this is important](#)

[EXTERNAL EMAIL] USE CAUTION.

Dear Planning Commission Members,

As residents of Branch Rd., who have lived through and with the current Tenaska plant, we are asking you to defer a decision on this new power plant until Tenaska can give you and the community more information. With up to 800 vehicles traveling to the worksite for up to 18 months, there is no comprehensive traffic study/plan for traffic safety. They have not addressed the ongoing noise concerns from the existing plant, much less the new one. There are still questions about the emissions and water usage plan. PLEASE consider deferring so that Fluvanna County can have as much information as possible before changing this area forever.

Sincerely,

John and Julie Noggle
Branch Rd.

Todd Fortune

From: Jenny Faulknier
Sent: Tuesday, October 7, 2025 11:40 AM
To: Planning
Subject: FW: New Tenaska power plant

Another fyi

Thank you,
Jenny Cassell Faulknier
Administrative Program Specialist
Fluvanna County Planning & Zoning
(434)591-1910 ext 1055

From: Monica Addleman [redacted]
Sent: Tuesday, October 7, 2025 10:17 AM
To: Jenny Faulknier [redacted]
Subject: New Tenaska power plant

You don't often get email from [redacted] [Learn why this is important](#)
[EXTERNAL EMAIL] USE CAUTION.

Good morning,

As a resident of Branch Rd, I'm asking that the planning commission defer a decision on the Tenaska plant until more information can be gathered commission concerning the impacts on our community. Tenaska has not provided a traffic impact study and says there will be 800 vehicles daily on Branch Rd. They have also not agreed to any noise mitigation.

Please defer until a more fully informed decision on the true impacts can be made.

Thank you,
Monica Addleman
Branch Rd

Todd Fortune

From: Michele Durst <michele.durst@tenaska.com>
Sent: Tuesday, October 7, 2025 11:42 AM
To: Planning; Barry Bibb; Kathleen Kilpatrick; Howard Lagomarsino; Lorretta Johnson-Morgan; Robert Dorsey
Subject: Opposition to Tenaska's Special Use Permit – Protect Fluvanna's Future

Some people who received this message don't often get email from [EXTERNAL EMAIL] USE CAUTION.

[Learn why this is important](#)

Dear Members of the Planning Commission,

I am writing to express my strong opposition to Tenaska's request for a special use permit to build a second gas-fired power plant in Fluvanna County.

The Fluvanna County logo—featuring a bicyclist admiring a sunset and a person floating peacefully down a river—beautifully represents the natural beauty and outdoor lifestyle our residents cherish. Approving this permit puts those very values at risk. Why should our community's clean air, water, and scenic character be compromised so an out-of-state corporation can increase profits for executives based in Nebraska?

Currently, only 29 individuals are employed at Tenaska's existing facility—10 of whom do not live in Fluvanna. This raises critical questions:

- Are county residents being offered a fair share of skilled and management positions?
- What transparency exists around compensation, especially for non-resident employees?
- What hiring commitments or oversight mechanisms will be put in place to prioritize local workers and limit reliance on out-of-state contractors?

Additionally, the environmental concerns are serious. The existing plant draws 3–4 million gallons of water daily from the James River and discharges 1.5 million gallons of “hard water” into Cunningham Creek, which flows into the Rivanna River. The proposed second plant would extract 6–7 million more gallons per day, with another 1.5 million gallons discharged. For comparison, local kayakers are required to clean their boats when moving between water bodies to protect ecosystems. How much more harm will come from transferring millions of gallons of industrial water daily?

We are already facing challenges with water quality—such as the foul odor from Aqua Virginia's treatment facility. Why should Fluvanna accept further environmental and health risks from this project, especially when the tangible benefits to our community appear minimal?

Please consider the long-term interests of Fluvanna County—its people, its environment, and its future.

Sincerely,

Michele Durst
Executive Director

From: [Jenny Faulknier](#)
To: [Planning](#)
Subject: FW: New Tenaska power plant
Date: Tuesday, October 7, 2025 11:39:52 AM

Thank you,
Jenny Cassell Faulknier
Administrative Program Specialist
Fluvanna County Planning & Zoning
(434)591-1910 ext 1055

From:
Sent: Tuesday, October 7, 2025 10:17 AM
To: Jenny Faulknier <
Subject: New Tenaska power plant

You don't often get email from j [Learn why this is important](#)
[EXTERNAL EMAIL] USE CAUTION.

Good morning,

As a resident of Branch Rd, I'm asking that the planning commission defer a decision on the Tenaska plant until more information can be gathered commission concerning the impacts on our community.

Tenaska has not provided a traffic impact study and says there will be 800 vehicles daily on Branch Rd. They have also not agreed to any noise mitigation.

Please defer until a more fully informed decision on the true impacts can be made.

Thank you,
Monica Addleman
Branch Rd

From: E D
To: Planning
Cc:
Subject: Project Expedition from Owner of Adjoining Parcel
Date: Monday, October 6, 2025 11:44:48 AM

Some people who received this message don't often get email from [this is important](#)

[learn why](#)

[EXTERNAL EMAIL] USE CAUTION.

Mr. Fortune:

My wife and I live at 878 Branch Rd, in one of the adjoining parcels to the proposed development for Tenaska's new power station. We are unable to attend due to an illness that keeps us homebound. However, I would like to say our piece on this.

We moved out to Fluvanna for two reasons, one was that I was working in the school system with at risk youth at the time, and the second was the availability of clean land which was more affordable.

As an Americorps alumnus, I served in a rural area as a wildlife instructor. I worked with poor mountain children whose parents were losing jobs due to clear cutting laws in that state being passed. It was always my dream to own property where we could provide a haven for that wildlife, and we count ourselves very blessed that we have been able to experience a litany of animals, ranging from the more common deer, rabbits, black bear, to owls, and even a bald eagle hunting right on the side of the road at the site where Tenaska is planning on building. If you've ever seen a bald eagle in person, you never forget it. Just the immense size is a wonder to behold. You think its a vulture at first, and then realize the magical moment you've been gifted when you see the white head and the golden beak, and when it takes flight, well I've seen some wonders in my life, but that's one of the top. Tenaska will destroy that habitat. That's about us un-American as you can get in my book.

Now, Tenaska has stated that "natural gas is the cleanest fossil fuel." Well, filtered cigarettes may be the "better cigarette," but still are harmful to your health. Tenaska even admits in their material that they have built more environmentally friendly power generating stations such as solar. My assumption is they will argue that this doesn't produce as much power. Well, with all due respect while it may produce less power, I think the real reason is that this is cheaper and they get a better ROI. Albemarle seems to be all about putting up solar. There are solar farms on 53, there are solar panels on top of Monticello High School, etc. Why in Fluvanna are we going backwards? Why are we not working to increase the value of our homes and our county? People say Crozet is great because of the Albemarle School System, but I personally know that there are so many wonderful teachers in Fluvanna that really care about their students. We should be able to advertise how wonderful Fluvanna is, and on the cutting edge.

As a small business owner, sometimes we get so focused on ROI, that we need to take a step back and do what's right. Tenaska is claiming that this will power data centers, well as 2 professional artists, we already know how AI is replacing jobs, so the jobs Tenaska will temporarily add, will probably be lost. Again, ROI is cheaper when you have less employees

to pay, but even if not Tenaska directly, they are helping to enable AI to take more jobs from more Americans.

Speaking of ROI, I would not have bought my property if it was next to a power station. Someone else may be willing to, but I am losing the equity I built on this property, and a pool of potential buyers when I go to sell, as Tenaska will be robbing this area of its appeal, clean air, quiet, and peaceful atmosphere with a power station humming along, (and yes, I can hear the other one in the distance up the road, but that is different than being directly across the street, and I would argue they should actually be investing in upgrading that one to be silent.) Light pollution may block out the stars as their mockup makes it look like an inner city office building. Natural gas plants are also known for polluting the air and can pollute the water supply, and no cigarette is better than a filtered cigarette, and just like cigarettes there is a link between natural gas plants and lung cancer.

Finally, Tenaska states that this power plant will provide power to everyone in Fluvanna. Yet a few years back, like many others my home was without power for days in 20 degree weather. Tenaska had a plant right up the road. They can argue that this is the responsibility of CVEC or Dominion, but they are also arguing that a new power station is going to improve reliability. Proximity does not imply access. The station was up there humming along, and the only one in my home that was happy was our husky.

I honestly believe that Tenaska is attempting to take control of lax regulations in our county, and trying to get this project approved before more strict regulations pass, so that it is grandfathered in.

I also want to let you know that to save myself some time I am also CC'ing Community Voices on this email, as I know that they share a similar viewpoint to me.

Thank You,

Evan Donovan & Kirsten Perry

--

"Success is earned." - St. Benedict's Fencing Motto

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From: Jenny Faulknier
To: Planning
Subject: FW: URGENT ACTION ALERT: Tell Fluvanna Planners on 10/7 to Defer Gas Plant Decision
Date: Tuesday, October 7, 2025 11:39:32 AM

fyi

Thank you,
Jenny Cassell Faulknier
Administrative Program Specialist
Fluvanna County Planning & Zoning
(434)591-1910 ext 1055

From: _____ 1>
Sent: Tuesday, October 7, 2025 7:22 AM
To: Jenny Faulknier
Subject: Fw: URGENT ACTION ALERT: Tell Fluvanna Planners on 10/7 to Defer Gas Plant Decision

You don't often get email from _____ [on why this is important](#)
[EXTERNAL EMAIL] USE CAUTION.

Hello, I am writing to oppose Tenaska's request for a special permit to build a gas burning power plant in Fluvanna. I do not live in Fluvanna but I spend a lot of time in Fluvanna county because I board my horse in Fluvanna and I have many close friends in Fluvanna. I live in Albemarle County. I love going to ride my horse and I always enjoy the scenery, quiet and clean air. I may not live in Fluvanna but climate change affects all of us. This is the warmest October I ever remember and, contrary to what many people want to believe, it's not just a random outlier. Climate change is real. I want to leave my daughter a viable planet. You have an opportunity to make a stand and protect Fluvanna and it's citizens from wasting our natural resources. Please consider saying no or delaying this permit. Thank you for your hard work to make our communities a better place to live.

Sincerely,

Ann Tuzson PhD
128 West Park Drive
Charlottesville, Va

Yahoo Mail: Search, Organize, Conquer

----- Forwarded Message -----

From: "

To: "

Cc:

Sent: Mon, Oct 6, 2025 at 5:30 PM

Subject: URGENT ACTION ALERT: Tell Fluvanna Planners on 10/7 to Defer Gas Plant Decision

logo

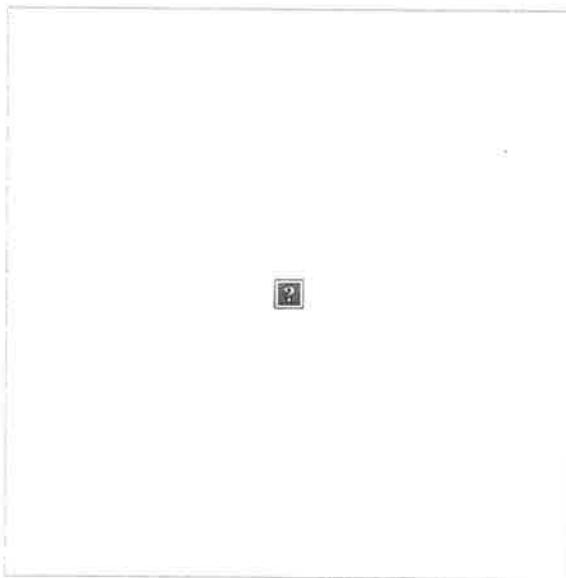


ACTION ALERT!

