

**FLUVANNA COUNTY BOARD OF SUPERVISORS  
REGULAR MEETING MINUTES  
Circuit Courtroom, Fluvanna Courts Building  
72 Main Street, Palmyra, VA 22963  
February 4, 2026  
Regular Meeting 5:00pm**

**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 5:02pm, Chair O'Brien called to order the Regular Meeting of February 4, 2026. After the recitation of the Pledge of Allegiance, a moment of silence was observed.

**3 - ADOPTION OF AGENDA**

- Mr. Dahl requested the addition of 2026 General Assembly Resolutions to New Business.

<b>MOTION:</b>	Accept the Agenda, for the February 4, 2026 Regular Meeting of the Board of Supervisors, as amended.				
<b>MEMBER:</b>	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
<b>ACTION:</b>			Motion		Second
<b>VOTE:</b>	Yes	Yes	Yes	Yes	Yes
<b>RESULT:</b>	<b>5-0</b>				

**SPECIAL PRESENTATION**

*Retirement Recognition of Andrew M. Sheridan, Commissioner of the Revenue* – Andrew M. Sheridan was presented with a plaque and recognized for his 32 years of service to the people of Fluvanna County.

**4 - COUNTY ADMINISTRATOR'S REPORT**

Mr. Dahl reported on the following topics:

Announcements and Updates

Happy belated birthday Mr. Hodge!!!

- February 3<sup>rd</sup>

February is Teen Dating Violence Awareness Month

- In the United States, up to 19% of teens experience sexual or physical dating violence, about half face stalking or harassment, and as many as 65% report being psychologically abused
- Signs of teen dating violence can include:
  - Telling a partner who they can or cannot hang out with or follow on social media
  - Looking through messages on a partners' phone without permission
  - Inconsistent school attendance
  - Sudden request to change a class schedule
  - Constant worrying about making a partner angry
  - Joking about a partner's violent behavior or temper (US Department of Justice, Office of Justice Programs)
- Talk to your teens about healthy, safe relationships. For more information on teen dating violence and available resources, please visit [www.loveisrespect.org](http://www.loveisrespect.org), [ojp.gov/feature/teen-dating-violence/overview](http://ojp.gov/feature/teen-dating-violence/overview) or contact the Fluvanna Victim/Witness Assistance Program at 434-591-1985.

**Next BOS Meetings:**

Day	Date	Time	Purpose	Location
Wed	Feb 11	5:30 PM	BOS Budget Work Session - Constitutional Officer/Department Briefs	Morris Room
Wed	Feb 18	5:00 PM	BOS Budget Work Session - County Agency Briefs	Morris Room
Wed	Feb 18	6:00 PM	Regular Meeting	Circuit Court
Wed	Feb 25	5:30 PM	BOS Budget Work Session - FCPS FY27 Adopted Budget Presentation	Morris Room

**5 - PUBLIC COMMENTS #1**

At 5:17pm, Chair O'Brien opened the first round of Public Comments.

- Tracy Smith, 2 Sandy Beach Ct, commented on the Expressive Activity Policy.
- Calvin Hickman, 139 Briery Creek Rd, commented on Tenaska.
- Ray Bassi, 50 Smokewood Dr, commented on Tenaska.
- Ronald Barche, 204 Panorama Ct, Commented on Tenaska.

With no one else wishing to speak, Chair O'Brien closed the first round of Public Comments at 5:35pm.

**6 – BOARDS AND COMMISSIONS**

None.

**7 – PRESENTATIONS**

*Board of Supervisors Leadership Retreat* – Eric Dahl, County Administrator

Every two years, the Board of Supervisors have traditionally held a Board of Supervisors retreat to come up with a two-year work plan for the current board. The current two-year work plan was adopted October 2, 2024. The FY26 BOS Budget includes \$7,000 for Professional Services related to a Leadership Retreat. Staff wants to identify the timing for holding the next retreat and any specific requests from the board for reaching out for a facilitator.

- After some discussion, the Board agreed to hold the BOS Retreat on Saturday, October 3, 2026; and revisit the selection of a facilitator after the budget season is over.

*Public Hearing Process* – Dan Whitten, County Attorney

Background for Public Hearings

The Board of Supervisors had a discussion at the meeting on January 21, 2026 regarding the applicant's role during the public hearing process. Past practice has allowed the applicant to make a presentation at the beginning of the public hearing. At the end of the public hearing, past practice has authorized the applicant to provide additional comments and answer questions in rebuttal to comments made by the public. The Board also discussed the role of the applicant when an item is deferred by the Board and whether the applicant can make a new presentation or whether the applicant can only be available to answer questions from the Board.

Background for Deferred Items

The Board at the meeting on January 21 also discussed the role of the applicant when an item is deferred by the Board after a public hearing and whether the applicant can make a new presentation or whether the applicant can only be available to answer questions from the Board. Past practice has authorized the applicant to make a presentation and be available for questions (i.e. Marina Point).

Currently, Section XIX of the Board bylaws have the following language:

J. Prior to initiating a public hearing, the Chair shall recount, either verbatim or by reference, the rules under which the hearing shall be operated, but the Board may amend the rules during the hearing by giving notice of the change to those gathered (e.g., a change to the time limitation for individual speakers).

L. Subject to revocation or extension by the majority of the Board assembled, the Chair may in all matters establish a maximum time for consideration of any matter, and/or limit the amount of time available to each speaker, including Board members, on a matter and/or limit the number of times each speaker may address the Board on a matter ...

N. The Board of Supervisors has set forth the following rules for time limits for various agenda items or comments from the public, unless modified by majority consent of the Board:

2. Presentations shall be limited to ten (10) minutes.

Suggested Bylaw Language for Public Hearings

For zoning matters where a public hearing has been advertised, the planning staff shall be called upon by the Chair to introduce the topic. Then the applicant shall be permitted to speak on behalf of his application and may make a presentation. Next the public hearing shall be opened. At the conclusion of the public hearing, the applicant shall be provided with the opportunity to answer questions or provide additional information.

Suggested Bylaw Language for Deferred Items

For zoning matters where an item has been deferred after a public hearing, the planning staff shall be called upon by the Chair to introduce the topic. Then the applicant shall be permitted to speak on behalf of his application and may make a presentation. The applicant shall be provided with the opportunity to answer questions from the Board of Supervisors.

- After much discussion, the Board directed staff to bring back amendments to the bylaws, including language requiring public hearing presentations and comments from the applicant to be germane to the topic, as well as providing presentations in advance.

*Expressive Activity Policy* – Dan Whitten, County Attorney

This addition to the County Administration Policy would provide guidelines and establish procedures concerning expressive activities conducted by members of the public on and within County property. The County does not currently have an Expressive Activity Policy. This Policy sets guidelines involving access, safety, and use of County property based on property category designation: Operational buildings and facilities, Courthouse Grounds, Parks and Recreation Facilities, and Library Facilities. The Policy includes guidelines involving permitted events and reserved spaces, County bulletin boards, and how to respond to any violations.

- Staff will share the proposed Expressive Activity Policy with the Sherriff’s Office to address any concerns, before bringing the Policy back to the Board at a later meeting.

**8 - ACTION MATTERS**

None.

