



FLUVANNA COUNTY BOARD OF ZONING APPEALS
Morris Room, Fluvanna County Administration Building
March 17, 2026
6:00 PM

TAB	AGENDA ITEMS
	REGULAR MEETING
1.	CALL TO ORDER: Harold Morris, Chair
2.	ADOPTION OF AGENDA
3.	APPROVAL OF MINUTES Minutes of February 17, 2026
4. –	PUBLIC HEARINGS BZA 26:09 Two Creeks Development -Jason Overstreet, Senior Planner
5. –	UNFINISHED BUSINESS None
6. –	NEW BUSINESS None
7. –	ADJOURN

Planning/Zoning Administrator Review

Fluvanna County...The heart of central Virginia and your gateway to the future!

*For the Hearing-Impaired – Listening device available in the Board of Supervisors Room upon request. TTY access number is 711 to make arrangements.
For Persons with Disabilities – If you have special needs, please contact the County Administrator’s Office at 591-1910.*

PLEDGE OF ALLEGIANCE

I pledge allegiance to the flag
of the United States of America
and to the Republic for which it stands,
one nation, under God, indivisible,
with liberty and justice for all.

ORDER

1. It shall be the duty of the Chairman to maintain order and decorum at meetings. The Chairman shall speak to points of order in preference to all other members.
2. In maintaining decorum and propriety of conduct, the Chairman shall not be challenged and no debate shall be allowed until after the Chairman declares that order has been restored. In the event the Commission wishes to debate the matter of the disorder or the bringing of order; the regular business may be suspended by vote of the Commission to discuss the matter.
3. No member or citizen shall be allowed to use abusive language, excessive noise, or in any way incite persons to use such tactics. The Chairman shall be the judge of such breaches, however, the Commission may vote to overrule both.
4. When a person engages in such breaches, the Chairman shall order the person's removal from the building, or may order the person to stand silent, or may, if necessary, order the person removed from the County property.

PUBLIC HEARING RULES OF PROCEDURE

1. PURPOSE
 - The purpose of a public hearing is to receive testimony from the public on certain resolutions, ordinances or amendments prior to taking action.
 - A hearing is not a dialogue or debate. Its express purpose is to receive additional facts, comments and opinion on subject items.
2. SPEAKERS
 - Speakers should approach the lectern so they may be visible and audible to the Commission.
 - Each speaker should clearly state his/her name and address.
 - All comments should be directed to the Commission.
 - All questions should be directed to the Chairman. Members of the Commission are not expected to respond to questions, and response to questions shall be made at the Chairman's discretion.
 - Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
 - Speakers with questions are encouraged to call County staff prior to the public hearing.
 - Speakers should be brief and avoid repetition of previously presented comments.
3. ACTION
 - At the conclusion of the public hearing on each item, the Chairman will close the public hearing.
 - The Commission will proceed with its deliberation and will act on or formally postpone action on such item prior to proceeding to other agenda items.
 - Further public comment after the public hearing has been closed generally will not be permitted.

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FLUVANNA COUNTY 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 Faulkner, 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 Ed Zimmer 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

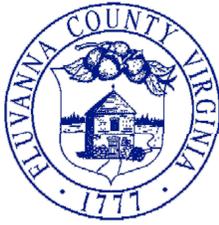
11. Adjournment:

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 Faulknier, Secretary to the Board of Zoning Appeals.

Chairman Harold Morris
Fluvanna County Board of Zoning Appeals

DRAFT



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

132 Main Street
P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911

BOARD OF ZONING APPEALS STAFF REPORT

To: Fluvanna County Board of Zoning Appeals
From: Jason Overstreet, Senior Planner
Case Number: BZA 26:09
Voting District: Columbia
Planning District: Zion Crossroads Community Planning Area

General Information: This public hearing to be held on Tuesday, March 17, 2026 at 6:00 pm by the Fluvanna County Board of Zoning Appeals in the Morris Room in the County Administration Building, 132 Main Street, Palmyra, VA 22963.

Requested Action: **BZA 26:09** – Two Creeks Development (Zionsco, LLC): A request for a twenty (20) foot variance to section 22-11-5 of the Fluvanna County Code to allow a reduction of the required front setback for parking, for the parcel identified as Tax Map 5, Section 17, Parcel 1A. The subject property is zoned I-1, Industrial, Limited, and is located in the Zion Crossroads Community Planning Area and in the Columbia Election District.

Summary: This vacant four-acre parcel is located on the east side of Edgecomb Road and is zoned I-1. A site development plan has been submitted proposing two industrial office warehouses. This use, often referred to as flex space, combines office, storage, and light industrial uses in one building, typically offering 10,000–25,000+ sq. ft. for logistics, distribution, and administrative functions.