Tell Fluvanna Planners on 10/7 to Defer Gas Plant Decision

We wrote to you last week about an urgent advocacy need in Fluvanna County, where Nebraska-based private energy corporation Tenaska is attempting to build its second enormous methane gas-burning power plant in Cunningham District.

Tomorrow, October 7 at 7pm, Fluvanna County Planning Commissioners are holding a public hearing to consider Tenaska's request for a special use permit at the Fluvanna County courthouse. Our partners through the [Fluvanna Horizons Alliance](#) are asking all concerned by this proposal to join the meeting and push the Planning Commission to **defer tomorrow's decision**.



As Cunningham District Supervisor Chris Fairchild said at his town hall meeting on September 30, the Planning Commission does not currently have sufficient information on what additional damage this proposed gas plant would cause to make an informed decision on this enormous project. **What is needed now is more time, more information, and more listening.**

C3 saw in person at Supervisor Fairchild's town hall how locals' concerns were stonewalled by Tenaska's representatives. Tenaska's claims that they "cultivate long-term, mutually beneficial relationships with local leaders and residents built on respect, value and trust" rang exceptionally hollow

as their representatives talked over residents attempting to have their concerns about traffic, noise, environmental impact and health both heard *and addressed*.

Not a resident of Fluvanna County? You can still help.

Albemarle County residents would be affected by this plant as well and should make their voices heard. You can show up with signs to support Fluvanna County speakers. You can also give public comment yourself, although we recommend that residents of nearby counties allow Fluvanna County residents to take priority.

Please also continue to email the [Fluvanna planning commission](#), [Fluvanna BOS](#), and [Albemarle BOS](#), and **sign the petition**!

Watch today's lunch and learn hosted by



C3 and featuring speakers from Fluvanna Community Voice, SELC, and Appalachian Voices for more information.

When they pretend they can't hear, we have to make ourselves louder. Come out to the Fluvanna County Circuit Courthouse tomorrow, October 7, at 7pm, and tell the Planning Commission to defer the decision!

In solidarity,

Sadhbh O'Flynn

Climate Justice Policy
Manager



Stay Connected

Follow C3 on our socials:



Donate

theclimatecollaborative.org | 434-218-0265 | info@theclimatecollaborative.org

The Community Climate Collaborative

From: Jenny Faulknier
To: Todd Fortune
Subject: FW: Urgent Concerns Regarding Environmental and Public Health Impacts of Gas-Fired Power Plants
Date: Tuesday, October 7, 2025 12:18:22 PM

Thank you,
Jenny Cassell Faulknier
Administrative Program Specialist
Fluvanna County Planning & Zoning
(434)591-1910 ext 1055

From: Elizabeth Spadaro
Sent: Tuesday, October 7, 2025 12:07 PM
To: Jenny Faulknier
Subject: Urgent Concerns Regarding Environmental and Public Health Impacts of Gas-Fired Power Plants

You don't often get email from

[Learn why this is important](#)

[EXTERNAL EMAIL] USE CAUTION.

Dear Members of the Planning Commission,

I am writing to express grave concern regarding the construction and operation of another Tenaska **gas-fired power plant** and the substantial negative impacts on both the environment and the health of our community. While often presented as a "bridge fuel," natural gas is primarily **methane**, a potent greenhouse gas, and its combustion contributes significantly to air pollution, directly harming local residents. Besides the respiratory damaging risks this methane poses immediate threats such as fire and explosion due to its flammability. Other toxic gases are released such as benzene leading to poor indoor and outdoor air quality in the community and homes near these plants.

Environmental Impact

Gas-fired power plants are significant contributors to the climate crisis. The primary environmental concerns are:

- **Greenhouse Gas Emissions:** Although natural gas burns cleaner than coal, it still releases large amounts of **carbon dioxide (CO2)** upon combustion, accelerating global warming. Furthermore, the process of extracting, processing, and transporting the gas (**fracking** and pipelines) results in substantial leakage of **methane (CH4)**, which has a warming potential approximately 84 times greater than CO2 over a 20-year period.
- **Water Use and Pollution:** These plants require immense amounts of water for cooling and steam generation, straining local water resources, especially in drought-prone areas. The resulting **wastewater** can be contaminated with chemicals and heavy metals, posing a risk to local ecosystems and drinking water sources.

Community Health Impacts

The direct emissions from gas-fired plants release a cocktail of harmful pollutants that severely impact public health, particularly for residents living nearby.

Key health concerns include:

- **Respiratory Illnesses:** The combustion process emits **nitrogen oxides** and **sulfur dioxide**, which are precursors to ground-level **ozone** and **fine particulate matter**. Exposure to these pollutants triggers and exacerbates conditions like **asthma, bronchitis, and Chronic Obstructive Pulmonary Disease (COPD)**. Particles are small enough to enter the bloodstream, affecting nearly every organ.
- **Cardiovascular Disease:** Long-term exposure to these pollutants are strongly linked to increased risk of **heart attacks, strokes, and irregular heart rhythms**, leading to higher rates of hospitalization and premature death.
- **Cancer and Neurological Damage:** Plants also release **hazardous air pollutants (HAPs)**, including **formaldehyde, benzene, and heavy metals**, which are known **carcinogens** and neurotoxins, posing additional long-term health risks.

We urge you to consider the irreversible environmental damage and the substantial, documented health burdens that gas-fired power plants impose on our communities. We advocate for a shift toward truly clean, **renewable energy sources** like solar and wind, coupled with robust energy efficiency measures, to protect both the planet and public health.

Please do not allow this project to proceed for the sake of the overall health of our community and all of our residents.

Sincerely,

Elizabeth Spadaro

46 Amethyst Road,

Palmyra, Virginia 22963

Date: October 6, 2025

To: Fluvanna County Planning Commission

Name: Patricia Beers Block

Email:

Subject: Tenaska Proposed Electric-Generating Gas Turbine Plant Expansion

Thank you for the opportunity to provide comments to address concerns and ideas about the Tenaska proposal to add another electric-generating gas turbine generator to its existing site at Branch Road in Fluvanna county. Items of concern related to the Tenaska proposal include the following:

I. James River water usage

The proposed plant expansion would extract an additional 5-6 millions gallons of water from the James River resulting; in a total, around 10 million gallons would daily be removed by the Tenaska from the James River to run plant operations. This use of water seems to be in conflict with Fluvanna's (and adjacent counties) planned use of water from the James River for local use. The James River project is being funded by tax payers at great expense, with the hope that water supply could be stabilized via the extraction and delivery of water to residents and local businesses.

Tenaska's extractions of around 10% of the average James River water flow could very easily put into jeopardy the long awaited James River plan to supply water to our county residents and local businesses. The James River water supply is very sensitive to environmental issues such as drought; for Tenaska to extract daily large quantifies of water, regardless of weather conditions, seems ill advised.

Additionally, Tenaska has advised that of the water extracted from the James River, approximately 80% (equal to 8 million of the 10 million gallons of water that will be extracted with 2 turbine generators) will daily be exhausted from the turbine stack as steam. This is a wasteful use of a precious resource, and in direct competition with the James River plan to supply local communities with potable water for use by residents and local businesses.

II. The quality of water

According to experts from the Tenaska facility currently in Fluvanna county, the water returned to the James River after it has been used by the Tenaska gas turbine facility is of poor quality. The water has a very high mineral content; these additional minerals could adversely impact the bio-systems in the James River and beyond. Adding another gas turbine generator will only exacerbate existing problems with water of high mineral content that is destined to be returned to county waterways.

III. Virginia's focus on renewable clean energy

Tenaska's plans to rely on fossil fuel for the generation of electric is in direct conflict with Governor Youngkin's initiative to encourage and rely on reusable/renewable clean energy sources such as wind and solar for the generation of electric in Virginia. As a county, we should adopt Virginia's vision of a future energy grid that relies on clean and non-fossil fuel energy sources for the generation of electric.

Tenaska has not adequately added both noise and hazardous emissions (eg Volatile organic compound) in its proposal. Another gas turbine would increase VOCs and plant noise. Tenaska has an environmental and business responsibility to control these hazardous events but has not provided adequate data to Fluvanna citizens that documents non-hazardous levels.

IV. Quality of Life in Fluvanna County

The current Tenaska plant does little to add to the quality of life in Fluvanna. Local residents will not rely on these plants for energy/electric but this energy will be sold by Tenaska to the highest bidder for millions of residents beyond Fluvanna county. The current plant generator supplies electric for 1 million residences; the new plant generator will provide an additional 1 plus million residences (and/or data centers) with electric. Fluvanna county only needs electric for around 20,000 residences and business facilities. Fluvanna county is being pressured to support energy inefficiencies at the high cost to its residents' health and peace of mind, entirely for the use by the "highest bidder" of electric from Tenaska.

It seems conceivable that additional transmission lines will be needed to move the gas generated electric to parts beyond Fluvanna county. Again, county residents will bear the burden of environmental impact and diminished beauty of our skyline. This seems too high a cost when alternative electric generating methods and locations can be utilized.

Although Tenaska highlights the employment benefits of its Fluvanna county plant expansion, the projected employee numbers do not support this exuberance. Today's employment at the plant is around 29 full time employees. The addition of another turbine electric generator might add, at best, another 29 employees according to Tenaska management. This is not a significant impact on employment opportunities in Fluvanna county; a local retail operation would add significantly more staff for an operation the size of, say, a Lowes or Walmart. Additionally, employees who will require specialized training and educational skills; items that might not be found in employable Fluvanna citizens.

As for the actual expansion of the plant, Tenaska has not submitted a traffic impact/assessment to my knowledge. With large vehicles carrying substantially oversized and heavy equipment and parts to build the new turbine generator, the impact on the condition of roads could be substantial.

Taxes receipts for Fluvanna county may not be substantial enough to offset the costs of having this industry within county boundaries. To date, the promise of taxes for Fluvanna county do not seem to have materialized. Businesses, like Tenaska, might dangle the carrot of substantial tax dollars for local counties. I do not believe Fluvanna county has experienced that taste of this carrot from previous years of Tenaska operations in this county.

V. Environmental issues

To generate electric, Tenaska will, in all likelihood, rely of natural gas that was extracted through fracking operations. Fracking methods have been documented as dangerous and pollution generating in that they typically polluted water aquifers in areas where fracking has occurred. We don't need to rely on these antiquated methods when cleaner electric generating sources and technology are available (e.g., wind turbines and solar panels).

Thank you for engaging our community in this discussion and offering residents of Fluvanna the opportunity to provide ideas that might help in your deliberations about how to address this vitally important issue.

Based on the above information, I recommend the Planning Commission and the Board of Supervisors not approve this proposed expansion of the Tenaska Power facility in Fluvanna county.

With warm regards

Pat Beers Block



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PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commissioners

From: Dan Whitten, County Attorney; and Todd Fortune, Director of Planning

Case Number: ZTA 25:10

District: Countywide Amendment

General Information: This public hearing is to be held on Tuesday, November 18, 2025 at 7:00 pm by the Fluvanna County Planning Commission in the Carysbrook Performing Arts Center, 8880 James Madison Highway, Fork Union, Virginia 23055

Requested Action: Recommend approval of an amendment to the Zoning Ordinance by amending §§ 22-11-2.1, 22-11-2.2, 22-12-2.1, 22-12-2.2, and 22-22-1 to change data centers from a by-right use to a use allowed by special use permit in the I-1, Industrial, Limited and I-2, Industrial, General districts, and to modify the definition of "Data Center."