**9 - PUBLIC HEARING**

None

**10 - CONSENT AGENDA**

The following items were discussed before approval:

*H - Resolution of the Designation of Rural Rustic Highway - Rt 672 Carys Creek Road*

The following items were approved under the Consent Agenda for February 4, 2026:

- *Minutes of January 21, 2026* – Caitlin Solis, Clerk to the Board
- *Accounts Payable Report FY26 October* – Theresa McAlister, Management Analyst
- *Accounts Payable Report FY26 November* – Theresa McAlister, Management Analyst
- *Accounts Payable Report FY26 December* – Theresa McAlister, Management Analyst
- *Resolution of the Designation of Rural Rustic Highway - Rt 672 Carys Creek Road* – Eric Dahl, County Administrator
- *FY26 Fluvanna County Public Schools Insurance Claim – 2017 Thomas School Bus* – Tori Melton, Finance Director

<b>MOTION:</b>	Approve the consent agenda, for the April 19, 2024 Board of Supervisors meeting, and to ratify Accounts Payable and Payroll for October 2025, in the amount of \$3,868,853.88; November 2025, in the amount of \$2,712,119.13; and December 2025, in the amount of \$3,306,529.37.				
<b>MEMBER:</b>	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
<b>ACTION:</b>			Motion		Second
<b>VOTE:</b>	Yes	Yes	Yes	Yes	Yes
<b>RESULT:</b>	<b>5-0</b>				

**11 - UNFINISHED BUSINESS**

None.

**12 - NEW BUSINESS**

*Second Amendment Resolution*

Mr. Sheridan requested the reaffirmation of the Second Amendment Resolution adopted in 2019. Staff was directed to bring a draft Second Amendment Resolution back as an action item at the next meeting.

*2026 General Assembly Resolutions* – Dan Whitten, County Attorney

HB422 (Support)

Prohibits a public utility authorized to furnish water or water and sewer service from filing an application for a rate increase more frequently than once in any three-year period, subject to certain exceptions. The House substitute had a reenactment clause which would require the bill to be approved again next year. There have been 4 rate increases in the last 10 years by Aqua.

HB891/SB443 (Oppose)

Makes utility scale battery energy storage systems a by-right use on any parcel that has been previously approved for utility scale solar and is subject to a special use permit. Legislation would remove such installations from requirements of host siting agreement law. The county currently has approved 3 utility scale solar facilities.

HB711/SB347 (Oppose)

Provide that a ground-mounted solar energy generation facility to be located on property zoned agricultural, commercial, industrial, or institutional shall be permitted by special exception pursuant to various standardized criteria, such as specifications for setbacks, fencing, solar panel height, visual impacts, and grading, and a decommissioning plan for solar energy equipment and facilities, unless otherwise permitted by right. If a locality denies a special exception application for a solar facility, the locality must within 60 days provide to the SCC a written record including the reason for the adverse decision, any finding of nonconformity with the Comprehensive Plan, and the date of the last revision to the Comprehensive Plan.

Modifies the Virginia definition of “agricultural operation” to include electrical production from solar panels concurrent with the production of crops, animals or fowl in the Right to Farm law (§ 3.2-300 et seq.). Modification allows landowners to add solar generation facilities to agricultural operations without obtaining a Special Use Permit.

HB816 (Oppose)

Requires all localities to allow for by-right development and construction of multifamily residential uses on at least 75% of land contained in business zoning district classifications. Prohibits localities from approving a business use on property adjacent to a multifamily residential development that is different from the use in place when the development was approved. Localities must exempt such development from setback, height and frontage requirements if converting an existing building.

HB804 (Oppose)

Requires every locality to increase its total housing stock by 7.5 percent over a five-year period beginning Jan. 1, 2028 unless it has already met this requirement from Jan 1, 2020 through Jan 1, 2025. County increased its housing stock by 8.8% over the time period. Therefore, the County would have to continue to increase its housing stock by 1% for subsequent years. An applicant may appeal to the local Board of Zoning Appeals the rejection of an application that will have the effect of increasing the supply of housing in a locality, if a locality has not made a “good faith effort” to meet required housing targets over a five-year period.

<b>MOTION:</b>	Approve the following resolution: A RESOLUTION TO SUPPORT HOUSE BILL 422				
<b>MEMBER:</b>	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
<b>ACTION:</b>		Motion	Second		
<b>VOTE:</b>	Yes	Yes	Yes	Yes	Yes
<b>RESULT:</b>	<b>5-0</b>				

<b>MOTION:</b>	Approve the following resolution: A RESOLUTION TO OPPOSE HOUSE BILL 891 AND SENATE BILL 443				
<b>MEMBER:</b>	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
<b>ACTION:</b>		Motion	Second		
<b>VOTE:</b>	Yes	Yes	Yes	Yes	Yes
<b>RESULT:</b>	<b>5-0</b>				

<b>MOTION:</b>	Approve the following resolution: A RESOLUTION TO OPPOSE HOUSE BILL 711 AND SENATE BILL 347				
<b>MEMBER:</b>	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
<b>ACTION:</b>		Motion	Second		
<b>VOTE:</b>	Yes	Yes	Yes	No	Yes
<b>RESULT:</b>	<b>4-1</b>				

<b>MOTION:</b>	Approve the following resolution: A RESOLUTION TO OPPOSE HOUSE BILL 1091				
<b>MEMBER:</b>	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
<b>ACTION:</b>		Motion			Second
<b>VOTE:</b>	Yes	Yes	Yes	Yes	Yes
<b>RESULT:</b>	<b>5-0</b>				

<b>MOTION:</b>	Approve the following resolution: A RESOLUTION TO OPPOSE HOUSE BILL 816				
<b>MEMBER:</b>	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
<b>ACTION:</b>	Second	Motion			
<b>VOTE:</b>	Yes	Yes	Yes	Yes	Yes
<b>RESULT:</b>	<b>5-0</b>				

<b>MOTION:</b>	Approve the following resolution: A RESOLUTION TO OPPOSE HOUSE BILL 804				
<b>MEMBER:</b>	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
<b>ACTION:</b>	Second	Motion			
<b>VOTE:</b>	Yes	Yes	No	No	Yes
<b>RESULT:</b>	<b>3-2</b>				

**13 - PUBLIC COMMENTS #2**

At 7:21pm, Chair O'Brien opened the second round of Public Comments.

- Ty Williams, 1671 Carys Creek Rd, spoke in favor of the Second Amendment Resolution.
- Ray Bassi, 50 Smokewood Dr, commented on Tenaska.
- Millie Fife, 889 Jefferson Dr, commented on the Expressive Activities Policy.

With no one else wishing to speak, Chair O'Brien closed the second round of Public Comments at 7:29pm.

**14 - CLOSED MEETING**

None.

- At 7:30pm, a motion was made for a 10-minute recess.

<b>MOTION:</b>	Approve a motion to recess the February 4, 2026 Regular Board of Supervisors meeting to 7:40pm.				
<b>MEMBER:</b>	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
<b>ACTION:</b>		Second	Motion		
<b>VOTE:</b>	Yes	Yes	Yes	Yes	Yes
<b>RESULT:</b>	<b>5-0</b>				

**BUDGET WORK SESSION**

County Administrator's FY27 Budget Proposal and FY28-31 Projected Budgets (The Five-Year Financial Plan) – Eric Dahl, County Administrator

**Budget Development**

- Carefully review revenue projections from all existing revenue sources to minimize the need for tax rate increases.
- Perform a detailed review of all expenditure budgets requested.
- Incorporate essential personnel requests to best support Fluvanna's service, expansion and technical needs.
- Support staff with an adequate compensation and benefits plan.
- Identify any potential funding shortfalls for further discussion during the budget process.
- Determine any service gaps or new services needed.
- Refine and update the future years planning budget projections.

