



To: Fluvanna County Planning Commission / Fluvanna County Board of Supervisors
From: Expedition Generation Holdings, LLC
Date: November 14, 2025
Re: Expedition Generating Station – Application Overview

To aid with your review of our local land use approvals, we are providing this binder that includes hard copies of all of Expedition Generating Station's application submittal items. The discretionary local land use approvals required for Expedition are (1) Comprehensive Plan Determination, (2) Zoning Text Amendment, and (3) Special Use Permit.

This binder includes both required and voluntary submittal items and is organized as follows:

- Tab 1 – Presentation from Planning Commission public hearing on Oct. 7, 2025
- Tab 2 – Special Use Permit and Zoning Text Amendment Application
- Tab 3 – Project Narrative
- Tab 4 – Sketch Plan & Maps
- Tab 5 – Sound Studies
- Tab 6 – Visual Renderings
- Tab 7 – Environmental (note: this includes a NEW memo on this topic)
- Tab 8 – Economic Impact Study
- Tab 9 – Special Use Permit Conditions of Approval
- Tab 10 – Community Engagement
- Tab 11 – Zoning Text Amendment

We believe these materials support the approval of Comprehensive Plan Determination, Zoning Text Amendment, and Special Use Permit.

Comprehensive Plan Determination

Under state law, before a public utility facility may be “constructed, established, or authorized,” the “general location or approximate location, character, and extent” must be approved by the Planning Commission as being “substantially in accord with the adopted comprehensive plan or

part thereof.” Va. Code § 15.2-2232. The location, character, and extent of Expedition will be consistent with the existing Tenaska Virginia Generating Station plant. The location is ideal for the two plants to share utilities and other infrastructure.

Expedition is in accord with several goals set out in the County’s Comprehensive Plan (2024), notably including the following:

- (1) to shift from a heavy reliance on residential property taxes (currently 70% of revenue) by expanding commercial and industrial contributions. Expedition would become Fluvanna County’s largest taxpayer;
- (2) to generate jobs and stimulate economic growth;
- (3) to provide reliable infrastructure to support growth; and
- (4) to protect the rural character of the county. Not only will 87% of the two project parcels remain open space with 300’ minimum natural buffers, but two additional parcels will be placed into conservation easement.

Zoning Text Amendment

The proposed Zoning Ordinance amendment would give the Board of Supervisors authority to modify or waive the existing height limitation in the Zoning Ordinance section discussed below, effectively allowing a height that will ensure compliance with air quality regulations as determined by state regulators. Since the stacks will be minimally visible to off-site properties, the increased height will have no negative effects and will promote clean air.

Special Use Permit

Major utilities are allowed by special use permit in the A-1 zoning district. Generally, special use permits may be approved when “the proposed use will not be detrimental to the character and development of the adjacent area.” Sec. 22-17-4. Sec. 22-17-16 of the Zoning Ordinance sets out the criteria to be met for approval of a power production plant. These criteria regulate the project site to ensure “(a) the plant will not be of substantial detriment to adjacent property, and (b) the general character of the district will not be changed as a result of its operation”; and, they regulate design to ensure compatibility with “the general character of the district and provide further protection of adjacent property from potential adverse impacts.” Expedition meets or exceeds every requirement set out in this section.

Further, there are approximately 30 Special Use Permit conditions, and Tenaska is committed to working with the county on additional conditions leading up to the Jan. 13, 2026 meeting of the Planning Commission.