Background Information: Currently, per the Fluvanna County Code, data centers are allowed by right in I-1, Industrial, Limited and I-2, Industrial, General Districts.

At its regular meeting on September 17, 2025, the Board of Supervisors approved a moratorium on new data center applications to begin immediately and expire January 31, 2026. Subsequently, at its regular meeting on October 1, 2025, the Board passed a resolution of intention to amend the Fluvanna County Code to change data centers from a by-right use to a use allowed by special use permit in the I-1, Industrial, Limited and I-2, Industrial, General Districts, and to modify the definition of "Data Centers."

Consequently, this amendment would 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 I-1, Industrial, Limited and I-2, Industrial, General districts, and to modify the definition of "Data Center."

Recommended Motion:

I MOVE THAT THE PLANNING COMMISSION RECOMMEND (APPROVAL/ DENIAL / DEFERRAL) OF ZTA 25:10 – AN ORDINANCE TO AMEND AND REORDAIN "THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA" BY AMENDING §§ 22-11-2.1, 22-11-2.2, 22-12-2.1, 22-12-2.2, AND 22-22-1 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."

ZTA 25:10

ORDINANCE TO AMEND AND REORDAIN “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA” BY AMENDING §§ 22-11-2.1, 22-11-2.2, 22-12-2.1, 22-12-2.2, AND 22-22-1 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”

BE IT ORDAINED by the Board of Supervisors of Fluvanna County:

- (1) *That the Code of the County of Fluvanna, Virginia is amended by amending §§ 22-11-2.1, 22-11-2.2, 22-12-2.1, ~~and 22-12-2.2~~, and 22-22-1 as follows:*

CHAPTER 22 ZONING

ARTICLE 11. – INDUSTRIAL, LIMITED, DISTRICT I-1

Sec. 22-11-2.1. - Uses permitted by right.

Industrial Uses

Contractor's storage yards
~~Data centers~~
Lumberyards
Machine shops
Manufacturing, light
Railroad facilities
Research laboratories
Sawmills, temporary
Solid waste collection facilities
Upholstery shops
Wholesale warehouses

Sec. 22-11-2.2. - Uses permitted by special use permit only.

Industrial Uses

Data centers
Manufacturing, medium
Sanitary landfills
Sawmills, permanent
Solid waste material recovery facilities
Truck terminals

ARTICLE 12. – INDUSTRIAL, GENERAL, DISTRICT I-2

Sec. 22-12-2.1. - Uses permitted by right.

Industrial Uses

- Contractor's storage yards
- ~~Data centers~~
- Lumberyards
- Machine shops
- Manufacturing, light
- Manufacturing, medium
- Railroad facilities
- Research laboratories
- Sawmills, permanent
- Sawmills, temporary
- Solid waste collection facilities
- Truck terminals
- Upholstery shops
- Wholesale warehouses

Sec. 22-12-2.2. - Uses permitted by special use permit.

Industrial Uses

Data centers

- Manufacturing, heavy
- Petroleum distribution facilities
- Resource extraction
- Salvage and scrap yards
- Sanitary landfills
- Slaughterhouses
- Solid waste material recovery facilities

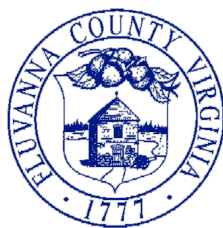
ARTICLE 22. – DEFINITIONS

Sec. 22-22-1. – Rules of construction; definitions.

Data center: A facility used primarily for **the** management, processing, storage and transmission of **digital data** ~~facts and information in digital form~~, which houses computer and/**or** network equipment, servers, systems and other associated components related to digital data operations. The facility may also include ~~accessory uses like~~ air handlers, power generators, water-cooling

and storage facilities, utility substations, and other associated infrastructure to support its operations.

(2) *That the Ordinance shall be effective upon adoption.*



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PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Case: ZMP 25:04 Goodson's Auto Repair
Date: November 18, 2025

From: Jason Overstreet
District: Cunningham Election District

General Information: This rezoning request is to be heard by the Planning Commission on Tuesday, November 18, 2025 at 7:00 pm at the County Administration Building, Morris Room.

Applicant: Julia Moore, Shimp Engineering, PC

Owner: NVA Properties, LLC

Requested Action: **ZMP 25:04 NVA Properties LLC** – A request to amend the Fluvanna County Zoning Map to rezone 5.809 +/- acres of Tax Map 17 Section A Parcel 10 from R-3 Residential, Planned Community to B-1, Business, General, Zoning District. The subject property is located between Thomas Jefferson Parkway (Route 53) and Garden Lane (Route 636) and is approximately six hundred feet north of the Village of Nahor.

Existing Zoning: R-3, Residential Planned Community

Existing Land Use: Vacant

Planning Area: Rivanna Community Planning Area

Adjacent Land Use: The surrounding parcels are zoned A-1, Agricultural General, B-1, Business General, and R-3, Residential Planned Community

Zoning History: Rezoned from A-1 to B-1 in 1997 by ZMP 97:03. Rezoned from B-1 to R-3 in 2004 by ZMP 04:04 as part of the Villages at Nahor master plan. (Conditions / Proffers)

Summary:

The applicant is requesting this rezoning in order to construct an automobile repair service establishment on the parcel, Goodson's Auto Repair.

Automobile repair service establishment: A facility for the general repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers, or providing collision services, including body, frame, or fender repair, and overall painting.

Neighborhood Meeting:

A neighborhood meeting was held by Shimp Engineering on 11/10. Notification of the meeting was sent by the applicant to addresses withing ½ mile of the subject parcel and approximately 35 people attended.

The concerns stated by attendees primarily were related to the proposed entrance on Garden Lane (SR 636). It was suggested that the access should be off of Thomas Jefferson Parkway (PR 53) instead of Garden Lane. Additionally, several residents from Nahor Village expressed concern that some traffic would use Village Boulevard for access if Garden Lane were to be used. The limited sight lines at the intersection of 53 sand 636 were a concern as well. It was also expressed by several attendees that the location is not the right location for the proposed business and that it would not fit in with the existing village. Additionally, concerns regarding the number of abandoned / junk vehicles that could potentially be on the lot.

Comprehensive Plan:

Land Use Chapter:

The Comprehensive Plan designates this property as within the Rivanna Community Planning Area which contains approximately 40 percent of the county's population and consists mainly of the Lake Monticello community. The Rivanna Community Planning Area is the most developed area in the county and it contains a mixture of residential and commercial uses. Medium and small commercial uses, along with office, civic and residential uses all combine to form a series of neotraditional developments that are interconnected with surrounding development at the Lake gate areas. Future growth, "should do so in an integrated, sustainable way that compliments existing development and the history of each area" and preserves the rural character of the surrounding area. According to the Comprehensive Plan, future growth in the area should be according to neighborhood residential development design standards which incorporate some mixed use.

Technical Review Committee:

The Technical Review Committee reviewed the proposal on October 9, 2025 and offered the following comments:

VDOT

1. The sketch plan shows entrance onto the preferred Rte. 636/Garden Ln. A commercial entrance will need to be designed according to the entrance design standards in the Road Design Manual.
2. Access management applies.
3. Ensure throat length meets VDOT standards.
4. Provide VDOT with Trip Generations for the Site Plan.
5. Provide turn lane warrants for the proposed site.
6. A VDOT Land Use Permit will be required for any work being proposed within the right-of-way.

Aqua Virginia stated that they have the capacity to provide water and sewer services but would need to extend lines onto Garden Lane.

Fire Department representatives commented that fire safety appeared to be adequate due to the presence of a nearby fire hydrant and sufficient access for fire trucks.

Sheriff's Department did not have any issues with the intended use.

Planning Analysis:

The subject parcel is within the Rivanna Community Planning Area located near the intersection of Garden Lane and Thomas Jefferson Parkway. The parcel was rezoned from A-1 to B-1 in 1997 and rezoned from B-1 to R-3 in 2004 as part of the original Nahor Village master planned community. However, it was not included within the final subdivision design and has been vacant for over 25 years. The adjacent parcels are zoned B-1, R-4, and A-1 and support a variety of mixed uses. The applicant proposes to construct a 9,000 sq ft 12-bay automobile repair service establishment with 25 parking spaces. A 25 foot screening buffer along Garden Lane will be required for site development.

Access to the site is proposed off of Garden Lane near its intersection with Village Boulevard. The proposed entrance utilizes design standards that control access by preventing left turns onto Garden Lane when exiting the site. This design should limit the increased use of Village Boulevard. Additionally, the intersection of Garden Lane and Thomas Jefferson Parkway is staggered and the line of sight to the west from Garden Lane is limited. However, according to VDOT's Crash Data there has only been one crash at this intersection during the past six years, which involved property damage only.

Water and sewer services will be provided by Aqua Virginia who stated that they have the capacity but would need to extend new lines onto Garden Lane.

Potential impacts to the surrounding community will be increased traffic on Garden Lane and the potential increased use of Village Boulevard. Increased lighting at night and noise associated with the various services provided could also impact the nearby residential uses.

There were no proffered conditions offered by the applicant with this rezoning request. All by right uses permitted in B-1 would be allowed if the rezoning request is approved.

Suggested Motion:

I move that the Planning Commission recommends (approval / denial / deferral) of **ZMP 25:04** a request to amend the Fluvanna County Zoning Map to rezone 5.809 +/- acres of Tax Map 17 Section A Parcel 10 from R-3 Residential, Planned Community to B-1, Business, General, Zoning District.

Attachments:

A – Application

B – Aerial Vicinity Map



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MEMORANDUM

Date: October 31, 2025
From: Jenny C. Faulknier
To: Todd Fortune
Subject: APO Notification

Please be advised that the attached letter was mailed to the following list of Adjacent Property Owners for the November 18, 2025 Planning Commission meeting.

ADJACENT PROPERTY OWNERS ZMP 25:04

TAX MAP	NAME	ADDRESS	CITY/STATE/ZIP
17-A-12	Joan G. White	276 Nahor Manor Rd.	Palmyra, VA 22963
17-9-1	Lisa Michelle Haden	2195 Pendleton Pl.	Suwanee, GA 30024
17-A-8E	Neal & Carolyn A. Ley	2299 Hunter's Lodge Rd.	Troy, VA 22974
17-22-2	Sclater Family Living Trust	4212 Skipfare Ct.	Woodbridge, VA 22192
17-22-1	Todd A. Browning	82 Nahor Manor Rd.	Palmyra, VA 22963
17-A-10A	Glorystone, LLC	6440 Thomas Jefferson Pkwy.	Palmyra, VA 22963
17A-1-58	Albert R. Colville & Peggy Smith	315 Village Blvd.	Palmyra, VA 22963
17A-1-D	Villages at Nahor HOA	145 Grape Myrtle Dr.	Palmyra, VA 22963



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planning@fluvannacounty.org
www.fluvannacounty.org

PUBLIC HEARING NOTICE

October 31, 2025

ATTN: Adjoining Property Owner

RE: ZMP 25:04 Rezoning

Pursuant to Virginia Code § 15.2-2204, "When a proposed amendment of the zoning ordinance involves a change in the zoning map classification of 25 or fewer parcels of land, then, in addition to the advertising as required by subsection A, the advertisement shall include the street address or tax map parcel number of the parcels subject to the action. Written notice shall be given by the local planning commission, or its representative, at least five days before the hearing to the owner or owners, their agent or the occupant, of each parcel involved; to the owners, their agent or the occupant, of all abutting property and property immediately across the street or road from the property affected, including those parcels that lie in other localities of the Commonwealth; and, if any portion of the affected property is within a planned unit development, then to such incorporated property owner's associations within the planned unit development that have members owning property located within 2,000 feet of the affected property as may be required by the commission or its agent."