**Budget Pressures**

- Increased costs for providing public safety:
  - Operational costs for expanding the service for the Department of Emergency Services.
  - Costs related to affiliated regional facilities, such as the Blue Ridge Juvenile Detention
  - Maintaining adequate replacement cycles for Sheriff's Office patrol vehicles and Fire & Rescue apparatus
- Aging facilities, fleet and equipment that require significant maintenance.
  - The County and Schools combined have over 33 buildings with HVAC and ~300 vehicles.
- The increasing cost of goods and services.
  - Over the last 12 months, the Consumer Price Index (CPI) increased 2.7%.
- Maintaining competitive salaries and benefits for our County and School System staff.
- New and expanding water and sewer infrastructure to support future County buildings, amenities at Pleasant Grove Park and to support economic development in our designated growth areas.
- Our existing debt load. Future budget years have large capital needs that will require the use of additional debt proceeds, therefore increasing annual debt service amounts.

**FY27 Budget Proposal Highlights**

- Budget totals \$160,936,620
  - Real Estate tax rate of \$0.76 (FY26 - \$0.75)
    - Results in a tax increase of 1.33% for the average homeowner.
  - The personal property tax rate of \$4.10 per \$100 of assessed value remains unchanged from FY2026.
  - No change to the Business Personal Property tax rate (Remains at \$2.90 per \$100 of assessed value)
  - The personal property tax rate for Public Service Corporations reflects a proposed tax rate increase from \$2.90 per \$100 of assessed value to \$4.10 per \$100 of assessed value.
  - No change to the Machinery & Tools tax rate (Remains at \$1.90)
- Overall increase in total County expenditures by \$34,942,579, a 27.7% increase from the FY26 amended budget

**Revenues**

- Projected total revenues will increase by \$34.9 million above the FY26 amended budget amount. The most significant contributing factors are:
  - A net increase of \$1.6M in tax and local operating revenue, mainly in part to the following increases: real estate revenue, delinquent real estate and personal property taxes, local option sales tax, interest earnings and EMS cost recovery.

- A decrease of \$4.0M in Schools state/federal/other local revenue, not including the County contribution. This is due to not receiving Fluvanna County Public Schools adopted funding request at this point.
- A decrease of \$840K in Debt Service revenue.
- A net increase of \$42.4M for CIP project funding, mainly due to the use of proffer funds to fund CIP projects.
- A decrease of \$4.0M in Enterprise Funds.
- A decrease of \$304K in Social Services state/federal revenue.

Revenue Category	FY26 Budget (Amended)	FY27 COAD Proposed	Percent Change
GENERAL FUND OPERATING REVENUE	\$68,365,469	\$70,008,627	2.4%
SCHOOLS	\$37,144,008	\$33,160,100	-10.7%
SOCIAL SERVICES	\$2,360,990	\$2,057,020	-12.9%
DEBT SERVICE	\$1,290,834	\$450,386	-65.1%
CAPTIAL IMPROVEMENT PLAN (CIP)	\$9,611,439	\$51,993,099	441.0%
ENTERPRISE	\$7,221,301	\$3,267,388	-54.8%
<b>REVENUES TOTAL</b>	<b>\$125,994,041</b>	<b>\$160,936,620</b>	<b>27.7%</b>

Expenditures

- Departments, Constitutional Officers and Agency budgets have been reviewed in detail and funded at reasonably levels to cover day-to-day operational requirements

- The County has not received Fluvanna County Public School’s formal funding request, since the FY2027 Budget Request has not yet been presented by the School Board.
- The School System’s full budget request will be presented to the Board of Supervisors on February 25th.

Expenditure Category	FY26 Budget (Amended)	FY27 COAD Proposed	Percent Change
GENERAL GOVERNMENT	\$4,463,931	\$4,708,453	5.5%
JUDICIAL ADMINISTRATION	\$1,901,255	\$2,033,349	6.9%
PUBLIC SAFETY	\$15,118,030	\$16,191,714	7.1%
PUBLIC WORKS	\$4,610,446	\$4,624,483	0.3%
HEALTH AND WELFARE	\$7,801,372	\$7,979,066	2.3%
PARKS, RECREATION & CULTURAL	\$1,525,627	\$1,550,355	1.6%
COMMUNITY DEVELOPMENT	\$1,620,081	\$1,640,455	1.3%
NON-DEPARTMENTAL	\$589,265	\$1,024,427	73.8%
SCHOOLS	\$60,970,224	\$56,950,316	-6.6%
DEBT SERVICE	\$8,876,348	\$7,440,026	-16.2%
CAPITAL IMPROVEMENT PLAN (CIP)	\$10,261,439	\$52,493,099	411.6%
ENTERPRISE	\$8,256,022	\$4,300,877	-47.9%
<b>EXPENDITURES TOTAL</b>	<b>\$125,994,041</b>	<b>\$160,936,620</b>	<b>27.7%</b>

- General Government
  - County Administration - \$219,534 total: (1) new position for a Business Technology Coordinator, (1) new position for a County Engineer/Capital Projects Manager and a County website upgrade.
  - Reassessment - \$72,268 total: Increased costs for contracting with a new reassessment firm, year 1 start-up costs for Eagleview GSD Aerial Imagery and postage.
  - Information Technology - \$79,103 total: Increases for Microsoft Office 365, COR Vision 8 CAMA software subscription and other software licensing.
- Judicial Administration
  - Commonwealth Attorney- \$112,139 total: (1) new position for an Asst. Commonwealth Attorney.
- Public Safety
  - E-911 - \$540,811 total: (1) new position for a Deputy Director of Communications and VESTA System Replacement (5-year life with 5 years Motorola Monitoring and Warranty).
  - Fire and Rescue - \$105,499 total: Increased contributions to Lake Monticello Volunteer Fire, Rescue and Water Rescue and Fluvanna County Volunteer Fire Department.
  - Correction and Detention - \$80,291 total: Blue Ridge Juvenile Detention proposed cost increase.
- Public Safety (cont.)
  - Emergency Services - \$268,525 total: Costs associated with converting the Kents Store Rescue Station from a 12-hour shift ambulance to a 24-hour shift ambulance, which requires adding (2) EMT-BLS and (2) EMT-ALS positions.
  - Public Animal Shelter - \$83,857 total: Fluvanna County utilizes the Fluvanna SPCA as its public animal shelter. Their submitted budget covers cost increases to retain a quality workforce and a capital funding contribution for a building expansion.
- Health and Welfare
  - CSA Purchase of Services - \$202,200 total: Primary increase for private day placement for clients of the Children’s Service Act. This increase has some offsets for state matching funds.
- Non-Departmental