Analysis: The applicant is requesting a twenty-foot (20') variance from the required fifty foot (50') minimum parking lot setback prescribed by Sec. 22-11-5 – Setback regulations. The variance is requested in order to allow the front parking lot to be constructed twenty feet closer to the Edgecomb Road right-of-way. Due to the triangular shape of the lot, the allowed buildable area is limited by the required front setback. The west side of the lot fronting Edgecomb Road is wider and provides most of the useable area permitted for buildings and accessory uses. Additionally, the high water table located in the rear/east end of the lot further limits the buildable area on this site.

22-11-5 Buildings and accessory uses shall be located not less than 100 feet from any street right-of-way and all parking lots shall be located not less than 50 feet from any street right-of-way

As stated in Section 22-18-2(B) of the Fluvanna County Code, the Board of Zoning Appeals must consider certain statutory considerations when reviewing a variance request.

The Board may grant a variance if the evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, and:

- i. the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance;
- ii. the granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area;
- iii. the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance;
- iv. the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and
- v. the relief or remedy sought by the variance application is not available through a special exception process or the process for modification of a zoning ordinance at the time of the filing of the variance application.

The Board must make each of the above findings in order to grant a variance as required by the Code of Virginia. Approval of a variance that does not meet each finding would be unlawful. The Board may impose, as part of an approval, conditions regarding the location, character, and other features of the proposed structure or use as it may deem necessary in the public interest and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with.

After evaluation of the above factors, staff has the following comments:

The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance:

The property was acquired in good faith and any hardship was not created by the applicant. The existing conditions requiring this variance were already present.

The granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area:

The granting of the variance will have limited impact on the adjacent and nearby properties. If approved, the front parking lot will be twenty feet closer to the adjacent parcel across the street on the west side of Edgecomb Road. This vacant parcel is zoned I-1 and any future use should not be affected by this variance.

The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance:

The conditions affecting this property, while not limited to this parcel, are not of so general a nature to require a new regulation.

The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property:

Granting of the requested variance would not result in a change to the zoning classification nor would it result in a use that is not permitted. The proposed industrial office warehouse is permitted by-right in the I-1 zoning district.

The relief or remedy sought by the variance application is not available through a special exception process or the process for modification of a zoning ordinance at the time of the filing of the variance application:

A special use permit solution or process is not available for this particular variance application. No zoning ordinance amendment has been proposed nor is there one in process for this section of the ordinance.

Suggested Motion:

I move that the board of zoning appeals (**approve / deny / defer**) BZA 26:09 – A request for a twenty (20) foot variance to section 22-11-5 of the Fluvanna County Code to allow a reduction of the required front setback for parking, for the parcel identified as Tax Map 5, Section 17, Parcel 1A



COUNTY OF FLUVANNA

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P.O. Box 540
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(434) 591-1910
Fax (434) 591-1911
www.fluvannacounty.org

MEMORANDUM

Date: March 6, 2026
From: Jenny C. Faulknier
To: Todd Fortune
Subject: Board of Zoning Appeals

Please be advised the attached CORRECTED letter went out to the attached list of Adjacent Property Owners for the March 17, 2026 Board of Zoning Appeals meeting.



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PUBLIC HEARING NOTICE CORRECTION

March 6, 2026

Dear adjoining property owner,

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

Consequently, this letter is a correction to a letter you previously received regarding a Public Hearing scheduled for March 17, 2026. The correct details are below:

Meeting: Board of Zoning Appeals Regular Meeting
Date: March 17, 2026
Time: 6:00 p.m. (previously stated as 7:00 pm)
Location: Morris Room of Fluvanna County Administration Building
132 Main Street Palmyra, VA 22963

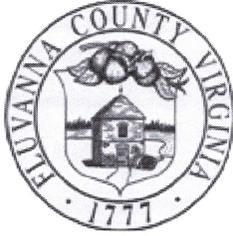
BZA 26:09 – Two Creeks Development (Zionsco, LLC): A request for a twenty (20) foot variance to section 22-11-5 of the Fluvanna County Code to allow a reduction of the required front setback for parking, for the parcel identified as Tax Map 5, Section 17, Parcel 1A. The subject property is zoned I -1, Industrial, Limited, and is located in the Zion Crossroads Community Planning Area and in the Columbia Election District.

The meeting of the Board of Zoning Appeals will be in person and instructions for public participation during the meeting will be made available on the Fluvanna County website: www.fluvannacounty.org. Interested persons may submit written comments prior to the scheduled meeting to planning@fluvannacounty.org or call 434.591.1910, between 8:00 am and 5:00 pm Monday – Friday or visit the County Administration Building at 132 Main Street Palmyra, VA 22963.