Consequently, this letter is to notify you that the Fluvanna County Planning Commission will hold a public hearing on:

Meeting: Planning Commission Regular Meeting
Date: Tuesday, November 18, 2025 at 7:00 pm
Location: Carysbrook Performing Arts Center
8880 James Madison Highway, Fork Union, VA 23055

ZMP 25:04 NVAProperties, LLC – A request to rezone Fluvanna County Tax Map 17 Section A Parcel 10 from R-3 Residential, Planned Community to B-1 Business, General. This rezoning is necessary in order to construct an automobile repair service establishment on the parcel. The parcel was rezoned to R-3 as part of the Villages at Nahor Planned Community in 2004.

The regular meeting of the Planning Commission will be held in person. Instructions for public participation during the meeting will be made available on the Fluvanna County website. Interested persons may submit written comments prior to the scheduled meeting to planning@fluvannacounty.org and questions may be directed to Todd Fortune, Director of Planning and Zoning at 434-591-1910, between 8:00 am and 5:00 pm, Monday – Friday in the County Administration Building at 132 Main Street Palmyra, VA 22963.

Details of this request are available under *Upcoming Public Hearings* on the County website at <http://www.fluvannacounty.org/> and in the Planning and Zoning Department during regular office hours.

Sincerely,

Todd Fortune
Director of Planning & Zoning

September 26, 2025

Fluvanna County Department of Planning and Zoning
132 Main Street
P.O. Box 540
Palmyra, VA 22963

Re: AUTHORIZATION TO SUBMIT LAND USE APPLICATIONS

NVA Properties LLC (the “Owner”), is the owner of Fluvanna County tax parcel 17-A-10 (the Property”). The Owner desires to submit land use applications affecting the Property, such as, but not limited to, Zoning Map Amendments, Sketch Plan Applications, and other similar land use applications affecting the Property (collectively, the “Land Use Applications”). The Owner hereby authorizes the following individuals and entities to submit Land Use Applications on behalf of the Owners in connection with the Property: Justin M. Shimp, Julia Moore and Connie Liou of Shimp Engineering, P.C., Larry Goodson and authorized representatives of Goodson’s Auto Repair. This authorization includes the authority to take any other steps, and submit any other documentation to Fluvanna County necessary to effectuate the Land Use Applications on behalf of the Owner.

Evan Bowman

Representative of NVA Properties, LLC

By: Evan L Bowman

Date: 09 / 29 / 2025



VIRGINIA REALTORS®

AMENDMENT TO Contract of purchase

AMENDMENT # 1



(This is a legally binding contract, if not understood, seek competent advice before signing.)

This AMENDMENT entered on 09/26/25 which is attached to and made a part of the Contract of purchase (the "Agreement") dated 08/12/25 between NVA PROPERTIES LLC C/O EVAN BOWMAN (the "Seller") and Larry K Goodson Jr Annette Goodson (the "Purchaser") for the Property, whose address is: 0 Thomas Jefferson Pkwy Palmyra VA 22963

This Amendment provides as follows:

Seller name to be changed from Larry K Goodson Jr. to Annette R. Goodson to 6 Gs Holding LLC

Except as hereby expressly amended, the Agreement shall remain in full force and effect as originally executed.

SELLER:

09 / 29 / 2025	<u>Evan L Bowman</u>
Date	Seller
_____	_____
Date	Seller
_____	_____
Date	Seller
_____	_____
Date	Seller

PURCHASER:

09/26/2025	<u>Larry K Goodson Jr</u>
Date	Purchaser
09/26/2025	<u>Annette R Goodson</u>
Date	Purchaser
_____	_____
Date	Seller
_____	_____
Date	Seller

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Project Narrative For: Goodson's Auto Repair

Parcel Description: 17-A-10

TMP	ACREAGE	EXISTING ZONING	PROPOSED ZONING
17-A-10	5.8	R-3	B-1

Location:

Approximately 0.1 miles north from the intersection of Thomas Jefferson Parkway and Garden Lane in Nahor, Fluvanna County.

Surrounding Uses:

Business; Residential; Agricultural

Project Proposal:

Shimp Engineering on behalf of Larry Goodson (the "Applicant") seeks to rezone Fluvanna County tax parcel 17-A-10 (, the "Property") from R-3 Residential, Planned Community to B-1 Business, General. This rezoning is to construct an auto repair center on the Property.

The Property has been vacant for over 19 years on the Route 53 corridor awaiting commercial development. The basis for the existing R-3 zoning is that the Property is a part of the original Villages of Nahor Residential Planned Community (Planning Case ZMP 04-004) and included in the deferred Village Gardens development proposal (Planning Case ZMP 21-04). The Property offers the ideal opportunity to realize business development directly consistent with spot zoning recommendations put forth in the Fluvanna Comprehensive Plan (2024). The proposed zoning change is entirely consistent with the established mixed-use land-use pattern, in which the R-3 District is "intended to permit compact village-style residential development and associated institutional uses, community serving mixed uses, open spaces, and creative site design in accordance with a master plan." Businesses which directly serve the nearby Lake Monticello population and support the senior population (The Villages at Nahor) complement the vision for this mixed-use zoning area, as the Rivanna (Lake Monticello) Community Plan states "The Lake proper is nearing build-out, but there is significant growth outside of the Lake. The desirable form of growth at the "Lake gates" is neighborhood mixed-use... Neighborhood mixed-use is needed to help offset the volume of single-family residential development in this community. Additional services and infrastructure are needed to accommodate more growth."

Adjacent properties are zoned for agriculture and business; professional offices and landscape suppliers immediate to the area. Aqua Virginia Lake Monticello System is nearby and will provide water and sewer for the Property. Given the existing infrastructure, and the need for additional services in the area, the proposed auto repair center aligns well with the county's land use goals. Rezoning tax parcel 17-A-10 from R-3 to B-1 is necessary to provide nearby residential areas with appropriate services within reasonable distance of their neighborhoods.



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Rezoning

Owner of Record: NVA Properties, LLC

Address: 4095 Valley Pike, Winchester VA 22602

Phone: _____ Fax: _____

Email: _____

Representative: Larry Goodson

Address: _____

Phone: (434) 987-4425 Fax: _____

Email: argoodson6@gmail.com

Tax Map and Parcel(s) 17-A-10

Acreage 5.8 Current Zoning R-3

Location of Parcel: approx 0.1mi north from intersection of
Thomas Jefferson Pkwy and Garden Ln

Requested Zoning B-1 Proposed Use of Property Automobile Repair Center

Applicant of Record: Julia Moore

Address: 912 E High St., Charlottesville VA 22902

Phone: (434) 227-5140

Fax: _____

Email: julia@shimp-engineering.com

Note: If applicant is anyone other than the owner of record, written authorization by the owner designating the applicant as the authorized agent for all matters concerning the request shall be filed with this application.

If property is in an Agricultural Forestal District, or Conservation Easement, please list information here:

Is parcel in Land Use Valuation Program? ☒ No ☐ Yes

Deed Book and Page: DB 849 P.416

If any Deed Restrictions, please attach a copy

Affidavit to Accompany Petition for Rezoning

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the Board of Supervisors during the normal discharge of their duties in regard to this request.

I/We, being duly sworn, depose and say that we are Owner/Contract Owner of the property involved in this application and that we have familiarized ourselves with the rules and regulations of the Zoning Ordinance with respect to preparing and filing this application, and that the foregoing statements and answers herein contained and the information on the attached map to the best of our ability present the argument on behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of our knowledge.

Date: 10/03/2025 Signature of Owner/Applicant: _____

Subscribed and sworn to before me this

3rd

day of

October

,20

25

Register #

00381697

My commission expires:

8/31/29

Notary Public:

[Signature] - GEOFFREY MORAN

All plats must be folded prior to submission to the Planning Department for review. Rolled plats will not be accepted.

Office Use Only

Date Received:

Pre-Application Meeting:

PH Sign Deposit Received:

Application #: ZMP _____ :

\$1,000 fee paid:

Proffer or Master Plan Amendment: \$750.00 Paid:

Election District:

Planning Area:

Public Hearings

Planning Commission

Board of Supervisors

Advertisement Dates:

Advertisement Dates:

APO Notification:

APO Notification:

Date of Hearing:

Date of Hearing

Decision:

Decision:



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Public Hearing Sign Deposit

Name:

Address:

City:

State:

Zip Code:

I hereby certify that the sign issued to me is my responsibility while in my possession.
Incidents which cause damage, theft, or destruction of these signs will cause a partial or full
forfeiture of this deposit.

Applicant Signature

Date

*Number of signs depends on number of roadways property adjoins.

Office Use Only	
Application #: BZA _____ : _____ CPA _____ : _____ SUP _____ : _____ ZMP _____ : _____ ZTA _____ : _____	
\$50 deposit paid per sign*:	Approximate date to be returned:



Commonwealth of Virginia
County of Fluvanna
Rezoning Application Checklist

The following information shall be submitted with the application and is to be provided by the applicant for the processing of the application:

Applicant must supply	Staff Checklist
Completed Rezoning Application signed by the current owner(s) or lessee or written confirmation from the current owner or lessee granting the right to submit the application	
• Statement on proposed use of property and reason for rezoning • Ten (10) copies of plats showing existing and proposed improvements (if applicable) • Deed restrictions (if applicable) • Copy of the Tax Map showing the site (preferred) • General Location Map (preferred)	
Supporting photographs are not required, but suggested for evidence	

All maps and plans submitted are to be either 8.5"x 11" or 11"x 17". One original of any size may be for staff use at the public hearing.

Staff Only	Staff Checklist
Preliminary review by planning staff for completeness and content:	
• Technical Review Committee review and comment • Determine all adjacent property owners • Placed as a Public Hearing on the next available agenda of the Planning Commission.	
Notification of the scheduled Public Hearing to the following:	
• Applicant • All adjacent property owners • Local Newspaper advertisement	
Staff Report to include, but not be limited to:	
• General information regarding the application • Any information concerning utilities or transportation • Consistency with good planning practices • Consistency with the comprehensive plan • Consistency with adjacent land use • Any detriments to the health, safety and welfare of the community.	

For Applicant

The Rezoning Application fee is made payable to the **County of Fluvanna**.

Meetings for the processing of the application

Applications must be submitted by the first working day of the month to have the process start that month. Applications received after the first working day will have the process start the following month.

Process:

1. Placed on next available Technical Review Committee Agenda.
2. Placed as a Public Hearing on the next available agenda of the Planning Commission the following month. Staff Report and Planning Commission recommendation forwarded to the Board.
3. Placed as a Public Hearing on the next available agenda of the Board of Supervisors (usually the same month as the Planning Commission).

Applicant or a representative must appear at the scheduled hearings.

The Technical Review Committee provides a professional critique of the application and plans. The Planning Commission may recommend to the Board of Supervisors: approval; approval subject to resubmittal or correction; or denial of the special use permit.

Board Actions

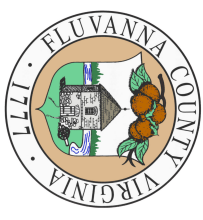
After considering all relevant information from the applicant and the public, the Board will deliberate on points addressed in the Staff Report.

The Board may approve; deny; or defer the request pending further consideration; or remand the case back to the Planning Commission for further consideration.

