

FLUVANNA COUNTY BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
Fluvanna County High School Auditorium
1918 Thomas Jefferson Pkwy, Palmyra, VA 22963
March 18, 2026
Regular Meeting 6:00pm

MEMBERS PRESENT: Tony O'Brien, Rivanna District, Chair
 Timothy M. Hodge, Palmyra District, Vice Chair
 Chris Fairchild, Cunningham District
 Mike Goad, Fork Union District
 John M. (Mike) Sheridan, Columbia District

ABSENT: None.

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

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

At 6:04pm, Chair O'Brien called to order the Regular Meeting of March 18, 2026. After the recitation of the Pledge of Allegiance, a moment of silence was observed.

3 - ADOPTION OF AGENDA

MOTION:	Accept the Agenda, for the March 18, 2026 Regular Meeting of the Board of Supervisors, as presented.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:			Second		Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

- Mr. O'Brien made a few comments on the meeting format and read a disclosure statement which can be found attached to the minutes.

4 - COUNTY ADMINISTRATOR'S REPORT

None.

5 - PUBLIC COMMENTS #1

At 6:13pm, Chair O'Brien opened the first round of Public Comments.

- Jared Kidd, 76Bell Farms Ln, spoke in favor of Project Expedition
- Susan Beachy, 104 Terra Haute Ln, spoke in opposition of Project Expedition.
- Lauren Banning, 79 Ross Ln, spoke in opposition of Project Expedition.
- Jeffery Bruskin, 29 Jenkins Dr, spoke in opposition of Project Expedition.
- Jason Fulton, 5266 Rolling Rd S, spoke in opposition of Project Expedition.
- Karl Partner, 27 Bridlewood, spoke in favor of Project Expedition
- Gary Clore, 767 Transco Rd, spoke in favor of Project Expedition
- Peter Jenkins, 11 Hopi Way, spoke in opposition of Project Expedition.
- Josephus Allmond, 42 Partridge Berry Ln, spoke in opposition of Project Expedition.
- Chris Brownlee, 2401 Rolling Rd, spoke in favor of Project Expedition
- Angela Smith, 70 Panorama Ct, spoke in favor of Project Expedition
- Will Smith, 70 Panorama Ct, spoke in favor of Project Expedition
- Kelsey Cowger, 60 Woodlawn Dr, spoke in opposition of Project Expedition.
- Donna Schroeder, 143n Little Briery Creek, spoke in favor of Project Expedition
- Sarah Johnson, 9 Tobacco Ter, spoke in opposition of Project Expedition.
- Abram Booth, 1830 Hunters lodge, spoke in opposition of Project Expedition.
- Brian lee Faulknier, 4021 Ruritan Lake Rd, spoke in favor of Project Expedition
- Greg "Swamp" Cox, 984 Rock Ln, spoke in favor of Project Expedition
- Channing Snoddy, 1342 Salem Church Rd, spoke in favor of Project Expedition
- Lori Hoffman, 568 Bybee Estates Ln, spoke in favor of Project Expedition
- Jay Hoffman, 568 Bybee Estaes Ln, spoke in favor of Project Expedition
- Peter Doby, 364 Lake Rd, spoke in opposition of Project Expedition.
- Bobbi Hensley, 698 Branch Rd, spoke in favor of Project Expedition
- Will Messersmith-Bunting, 96 Carriage Hill Rd, spoke in opposition of Project Expedition.
- Mark Bonner, 602 Turkey Run Ln, spoke in opposition of Project Expedition.
- Laurie Partner, 27 Bridlewood Rd, spoke in favor of Project Expedition

- Thomas Rensch, 165 North Fork Ln, spoke in favor of Project Expedition
 - Frank Shepherd, 1585 Shiloh Church Rd, spoke in favor of Project Expedition
 - Barbara O'Brien, 47 Kiowa Ln, spoke in opposition of Project Expedition.
 - Dave Johnson, 183 Poorhouse Ln, spoke in opposition of Project Expedition.
 - Mario Kuhar, 3247 West River Rd, spoke in favor of Project Expedition
 - Richard Constantino, 10 Slice Rd, spoke in favor of Project Expedition
 - Kitty Abell, 3 Inlet Cir, spoke in opposition of Project Expedition.
 - Bryce melton, 222 Pine Ln, spoke in opposition of Project Expedition.
 - Sam Graham, 80 Glebe Ln, spoke in favor of Project Expedition
 - Nancy Kidd, 4629 Rolling Rd S, spoke in favor of Project Expedition
 - Savannah Peterson, 18 Stonewall Rd, spoke in opposition of Project Expedition.
 - Maya Hernandez, 3842 Antioch Rd, spoke in opposition of Project Expedition.
 - Charles Kidd, 3317 Antioch Rd, spoke in favor of Project Expedition
 - Karena Heyward, 55 Lafayette Dr, spoke in opposition of Project Expedition.
 - Michelle Dubert-Bellrichard, 1830 Hunters Lodge Rd, spoke in opposition of Project Expedition.
 - Jenna Gates, 639 Branch Rd, spoke in favor of Project Expedition
 - Allen Powell, 3960 South Boston Rd, spoke in favor of Project Expedition
 - Chris Ward, 3730 South Boston Rd, spoke in favor of Project Expedition
 - Heather Powell, 3960 South Boston Rd, spoke in favor of Project Expedition
 - Phillip Powell, 2657 Sclaters Ford Rd, spoke in favor of Project Expedition
 - Jean DeMarco, 1 Liebenow Ct, spoke in opposition of Project Expedition.
 - Kenny Mawyer, 2994 W River Rd, spoke in favor of Project Expedition
 - Louis Cable, 651 West River Rd, spoke in opposition of Project Expedition.
 - Tracey Smith, 2 Sandy Beach Ct, spoke in opposition of Project Expedition.
 - Sharon Harris, 9 Pine Knoll Cir, presented and submitted a petition to the Clerk containing over 1,300 signatures regarding Project Expedition, and spoke in opposition of Project Expedition.
 - Jayla Curry, 2 Sandy Beach Ct, spoke in opposition of Project Expedition.
 - Georgianna Joslin, 5 White Bluff Ct, spoke in opposition of Project Expedition.
 - Jennifer Kingrea, 11 Zephyr Rd, spoke in opposition of Project Expedition.
 - Ashleigh Crocker, 442 Justin Dr, spoke in opposition of Project Expedition.
 - Amber Kidd, 76 Bell Farms Ln, spoke in favor of Project Expedition
 - Ron Barche, 204 Panorama Ct, spoke in favor of Project Expedition
- With no one else wishing to speak, Chair O'Brien closed the first round of Public Comments at 7:30pm.

