

FLUVANNA COUNTY BOARD OF ZONING APPEALS

Fluvanna County Administration Building
Morris Room

February 17, 2026, 7:00 PM

Members Present:

Ed Zimmer
Harold Morris
R. Easton Loving
Donald Reynard (via Zoom)

Staff Present:

Jason Overstreet, Senior Planner
Jenny Cassell Faulknier, Secretary to the BZA
Noble Pearson, Assistant County Attorney

1. Call to Order:

Jason Overstreet called the Board of Zoning Appeals meeting of February 17, 2026 to order at 7:00 pm.

2. Pledge of Allegiance, Moment of Silence

3. Adoption of Agenda:

MOTION:	Motion to Adopt the Agenda for February 17, 2026				
MEMBER:	Morris		Loving	Zimmer	Reynard
ACTION:			Motion	Second	
VOTE:	Aye		Aye	Aye	Absent
RESULT:	3-0 Approved, 1 Absent				

4. Consent for Donald Reynard to join the February, 17, 2026 via Zoom:

MOTION:	Motion to allow Donald Reynard to join the February 17, 2026 Meeting via Zoom				
MEMBER:	Morris		Loving	Zimmer	Reynard
ACTION:			Motion	Second	
VOTE:	Aye		Aye	Aye	Absent
RESULT:	3-0 Approved, 1 Absent				

5. Election of Chairman:

- Mr. Morris was nominated by Mr. Loving.

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

6. Election of Vice-Chairman:

- Mr. Loving was nominated by Mr. Zimmer.

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

7. 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				

8. Approval of Minutes:

MOTION:	Board of Zoning Appeals Minutes of September 16, 2025 with the following changes: Correct the word "Absent" to "Abstain" and correct "Mr. Easton" to "Mr. Loving".				
MEMBER:	Morris		Loving	Zimmer	Reynard
ACTION:			Motion	Second	
VOTE:	Aye		Aye	Aye	Aye
RESULT:	4-0 Approved				

9. Public Hearing:

- BZA 26:08** – Giacomo Cracchiolo: 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. The subject property is zoned A-1, Agricultural, General, and is located in the Rivanna Community Planning Area and in the Cunningham Election District.
- Summary** - The subject parcel, identified as Lot 1 on the subdivision plat, was created in 2006 as part of the Fox Hollow Phase IV subdivision and is accessed through Taylor Ridge Estates subdivision using Taylor Ridge Way (SR 1074). Frontage is on the cul-de-sac at the end of Berry Court. The lot width at setback is less than required making this a nonconforming lot. The required front setback for this lot is 125 feet as measured from the edge of the Berry Court right of way. Additionally, the west side of the lot slopes down to an intermittent creek which further affects the building envelope. The lot is zoned A-1 and is vacant.
- Analysis** - The applicant is requesting a one-hundred-foot (100") variance from the required minimum lot width prescribed by Sec. 22-4-3 (D). The variance is requested in order to allow a single-family dwelling to be constructed on the lot. Additionally, the applicant is requesting 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 single-family dwelling.
- The Chair opened the Meeting for comments.**
 - No one came to speak. The Chair closed the Meeting to comments.
- Discussion:**
Members discussed the non-conforming lot's challenges both topographically, and dimensionally to allow for the Applicant to build a home without compromising the proposed drain field; and that the subject parcel oddly is a part of Fox Hollow and not Taylor Ridge.

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				

10. New Business:

- None

11. Adjournment:

MOTION:	Adjourn at 7:29 pm by consent.				
MEMBER:	Morris		Loving	Zimmer	Reynard
ACTION:			Motion		Second
VOTE:	Aye		Aye	Aye	Aye
RESULT:	4-0 Approved				

- Meeting Minutes recorded by Jenny Cassell Faulkner, Secretary to the Board of Zoning Appeals.



Chairman Harold Morris
Fluvanna County Board of Zoning Appeals

APPROVED