With **approval**, the development may proceed.

If **denied**, an appeal to the Courts may be prescribed by law

No similar request for a Rezoning for the same use at the same site may be made within one year after the denial.



ZMP 25:04
NVA Properties LLC
TMP 17-A-10

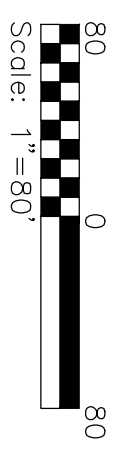
Zoning

	A-1 Agriculture
	B-1 Business
	B-C Business
	I-1 Industrial
	I-2 Industrial
	MHP Mobil Home Park
	R-1 Residential
	R-2 Residential
	R-3 Residential
	R-4 Residential



Date: 11/13/2025







COUNTY OF FLUVANNA

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Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911
www.fluvannacounty.org

PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Case: SA 25:01 Tenaska Project Expedition
Request for Section 15.2-2232 Review
Date: October 7, 2025

From: Todd Fortune
District: Cunningham Election District

General Information:

This Section 15.2-2232 request is to be considered by the Planning Commission on Tuesday, November 18, 2025 at 7:00 pm at the Carysbrook Performing Arts Center, 8880 James Madison Highway, Fork Union, Virginia 23055. The Commission held a public hearing on this request at its October 7, 2025 meeting and deferred the request until the November 18, 2025 meeting.

Applicant:

Expedition Generation Holdings, LLC

Owner:

Tenaska Power Generation, LLC, Pardee Virginia Timber 1 LLC

Requested Action:

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 15.2-2232 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.

Existing Zoning:

A-1, Agricultural, General

Existing Land Use:

Vacant

Planning Area:

Rural Residential (Tax Map 27-A-1)
Rural Preservation (Tax Map 27-A-4)

Adjacent Land Use:

The surrounding parcels are zoned A-1, Agricultural, General. Tenaska owns two parcels directly east of the subject parcels, one of which is used for an existing generating station. The other is vacant. Other surrounding properties are either vacant or used for residential dwellings.

Zoning History:

None.

Summary:

The Applicant has requested that the Planning Commission review this proposed electric generation facility as a “public utility facility” under Code of Virginia Section 15.2-2232(A), 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. This review is related to a separate request for a Special Use Permit (SUP) submitted by the applicant to construct a gas-fired electric generating station. Subject to the Planning Commission’s 2232 decision, the Planning Commission will separately review and consider the merits of the associated SUP Application.

Code of Virginia Section 15.2-2232 requires that the Planning Commission review all proposed developments that include a “public utility facility” prior to the construction or authorization of such facility. The purpose of the Planning Commission’s review is to determine whether the general or approximate location, character, and extent of the proposed public utility facility is substantially in accord with the Fluvanna County Comprehensive Plan or part thereof. The Planning Commission must advise the Board of Supervisors of its determination. Failure of the Commission to act within 60 days of a submission, unless the time is extended by the Board of Supervisors, shall be deemed approval. If the decision is appealed by the Applicant, the Board of Supervisors may overrule the action of the Planning Commission.

The applicant is proposing a natural gas-fired power plant with a production capacity of up to 1,540 MW. The SUP request covers two parcels totaling approximately 414.05 acres – Tax Map 27-A-1 (owned by Tenaska) and Tax Map 27-A-4 (owned by Pardee Virginia Timber; Tenaska has an option to purchase from the current owner). The parcels are zoned A-1, Agricultural, General. The proposed use qualifies as “Utility, major” under the County Code, which requires a SUP in A-1. The proposed facility would be constructed and operated on Tax Map 27-A-1. Tax Map 27-A-4 would be used as a laydown area for construction. After construction, the applicant plans to restore Tax Map 27-A-4 to a natural area. The project site is adjacent to the existing Tenaska facility, accessed from Branch Road. Water use for power generation at the facility would be from surface waters. The only groundwater use at the facility would be for employees to use the bathroom and running water for uses like washing hands and dishes.

Adjacent and Surrounding Uses:

All of the surrounding parcels are zoned A-1, Agricultural, General. Existing uses are a combination of vacant land and residential dwellings. Tenaska owns two parcels directly east of the project site. One parcel is vacant, the other is used for an existing generation station, also owned by Tenaska.

Comprehensive Plan:

In 2024, Fluvanna County went through a “quick update” of its Comprehensive Plan. The 2015 Comprehensive Plan was re-adopted with changes made to select sections, to keep the County in compliance with Code of Virginia requirements. As such, the following recommendations from the Plan should be considered:

- The Comprehensive Plan stresses the need to preserve open spaces and the County’s rural character.
 - Conservation easements are stressed as an important tool for land preservation and conservation in Chapter 1, Chapter 2, Chapter 6, and Implementation Goals and Strategies.
 - Rural Preservation is identified as a desire of the County in Chapter 2, Chapter 5, and Implementation Goals and Strategies.
 - Implementation Goals and Strategies also include strategies to preserve the natural environment. They include protecting farm and forest landowners from conflicting adjacent land uses with utilization of buffers, screening, and contiguous tracts of open space; and continuing to promote land-use taxation, conservation easements, ag-forestry districts, and other programs to alleviate economic burdens on owners of land used for agricultural, horticultural, forest, or open-space purposes.
- The Comprehensive Plan, in Chapter 5, cites preservation of open space as “an important value in Fluvanna County.”
- Chapter 5 also notes that Fluvanna County’s vision is to see at least one-third of its tax revenue come from the business sector. One of the goals cited in Section 5 of the Plan is to diversify and strengthen the County’s tax base.

Analysis:

Staff has analyzed the proposed Project, and criteria from the County’s Comprehensive Plan. Staff comments relative to these criteria are as follows:

Strategy: 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.

The Comprehensive Plan says little about energy generation other than the strategy stated above. That been said, this project uses natural gas as its generation source. **As such, this project does not meet that strategy.**

Goal: To preserve and enhance Fluvanna's unique identity and rural character.

This proposal seeks to use about 50 acres out of a total of approximately 414.05 acres at the project site for the planned facility, with the rest being preserved as forested/open space. Additionally, related to this project, the applicant seeks to acquire two additional parcels south of the project site totaling approximately 354.82 acres and place conservation easements on those parcels. Those parcels, in turn, could be used as natural and recreational areas. **This**

project meets this goal as it would preserve more than 700 acres in the Rural Residential and Rural Preservation Planning Areas.

Goal: To protect rural areas through economic development.

Goal: To diversify and strengthen the County's tax base.

The Plan cites preservation of open space as “an important value.” It also cites the need to diversify the County's tax base and provide a better balance in tax revenues so that at least one-third of revenues come from the business sector. **This project would contribute to meeting that goal.** According to 2023 data from the Fluvanna County Commissioner of Revenue, Tenaska contributed 4.18 percent of the County's tax base from the existing facility. It should be expected that the addition of a second facility would make an additional contribution to the County's tax base.

Recommendation:

Staff has evaluated the proposed Project in the context of the adopted 2024 Comprehensive Plan, including all relevant goals, policies, and evaluation criteria for utility-scale solar facilities. **Based on this analysis, staff finds that the Project partially aligns with the County's goals and objectives per the Comprehensive Plan for the following key reasons:**

- The Project would further the County's goals to preserve open space. The project, when completed, would use only 50 acres of an approximately 414.05-acre site. Additionally, the two parcels the Applicant propose to acquire south of the project site would be placed into conservation easements – preserving additional open space.
- The Project would allow the County to diversify its tax base and increase the portion of the County's revenue stream that comes from the business sector, which could provide an opportunity to reduce the burden on real estate and personal property taxes for supporting local revenues.

Accordingly, staff finds that the proposed facility is substantially in accord with the Fluvanna County Comprehensive Plan, or “part thereof.”

Options for the Planning Commission

As set forth by the Code of Virginia, the question before the Planning Commission with this 2232 application is:

Whether the general location or approximate location, character, and extent of the proposed solar energy facility is substantially in accord with the Comprehensive Plan or part thereof.

The Code of Virginia, Section 15.2-2232 (B) states:

“The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the

commission by a vote of a majority of its membership. Failure of the commission to act within 60 days of a submission, ***unless the time is extended by the governing body***, shall be deemed approval.”

The Planning Commission held a public hearing on this request at its regular meeting on October 7, 2025 and voted to defer this request until the November 18, 2025 meeting. Consequently, at its regular meeting on November 5, 2025, the Board of Supervisors approved a resolution requesting the Planning Commission further defer this matter until January 13, 2026. County staff recommend that the Planning Commission defer this decision until January 13, 2026 to align the date of the decision with the recommendations for ZTA 25:09 and SUP 25:04.

Any determination by the Planning Commission regarding substantial accord must include written reasons for such determination. Consequently, the Commission has three options:

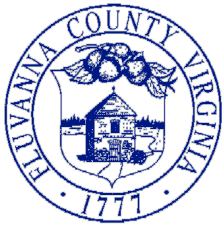
- Determine that the application ***IS*** substantially in accord with the Comprehensive Plan with written reasons for its decision.
- Determine that the application ***IS NOT*** substantially in accord with the Comprehensive Plan with written reasons for its decision.
- Further defer a decision until the January 13, 2026 Commission meeting, to allow time for further discussion and consideration.

Suggested Motions:

Option 1 – I move that the proposed Tenaska Project Expedition electric generation station as described in the related Special Use Permit application, be found to be substantially in accord with the Fluvanna County Comprehensive Plan for the following reasons:

Option 2 – I move that the proposed Tenaska Project Expedition electric generation station, as described in the related Special Use Permit application, be found NOT to be substantially in accord with the Fluvanna County Comprehensive Plan or parts thereof for the following reasons:

Option 3 – I move that the Planning Commission defer a decision on this request under Virginia Code § 15.2-2232 regarding the proposed Tenaska Project Expedition electric generation station until the Planning Commission meeting scheduled for January 13, 2026.



COUNTY OF FLUVANNA

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PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Request: ZMP 25:03 Rezoning from A-1 to I-1
Tax Map: Tax Map 11-A-93 and 11-A-88

From: Todd Fortune, Director of Planning
District: Columbia Election District

General Information:

This rezoning is to be considered by the Planning Commission on November 18, 2025 at 7:00 pm at the Carysbrook Performing Arts Center, 8880 James Madison Highway, Fork Union, Virginia 23055. The Commission held a public hearing on this request at its October 7, 2025 meeting and deferred the request.

Applicant:

Zion South, LLC

Representative:

John Alexander

Requested Action:

ZMP 25:03 Zion South – A request to amend the Fluvanna County Zoning Map 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.

Existing Zoning:

A-1, Agricultural, General

Zoning History:

The properties are zoned A-1 Agricultural, General. The area has been identified for future commercial and industrial development, as it is located within the Zion Crossroads UDA. As such, other parcels within the UDA have been rezoned for future commercial and industrial development.

Existing Land Use:

Vacant

Applicant Summary:

The owners of these parcels are looking to have the properties rezoned. The purpose of the rezoning is to prepare the parcels for development as flex industrial space.

Comprehensive Plan:

The subject properties are located in the Zion Crossroads CPA and Zion Crossroads UDA. This area is envisioned to be the most intensely developed part of the county, consisting of regional mixed-use, regional employment, and neighborhood mixed-use developments. This area is the county's primary regional economic development area and is targeted as a regional employment center with primarily mixed-use, mixed-income development.