6 – BOARDS AND COMMISSIONS

None.

7 – PRESENTATIONS

None.

8 - ACTION MATTERS

SA 25:01 – Appeal of Substantial Accord Review and Determination, Expedition Generation Holdings – Todd Fortune, Director of Planning

- SA 25:01 Substantial Accord Review and Determination for Expedition Generation Holdings per Virginia Code Section 15.2-2232 – The applicant has appealed the Planning Commission determination regarding this Substantial Accord review.
 - This review is related to the proposed gas-fired power plant covered under case SUP 25:04. The Planning Commission determined that this project is NOT in substantial accord with the Comprehensive Plan.
 - 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.
- The Planning Commission held a public hearing on this substantial accord request at its October 7, 2025 meeting and deferred the request until its November 18, 2025 meeting.
- Acting on a request from the applicant and a subsequent request from the Board of Supervisors, the Commission further deferred this request until January 13, 2026.
- At its regular meeting on January 13, 2026, the Planning Commission determined that this project is NOT in substantial accord with the Comprehensive Plan. At this meeting, the Commission passed the following motion by a vote of 3-1 (with one member absent):
 - “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: It does not appear to meet the threshold of substantial accord or parts thereof, and indeed contradicts parts thereof.”
- Per the Code of Virginia, Section 15.2-2232 (B), “The owner or owners or their agents may appeal the decision of the commission to the governing body within 10 days after the decision of the commission. The

appeal shall be by written petition to the governing body setting forth the reasons for the appeal. The appeal shall be heard and determined within 60 days from its filing. A majority vote of the governing body shall overrule the commission.”

- The applicant formally submitted an appeal of the Planning Commission determination on January 23, 2026.
- The Board has until March 24, 2026 (60 days from the appeal date) to hear the appeal and make a determination whether to uphold or overrule the Planning Commission.

MOTION:	I move that the Board of Supervisors overrule the Planning Commission determination from January 13, 2026 and find 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.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:			Motion		Second
VOTE:	No	Yes	Yes	Yes	Yes
RESULT:	4-1				

- After the vote, the Board of Supervisors took a ten-minute recess.

9 - PUBLIC HEARING

ZTA 25:09 – Amendments to the Fluvanna County Zoning Ordinance, amending § 22-17-16 to allow the Board of Supervisors to grant a waiver or modification for the maximum height allowances for chimneys and stacks on power production plants – Todd Fortune, Director of Planning

- ZTA 25:09 – A request to amend § 22-17-16 of the County Code to give the Board of Supervisors the authority, when issuing a special use permit for a power production plant, to grant a waiver or modification of the maximum height allowances for chimneys and stacks on power production plants.
- 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.
- This request 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. The applicant’s case for this proposed ZTA is as follows:
 - Gas turbine technology has become more efficient and more energy dense since the previous facility was constructed.
 - This has increased the size of the turbines, as well as downstream equipment such as the HRSG (boiler) and the exhaust stack.
 - Taller stack height is also needed to comply with air quality modeling required by Virginia Department of Environmental Quality (VDEQ).
 - In summary: a taller stack is needed to accommodate the larger and more efficient generation equipment and standards being used today.
- The Planning Commission held a public hearing on this request at its October 7, 2025 monthly meeting and deferred the request until January 13, 2026.
- Acting on a request from the applicant, the Commission further deferred this request until February 24, 2026.
- The Planning Commission approved considered this proposed ZTA on February 24, 2026. The Commission voted 3-1, with one abstention, to recommend approval.

At 8:46pm, Chair O’Brien opened the Public Hearing.

- Jean DeMarco, 1 Liebenow Ct, spoke in opposition of ZTA 25:09
- Ashleigh Crocker, 442 Justin Dr, spoke in opposition of ZTA 25:09.
- Barbara O’Brien, 47 Kiowa Ln, spoke in opposition of ZTA 25:09
- Amber Kidd, 16 bell Farms Ln, spoke in support of ZTA 25:09
- Michelle Dubert-Bellrichard, 1830 Hunters Lodge Rd, spoke in opposition of ZTA 25:09.
- Donna Schroder, 183 Little Briary Creek, spoke in support of ZTA 25:09
- Jared Kidd, 76 Bell Farms Ln, spoke in support of ZTA 25:09
- Sam Graham, 80 Glebe Ln, spoke in support of ZTA 25:09
- Charles Kidd, 3317 Antioch Rd, spoke in support of ZTA 25:09
- Brian Faulkner, 4021 Ruritan Lake Rd, spoke in support of ZTA 25:09
- Lauren Banning, 79 Ross Ln, spoke in opposition of ZTA 25:09.
- Jason Fulton, 5266 Rolling Rd, S, spoke in opposition of ZTA 25:09.
- Tracey Smith, 2 Sandy Beach Ct, spoke in opposition of ZTA 25:09.
- Josephus Allmond, 42partridge Berry Ln, spoke in opposition of ZTA 25:09.

With no one else wishing to speak, Chair O’Brien closed the Public Hearing at 9:14pm.

MOTION:	Finding that the proposed zoning ordinance amendment is appropriate for the public necessity, convenience, and general welfare and is good zoning practice, I move that the Board of Supervisors approve 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 new power production plants.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:		Second	Motion		
VOTE:	No	Yes	Yes	Yes	Yes
RESULT:	4-1				

SUP 25:04 – Expedition Generation Holdings, LLC – Todd Fortune, Director of Planning

- SUP 25:04 Tenaska Project Expedition – A Special Use Permit request in the A-1, Agricultural, General District for a Utilities, major; power production plant on an approximately 165-acre parcel known as Tax Map Parcel 27-A-1 and an approximately 249.05-acre parcel known as Tax Map Parcel 27-A-4. 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 applicant and the County have been discussing conditions for the SUP. In addition, the County has retained the Berkley Group and Sands Anderson to review and comment on the proposed conditions. The Board of Supervisors and Planning Commission held a joint work session on January 7, 2026, to review the conditions and comments from each firm. The applicant and the County have since had additional meetings to review the SUP conditions.
- The initial SUP conditions submitted for the October 7, 2025; Commission meeting consisted of 31 conditions. The current proposed SUP conditions now contain 49 conditions.