- BOS and Personnel Contingency - \$65,047 total: The County has a contingency policy that states we will maintain Board and Personnel contingency lines in the general fund to pay for needs caused by unforeseen emergencies, including unanticipated expenditures of a nonrecurring nature, or to meet unexpected small increases in service delivery cost. These contingency lines shall be budgeted at least 0.5% of governmental general fund expenditures. This increase will bring these contingency amounts in line with the policy. In addition, the proposed (8) new positions recommended in the County Administrators proposed budget reflect pay scale minimums for the salary, an additional 9% personnel contingency was included for the hiring those positions.
  - Staff Pay Plan and Health Insurance Costs - \$614,380 total: The specifics will be discussed below under Employee Compensation and Health Insurance.
- **Employee Compensation**
    - Maintain competitive compensation to attract and retain high quality employees.
    - \$337,516 - 2% COLA for all County staff July 2026 (1% = \$169K).
    - Compensation Board reimbursement for the COLA is \$58,072
  - **Health Insurance**
    - Health insurance cost increases have been significant fiscal influences every year.
    - The budget includes \$276,864 to cover an 8.0% increase, and lessen any adverse impact on employees.
    - Each 1% premium increase represents approximately \$34,608

Health Insurance Premium Change	
Year	% Rate Change
FY17	7.00%
FY18	10.69%
FY19	16.33%
FY20	18.00%
FY21	-21.20%
FY22	8.40%
FY23	9.00%
FY24	4.30%
FY25	11.00%
FY26	6.40%

- **New Position Requests**

Position	Department	Notes
Included in FY2027 Budget Proposal (planned for July 2026)		
Business Technology Coordinator	County Administration	New FT Position
County Engineer/Capital Projects Manager	County Administration	New FT Position
Asst. Commonwealth Attorney	Commonwealth Attorney	New FT Position
Deputy Director of Communications	E911	New FT Position
EMT-BLS	Emergency Services	New FT Position
EMT-BLS	Emergency Services	New FT Position
EMT-ALS	Emergency Services	New FT Position
EMT-ALS	Emergency Services	New FT Position
Not Included in FY2027 Budget Proposal (planned for July 2026)		
Communications Specialist/PIO	County Administration	New FT Position
Deputy COR II	Commissioner of the Revenue	New FT Position
Deputy Treasurer II	Treasurer	New FT Position
Paralegal	Commonwealth Attorney	New FT Position
Crew Chief	Public Utilities	New FT Position
Pipe Technicians 1,2	Public Utilities	New FT Position
Pipe Technicians 1,2	Public Utilities	New FT Position
Social Services Asst. Director	Social Services	New FT Position
Library Asst. II	Library	New FT Position
Park Maintenance Worker	Parks and Recreation	New PT Position
Dir. of Communications and Technology	E911	Position Upgrade
Sheriff's Office – (7) Position Raises	Sheriff's Office	Targeted Raises

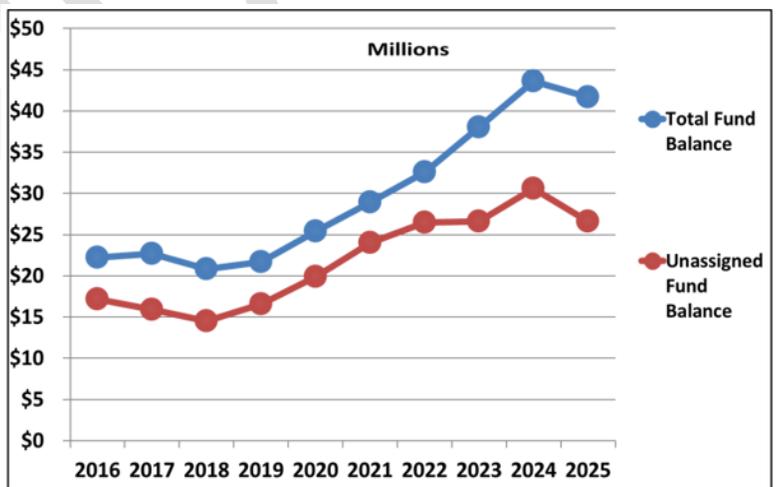
- The County has made a practice of using unassigned fund balance to fund one-time expenditures.
- Many requested projects of less urgency were delayed until later fiscal years to avoid affecting the tax rates, fund balance or debt service funding requirements.
- Cannot continue to defer essential maintenance, facilities, equipment, and vehicles; before long they will be beyond effective life, potentially compromise safety, or fail at a critical time of use.
- Debt service financing may be required to maintain adequate and safe service levels for the community.

Project	Department/ Agency	\$ Included	\$ NOT Included
PG Bathroom near Playground	P&R		\$690,000
PG Multi-Purpose Shelter	P&R	\$199,000	
PG Concrete Slabs (2 Structures)	P&R		\$95,000
Community Center Playground Amenities	P&R	\$308,000	
Community Center Basketball to Pickleball Court	P&R		\$128,000
Carysbrook Sports Complex Basketball Court	P&R		\$68,500
Carysbrook Sports Complex Playground Update	P&R	\$192,000	
<b>Community Services</b>	<b>Subtotal</b>	<b>\$699,000</b>	<b>\$981,500</b>
COR & Treasurer Updated Billing Software	COR & Treasurer		\$303,000
<b>Governmental</b>	<b>Subtotal</b>	<b>\$0</b>	<b>\$303,000</b>
Fork Union Water Supply	Public Utilities	\$43,148,330	
PG Park and Commons Blvd Water System	Public Utilities	\$1,507,000	
<b>Public Utilities</b>	<b>Subtotal</b>	<b>\$44,655,330</b>	<b>\$0</b>
Capital Reserve Maintenance Fund	Public Works	\$250,000	
Palmyra Fire Co. #1 Parking Lot Paving	Public Works	\$120,000	
Social Services Vehicle	Public Works	\$35,000	
Parks & Recreation Vehicle	Public Works	\$55,000	
Community Center Driveway/Parking Lot Paving	Public Works	\$180,000	
Community Center Renovations	Public Works		\$500,000
New Government Center Building	Public Works	\$2,214,929	
<b>Public Works</b>	<b>Subtotal</b>	<b>\$2,854,929</b>	<b>\$500,000</b>
Sheriff Vehicles Expansion	Sheriff	\$410,000	
Lower Lot Fencing – Parking Lot & Sally Port	Sheriff	\$80,000	
<b>Sheriff</b>	<b>Subtotal</b>	<b>\$490,000</b>	<b>\$0</b>
Building/Server Room UPS	E911	\$250,000	
<b>E911</b>	<b>Subtotal</b>	<b>\$250,000</b>	<b>\$0</b>