The Fluvanna County 2015 Comprehensive Plan-2024 Update references the Zion Crossroads CPA and UDA for economic development. Chapter 5, Economic Development references "Zion Crossroads is the county's primary commercial node, with primarily retail, office uses, and light industrial, it also incorporates mixed-use, mixed income residential development." Rezoning this parcel to I-1 furthers the County's efforts for economic development in Zion Crossroads and advances the site to a higher Site Characterization Tier Level under the Virginia Business Ready Sites Program.

Technical Review:

The Technical Review Committee reviewed the proposal on September 9 and had the following comments:

- VDOT's main concern is the traffic.
 - They will need to see trip generation and turning movement data.
 - The public access road will need to meet VDOT requirements.
 - VDOT will want to see the master plan when it is ready.
- Make sure the roads and cul-de-sacs are big enough for fire and rescue vehicles to access.
- Make sure there is water available to service fire hydrants.

Planning Analysis:

The subject properties are zoned A-1 and are located on James Madison Highway (U.S. 15), near Shepherd Lane. The parcels are located approximately 0.95-mile south of the intersection with Three Notch Road (U.S. 250). As stated above, the properties are located within the Zion Crossroads CPA and Zion Crossroads UDA – which is envisioned to be the most intensely developed part of the county.

Per the signed proffer statement dated October 3, 2025 (attached), the applicant has agreed to proffer out the following uses:

- By-right: Car Washes; Gas Stations; Railroad Facilities; Solid Waste Collection Facilities; Small-Scale Solar Generation Facility.
- Special Use Permit: Shooting Ranges, Outdoor; Solid Waste Material Recovery Facilities; Sanitary Landfills; Aviation Facilities, Minor Scale Solar Generation Facility; Utility Scale Solar Generation Facility.

Additionally, per the proffer statement, the applicant has agreed to provide a minimum of 100' wooded tree buffer adjacent to parcels zoned A-1.

Summary Conclusion:

As stated above, a rezoning of this property would serve two purposes: 1) further the County's efforts for economic development in Zion Crossroads area; and 2) advance the site to a higher Site Characterization Tier Level under the Virginia Business Ready Sites Program.

The Planning Commission heard this rezoning request at its meeting on October 7, 2025, and voted to defer this request. The main concerns cited were potential effects on groundwater, the rural view, and traffic; and concerns over the potential placement of a data center on the property.

Suggested Motion:

I move that the Planning Commission recommends (approval / denial / deferral) of ZMP 25:03, a request to amend the Fluvanna County Zoning map to rezone 182.586 +/- acres of Tax Map 11 Section A Parcel 93 and Tax Map 11 Section A Parcel 88 from A-1, Agricultural, General to I-1, Industrial, Limited subject to the proffers dated October 3, 2025.

Attachments:

Rezoning Application
Signed Statement of Proffers dated October 3, 2025



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Rezoning

Owner of Record: Zion South, LLC

Address: P.O. Box 666 Louisa, Va 23093

Phone: 434-531-5234 Fax: _____

Email: jhallexander159@gmail.com

Representative: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Tax Map and Parcel(s) 11A93, 11A88

Acreage 182.586 Current Zoning A-1

Location of Parcel: _____

Requested Zoning I-1 Proposed Use of Property Flex Industrial

Applicant of Record: Zion South, LLC

Address: P.O. Box 666 Louisa, Va 23093

Phone: 434-531-5234 Fax: _____

Email: jhallexander159@gmail.com

Note: If applicant is anyone other than the owner of record, written authorization by the owner designating the applicant as the authorized agent for all matters concerning the request shall be filed with this application.

If property is in an Agricultural Forestal District, or Conservation Easement, please list information here:

Is parcel in Land Use Valuation Program? ☐ No ☒ Yes

Deed Book and Page: 86-241, 86-241

If any Deed Restrictions, please attach a copy

Affidavit to Accompany Petition for Rezoning

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the Board of Supervisors during the normal discharge of their duties in regard to this request.

I/We, being duly sworn, depose and say that we are Owner/Contract Owner of the property involved in this application and that we have familiarized ourselves with the rules and regulations of the Zoning Ordinance with respect to preparing and filing this application, and that the foregoing statements and answers herein contained and the information on the attached map to the best of our ability present the argument on behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of our knowledge.

Date: 8/24/25 Signature of Owner/Applicant: _____

Subscribed and sworn to before me this 29th day of August, 2025 Register # 300661

My commission expires: July 31, 2026 Notary Public: _____

All plats must be folded prior to submission to the Planning Department for review. Rolled plats will not be accepted.

Office Use Only

Date Received: _____ Pre-Application Meeting: _____ PH Sign Deposit Received: _____ Application #: ZMP _____

\$1,000 fee paid: _____

Proffer or Master Plan Amendment: \$750.00 Paid: _____

Election District: _____

Planning Area: _____

Public Hearings

Planning Commission

Board of Supervisors

Advertisement Dates: _____

Advertisement Dates: _____

APO Notification: _____

APO Notification: _____

Date of Hearing: _____

Date of Hearing: _____

Decision: _____

Decision: _____



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Public Hearing Sign Deposit

Name:

Zion South, LLC

Address:

P.O. Box 666

City:

Lurisa, ~~VA~~ 2

State:

Virginia

Zip Code:

23093

I hereby certify that the sign issued to me is my responsibility while in my possession.
Incidents which cause damage, theft, or destruction of these signs will cause a partial or full
forfeiture of this deposit.

John H. Calver Manager
Applicant Signature

8/28/25
Date

*Number of signs depends on number of roadways property adjoins.

Office Use Only	
Application #: BZA _____ : _____ CPA _____ : _____ SUP _____ : _____ ZMP _____ : _____ ZTA _____ : _____	
\$50 deposit paid per sign*:	Approximate date to be returned:

PROFFER STATEMENT

Pursuant to Section 15.2-2296 of the Code of Virginia and Section 22-17-9 of the Fluvanna County Zoning Ordinance, ZION SOUTH, LLC as the recorded owner of Tax Maps 11-A-88 and 11-A-93 tracts totaling approximately 182.5 acres of land zoned A-1 that is subject of the rezoning request, does hereby voluntarily proffer that development of the property shall be in strict accordance with the following conditions set forth in this submission:

1. EXCLUDED USES:

The following permitted by right land uses shall be excluded from the property under I-1 Zoning Section 22-11-2.1:

Commercial Uses: Car washes, gas stations

Industrial Uses: Railroad Facilities, Solid Waste Collection facilities

Miscellaneous Uses: Small scale solar generation facility

2. Excluded Uses:

The following permitted by special use permit uses shall be excluded from the property under I-1

Zoning Section 22-11-2.2:

Commercial Uses:
Shooting Ranges outdoors

Industrial Uses: Solid Waste material recovery facilities, Sanitary landfills

Miscellaneous Uses: Aviation facilities, Minor Scale and Utility Scale Solar Generation Facilities

SCREENING

Project shall provide a minimum of 100' Wooded Tree Buffer adjacent to parcels zoned A-1.

We, Zion South, LLC acknowledge as the Property Owner that the rezoning of the property gives rise to the need for these conditions and that these conditions are reasonable.

John Alexander
10/3/25

STATE of _____

COUNTY of _____

On _____, before me, _____, notary public, personally appeared _____ personally known to me or proved to be by satisfactory evidence to be the person whose name is subscribed to within this instrument, and acknowledged to me that they executed in this document in an authorized manner in representation of the said entity.

WITNESS my hand and official seal.

Notary Public Signature

My commission expires _____ (seal above)

ZION SOUTH INDUSTRIAL PARK

TAX MAP 11, PARCEL A-93
TAX MAP 11, PARCEL A-88
FLUVANNA COUNTY, VIRGINIA

EXISTING USE

Vacant
Industrial Park

PROPOSED USE

Maximum Allowable Height: 45 ft

LEGEND

EXISTING

NEW

DESCRIPTION

	BENCHMARK
	SITE PROPERTY LINE
	BOUNDARY TO BE VACATED (TBV)
	ZONING LINE
	ADJACENT PROPERTY LINE
	BUILDING SETBACK
	PARKING SETBACK
	PARKING COUNT
	INDEX CONTOUR
	INTERVAL CONTOUR
	SPOT ELEVATION
	TOP OF CURB/BOTTOM OF CURB ELEVATION
	TOP/BOTTOM OF WALL ELEVATION
	EDGE OF PAVEMENT/CONCRETE ELEVATION
	STREAM
	STREAM BUFFER
	100 YEAR FLOODPLAIN
	BUILDING
	RETAINING WALL
	RETAINING WALL HATCH
	RAILING
	STAIRS
	EDGE OF PAVEMENT
	ROAD CENTERLINE
	FRONT OF CURB
	BACK OF CURB
	CG-12 TRUNCATED DOME
	SIDEWALK
	BIKE PARKING
	HANDICAP ACCESSIBLE AISLE
	HANDICAP PARKING
	CROSSWALK
	CONCRETE
	ASPHALT
	RIPPRAP
	EC-2 MATTING
	EC-3 MATTING
	WETLAND
	TREELINE
	FENCE
	UTILITY POLE
	GUY WIRE
	OVERHEAD UTILITY
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIBER OPTIC
	STORM STRUCTURE NOMENCLATURE
	STORM MANHOLE
	DROP INLET (CAST IN PLACE/PRECAST)
	STORM SEWER PIPES
	ROOF DRAIN
	YARD DRAIN
	UNDERDRAIN
	SANITARY STRUCTURE NOMENCLATURE
	SANITARY MANHOLE
	SANITARY SEWER MAIN
	SANITARY SEWER LATERAL
	FORCE MAIN
	WATER LINE
	WATER SERVICE LINE
	FIRE LINE
	WATER METER (WMP-1"/WMP-1")
	WATER VALVE
	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION
	GAS LINE
	EASEMENTS
	CONSTRUCTION/GRADING
	ACCESS
	SIGHT DISTANCE
	UTILITY
	STORMWATER
	DRAINAGE
	SANITARY
	WATERLINE
	GASLINE

OWNER/DEVELOPER

Emma P. Alexander Land & Lumber Corporation
P.O. Box 666
Louisa, VA 22653

PLAN PREPARER

Shimp Engineering, P.C.
812 E. High Street
Charlottesville, VA 22902

ZONING

EXISTING: A-1 General Agricultural Zoning District
PROPOSED: I-1 Limited Industrial Zoning District Name

SETBACKS

Per County of Fluvanna code of ordinance, Sec. 22-11-5
Front: 20ft from State Route 15
Side & rear: 50ft

MAGISTERIAL DISTRICT

Palmyra

SOURCE OF TITLE

Deed Book 86, Page Number 241

SOURCE OF BOUNDARY AND TOPOGRAPHY

Boundary shown per Fluvanna County GIS
Topography (5-ft intervals) provided by LIDAR

BENCHMARK

Station for topography is NAVD 88

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective May 18, 2008 (Community Panel 51065C0100C), this property does not lie in a floodplain.

RESERVOIR WATERSHED

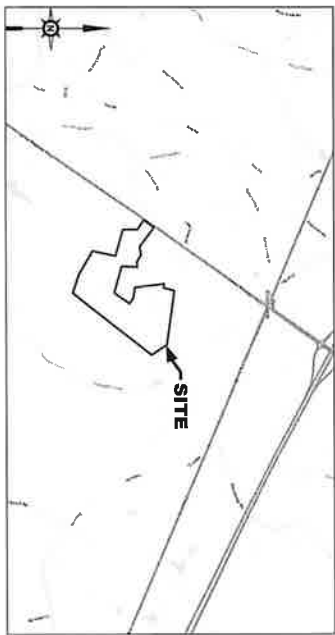
This site is within the Bullfrog Creek Watershed, HUC12-020812240503

This site is not within a watershed of a public water supply.