MOTION TO EXTEND

- *At 9:45pm, a motion was made to extend the Board of Supervisors meeting.*

MOTION:	Approve a motion to extend the March 18, 2026 Regular Board of Supervisors meeting to 12:00am.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:			Second		Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

At 10:01pm, Chair O’Brien opened the Public Hearing.

- Ashleigh Crocker, 442 Justin Dr, spoke in opposition of SUP 25:04.
- Kittie Abell, 3 Inlet Cir, spoke in opposition of SUP 25:04.
- Sara Hernandez, 3872 Branch Rd, spoke in opposition of SUP 25:04.
- Ron Barche, 204 Panorama Ct, spoke in support of SUP 25:04.
- Amber Kidd, 76 Bell Farms Ln, spoke in support of SUP 25:04.
- Michelle Dubert-Bellrichard, 1830 Hunters Lodge Rd, spoke in opposition of SUP 25:04.
- Donna Schroder, 183 little Briary Creek, spoke in support of SUP 25:04.
- Jared Kidd, 76 Bell Farms Ln, spoke in support of SUP 25:04.
- Sam Graham, 80 Glebe Ln, spoke in support of SUP 25:04.
- Angus Murdoch, 417 Laughton Ln, spoke in opposition of SUP 25:04.
- Will Murdoch, 417 Laughton Ln, spoke in opposition of SUP 25:04.
- Brian Lee Faulknier, 4021 Ruritan Lake Rd, spoke in support of SUP 25:04.
- Jason Fulton, 5266 Rolling Rd S, spoke in opposition of SUP 25:04.
- David Vogt, 2633 Antioch Rd, spoke in support of SUP 25:04.
- Josephus Allmond, 42 Partridge Berry Ln, spoke in opposition of SUP 25:04.
- Jennifer Ruffner, 11 Zephyr Rd, spoke in opposition of SUP 25:04.
- Jakob Ingersoll, 2078 Rolling Rd S, spoke in support of SUP 25:04.
- Earl Ingersoll, 2070 Rolling Rd S, spoke in support of SUP 25:04.
- Ann Walker, 31 Northwood Rd, spoke in opposition of SUP 25:04.
- Bruce Deal, 3840 Branch Rd, spoke in opposition of SUP 25:04.
- Tracey Smith, 2 Sandy Beach Ct, spoke in opposition of SUP 25:04.
- Barbara O’Brien, 47 Kiowa Ln, spoke in opposition of SUP 25:04.
- Chris Brownlee, 2401 Rolling Rd S, spoke in support of SUP 25:04.
- Sharon Harris, 9 Pine Knoll Cir, spoke in opposition of SUP 25:04.

With no one else wishing to speak, Chair O’Brien closed the Public Hearing at 11:05pm.

- *After the Public Hearing, the Board took a recess so condition 33 could be updated.*

MOTION TO EXTEND

- *At 12:29am, a motion was made to extend the Board of Supervisors meeting.*

MOTION:	Approve a motion to extend the March 18, 2026 Regular Board of Supervisors meeting to 2:00am.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:		Motion			Second
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

- *After returning from the recess, Mr. Whitten read the updated condition that has since been edited to correct scrivener's errors, and can be found below.*

Project Expedition (the "Project") on Tax Map Parcels 27-A-1 and 27-A-4 (the "Site")

1. The Zoning Administrator or his/her designee reserves the right to request entry to inspect the Project site at any reasonable time to ensure the operation of the Project meets the requirements of this special use permit and any other applicable permits.
2. The production of electrical power will occur through a combined cycle dual fuel gas turbine and steam turbine generating system that does not involve the use of burning coal or nuclear reaction.
3. The Applicant may access the overhead electric line and the gas pipeline by easement from the Tenaska Virginia Power (TVP) plant property, the width and location of which shall be more particularly shown and described on the sketch to be attached as Exhibit A to the First Amendment to Declaration of Restrictive Covenants for the TVP plant property. The Applicant shall not construct any off-site electrical transmission lines related to the Project other than those needed to connect to the point of interconnection.
4. The only use of the Site shall be electrical power production plant and accessory facilities with a nominal summer capacity of electrical generation of up to 1,540 megawatts. There shall be no other industrial uses, including data centers, on the Site.

Sound Conditions

5. Sound (the term "Sound" shall also include the term "Noise") attenuation measures shall be implemented to ensure that sound levels attributable to the Project operations will be kept to a one-hour Leq level of 60 dBA (A-weighted decibels) or less at the Project Boundary Lines (defined in Condition 14 below) and 50 dBA or less at any point within 100 feet of a dwelling in existence (at the time of SUP approval) during a realistic worst-case hour. "Realistic worst-case hour" includes both steady operations and occasional operations such as start-ups but excludes unplanned emergency events.
6. The sound level limits in these Sound Conditions apply to the sound attributable to Project operations alone. The protocol for performing any sound surveys or measurements to assess the sound levels of the Project against the limits provided in Condition 5 shall (a) include steps to isolate the sound of the Project from the background sound omni-present in the environment – both naturally occurring and man-made, unrelated to the Project; (b) follow recognized ANSI/ASTM/ISO measurement practices, document wind/speed/direction, temperature, calibration, and background conditions; and (c) include designated receptor locations (the "Protocol"). Sound testing required by these Sound Conditions shall produce a report provided to the County and Applicant.
7. In addition to a 300' vegetative buffer, the following sound attenuation measures shall be implemented:
 - (a) combustion turbine generators shall be housed in buildings or enclosures to limit sound levels;
 - (b) exhaust stacks shall be equipped with silencers;
 - (c) low noise fans shall be used on plant heat exchangers;
 - (d) emissions control technology will be used; and
 - (e) gas turbine air inlets shall be equipped with silencers.
8. During initial Project construction, activities that produce noise exceeding one-hour Leq level of 60 dBA (A-weighted decibels) at the Project Boundary Lines shall not be conducted between the hours of 9:00 p.m. and 7:00 a.m. on weekdays or between 6:00 p.m. and 9:00 a.m. on Saturdays, Sundays, and New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.
9. Prior to the Commercial Operation Date, defined in Condition 13 below, a baseline sound test shall be conducted. Compliance testing shall be performed to confirm that the sound levels of the Project are within the limits set out in these Sound Attenuation Conditions at the following intervals:
 - within six (6) months after the Commercial Operation Date;
 - within six (6) months following the five-year anniversary of Commercial Operation Date and every five (5) years thereafter; and
 - within six (6) months following the replacement of any major equipment listed in Condition 7a, b, c, and e above (namely, turbine generator, exhaust stack, heat exchanger, or gas turbine air inlet).