Sincerely,

Jason Overstreet

Jason Overstreet, CZA
Senior Planner



**COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Variance Application (BZA)**

Owner of Record: Zionsco, LLC

Applicant of Record: Two Creeks Development

E911 Address: 3972 Ivy Rd, Charlottesville VA 22903

E911 Address: 3319 Monument Ave, Richmond VA 23221

Phone: [REDACTED]

Phone: [REDACTED] Fax: _____

Email: [REDACTED]

Email: [REDACTED]

Representative: SilverCore

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

E911 Address: 7110 Forest Ave Ste 204 Richmond VA 23226

Phone: [REDACTED]

Email: [REDACTED]

Tax Map and Parcel(s): 5-17-1A

Deed Book Reference: 2195

Acreage: 4.03 **Zoning:** I-1

Deed Restrictions? No Yes (Attach copy)

E911 Address of Parcel: 0 Edgecomb Rd

Description of Property: Vacant, partially wooded parcel roughly 750' from Richmond Rd and Edgecomb Rd int.

Request for a variance from Section 22-11-5 of the Fluvanna County Code in respect to the requirement for

Front Parking Setback in order to build an office warehouse development and associated parking.

Fill in only the line(s) that apply to your request(s)	Applicant has	Code requires or permits	Variance requested
Total Area			
Lot Width			
Front yard setback	30'	50'	20'
Minimum side yard setback			
Total side yard setback			
Rear yard setback			
Public road frontage			
Other (write in)			

Two copies of a plan must be submitted, showing size and location of the lot, dimensions and location of the proposed building, structure or proposed use, and the dimensions and location of the existing structures on the lot.

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

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

Alexander Griffith 2/23/2026

Owner/Applicant Name (Please Print)

Date

Owner/Applicant Signature

OFFICE USE ONLY

Date Received: _____ PH Sign Deposit Received: _____ Application #: **BZA** _____ : _____

\$550 Fee Paid

Election District: _____ Planning Area: _____

Approved **Denied** **Date:** _____ **Zoning Administrator:** _____

IMPROVEMENTS PROPOSED

Describe the improvements proposed. State whether new buildings or structures are to be constructed, existing buildings or structures are to be used, or additions made to existing buildings or structures.

Proposed development includes 2 industrial office warehouses with associated parking in the front and loading areas in the rear.

SPECIAL CONDITIONS

Relate here the special conditions or circumstances (topography, soil type, shape of property) peculiar to the above described land, building, or structure or to the intended use or development of the land, building or structure involved that do not apply generally to other property in the same district.

Based on the triangular shape of this parcel, the usable area is diminished the further away from the road it is pushed. There are also high water tables in the rear of the site that suggest development should be located closer to the road.

UNNECESSARY HARDSHIP

Describe here how the literal interpretation and enforcement of Section 22-11-5 of the Zoning Ordinance would effectively prohibit or unreasonably restrict the use or intended use or development of the properties involved by the applicant.

the 50' front setback will push the development back too far to get the square footage and loading area required for the anticipated users.

ADJACENT PROPERTY

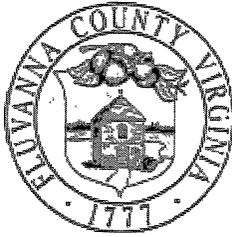
Describe the effects of this variance on adjacent property and the surrounding neighborhood. How will adjoining property owners be protected.

There should not be an effect on the adjacent parcels based on the variances requested.

PLAN

Furnish plot plan showing boundaries and dimensions of property, width of abutting right-of-ways, location and size of buildings and structures on the site, roadways, walks, off-street parking and loading space, landscaping and the like. (Architect's sketches showing elevations of proposed buildings and structures and complete plans are desirable and may be required with the application if available.)

Layout Attached. Buildings will be prefabricated metal buildings.