WATER & SANITARY SERVICES

Water and Sewer will be provided by Zion Crossroads Water and Sewer System.

VICINITY MAP SCALE: 1"=1000'



Map provided by Google.com

SHEET INDEX

- C1 COVER SHEET
- C2 EXISTING CONDITIONS
- C3 SITE LAYOUT



DESIGNED BY Owens, Lisa
CHECKED BY Justin Shimp, P.E.

SITE DEVELOPMENT PLAN -
SKETCH PLAN
ZION SOUTH
INDUSTRIAL PARK

FLUVANNA COUNTY, VIRGINIA
SUBMISSION:
2025.08.29
REVISION:

FILE NO. 25.083

COVER SHEET

C-1

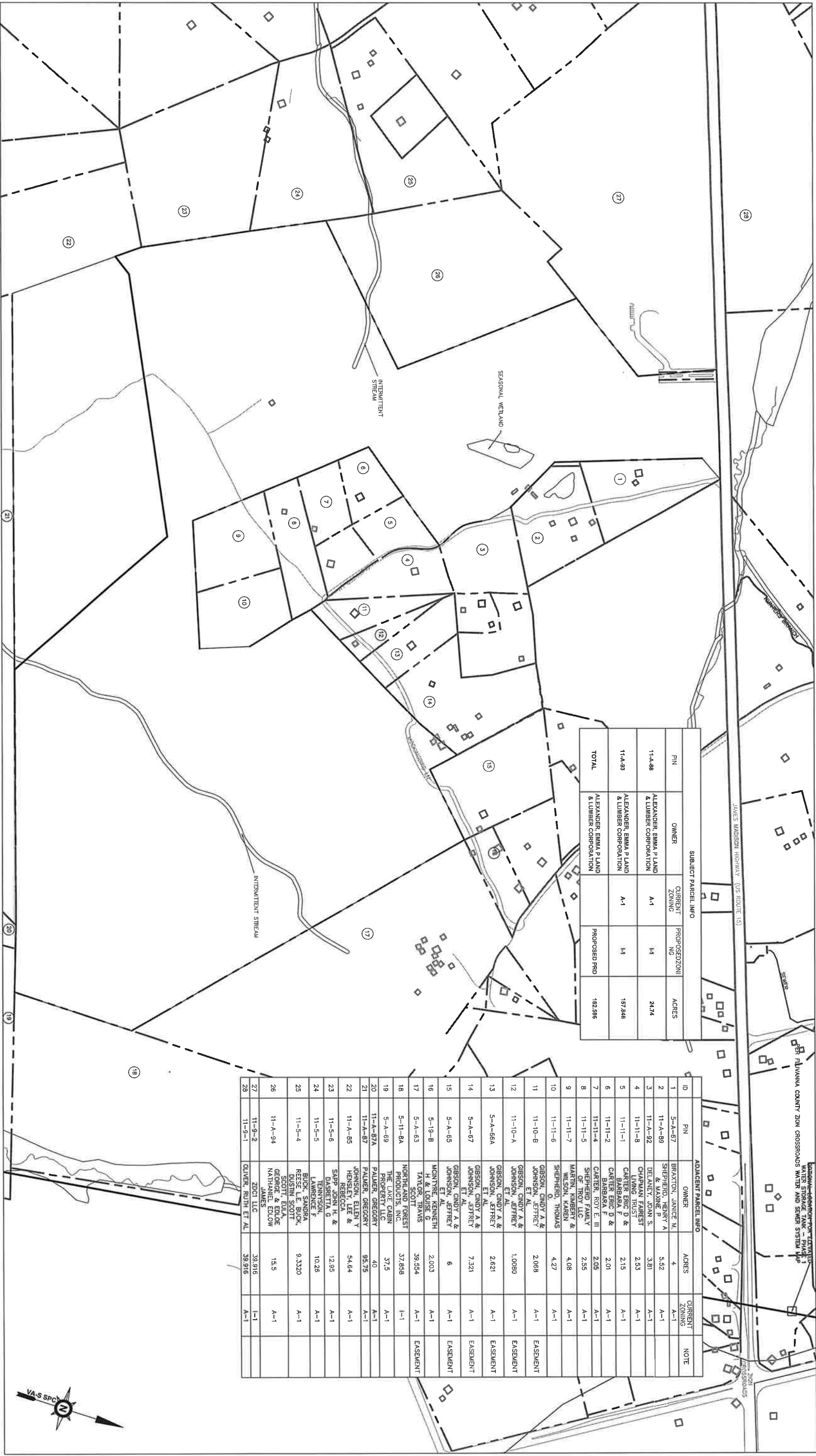
BOUNDARY BETWEEN FLYING COUNTRY
WATER STORAGE TANK - PHASE 1
PER FLUVANNA COUNTY ZON CROSSROADS WATER AND SEWER SYSTEM MAP

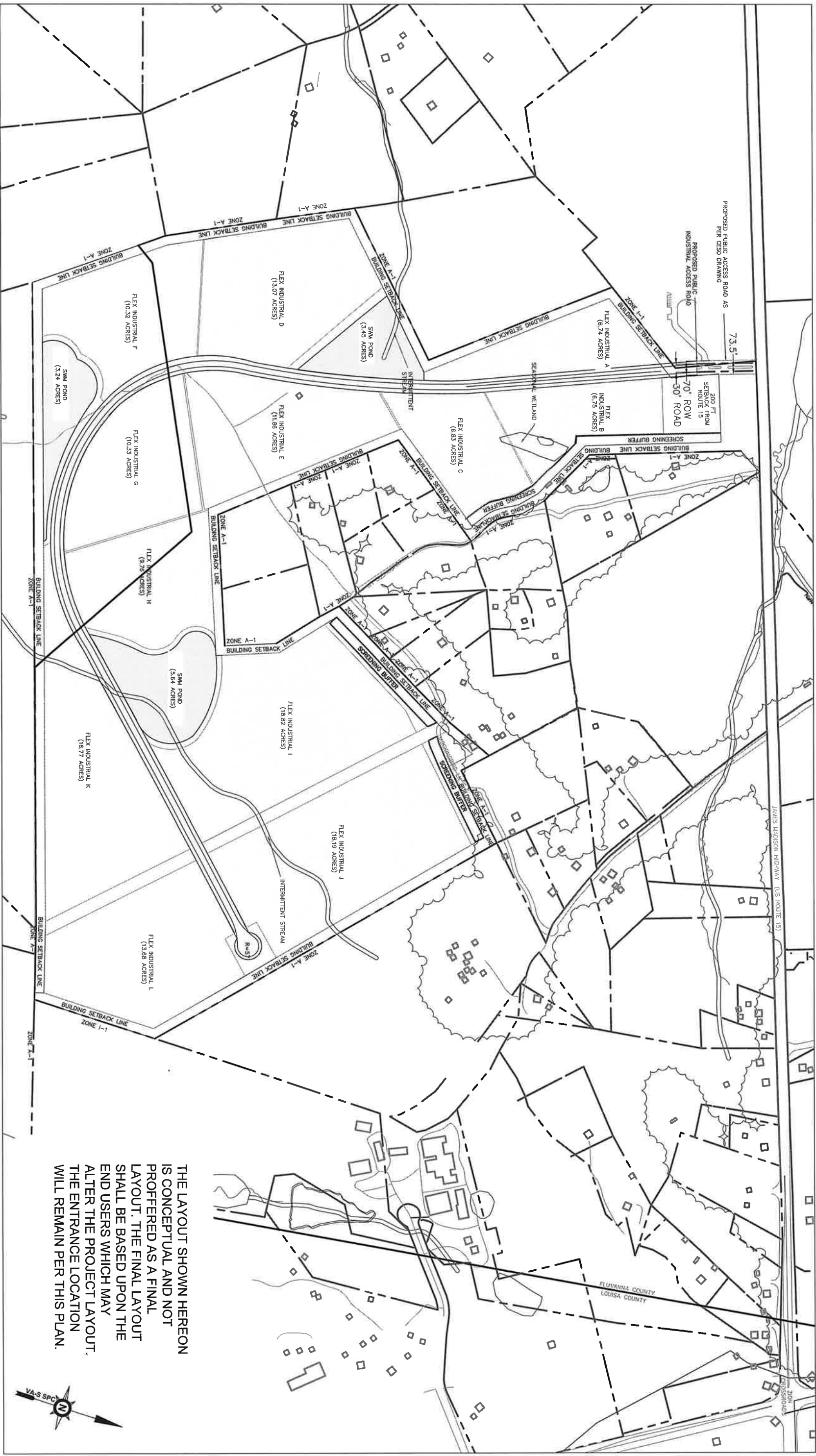
JAMES MADSON HIGHWAY (US ROUTE 15)

200'±
150'±
100'±
50'±
25'±
10'±
5'±
2'±
1'±
0'±
25'±
50'±
100'±
150'±
200'±

SUBJECT PARCEL INFO			
PIN	OWNER	CURRENT ZONING	PROPOSED ZONING
11-A-88	ALEXANDER, EMMA P LAND & LUMBER CORPORATION	A-1	I-1
11-A-93	ALEXANDER, EMMA P LAND & LUMBER CORPORATION	A-1	I-1
TOTAL	ALEXANDER, EMMA P LAND & LUMBER CORPORATION		

ID	PIN	OWNER	ACRES	CURRENT ZONING	NOTE
1	5-A-67	BRAXTON, JANICE M.	4	A-1	
2	11-A-89	SHEPHERD, HENRY A & MAYNE P	5.52	A-1	
3	11-A-92	DELANEY, JOAN S.	3.81	A-1	
4	11-11-8	CHAPMAN FAREST LIVING TRUST	2.53	A-1	
5	11-11-1	CARTER ERIC D & BARBARA D	2.15	A-1	
6	11-11-2	CARTER, ROY E. III	2.01	A-1	
7	11-11-4	SHEPHERD FAMILY OF TROY LLC	2.05	A-1	
8	11-11-5	MARTIN, KIMBERLY & WILSON, KAREN	2.55	A-1	
9	11-11-7	SHEPHERD, THOMAS O.	4.08	A-1	
10	11-11-6	GIBSON, CINDY A & JOHNSON, JEFFREY ET AL.	4.27	A-1	
11	11-10-8	GIBSON, CINDY A & JOHNSON, JEFFREY ET AL.	2.068	A-1	EASEMENT
12	11-10-A	GIBSON, CINDY A & JOHNSON, JEFFREY ET AL.	1.0080	A-1	EASEMENT
13	5-A-66A	GIBSON, CINDY A & JOHNSON, JEFFREY ET AL.	2.621	A-1	EASEMENT
14	5-A-67	GIBSON, CINDY A & JOHNSON, JEFFREY ET AL.	7.321	A-1	EASEMENT
15	5-A-65	GIBSON, CINDY A & JOHNSON, JEFFREY ET AL.	6	A-1	EASEMENT
16	5-19-B	MONTYRE, KENNETH H & LOUISE G	2.003	A-1	
17	5-A-63	TAYLOR, TRAVIS SCOTT	39.554	A-1	EASEMENT
18	5-11-8A	NORTLAND FOREST PRODUCTS INC.	37.858	I-1	
19	5-A-69	THE LAKE CABIN PROPERTY LLC	37.5	A-1	
20	11-A-87A	PALMER, GREGORY	40	A-1	
21	11-A-87	PALMER, GREGORY	95.75	A-1	
22	11-A-85	JOHNSON, ELLIOT J HENSLEY, LEE & REBECCA	54.64	A-1	
23	11-5-6	SAPP, JOHN H. & DASRETTA G	12.95	A-1	
24	11-5-5	TENNYSON, LAWRENCE F.	10.26	A-1	
25	11-5-4	BUCK, SANDRA REESE, L.E. BUCK, SCOTT ELLA	9.3320	A-1	
26	11-A-94	GEORGE & ENLOE NATHANIEL EDLOW JAMES	15.5	A-1	
27	11-9-2	ZOCI LLC	39.916	I-1	
28	11-9-1	OLIVER, RUTH ET AL.	39.916	A-1	





THE LAYOUT SHOWN HEREON
IS CONCEPTUAL AND NOT
PROFFERED AS A FINAL
LAYOUT. THE FINAL LAYOUT
SHALL BE BASED UPON THE
END USERS WHICH MAY
ALTER THE PROJECT LAYOUT.
THE ENTRANCE LOCATION
WILL REMAIN PER THIS PLAN.