Replacement of Unit 5	EMS	\$546,000	
Stryker Cots	EMS		\$150,000
Lifepak Cardiac Monitors	EMS		\$648,287
<b>Emergency Services</b>	<b>Subtotal</b>	<b>\$546,000</b>	<b>\$798,287</b>
Engine 11 - Palmyra	Fire & Rescue		\$1,684,330
Car 10 - Palmyra	Fire & Rescue		\$126,470
Ambulance 552 – Lake Monticello	Fire & Rescue	\$546,000	
Dive 5 – Lake Monticello	Fire & Rescue		\$450,930
Support 57 – Lake Monticello	Fire & Rescue		\$128,310
Turnout Gear Replacement	Fire & Rescue	\$167,840	
Thermal Imaging Camera Replacement	Fire & Rescue	\$144,000	
<b>Fire and Rescue</b>	<b>Subtotal</b>	<b>\$857,840</b>	<b>\$2,390,040</b>
Capital Reserve Maintenance Fund	Schools	\$250,000	
Schools Buses and Transportation Fleet	Schools	\$990,000	
Student Transport and Operations	Schools	\$100,000	
Custodial, Campus, Grounds and Field Equip.	Schools	\$150,000	
Bus Garage and Access Road Paving	Schools	\$275,000	
Instructional Technology – Virtualization	Schools		\$1,000,000
Food Service Cooler Generators	Schools		\$100,000
FCHS Locker Rooms and Field House	Schools		\$3,000,000
FCHS Gym Floors Resurfaced and Painted	Schools	\$100,000	
FMS Retaining Wall Replaced at the Annex Gym	Schools	\$75,000	
CEN Classroom, Office, and School Carpet/Tile	Schools	\$125,000	
CAR Fire Panel Replacement	Schools	\$75,000	
<b>Schools</b>	<b>Subtotal</b>	<b>\$2,140,000</b>	<b>\$4,100,000</b>
	<b>Grand Total</b>	<b>\$52,493,099</b>	<b>\$9,072,827</b>

Fund Balance

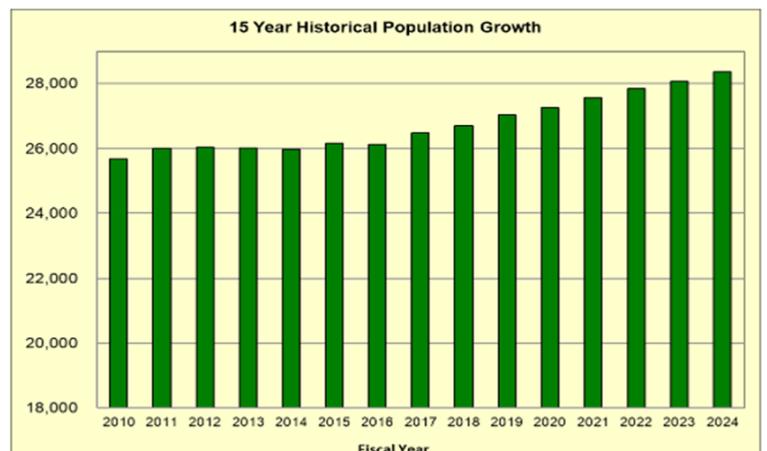
- Fluvanna continues to adhere to a conservative fund balance policy that maintains unassigned restricted fund balance at a minimum of 12% of General Fund revenues and the School Fund revenues, less the County’s funding portion from the General Fund.
- As of June 30, 2025:
  - Unassigned restricted fund balance is \$12,022,656.
  - Unassigned unrestricted fund balance is currently \$14,585,271 (use toward capital projects).
  - FY27 includes \$8,859,600



Source: Fluvanna County Annual Comprehensive Financial Report – June 20, 2025.

Economic Factors

- Annual Unemployment Rate
  - US 4.0%, VA 2.9% & Fluvanna 2.4%
  - Fluvanna Monthly Unemployment Rate
    - Nov. 2025: 3.5%
- Sales Tax
  - 2023 to 2024 increased 3.46%
    - Changes implemented for online retailers making more than \$100,000 in annual gross sales to collect and pay sales tax starting July 1, 2019.
- Population Growth
  - 2000 to 2010 increased 28.2%
    - 25,691
  - 2010 to 2020 increased 6.1%
    - 27,249
  - 2020 to 2024 increased 4.0%
- Total Building Permits\*
  - 2021: 631
  - 2022: 840 (33%)
  - 2023: 651 (-22%)
  - 2024: 616 (-5%)
  - 2025: 716 (16%)
  - Permits for new home construction\*
    - 2021: 184



Source: Weldon Cooper Center for Public Service, Demographics & Workforce Group

- 2022: 169 (-8%)
- 2023: 109 (-35%)
- 2024: 137 (25%)
- 2025: 191 (39%)

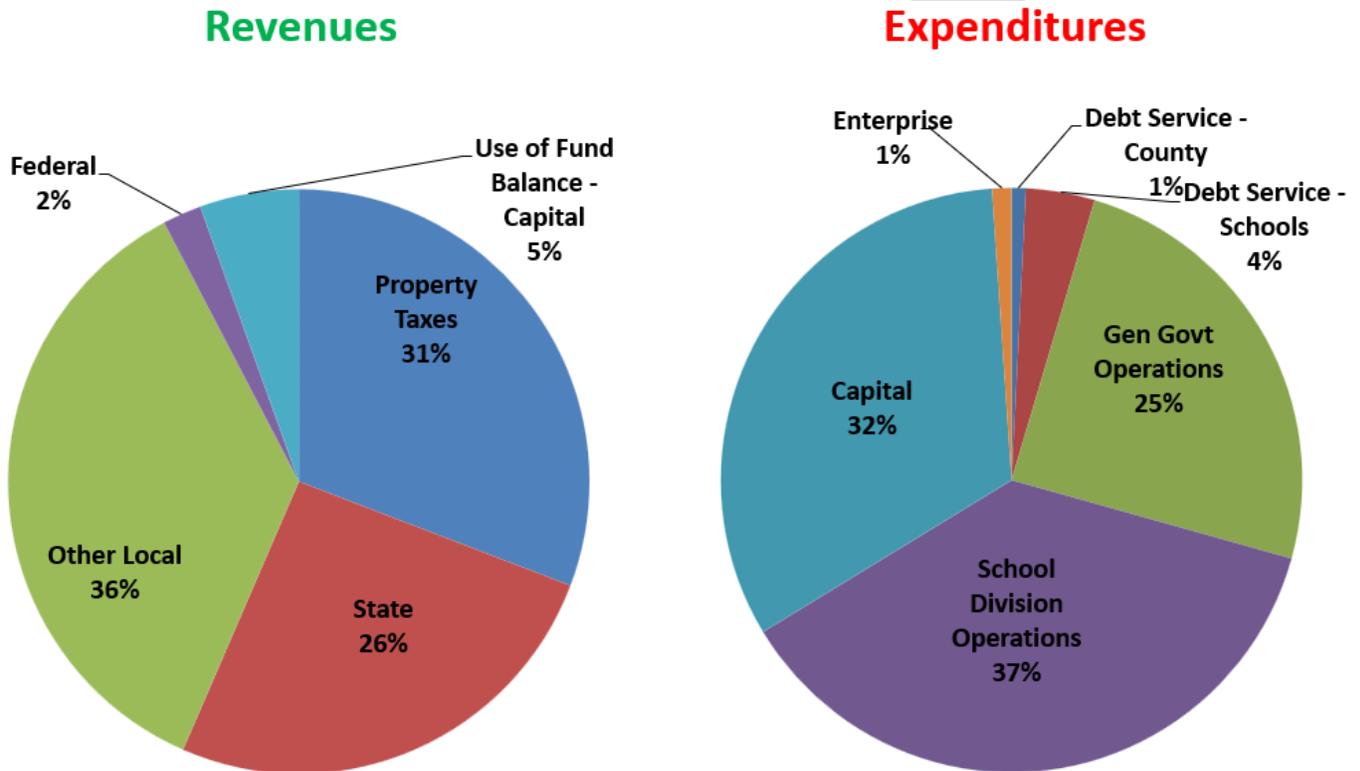
• *\*numbers are based upon calendar year*

**New Revenue Sources**

- Staff continues to review and investigate other potential new and existing revenue sources. New sources would include:
  - The Business License fee would be a standard, nominal flat annual fee for operating a business in the County.
  - A Business, Professional, and Occupational License (BPOL) tax is a local level tax levied on businesses' gross receipts in the locality, with the locality setting rates based upon an industry classification and determining the level of gross receipts that triggers having to pay the tax.

