

FLUVANNA COUNTY PLANNING COMMISSION ACTIONS TAKEN AT OCTOBER 7, 2025 MEETING		
No.	Item – 7:00pm Regular Meeting	
1	Adoption of the Agenda	Planning Commission Approved 4-0, 1 Absent
2	Approval of the Minutes from September 9, 2025	Planning Commission Approved 4-0, 1 Absent
3	ZTA 25:09 – A request to amend § 22-17-16 of the County Code to give the Board of Supervisors the authority, when issuing a special use permit for a power production plant, to grant a waiver or modification of the maximum height allowances for chimneys and stacks on power production plants.	Planning Commission Deferred to January 13, 2026 4-0, 1 Absent
4	Admittance of Commission Member Bob Dorsey to meeting in progress by phone from Spain	Planning Commission Approved 4-0
5	SA 25:01 Substantial Accord Review and Determination for Expedition Generation Holdings per Virginia Code Section 15.2-2232 – A request to review the proposed Tenaska Project Expedition to determine whether the general or approximate location, character, and extent of the proposed facility is substantially in accord with the County's Comprehensive Plan per Section 15.2-2223 of the Code of Virginia. The proposed project is located on two parcels – Tax Map 27-A-1 (165 acres) and Tax Map 27-A-4 (249.05 acres) – totaling approximately 414.05 acres and located along Branch Road (Route 761) and Rock Lane. Tax Map 27-A-1 is located in the Rural Residential Planning Area, and Tax Map 27-A-4 is located within the Rural Preservation Planning Area. Both parcels are located within the Cunningham Election District.	Planning Commission Deferred to Nov. 18, 2025 5-0
6	Motion to extend the October 7, 2025 Planning Commission regular meeting past 11:00 pm.	Planning Commission Approved 5-0

7	SUP 25:04 Tenaska Project Expedition – A Special Use Permit request in the A-1, Agricultural, General District to construct a gas-fired electric generation facility on approximately 414.05 +/- acres and known as Tax Map 27-A-1 (165 acres) and Tax Map 27-A-4 (249.05 acres), which are located along Branch Road (Route 761) and Rock Lane. Tax Map 27-A-1 is located in the Rural Residential Planning Area, and Tax Map 27-A-4 is located within the Rural Preservation Planning Area. Both parcels are located within the Cunningham Election District.	Planning Commission Deferred to Jan. 13, 2026 5-0
8	ZMP 25:03 Zion South – A request to rezone from A-1, Agricultural, General to the I-1, Industrial, Limited Zoning District 182.586 +/- acres of Tax Map 11 Section A Parcel 93 and Tax Map 11 Section A Parcel 88. The subject properties are generally located on the east side of James Madison Highway (U.S. 15) approximately 0.95-mile south of the intersection with Three Notch Road (U.S. 250). The parcels are located in the Zion Crossroads Community Planning Area (CPA) and the Zion Crossroads Urban Development Area (UDA), and in the Columbia Election District.	Planning Commission Deferred to Nov. 18, 2025 3-1, 1 Absent
9	ZTA 25:10 Data Centers - Resolution 2025-10 to advertise a public hearing on November 18, 2025 to consider ZTA 25:10. This proposed ZTA would amend the Fluvanna County Code by amending §§ 22-11-2.1, 22-11-2.2, 22-12-2.1, 22-12-2.2, and 22-22-1 to change data centers from a by-right use to a use allowed by special use permit in the I-1, Industrial, Limited and I-2, Industrial, General Districts, and to modify the definition of “Data Center.”	Planning Commission Approved 4-0, 1 Absent
10	Adjournment at 2:16 am, Wednesday October 8, 2025	Planning Commission Approved 4-0, 1 Absent