All sound testing shall be performed at designated receptor locations; a proposed testing location map shall be reviewed and approved by the Zoning Administrator prior to testing.

10. If sound compliance testing indicates an exceedance of applicable limits, the Applicant/Operator shall notify the Zoning Administrator within two (2) business days. Within sixty (60) days of selection of the practitioner (described in Condition 12), the Applicant/Operator shall conduct further sound compliance testing in compliance with the Protocol and submit the results to the County. If exceedances are confirmed by testing in accordance with the Protocol, the Applicant/Operator shall (i) submit to the County a mitigation plan within sixty (60) days of report submission and (ii) implement mitigation as soon as practicable and in no event later than one hundred twenty (120) days following report submission except where acquisition of necessary components or equipment renders timely completion impossible despite the Applicant's best efforts, in which case the Applicant/Operator shall notify the County in writing and provide a revised implementation schedule.
11. Repeated or uncorrected exceedances of the sound limits established in these Sound Conditions during operation of the Project constitute substantial breach of SUP conditions and shall be subject to fines not to exceed \$1,000 per day and potential SUP revocation proceedings pursuant to the Zoning Ordinance.
12. All sound tests provided for by these Sound Conditions shall be conducted by an Institute of Noise Control Engineers (INCE) Board Certified acoustical practitioner selected by the County from a list of three (3) practitioners provided by the Applicant, and retained by the Applicant at the Applicant's sole expense. Should sound testing indicate an exceedance of applicable limits, the Applicant shall request the County to select a different practitioner from the list to conduct the follow-up review test required by Condition 10.
13. For all purposes in these conditions, the term "Commercial Operation Date" shall mean the formal date when the Project is fully constructed, tested, and capable of reliably delivering specified energy to the power grid.
14. For the purpose of these Sound Conditions, "Project Boundary Lines" means the Site's outer perimeter; provided, however, if the Applicant owns parcels adjacent to the Site, Project Boundary Lines means the outermost boundaries of all contiguous parcels owned by the Applicant.

Light

15. Exterior lighting shall be shielded to prevent any glare on adjacent properties and shall have a correlated color temperature of 3,000 Kelvin or less. In addition, security and area lighting shall utilize automatic controls (e.g., times, motion sensors, dimming after hours) to reduce illumination levels during periods of inactivity, except where continuous lighting is required for safety or regulatory compliance.
16. Light trespass shall be limited to and should not exceed 0.5 foot-candles at the Site boundaries. All exterior luminaries shall be of a "shoebox" design and utilize cut-off optics. All luminaries shall be equipped with I.E.S. (Illuminating Engineering Society) Type V lenses that give circular light distribution for a maximum coefficient of utilization.
17. Site lighting shall not exceed 5 foot-candles except where special requirements are approved by the Zoning Administrator.
18. Notwithstanding the foregoing conditions 15, 16, and 17, Site lighting shall comply with all applicable FAA or other federal state regulations; and, stack, obstruction, and aviation lighting shall be limited to the minimum intensity, color, and operating schedule required by applicable federal regulations and approvals.
19. Within 60 days of commencement of nighttime operations, the Applicant shall submit to the Zoning Administrator or his/her designee a lighting compliance report prepared by a qualified professional demonstrating that site lighting complies with all SUP requirements, including property-line light trespass limits.

Landscape and Buffer Provisions

20. Driveways and parking areas (excluding temporary construction laydown and parking areas) will have asphalt surface or better that meets VDOT requirements and shall be maintained in a manner that will keep dust to a minimum so as not to adversely impact adjacent properties. Any access road or utility easement shall be designed with curvature to effectively screen the development from ground level view from public roads.
21. The power production plant shall be centrally located on the northern Project parcel (Tax Map parcel 27-A-1) to greatest extent feasible and shall conform generally to the Special Use Permit Sketch Plan, dated August 26, 2025, prepared by Sargeant and Lundy.
22. A minimum of a 300-foot-wide tree buffer will be maintained between the Project and the Project Boundary Lines except for necessary access to electrical and gas utilities and access to the site. Where no existing trees are present within this buffer area, vegetation will be planted in accordance with the Landscape Details attached to the Special Use Permit Sketch Plan. The buffer area will be kept in its natural state or maintained using good forestry practices to maximize its effect. Prior to issuance of any land-disturbing permit, the Applicant shall post landscape bonds or other County-approved financial security in accordance with Section 22-24-5.G of the Zoning Ordinance.

23. A chain link fence or similar security device at least six (6) feet in height shall be placed around the Project and will feature prominent "No Trespassing" signs that meet the requirements of Chapter 22, Article 15 of the County Code. Security fencing may be placed inside the 300-foot buffer and must be placed at least 100 feet from the Project Boundary Lines.
24. The impervious surface coverage of the Site shall not exceed 13% of the gross acreage of the Site, provided that storm water detention ponds or reservoirs shall be considered pervious surfaces. The balance of the Site shall be restricted from future development except for temporary construction laydown yards, other temporary construction needs, and parking as needed for maintenance, repair, and upgrades to the plant and its related facilities and structures, as well as public utilities, wells and sewage disposal systems, and stormwater detention and flood control devices. A restrictive covenant shall be recorded to preserve the Site beyond the plant site for the duration of Project operations. The undisturbed forested area, exclusive of the required 300' buffer area, shall be managed in accordance with a written forest management plan developed in consultation with the Virginia Department of Forestry. Forest management activities shall be consistent with applicable Best Management Practices as defined by the Virginia Department of Forestry.
25. There shall be only one (1) permanent detached sign for Project identification purposes (exclusive of directional signs), which will be a ground-mounted monument type sign with landscaping. Any sign lighting shall be from above and shielded away from adjacent properties.
26. Structures above the tree height shall be an earth tone, or a color with a light reflective value of 25 to 60 with non-glossy finish.
27. For the purpose of these Landscape and Buffer Provisions, "Project Boundary Lines" means the Site's outer perimeter; provided, however, if the Applicant owns parcels adjacent to the Site, Project Boundary Lines means the outermost boundaries of all contiguous parcels owned by the Applicant.

