

FLUVANNA COUNTY BOARD OF ZONING APPEALS
Fluvanna County Administration Building
 Morris Room
September 16, 2025, 7:00 PM

Members Present: Ed Zimmer
 Harold Morris
 Don Reynard
 Easton Loving

Staff Present: Jason Overstreet, Senior Planner
 Todd Fortune, Planning Director
 Dan Whitten, County Attorney
 Noble Pearson, Assistant County Attorney

1. Call to Order:

Chairman Morris called the Board of Zoning Appeals meeting of September 16, 2025 to order at 7:00 pm.

2. Pledge of Allegiance, Moment of Silence

3. Adoption of Agenda:

MOTION:	Motion to Adopt the Agenda for September 16, 2025				
MEMBER:	Morris		Loving	Zimmer	Reynard
ACTION:			Motion		Second
VOTE:	Aye		Aye	Aye	Aye
RESULT:	4-0 Approved				

4. Election of Vice Chairman

- Mr. Zimmer was nominated by Mr. Loving

MOTION:	Motion to elect Ed Zimmer as Vice Chair of the Board				
MEMBER:	Morris		Loving	Zimmer	Reynard
ACTION:			Motion		Second
VOTE:	Aye		Aye	Aye	Aye
RESULT:	4-0 Approved				

5. Election of Secretary

- Jenny Faulknier was nominated by Mr. Loving

MOTION:	Motion to elect Jenny Faulknier as Secretary of the Board				
MEMBER:	Morris		Loving	Zimmer	Reynard
ACTION:			Second	Motion	
VOTE:	Aye		Aye	Aye	Aye
RESULT:	4-0 Approved				

6. Approval of Minutes:

MOTION:	Board of Zoning Appeals Minutes of May 6, 2025				
MEMBER:	Morris		Loving	Zimmer	Reynard
ACTION:			Second		Motion
VOTE:	Aye		Aye	Abstain	Aye
RESULT:	3-0 Approved, 1 Abstain				

7. Public Hearing:

- **BZA 25:04** – Pardee Virginia Timber 2 LLC: A request for a Variance to Section 22-4-3 (C) (1) (b) of the Fluvanna County Code to allow for a reduction of the required minimum frontage from three hundred (300) feet to one hundred (100) feet on State Route 639 for the parcel identified as Tax Map 28, Section 10, Parcel 1.
- Mr. Overstreet presented the case details and explained that the subject parcel is considered a corner lot and must meet frontage requirements on both roads that it fronts.
- Mr. Reynard asked when the lot was sold and what was the intent of the applicant that required a variance. He also inquired if the nonconformity existed when the lot was purchased. Inquired if the frontage of the lot has changed.
- Chairman Morris opened the public hearing at 7:17pm.
- Patty Reynard Inquired if the property has been timbered by the current owner and voiced concerns about keeping the county rural. Voiced opposition to the variance request.
- Edward Propst questioned what was planned for the land use and proposed density of housing. Where is the water coming from will it be public. Will there be a development on the border with his property.
- BZA members discussed the nonconformity and the use of the Long Acre Road. The County Attorney advised that the condition offered by the applicant to eliminate access to the lot from Long Acre Road could be added as a condition for approval.

MOTION:	I move that the board of zoning appeals approve BZA 26:08 – a request for a one hundred (100) foot variance to section 22-4-3 (D) of the Fluvanna County Code to allow a reduction of the required lot width at setback, and for a fifty (50) foot variance to section 22-4-3 (E) (2) of the Fluvanna County Code to allow a reduction of the required front setback for the parcel identified as Tax Map 17, Section 29, Parcel 1.				
MEMBER:	Morris		Loving	Zimmer	Reynard
ACTION:			Motion	Second	
VOTE:	Aye		Aye	Aye	Nay
RESULT:	3-1 Approved				

8. Unfinished Business:

- The board discussed amending the meeting time to 6 PM.

MOTION:	Motion to change the meeting start time to 6:00 pm				
MEMBER:	Morris		Loving	Zimmer	Reynard
ACTION:				Motion	Second
VOTE:	Aye		Aye	Aye	Aye
RESULT:	4-0 Approved				

9. New Business:

- None

10. Adjournment:

MOTION:	Adjourn at 7:36 pm by consent.				
MEMBER:	Morris		Loving	Zimmer	Reynard
ACTION:			Motion		Second
VOTE:	Aye		Aye	Aye	Aye
RESULT:	4-0 Approved				

➤ Meeting Minutes recorded by Jason Overstreet, Zoning Administrator



Chairman Harold Morris
Fluvanna County Board of Zoning Appeals