*FY27 Revenues and Expenditures – Tori Melton, Director of Finance*

FY27 COAD Proposed Budget - \$160,936,620



**General Fund Revenue Summary – FY25-27**

A	B	C	D	E
Revenue Source	FY25 Actual	FY26 Amended Budget	FY27 COAD	FY27 to FY26 Budget (Inc/Dec)
General Property Taxes	\$46,238,230	\$48,516,602	\$47,749,085	(\$767,517)
Other local taxes	5,862,253	6,026,500	6,383,000	\$356,500
Permits and fees	504,728	462,750	465,700	\$2,950
Fines and forfeitures	31,416	51,000	16,000	(\$35,000)
Use of money	1,411,795	679,165	1,103,000	\$423,835
Charges for services	1,349,758	1,377,300	1,524,700	\$147,400
Miscellaneous	574,862	100,000	105,250	\$5,250
Recovered Cost	387,869	484,314	295,095	(\$189,219)
Commonwealth	10,062,111	10,028,563	10,149,687	\$121,124
Federal	1,977,562	1,785,265	1,556,771	(\$228,494)

**Top 4 Local Revenue Sources**

A	F			G
Revenue Source	FY25 Actual	FY26 Amended	FY27 COAD	FY27 to FY26 Inc/Dec
Real Estate Taxes	\$30,447,276	\$32,570,674	\$33,428,706	\$858,032
Personal Property Taxes	10,949,948	12,456,526	11,347,232	(1,109,294)
Public Service Corporation	3,788,786	3,611,330	4,733,630	1,122,300
Local Sales Taxes	2,910,012	3,060,000	3,125,000	65,000

<b>PPTRA</b>	<b>\$2,996,570</b>
<b>Compensation Board</b>	<b>\$2,961,649</b>
<b>CSA</b>	<b>\$2,305,337</b>
<b>Social Services</b>	<b>\$770,792</b>
<b>Miscellaneous</b>	<b>\$1,115,339</b>
<b>TOTAL</b>	<b>\$10,149,687</b>

Real Estate Tax

#	Category	FY27 Residential	FY27 Commercial	Final Date
1	<b>Total Assessed Real Estate Value</b>	<b>\$4,923,597,962</b>	<b>\$124,369,586</b>	<b>Supplements thru Oct.</b>
2	Non-Taxable Real Estate Value	-\$331,788,095	\$0	
3	<b>Total Taxable Real Estate Value</b>	<b>\$4,591,809,867</b>	<b>\$124,369,586</b>	<b>Supplements thru Oct.</b>
4	Land Use, Conservation Easements, and Open Space Agreements (Est.)	-\$298,921,895	N/A	April
5	Tax Relief for Elderly/Veterans (Est.)	-\$142,625,720	N/A	April 1
6	<b>Revised Taxable Real Estate Value</b>	<b>\$4,150,262,252</b>	<b>\$124,369,586</b>	
7	Divided By	100	100	
8	Times Tax Rate	\$0.760	\$0.760	
9	<b>Taxable Real Estate Revenue</b>	<b>\$31,541,993</b>	<b>\$945,209</b>	
10	Collection Rate	99.0%	99.0%	
11	<b>FY27 Budget Real Estate Tax</b>	<b>\$31,226,573</b>	<b>\$935,757</b>	<b>6</b>

Real Estate Penny Calculation

Real Estate (Residential) Value/100	\$41,502,623
Real Estate (Commercial) Value/100	\$1,243,696
Public Utilities Value/100	\$6,119,072
Mobile Homes Value/100	\$21,765
<b>Total Value/100</b>	<b>\$48,887,156</b>
Times \$0.01	\$0.01
<b>Revenue generated by each \$0.01 increase in tax rate (100% Collection Rate)</b>	<b>\$488,872</b>
<b>Per Penny Amount</b> (Collection Rates: 99.0% Real Estate, 100% Public Utilities, and 99.0% Mobile Homes)	<b>\$484,596</b>

A	B	C	D	E
Expenditure	FY25 Actual	FY26 Amended Budget	FY27 COAD	FY27 to FY26 Budget (Inc/Dec)
General Govt	\$4,114,259	\$4,463,931	\$4,708,453	\$244,522
Judicial Admin	1,770,866	1,901,255	2,033,349	\$132,094
Public Safety	13,762,008	15,118,030	16,191,714	\$1,073,684
Public Works	3,297,034	4,610,446	4,624,483	\$14,037
Health & Welfare	7,115,449	7,801,372	7,979,066	\$177,694
Education	22,269,388	23,826,216	23,790,216	(\$36,000)
Parks, Rec. & Library	1,450,982	1,525,627	1,550,355	\$24,728
Comm. Development	1,756,045	1,620,081	1,640,455	\$20,374
Non-departmental	277,012	589,265	1,024,427	\$435,162