Traffic Management and Transportation Improvements

28. Project access shall comply with the location and other access requirements as approved by the Virginia Department of Transportation.
29. The Applicant shall reimburse the County for the actual cost of the traffic study and construction traffic management plan, prepared by TRC, dated January 13, 2025 (the "Traffic Study"), up to sixty thousand dollars (\$60,000). Payment shall be remitted within thirty (30) days after receipt of an invoice from the County.
30. To minimize construction traffic impacts, the Applicant shall develop and implement a Construction Traffic Management Plan, subject to County review and approval, that includes the following measures: (a) scheduling construction worker shift arrivals and departures to avoid both County school start and dismissal times and peak travel periods; (b) designating preferred equipment delivery routes that minimize impacts to school zones and residential areas; and (c) establishing a liaison with the County and School Board to address traffic concerns that may arise during construction. The Plan shall be submitted to the County for approval at least 30 days prior to commencement of Project construction activities.
31. No less than thirty (30) days prior to the commencement of any Project construction activities, the Applicant shall execute a Road Use Agreement with the County, in a form acceptable to the County, to address road conditions in relation to the Applicant's project development and construction. The Road Use Agreement will identify the public roads in the County to be used by the Applicant's construction traffic and deliveries and will include a baseline road condition survey and assessment prepared by the Applicant and submitted to the County. The Road Use Agreement shall commit to: (i) maintain the identified roads in safe condition during construction; and, (ii) within ninety (90) days following Commercial Operation Date, repair any damage to such identified roads caused by the Applicant's construction traffic and deliveries, restoring them to the same or better condition as they existed prior to the commencement of construction, based on the baseline road condition survey, as verified by VDOT or the County based on an assessment prepared by the Applicant's engineer. The Road Use Agreement shall provide for the bonding of anticipated repair costs in an amount sufficient to guarantee the Applicant's performance of such maintenance and repairs, such cost estimate to be prepared at Applicant's sole cost and expense by a licensed engineer based on the pre-construction assessment. The Road Use Agreement and all road maintenance and repair obligations arising thereunder shall be subject to the oversight and regulations of the Virginia Department of Transportation (VDOT), or the County where applicable, and any applicable County ordinances, regulations, or controls governing the use and maintenance of public roads.
32. The Applicant shall comply with all VDOT requirements for temporary construction entrances and access roads, timing of "wide load" deliveries, and planning access routes to and from the Site to minimize conflicts. Subject to VDOT requirements, the Applicant will use best efforts to time wide load deliveries during off peak times.
33. To mitigate the Project's contribution to traffic delays at the intersection of Thomas Jefferson Parkway (SR 53) at Ruritan Lake Road (SR 619) ("Intersection 1") predicted by the Traffic Study to result from Project construction-related traffic, the Applicant shall, at its sole cost and expense, design and construct improvements to Intersection 1 (the "Road Improvements").

The Road Improvements shall consist of a roundabout, subject to VDOT approval, or such alternative improvement as VDOT may approve if a roundabout is not approved.

Construction of the Road Improvements is contingent upon the County's acquisition of all necessary rights of way from affected property owners. The Applicant will reimburse the County for the commercially reasonable cost of acquiring the property necessary for construction of the Road Improvements, which shall be paid within fifteen (15) days of demand by the County. For the purposes of the foregoing, the costs to acquire the right of way by means of a quick take shall be deemed commercially reasonable. The Applicant shall use commercially reasonable efforts to pursue the design and construction of the Road Improvements in coordination with VDOT and the County and to complete the Road Improvements by Full Notice to Proceed, but construction of the Project and operation of the facility shall not be contingent upon completion of the Road Improvements. For the avoidance of doubt, Full Notice to Proceed means notice that all conditions for construction of the Project, including pre-construction requirements, permits, financing and third-party approvals have been met. Construction of the Road Improvements is contingent on obtaining all necessary VDOT and County approvals.

During construction of the Road Improvements, the Applicant shall (a) instruct its general contractor to take all reasonable efforts to cause workers traveling to and from the Site during construction of the Project to avoid Intersection 1 and (b) make all reasonable efforts to avoid routing construction-related deliveries through Intersection 1.

Following issuance of full notice to proceed by the Applicant to its contractor for the Road Improvements (the "ROW Notice to Proceed"), the Applicant shall notify the County of the cost to construct the Road Improvements, inclusive of all engineering, legal and other indirect costs (the "Construction Cost"). For the avoidance of doubt, the ROW Notice to Proceed means notice that all conditions for construction of the Road Improvements, including pre-construction requirements, permits, financing and third-party approvals, have been met. To the extent that the sum of (a) the Construction Cost and (b) the cost to acquire the ROW paid to the County does not exceed \$6,500,000, then the Applicant shall pay the difference between \$6,500,000 and such amounts (the "Available Funds") to the County within thirty (30) days of the Notice to Proceed.

The Available Funds may be applied toward improvements at other roadway segments or intersections identified in the Traffic Study or otherwise recommended by the County or VDOT based on an update of the Traffic Study (collectively, the "Traffic Study Intersections"). Such improvements may include, but are not limited to turn lanes, lane widening, signal modifications, signal timing improvements, roundabouts, and intersection reconfiguration. The County may allocate the Available Funds among the Traffic Study Intersections in its reasonable discretion. The Available Funds may also be used for project management, engineering, inspection, or other professional services associated with planning, design, and implementation of such improvements.

Inflation Adjustment

The Available Funds shall be adjusted for inflation from the date SUP 25:04 is approved by the Board of Supervisors using the Producer Price Index (PPI), Final Demand: Construction, published by the U.S. Bureau of Labor Statistics (BLS Series ID WPUFD4), or a successor index.