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Public Hearing Sign Deposit

Name: Alexander Griffith

Address: 3319 Monument Ave

City: Richmond

State: VA Zip Code: 23221

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

Alexander Griffith Digitally signed by Alexander Griffith
Date: 2026.02.23 12:55:47 -05'00' 2/23/26

Applicant Signature Date

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

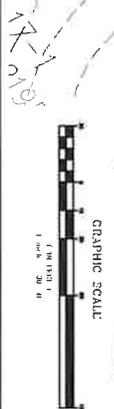
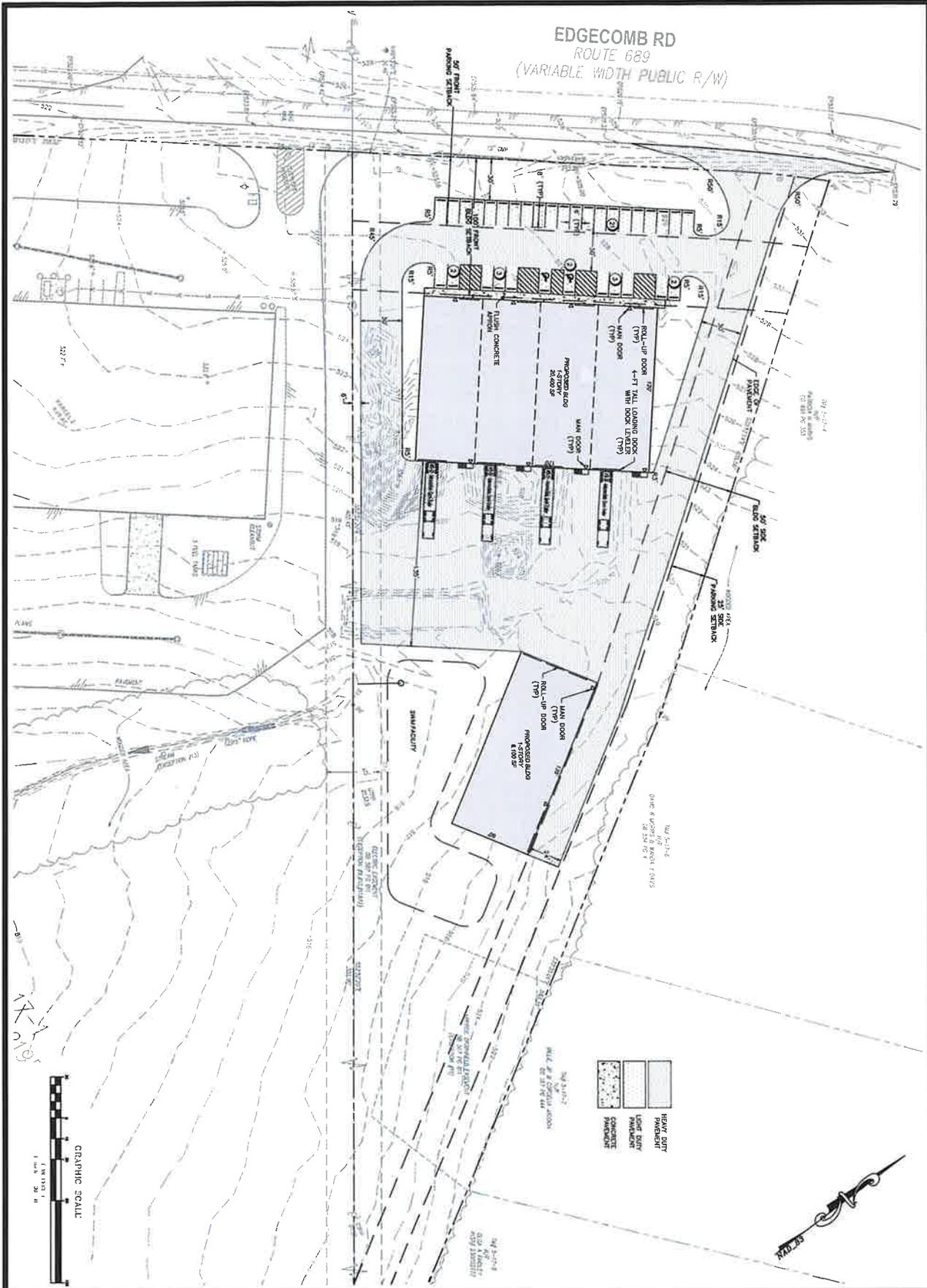
OFFICE USE ONLY

Application #: **BZA** _____ : _____ **CPA** _____ : _____ **SUP** _____ : _____ **ZMP** _____ : _____ **ZTA** _____ : _____

\$50 deposit paid per sign*:

Approximate date to be returned:

EDGECOMB RD
 ROUTE 689
 (VARIABLE WIDTH PUBLIC R/W)



JOB # 250787	SHEET	1
		2
DATE: 11/17/2025 SCALE: 1"=30' DRAWN BY: [Name]		

EDGECOMB OFFICE WAREHOUSE
SCHMATIC LAYOUT
 PALMYRA DISTRICT FLUVANNA COUNTY, VIRGINIA

SILVERCORE
 LAND DEVELOPMENT CONSULTANTS
 7110 FOREST AVENUE - SUITE 204 RICHMOND, VA 23226 (804) 252-0000