FLUVANNA INDUSTRIAL PLAN

Sketch Plan

SHIMP ENGINEERING, P.C.

ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
912 EAST HIGH ST PHOENIX, AZ 85001
CHANDLER, AZ 85001

JUSTIN@SHIMP-ENGINEERING.COM

From: [Jenny Faulknier](#)
To: [Todd Fortune](#)
Subject: FW: About the 11/18 rezoning meeting
Date: Thursday, November 13, 2025 3:12:42 PM

Thank you,
Jenny Cassell Faulknier
Administrative Program Specialist
Fluvanna County Planning & Zoning
(434)591-1910 ext 1055

From: aclarke [REDACTED]
Sent: Thursday, November 13, 2025 11:37 AM
To: Jenny Faulknier <jfaulknier@fluvannacounty.org>; Lorretta Johnson-Morgan <lmorgan@fluvannacounty.org>; Barry Bibb <bbibb@fluvannacounty.org>; Howard Lagomarsino <hlagomarsino@fluvannacounty.org>
Subject: About the 11/18 rezoning meeting

You don't often get email from aclarke@pm.me. [Learn why this is important](#)

[EXTERNAL EMAIL] USE CAUTION.

To the Fluvanna County Planning Commission
c/o Jenny Cassell Faulknier, Administrative Program Assistant/Clerk to the Planning Commission

As a taxpaying resident of Hunters Lake in Troy, I am writing to ask you to reject the rezoning request for the land just south of Zion Crossroads. If these plans go forward, our quality of life and even our safety could be at stake.

These plans would increase already heavy traffic along U.S. 15 in the area, without any provisions made for improving infrastructure. Those of us who drive on 15 every day are concerned for our safety as fast vehicles make it hazardous to pull out of Hunters Lake onto the highway.

All of us at Hunters Lake rely on wells for our drinking water, and we fear that new industry will further diminish our scarce, particularly water supply, particularly in this time of severe drought. We are worried about the threat of pollution to our creeks and into our water table.

We are also afraid that industrial development will irrevocably harm our rural way of life in this beautiful and still unspoiled area.

Please say no to this terrible and ill-considered idea.

Respectfully,
Clarke Crutchfield
135 Haden Road
Troy, VA 22974
[REDACTED]

From: [Jenny Faulknier](#)
To: [Todd Fortune](#)
Subject: FW: Planning meeting Nov 18, rezoning
Date: Thursday, November 13, 2025 3:12:49 PM

Thank you,
Jenny Cassell Faulknier
Administrative Program Specialist
Fluvanna County Planning & Zoning
(434)591-1910 ext 1055

From: Grace E. Pedalino [REDACTED]
Sent: Thursday, November 13, 2025 11:22 AM
To: Jenny Faulknier <jfaulknier@fluvannacounty.org>
Subject: Planning meeting Nov 18, rezoning

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[EXTERNAL EMAIL] USE CAUTION.

Since I can't, unfortunately, be at the planning meeting on 11/18, I would still like my viewpoint considered. I am opposed to the proposed industrial park off rt. 15 next to Hunter's Lake. This is a residential area, and while at first glance it may not look like it, there are many homes next to, and nearby, this land. These families will have their quality of living and home values negatively affected by an industrial park/distribution center for many reasons.

People moved into Fluvanna because it is green, peaceful and quiet. They came because they want to live in a rural area. Turning the north end of rt 15 into something resembling the 29N corridor serves no one. It is a poor introduction to the county and removes the reason people moved here and live here.

Roads/traffic: The roads in the area simply cannot sustain additional traffic. As it is, it is virtually impossible to make a left turn on to rt 15 from the feeder roads. Additional traffic will create more air and noise pollution. A higher volume of traffic will degrade the roads and require more frequent paving. If you widen the roads, whose land will you take?

Water: Commercial properties require more water and there simply is not enough ground water in the area. All of the homes here use wells and would run a risk of wells running dry and/or becoming fouled.

Light pollution: Commercial properties tend to leave their lights on 24/7. This is disruptive to both people and wildlife.

Power requirements: It has been established that when commercial properties use a lot of electricity everyone's rates go up.

Air pollution: Distribution centers in particular, but many commercial properties as well, have

diesel trucks that are idling when not in use with diesel fumes being emitted. Pollution doesn't just sit in one spot, it spreads. It will affect a much wider area than the immediate one.

Talking to people in the area, I am not hearing any support for this project. Please, please, take our concerns seriously. I don't want to hate where I live.

Thank you,

Grace E Pedalino

135 Haden Road

Troy, VA 22974

Advisory Group Assignments - Rev. 11/13/2025

Rural Preservation	Historic Preservation	Housing	Economic Development
Suzy Morris	Tricia Johnson	Tom Diggs	Steven Hurwitz
Raghvendra Singh	Overton McGehee	Veneda Roth	Curtis Putnam
Jeffery Potter	Kathleen Kilpatrick	Kim Hyland	Rudy Garcia
Chuck Wright	Joseph Gitz	Charlotte Gregory	Loretta Johnson-Morgan
Haden Parrish	Gibson Worsham	Brittany Gray	Jennifer Schmack

- Ms. Johnson withdrew from the Historic Preservation group citing health concerns.
- Gibson Worsham has expressed an interest in replacing Ms. Johnson on this group.

From: [Gibson Worsham](#)
To: [Todd Fortune](#)
Subject: Re: Comprehensive Plan - Historic Preservation Group
Date: Thursday, November 6, 2025 2:18:17 PM

[EXTERNAL EMAIL] USE CAUTION.

Thank you so much!

Gibson Worsham

Get [Outlook for iOS](#)

From: Todd Fortune <tfortune@fluvannacounty.org>
Sent: Thursday, November 6, 2025 10:27:02 AM
To: gibson.worsham@gmail.com <gibson.worsham@gmail.com>
Cc: Gibson Worsham <gworsham@glaveandholmes.com>
Subject: Comprehensive Plan - Historic Preservation Group

Good morning,

I understand Ms. Kilpatrick has been in touch with you about participating in the Historic Preservation Group for the Comprehensive Plan update. Just so you know, I will have an item on the agenda for the November 18 Planning Commission meeting for the Chair to formally appoint you to the group.

Please do not hesitate to reach out if you have any questions.

Todd Fortune
Director of Planning
Fluvanna County
132 Main Street
P.O. Box 540
Palmyra, Virginia 22963
Office - (434) 591-1900, Ext. 1060
Cell – (434) 569-5164
tfortune@fluvannacounty.org
[Home Page | Fluvanna County Virginia](#)

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APPLICATION TO SERVE ON COMPREHENSIVE PLAN SUBCOMMITTEE

County of Fluvanna

Fluvanna County does not discriminate on the basis of race, color, national origin, sex, religion, age, or disability in employment or the provision of services. Before completing the application, please review the membership requirements for the Board, Commission, or Committee for which you are interested. Applicants who do not meet membership requirements will not be put forward for consideration.

Name: Gibson Worsham	Election ☒ Columbia ☐ Cunningham ☐ Fork Union District: ☐ Palmyra ☐ Rivanna ☐ Other
EXPERIENCE/PROFESSIONAL EXPERTISE/EDUCATION (Please provides dates of education and experience. You may also provide a resume/CV.): Education: M.A., Architectural History, University of Virginia, 1996 Bachelor of Architecture, College of Architecture, Virginia Polytechnic Institute and State University, 1977Registered Architect, Virginia- 1981 Experience: Architect, 2014-2020, Associate, 2021-present, Glave and Holmes Architecture, Project manager in charge of historic preservation projects within the Cultural Studio, including tax credit projects, additions to historic buildings, and renovation and restoration projects. Expertise in classical and traditional design principles. Director of Historic Architecture, Studio Ammons Architects, Petersburg, Virginia, 2010-2014 Managed projects ranging from cultural resource management and exhibit design, to classical residential architecture and urban planning projects. Director of Historic Architecture, 3north Architects, Richmond, Virginia, 2007-2010 Design leader for historic preservation projects including preservation planning and documentation, tax credit management, adaptive reuse design, new buildings or additions in historic districts, and other projects requiring expertise in traditional design or state or Federal historic design review approval. Principal of Gibson Worsham, Architect, Christiansburg, Virginia, 1984-2006	
CURRENT OR PRIOR SERVICE ON BOARDS/COMMISSIONS/OR COMMITTEES: Petersburg VA Architectural Review Board 2012-2018 Presidential Appointment to the National Capital Planning Commission	
CIVIC ACTIVITIES AND MEMBERSHIPS (Roles with fraternal, business, church, or social groups – please provide dates): American Institute of Architects Institute for Classical Art and Architecture	
REASON(S) FOR WANTING TO SERVE FLUVANNA COUNTY: As an architect, architectural historian and, with my wife and sons, Fluvanna County farmer, I am interested and knowledgable in the rural character of the county and its conservation. I have executed numerous historic resource studies in Virginia and elsewhere, including Goochland County.	

**PLEASE INDICATE BELOW THE SUBCOMMITTEE(S)
ON WHICH YOU WISH TO SERVE.**

X	SUBCOMMITTEE	DESCRIPTION
	Future Land Use-Zion Crossroads Gateway Plan Subcommittee	Subcommittee will discuss mixed-use commercial, industrial, and higher-density residential uses with well-planned transportation improvements and gateway design standards in conjunction with Louisa County.
X	Rural and Historic Preservation Subcommittee	Subcommittee will work to review Rural Cluster provisions, to enhance the Rural Preservation options, and further identify Fluvanna County's historical buildings and places.

Submit by email (clerk@fluvannacounty.org) or mail to: County of Fluvanna, Attention: Clerk, Board of Supervisors, PO Box 540, Palmyra, VA 22963 In accordance with Virginia Code §2.2-3705.1, by submitting this application, it is presumed that you are providing your personal contact information to be used for communicating with the County, and unless otherwise indicated by you, your personal contact information will not be shared publicly.			
Applicant's Signature		Date	
Gibson Worsham		12-6-2021	
Mailing Address (including City, State, & ZIP) 3687 Venable Road, Kents Store, VA 23087		Physical Address (if different)	
Years Lived in Fluvanna	Phone #	Alternate Phone #	Email Address
3	804-898-5852		gibson.worsham@gmail.com
Office Use Only			
Application Received On:	12-8-2021	Application Received By: Leontyne Peck	
Acknowledgement Sent:	12-8-2021	Remarks:	
Renewal Date:			
Renewal Date:			
Renewal Date:			
Renewal Date:			