Environmental

34. All necessary permits shall be acquired from all applicable regulatory bodies of the state and federal government, and the Applicant shall maintain copies of such permits and periodic reports on Site. All permits and approvals shall be provided to the County. The Project may not operate until it has acquired approved permits from all applicable regulatory bodies of the state, federal, and local government according to the required timeframe. This Project shall utilize Best Available Control Technology (BACT) as determined by the Virginia Department of Environmental Quality (VDEQ) for this Project to minimize impacts on air quality.
35. Prior to issuance of a building permit, the Applicant shall demonstrate that all wetland requirements, including any required wetland mitigation activities, have been addressed to the satisfaction of the U.S. Army Corps of Engineers and VDEQ.
36. No on-site water wells shall be used for the power generation process. The Applicant shall submit to the Virginia Department of Health at least annually the results of testing requirements for any well on site.
37. The Applicant shall not discharge any wastewater into Cunningham Creek or any of its tributaries, subject to any applicable laws, regulations, or directives issued by authorities having jurisdiction over such discharge.

38. The Applicant shall design and operate the Project in compliance with the PM2.5 National Ambient Air Quality Standards (NAAQS) for fine particulate matter that the United States Environmental Protection Agency (EPA) established on February 7, 2024, as those limits exist as of the date of the SUP 25:04 approval unless Expedition becomes subject to more stringent NAAQS in the future, in which case compliance with the more stringent NAAQS will be met. Compliance with this condition will be demonstrated through air quality modeling conducted as required by VDEQ related to Expedition's initial construction permit and any subsequent permit issued for which VDEQ requires such modeling. The ambient concentrations used in comparison to the NAAQS for demonstrating compliance with this condition shall be those off Expedition's property resulting solely from Expedition's emissions and shall not include any contribution from any other sources, including general background concentrations monitored at any VDEQ-operated ambient air quality monitor. This commitment shall remain in effect for the life of the Project regardless of any subsequent relaxation of federal pollutant emission standards.

Decommissioning

39. Prior to issuance of a building permit, the Applicant shall submit to the Zoning Administrator a decommissioning plan for County approval that addresses: (a) removal and demolition of all structures and equipment; (b) site stabilization and erosion control measures; (c) identification and removal of any hazardous materials in accordance with applicable federal, state, and local regulations; (d) restoration and native revegetation of disturbed areas; and (e) a timeline for completion of decommissioning activities. The decommissioning plan shall be accompanied by a cost estimate for decommissioning, which may deduct salvage value of equipment and improvements. The Applicant shall maintain financial assurance through a bond, letter or credit, or other County-approved instrument, in an amount sufficient to cover such net cost, to be updated every five (5) years.

Off-Site Conservation

40. To offset Project development in the Rural Residential and Rural Preservation planning areas and to further the County's goals set out in the Comprehensive Plan to preserve rural areas and open space and the natural environment generally, not later than eighteen (18) months after the issuance of a building permit for the Project, subject to the provisions below, the Applicant shall record deeded conservation protections over Tax Map Parcels 27-A-11 and 27-A-12, comprising approximately 350 acres in the Rural Preservation planning area in close proximity to the Site (the "Conservation Land"). Such protections may be established by either of the following:

- a. A donation of a perpetual open-space easement to a public body under the Virginia Open-Space Land Act (Va. Code §§ 10.1-1700 to -1705.1) or a conservation easement to a qualified holder under the Virginia Conservation Easement Act (Va. Code §§ 10.1-1009 to -1016.1). The Applicant will use all reasonable efforts to donate the easement to a public body (e.g. Virginia Department of Forestry) or to the Virginia Outdoors Foundation. If another public body or conservation easement holder is unwilling to take the easement within the designated time period, the Applicant will offer a conservation easement to the County by presenting a deed of easement to the Board of Supervisors for review and acceptance not later than twenty-four (24) months after the issuance of a building permit for the Project; provided, however, if the County expresses an interest in taking the conservation easement before the acceptance by another public body or entity within the 18-month period, the Applicant will offer the easement to the County as soon as practicable upon receipt of such information with an objective to record the easement within the designated time period. Such easement shall require, without limitation, the following conservation protections:
 - (i) The Conservation Land shall be managed in accordance with a written forest management plan developed in consultation with the Virginia Department of Forestry.
 - (ii) Forest management activities shall be consistent with applicable Best Management Practices as defined by the Virginia Department of Forestry.
 - (iii) Riparian buffers of at least seventy-five (75) feet shall be required along each side of any perennial stream and fifty (50) feet shall be required along each side of all intermittent streams; provided, however, that vegetation within the riparian buffers may be removed or managed, as appropriate, to (1) construct and maintain public trails and recreational areas; (2) restore and enhance wildlife habitat; (3) prevent and control fire, disease, and the proliferation of invasive species; (4) dispose of dead, diseased, and dying trees or other vegetation, including fallen trees that are blocking stream channels, or trees with undermined root systems in imminent danger of falling, where stream bank erosion is a current or potential problem that outweighs any positive effects the fallen tree or trees may have on the stream ecosystem; and (5) construct and maintain permanent or portable stream crossings for vehicles, farm machinery, pedestrians, and horses.

- (iv) Any public trails and recreational areas shall be constructed and maintained so as to minimize erosion. If located within a riparian buffer, non-impervious ground cover shall be used.
 - (v) The number and size of building footprints shall be subject to limitations determined by the donee to be consistent with the conservation purposes of the easement.
- b. A declaration of restrictive covenants, or similar encumbrance enforceable by the County, to impose upon the Conservation Land the same restrictions and conditions that apply to the southern Project parcel, Tax Map Parcel 27-A-4. The Applicant will use best efforts to donate a conservation easement. This subsection (b) is provided solely to ensure that the Conservation Land is preserved in the event that no qualified easement holder defined in subsection (a), including the County, will take the easement by the designated deadline.