**15 - ADJOURN**

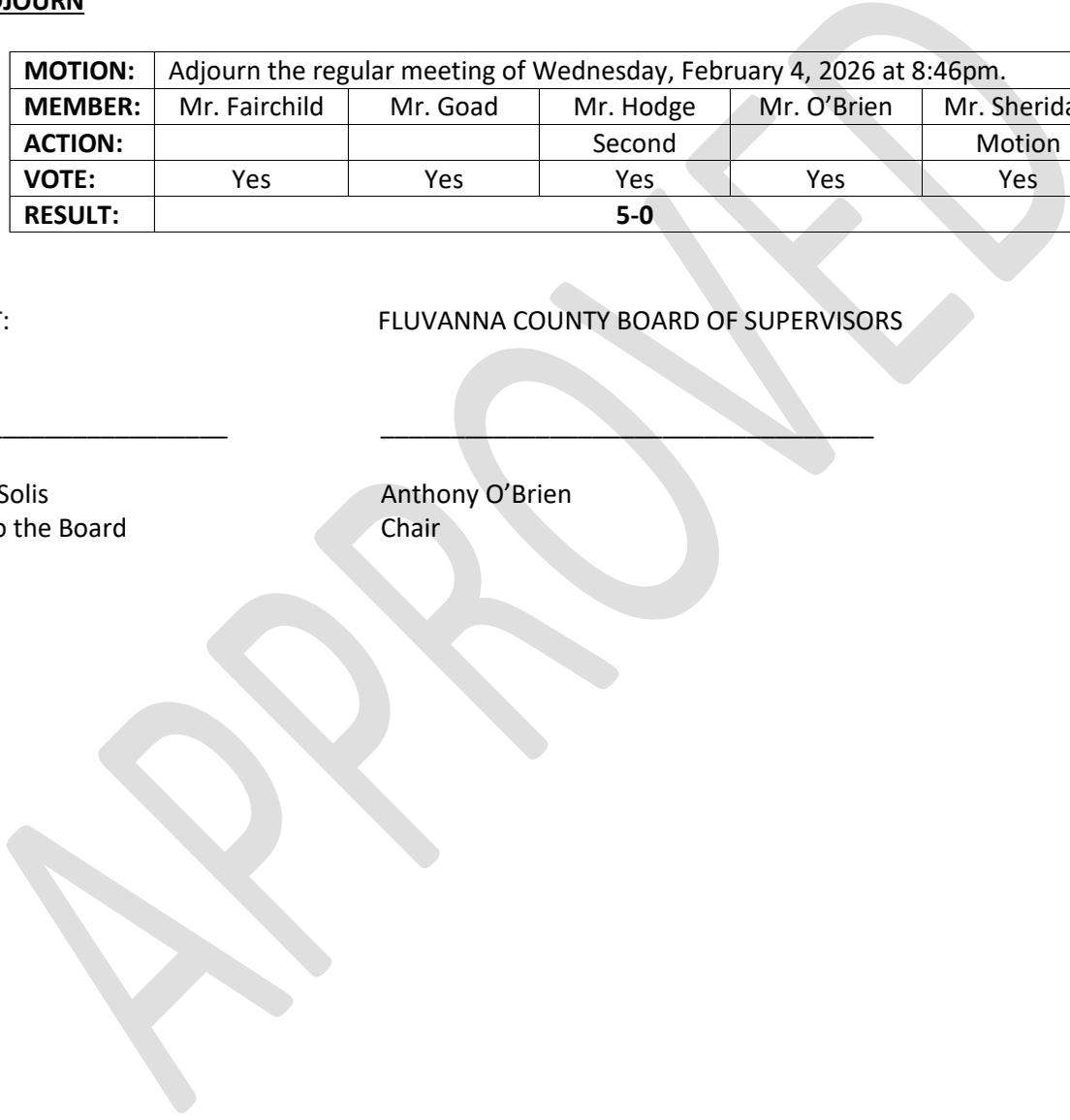
<b>MOTION:</b>	Adjourn the regular meeting of Wednesday, February 4, 2026 at 8:46pm.				
<b>MEMBER:</b>	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
<b>ACTION:</b>			Second		Motion
<b>VOTE:</b>	Yes	Yes	Yes	Yes	Yes
<b>RESULT:</b>	<b>5-0</b>				

ATTEST:

FLUVANNA COUNTY BOARD OF SUPERVISORS

\_\_\_\_\_  
 Caitlin Solis  
 Clerk to the Board

\_\_\_\_\_  
 Anthony O'Brien  
 Chair





**BOARD OF SUPERVISORS**  
 County of Fluvanna  
 Palmyra, Virginia  
**RESOLUTION No. 03-2026**

**A RESOLUTION DESIGNATING RURAL RUSTIC ROAD PROJECT  
 ROUTE 672, CARYS CREEK ROAD**

**WHEREAS**, Section 33.2-332 of the *Code of Virginia*, permits the hard surfacing of certain unpaved roads deemed to qualify for designation as a Rural Rustic Road; and

**WHEREAS**, any such road must be located in a low-density development area and have no more than 1,500 vehicles per day; and

**WHEREAS**, the Board of Supervisors of Fluvanna County, Virginia desires to consider whether Route 672 Carys Creek Road, from Route 15 James Madison Highway one mile towards Route 671 Gold Mine Road should be designated a Rural Rustic Road; and

**WHEREAS**, the Board is unaware of pending development that will significantly affect the existing traffic on this road; and

**WHEREAS**, the Board believes that this road should be so designated due to its qualifying characteristics; and

**WHEREAS**, this road is in the Board’s six-year plan for improvements to the secondary system of state highways.

**NOW, THEREFORE, BE IT RESOLVED**, the Board hereby designates this road a Rural Rustic Road, and requests that the Resident Engineer for the Virginia Department of Transportation concur in this designation.

**BE IT FURTHER RESOLVED**, the Board requests that this road be hard surfaced and, to the fullest extent prudent, be improved within the existing right-of-way and ditch-lines to preserve as much as possible the adjacent trees, vegetation, side slopes, and rural rustic character along the road in their current state.

**BE IT FURTHER RESOLVED**, that a certified copy of this resolution be forwarded to the Virginia Department of Transportation Resident Engineer.

**THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED** by the Fluvanna County Board of Supervisors at the Regular Meeting of the Board held on the 4th day of February, 2026;

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

Attest:

\_\_\_\_\_  
 Anthony P. O’Brien, Chair  
 Fluvanna County Board of Supervisors



**BOARD OF SUPERVISORS**

County of Fluvanna  
Palmyra, Virginia

**RESOLUTION No. 04-2026**

**A RESOLUTION TO SUPPORT HOUSE BILL 422  
(DELEGATE NICOLE COLE)**

**WHEREAS**, the 2026 Virginia General Assembly has convened to consider the passage of legislation that would amend laws affecting the residents of the County of Fluvanna; and

**WHEREAS**, House Bill 422 prohibits a public utility authorized to furnish water or water and sewer service from filing an application for a rate increase more frequently than once in any three-year period, subject to certain exceptions; and

**WHEREAS**, this change would impact the ability of Aqua Virginia, Inc. to file for rate increases impacting approximately 15,000 Fluvanna County residents; and

**WHEREAS**, there have so far been four rate increases made by Aqua Virginia, Inc. in the last ten years; and

**WHEREAS**, the impact of these rate increases falls disproportionately on single-family residential citizens in Fluvanna County.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Fluvanna County hereby expresses its support for House Bill 422, which would limit the ability of a public utility to file applications for rate increases.

**THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED** by the Fluvanna County Board of Supervisors at a meeting of the Board held on the 4th day of February 2026.

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

Attest:

\_\_\_\_\_  
Anthony P. O'Brien, Chair  
Fluvanna County Board of Supervisors



**BOARD OF SUPERVISORS**

County of Fluvanna  
Palmyra, Virginia

**RESOLUTION No. 05-2026**

**A RESOLUTION TO OPPOSE HOUSE BILL 891 (DELEGATE IRENE SHIN) AND SENATE BILL 443 (SENATOR JEREMY S. MCPIKE)**

**WHEREAS**, the 2026 Virginia General Assembly has convened to consider the passage of legislation that would amend laws affecting the authority and operation of Virginia local governments; and

**WHEREAS**, House Bill 891 and Senate Bill 443 make utility-scale Battery Energy Storage Systems (BESS) a by-right use on any parcel that has previously been approved for utility-scale solar and that is subject to an approved special use permit; and

**WHEREAS**, this change would allow the installation of battery storage infrastructure on any land associated with any utility-scale solar site in Fluvanna, without the input of the County Board of Supervisors and its constituents; and

**WHEREAS**, the County Board of Supervisors has issued a special use permit for three separate utility scale solar facilities;

**WHEREAS**, this legislation exempts such installations from the Virginia statutory requirement that applicants give the County written notice of their intent to locate in Fluvanna and request a meeting to negotiate a host siting agreement (§ 15.2-2316.7); and

**WHEREAS**, localities should have the authority to address all impacts and all choices associated with utility-scale solar and battery storage facilities.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Fluvanna County hereby expresses its opposition to House Bill 891 and Senate Bill 443 because they preempt local authority and local decision-making.

**THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED** by the Fluvanna County Board of Supervisors at a meeting of the Board held on the 4th day of February 2026.

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

Attest:

\_\_\_\_\_  
Anthony P. O'Brien, Chair  
Fluvanna County Board of Supervisors



**BOARD OF SUPERVISORS**

County of Fluvanna  
Palmyra, Virginia

**RESOLUTION No. 06-2026**

**A RESOLUTION TO OPPOSE HOUSE BILL 711 (DELEGATE CHARNIELE L. HERRING) AND SENATE BILL 347 (SENATOR SCHUYLER T. VANVALKENBURG)**

**WHEREAS**, the 2026 Virginia General Assembly has convened to consider the passage of legislation that would amend laws affecting the authority and operation of Virginia local governments; and

**WHEREAS**, the Board of Supervisors opposes House Bill 711 and Senate Bill 347, which provide that a ground-mounted solar energy generation facility to be located on property zoned agricultural, commercial, industrial, or institutional shall be permitted pursuant to various standardized criteria, such as specifications for setbacks, fencing, solar panel height, visual impacts, and grading, and a decommissioning plan for solar energy equipment and facilities, unless otherwise permitted by right; and

**WHEREAS**, under the legislation, a locality is required to consider every special exception application for solar facilities that conforms to these standardized criteria in property zoned agricultural, commercial, industrial, or institutional; and

**WHEREAS**, under the legislation, if a locality denies a special exception application for a solar facility, the locality must within sixty days provide to the State Corporation Commission a written record including the reason for the adverse decision, any finding of nonconformity with the Comprehensive Plan, and the date of the last revision to the Comprehensive Plan; and

**WHEREAS**, in Fluvanna County, utility scale solar generation facilities are authorized only by special use permit in S-1, B-1, B-C, I-1, and I-2 zoning districts and subject to specific siting regulations; and

**WHEREAS**, localities should have the authority to address all public health, safety and welfare impacts associated with utility-scale solar facilities.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Fluvanna County hereby expresses its opposition to House Bill 711 and Senate Bill 347, which require consideration of every conforming special exception application for solar facilities in property zoned agricultural, commercial, industrial, or institutional, thereby overriding local authority and effectively rendering the County’s duly-enacted zoning of no effect.

**THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED** by the Fluvanna County Board of Supervisors at a meeting of the Board held on the 4th day of February 2026.

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

Attest:

\_\_\_\_\_  
Anthony P. O’Brien, Chair  
Fluvanna County Board of Supervisors



**BOARD OF SUPERVISORS**

County of Fluvanna  
Palmyra, Virginia

**RESOLUTION No. 07-2026**

**A RESOLUTION TO OPPOSE HOUSE BILL 1091  
(DELEGATE AMY J. LAUFER)**

**WHEREAS**, the 2026 Virginia General Assembly has convened to consider the passage of legislation that would amend laws affecting the authority and operation of Virginia local governments; and

**WHEREAS**, House Bill 1091 modifies the Virginia definition of “agricultural operation” to include electrical production from solar panels concurrent with the production of crops, animals or fowl in the Right to Farm law (§ 3.2-300 et seq.); and

**WHEREAS**, this modification allows landowners to add solar generation facilities to agricultural operations without obtaining a Special Use Permit; and

**WHEREAS**, in Fluvanna County, utility scale solar generation facilities are authorized only by special use permit in S-1, B-1, B-C, I-1, and I-2 zoning districts; and

**WHEREAS**, localities should have the authority to address all impacts and all choices associated with utility-scale solar.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Fluvanna County hereby expresses its opposition to House Bill 1091, which overrides local authority and effectively renders the County’s duly-enacted zoning ordinance of no effect.

**THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED** by the Fluvanna County Board of Supervisors at a meeting of the Board held on the 4th day of February 2026.

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

Attest:

\_\_\_\_\_  
Anthony P. O’Brien, Chair  
Fluvanna County Board of Supervisors



**BOARD OF SUPERVISORS**

County of Fluvanna  
Palmyra, Virginia

**RESOLUTION No. 08-2026**

**A RESOLUTION TO OPPOSE HOUSE BILL 816  
(DELEGATE DAN I. HELMER)**

**WHEREAS**, the 2026 Virginia General Assembly has convened to consider the passage of legislation that would amend laws affecting the authority and operation of Virginia local governments; and

**WHEREAS**, House Bill 816 requires all local zoning ordinances to allow by-right development and construction of multifamily residential uses on at least 75 percent of all land zoned commercial or business; and

**WHEREAS**, the bill also requires the zoning ordinance to exempt any proposed development that converts an existing building to a multifamily residential use from any setback, height, or frontage requirements, and prohibits localities from approving any new commercial or business use on a property adjacent to an approved multifamily residential development; and

**WHEREAS**, Fluvanna County has, through its Comprehensive Plan and capital improvements, made strategic investments to provide for managed growth in business, jobs, and housing; and

**WHEREAS**, a state mandate to allow for multi-family residential use on land planned and zoned for commercial and business growth invalidates publicly invested time and money and ignores the County’s role in making local land use decisions.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Fluvanna County hereby expresses its opposition to House Bill 816, which preempts local authority and local decision-making.

**THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED** by the Fluvanna County Board of Supervisors at a meeting of the Board held on the 4th day of February 2026.

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

Attest:

\_\_\_\_\_  
Anthony P. O’Brien, Chair  
Fluvanna County Board of Supervisors



**BOARD OF SUPERVISORS**

County of Fluvanna  
Palmyra, Virginia

**RESOLUTION No. 09-2026**

**A RESOLUTION TO OPPOSE HOUSE BILL 804  
(DELEGATE DAN I. HELMER)**

**WHEREAS**, the 2026 Virginia General Assembly has convened to consider the passage of legislation that would amend laws affecting the authority and operation of Virginia local governments; and

**WHEREAS**, House Bill 804 requires every locality to increase its total housing stock by 7.5 percent over a five-year period beginning Jan. 1, 2028; and

**WHEREAS**, under the bill, an applicant may appeal to the local Board of Zoning Appeals the rejection of an application that will have the effect of increasing the supply of housing in a locality, if a locality has not made a “good faith effort” to meet required housing targets over a five-year period; and

**WHEREAS**, Virginia law already requires localities to include in their comprehensive plans “...the designation of areas and implementation of measures for the construction, rehabilitation and maintenance of affordable housing, which is sufficient to meet the current and future needs of residents of all levels of income in the locality while considering the current and future needs of the planning district within which the locality is situated”; and

**WHEREAS**, the bill preempts local decision-making authority and creates additional state level policies and targets for housing that are more appropriate for localities and regions to establish; and

**WHEREAS**, under state law, the Board of Zoning Appeals is specifically not granted the “... power to rezone property or to base board decisions on the merits of the purpose and intent of local ordinances duly adopted by the governing body.”

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Fluvanna County hereby expresses its opposition to House Bill 804, which preempts local authority and local decision-making.

**THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED** by the Fluvanna County Board of Supervisors at a meeting of the Board held on the 4th day of February 2026.

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

Attest:

\_\_\_\_\_  
Anthony P. O’Brien, Chair  
Fluvanna County Board of Supervisors