Compliance

- 41. If violations of any state or federal permit for the Project are reported to the County by the applicable regulatory agency, the Zoning Administrator and/or the County Administrator may request the Applicant to provide, at the Applicant's sole expense, the services of an appropriate firm to review the nature of the violation and any remedy, if any. This firm shall be selected by and report solely to the County.
- 42. A report will be prepared and provided to the County showing operational factors associated with the power plant that includes the name(s) and contact information for on-site supervisors, and verification of current, valid state and federal licenses and permits. The County will be notified of any changes within five (5) business days.
- 43. The Applicant will respond to any complaints or inquiries by the Board of Supervisors, County Administrator, or Zoning Administrator within five (5) business days. In the event the Applicant is notified of any alleged violation of applicable federal, state, or local laws, regulations, or permit conditions, the Applicant shall notify the Zoning Administrator in writing within two (2) business days of receiving such notice and fully inform the Zoning Administrator of the steps being taken to evaluate the alleged violation and, if verified, to correct and/or remediate the violation. Authorized County personnel or their authorized agents will be permitted to inspect the Project at any reasonable time to ensure that all physical structures and plant operations comply with local regulations.
- 44. Nothing in this approval shall be deemed to obligate the County to acquire any interest in property, to construct, maintain or operate any facility or to grant any permits or approvals except as may be directly related hereto.

Stack Height

- 45. The Board of Supervisors hereby waives Section 22-17-16.A(3)(b) of the Fluvanna County Code and authorizes the chimney or stack height not to exceed 199 feet above ground level unless a greater height is determined to be necessary to comply with applicable air quality regulations or 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. In no event shall the stack height exceed 230 feet above ground level. Following receipt of all required approvals for air emissions permits, the Applicant will provide to the Director of Planning the final maximum stack height needed (in compliance with the foregoing parameters).

Public Safety

- 46. The Applicant shall maintain trained on-site personnel and equipment capable of providing initial emergency response and mitigation for incidents associated with facility operations and shall promptly notify and coordinate with Fluvanna County Fire and Rescue and Emergency Services of any emergency incidents. Emergency response activities shall be conducted in accordance with applicable Incident Command System (ICS) protocols and in coordination with public safety agencies.
- 47. At the time of final Site Plan submission, the Applicant shall provide a security plan to the Fluvanna County Sheriff's Office that details any measures utilized in the security of the Project, such as security personnel staffing, vehicular site access controls, building access controls and security alarms, video surveillance system specifications, fencing details, and/or a photometric plan.

Local Work Force

- 48. The Applicant shall cause its contractor to use commercially reasonable efforts to maximize the utilization of qualified local craft labor and, where reasonably available, to include qualified local firms on bid lists for subcontracting opportunities. The Applicant shall further cause its contractor to host one or more local job fairs prior to and during construction to provide information about employment opportunities on the Project. Upon request by the County, the Applicant shall provide the County with a report on local hiring and subcontracting activity under this condition. Nothing in this condition shall require the Applicant or its Contractor to bypass applicable labor hiring rules or obligations, compromise safety or project requirements, or guarantee employment to any individual.

SUP Validity Period

49. The special use permit may be deemed abandoned by the governing body if the approved use has not been initiated within two (2) years from the date of approval. For the purposes of this condition, “initiated” means that the Applicant has diligently pursued required state and federal permits as well as the required County approvals and permits by submitting a site development plan.

MOTION:	Approve SUP 25:04, a special use permit request in the A-1, Agricultural, General district for a Utilities, major; power production plant on an approximately 165-acre parcel known as Tax Map Parcel 27-A-1 and an approximately 249.05-acre parcel known as Tax Map Parcel 27-A-4 subject to the conditions presented for consideration.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:		Motion	Second		
VOTE:	No	Yes	Yes	Yes	Yes
RESULT:	4-1				

- Mr. Goad amended the motion to include the updated language.

MOTION:	Amend the motion to include the recommended changes to the condition as read by Mr. Whitten.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:		Motion	Second		
VOTE:	No	Yes	Yes	Yes	Yes
RESULT:	4-1				

8 - ACTION MATTERS*Approval of First Amendment to Declaration of Restrictive Covenants – Dan Whitten, County Attorney*

Restrictive covenants are property law mechanisms that limit the use of a particular property by dictating that certain actions are prohibited or mandatory. This is an amendment to a Declaration of Restrictive Covenants dated January 1, 2004, in which the County is Grantee. It involves portions of various parcels near the original Tenaska power plant. The original Declaration was made pursuant to Special Use Permit 00:09, in which the Board of Supervisors approved the original Tenaska power plant. A condition of that SUP required that a portion of the property in question be restricted from future development. The Declaration was recorded to satisfy that condition.

Proposed Amendment

- This proposed amendment will allow the new Tenaska power plant to receive an easement over the restricted property for utilities and access.
- It will allow above ground wires, cables, conduits, and support structures for electricity transmission, natural gas, water supply, waste water, and other utilities.
- All other restrictions will remain in full force and effect.

MOTION:	Approve the First Amendment to Declaration of Restrictive Covenants by and between Tenaska Virginia Partners, L.P. and the County of Fluvanna; and I authorize the County Administrator to execute the First Amendment to Declaration subject to approval as to form by the County Attorney.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:			Second		Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

Approval of Declaration of Restrictive Covenants – Dan Whitten, County Attorney

Restrictive covenants are property law mechanisms that limit the use of a particular property by dictating that certain actions are prohibited or mandatory. This is a new proposed Declaration of Restrictive Covenants between Expedition Generation Holdings, LLC, as Grantor, and the County, as Grantee. This Declaration involves property to be restricted surrounding the proposed new Tenaska power production plant.

- This Declaration provides for the following purposes:
 - To fulfill SUP 25:04 Condition #24's restriction on future development
 - To address sound and other impacts, or perceived impacts, of the Project affecting the public, the County, and owners of residential property living within two (2) miles of the restricted property
 - To organize a community advisory board to establish dialogue between the community and Expedition
 - To offset the additional burden on first responders, the public, and the County during Project construction and operation and to help decrease emergency response times
 - To support the County's goal of encouraging the development and use of renewable energy

- To support regional stewardship of the Rivanna River and its watershed

Some highlights include:

- Full Notice to Proceed
 - The obligations in this Declaration become effective upon Full Notice to Proceed
 - Full Notice to Proceed: Expedition’s notice to its general contractor that all conditions for construction (pre-construction, permits, financing, third-party approvals) have been met
 - Expedition shall notify the County of its issuance of Full Notice to Proceed no later than fifteen (15) business days after issuance.
 - Development Restriction
 - Restrictions over future development of the property for as long as SUP 25:04 remains in effect
 - The impervious surface coverage on the Restricted Property shall not exceed 13% of the gross acreage
 - Good Neighbor Fund
 - Expedition will establish a Good Neighbor Fund for owners of residential parcels within two (2) miles of the Expedition Project/Tenaska Virginia Generating Station plant footprint
 - After Full Notice to Proceed has been issued and an application approval process, qualified property owners will receive annual payments for up to four (4) consecutive years at a tiered level based on Project footprint proximity, ranging from \$7,500/year to \$2,500/year
 - Community Advisory Board
 - Within six (6) months after Full Notice to Proceed has been issued, Expedition or its agent will establish a Community Advisory Board to ensure ongoing two-way dialogue between Expedition and the community
 - First Responder Payment
 - Expedition shall contribute \$5,000,000 to the County CIP in two payments to be allocated towards the construction of a Fire and EMS station to support the Kidds Store area of the County and Sheriff’s Office capital improvement needs.
 - Water Discharge
 - Expedition shall make water discharge available to the County at no cost, should the County decide to accept and use that water in the future
 - Residential Solar Program
 - Should the County establish a future program/fund to assist residents with purchase and installation of residential solar systems, Expedition shall contribute a 1:1 matching funds up to a total of \$2,000,000
 - Rivanna River Basin Commission payment
 - Expedition shall contribute \$5,000 annually to the Rivanna River Basin Commission subject to approval.
- *After some discussion the covenants were updated to reflect: strike section 7 (Residential Solar Program) in the updated restrictive covenants, and to amend the amount in section five A and B from \$5 million to \$7 million.*

MOTION:	Approve the Declaration of Restrictive Covenants by and between Expedition Generation Holdings, LLC, and the County of Fluvanna; and I authorize the County Administrator to execute the Declaration subject to approval as to form by the County Attorney, with the amendments made earlier by the County attorney.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:		Motion	Second		
VOTE:	no	Yes	Yes	Yes	Yes
RESULT:	4-1				

10 - CONSENT AGENDA

The following items were approved under the Consent Agenda for March 18, 2026:

- *Minutes of March 4, 2024* – Caitlin Solis, Clerk to the Board
- *FY26 Sheriff’s Office Supplemental Appropriation* – Theresa McAllister, Management Analyst II
- *FY26 Sheriff’s Office Supplemental Appropriation* – Theresa McAllister, Management Analyst II
- *Contract with eTEC Mechanical Corporation* – Dan Whitten, County Attorney
- *CRMF - CEN Camera Replacement* – Don Stribling, Executive Director
- *CRMF - FCHS Press Box Windows* – Don Stribling, Executive Director
- *CRMF - FMS WAVE Server replacement* – Don Stribling, Executive Director

MOTION:	Approve the consent agenda, for the March 18, 2026 Board of Supervisors meeting.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:			Motion		Second
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

11 - UNFINISHED BUSINESS

None.

12 - NEW BUSINESS

None.

13 - PUBLIC COMMENTS #2

At 1:14pm, Chair O'Brien opened the second round of Public Comments.

- Ashleigh Crocker, 442 Justin Dr, spoke in opposition of Project Expedition.
- Amber Kidd, 76 Bell Farms Ln, spoke in support of Project Expedition.
- Ron Barche, 204 Panorama Ct, commented on the Project Expedition conditions.
- Jared Kidd, 76 Bell Farms Ln, spoke in support of Project Expedition.
- Brian Faulknier, 4021 Ruritan Lake Rd, spoke in support of Project Expedition.

With no one else wishing to speak, Chair O'Brien closed the second round of Public Comments at 1:23am.

14 - CLOSED MEETING

None.

15 - ADJOURN

MOTION:	Adjourn the regular meeting of Wednesday, March 18, 2026 at 1:24am.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:	Second				Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

ATTEST:

FLUVANNA COUNTY BOARD OF SUPERVISORS

 Caitlin Solis
 Clerk to the Board

 Anthony O'Brien
 Chair

Statement – Tony O’Brien

Fluvanna County Board of Supervisors

March 18, 2026

Regarding Items 8(A) – (E), which include SA 25:01, ZTA 25:09, SUP 25:04, an amendment to Declaration of Restrictive Covenants, and a Declaration of Restrictive Covenants, I make the following statement:

1. Tenaska Power Generation, LLC/Expedition Generation Holdings, LLC is currently seeking Fluvanna County Board of Supervisors approval for the above-listed Items.
2. As part of the proposed Declaration of Restrictive Covenants, Tenaska Power Generation, LLC/Expedition Generation Holdings, LLC has proposed the creation of a “Good Neighbor Fund” with a minimum of Five Million Dollars (\$5,000,000) dedicated to help mitigate any impacts, or perceived impacts, of construction and project operation experienced by homeowners of Fluvanna County parcels within two (2) miles of the Expedition Project footprint and/or Tenaska Virginia Generating Station plant footprint. This proposed “Good Neighbor Fund” would only distribute funds to qualifying homeowners who apply for the payments.
3. I am the managing member of Goldilocks, LLC which owns a residential rental property, identified as Tax Map Parcel 16-13-3 (the “Property”), located within two (2) miles of the proposed Expedition Project footprint and/or Tenaska Virginia Generating Station plant footprint.
4. This statement serves as notice that I will neither apply for nor accept any “Good Neighbor Fund” on behalf of the Property. In addition, the Property will not be included in the list of parcels identified in the Declaration of Restrictive Covenants that are eligible for the “Good Neighbor Fund.” Accordingly, the property that Goldilocks, LLC owns is neither the subject of the Items being considered, nor is there any reasonably foreseeable direct or indirect benefit or detriment to this interest as a result of any Board of Supervisors action on the above-listed Items.
5. As such, I do not have a “personal interest in a transaction,” as defined by Virginia Code § 2.2-3101, that would disqualify me from participating in discussion or decisions regarding the above-listed Items under the State and Local Government Conflict of Interests Act.

I am asking the Clerk to record this statement, verbatim, in the minutes of the Board.

Name: Tony O'Brien

Signature: _____

Position: County of Fluvanna Board of Supervisors, Rivanna District, Chair

Date: _____