

FLUVANNA COUNTY PLANNING COMMISSION
MEETING MINUTES

Tuesday, October 7, 2025

Work Session 6:00 pm (Morris Room, 132 Main St., Palmyra, VA 22963)
Regular Meeting 7:00 pm (Circuit Court, 72 Main St., Palmyra, VA 22963)

MEMBERS PRESENT:

Barry Bibb, Chair
Howard Lagomarsino, Vice-Chair
Kathleen Kilpatrick, Commissioner
Loretta Johnson-Morgan, Commissioner
Bob Dorsey, Commissioner* (Joined by phone 10:09 PM)
Mike Goad, Board of Supervisors Representative

STAFF PRESENT:

Eric Dahl, County Administrator
Dan Whitten, County Attorney
Todd Fortune, Director of Planning
Jennifer Schmack, Director of Economic Development
Kelly Belanger Harris, Assistant County Administrator
Noble Pearson, Assistant County Attorney
Jason Overstreet, Senior Planner
Jenny Cassell Faulknier, Administrative Programs Specialist

WORK SESSION – CALL TO ORDER (in the Morris Room)

At 6:04 pm Mr. Bibb, Chair, called the October 7, 2025 Work Session to order, led the Pledge of Allegiance, and conducted a Moment of Silence.

CAPITAL IMPROVEMENTS PLAN PRESENTATION

- Finance Director **Victoria Melton** presented the **Capital Improvements Plan**
 - Parks and Recreation Director Aaron Spitzer and County Administrator Eric Dahl responded to questions from Commission Members.

ADJOURNMENT:

Mr. Bibb, Chair, adjourned the October 7, 2025 Work Session at 6:14 pm.

MEETING - CALL TO ORDER (in the Circuit Court):

At 7:01 pm Mr. Bibb, Chair, called the October 7, 2025 meeting to order, led the Pledge of Allegiance, and conducted a Moment of Silence.

- o Adoption of the Agenda:

MOTION:	To Approve the Adoption of the Agenda of the Planning Commission meeting for October 7, 2025 Meeting as presented.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Motion		Second	
VOTE:	Aye	Aye	Absent	Aye	Aye
RESULT:	4-0 Approved, 1 Absent				

- o Director's Report:
 - **Community Update**
 - Mozell Booker, former Fork Union District Supervisor, passed away on September 30th.
 - Fork Union District Supervisor
 - Social Services Board Member
 - Served on numerous other boards and committees over the years
 - **Village Residential Zoning**
 - Staff have been in conversation with representatives from the VCU Grace E. Harris Leadership Institute and the Virginia Chapter of the American Planning Association (APA) about possible assistance with development of concepts for Village Residential Overlays to present to the Planning Commission and the public.
 - A representative from the Virginia Chapter of the APA reached out recently to let me know they are working on this and will follow up as soon as they have an update.
 - **Comprehensive Plan**
 - There is no formal report this month. Staff are continuing to work on updating sections of the Plan. Resident Advisory Groups are continuing to meet on a regular

basis to work with staff on updates to the Plan.

- **Upcoming cases**
 - **There are four public hearings on the agenda for tonight.**
 - ZTA: Height regulations for power production plants
 - SA: Substantial Accord Review and Determination for Expedition Generation Holdings per Code of Virginia Section 15.2-2232
 - SUP: Expedition Generation Holdings
 - ZMP: Tax Map 11-A-88 and Tax Map 11-A-93
 - **There is one resolution on the agenda for tonight.**
 - ZTA: Data Centers

o Future Meetings:

Day	Date	Time	Public Hearings and Public Meetings	Location
Tuesday	Nov. 18, 2025*	6pm 7pm	Work Session (TDB) Regular Meeting	Morris Rm
Tuesday	Dec. 9, 2025	6pm 7pm	Work Session (TDB) Regular Meeting	Morris Rm
Tuesday	Jan. 13, 2025**	6pm 7pm	Work Session (TDB) Regular Meeting	Morris Rm

- Planning Commission meetings will be held in the Morris Room (other locations to be considered if larger crowds anticipated).
- *The November meeting would typically be held on the 11th. However, it will be moved back a week due to the 11th falling on a state holiday.
- **This will be the Commission’s organizational meeting for 2026.

Minutes:

MOTION:	Approval of Minutes from September 9, 2025				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Motion		Second	
VOTE:	Aye	Aye	Absent	Aye	Aye
RESULT:	4-0 Approved, 1 Absent				

- o Public Comments opened by Mr. Bibb, Chair:

No one came forward to speak, and Mr. Bibb, Chair, closed the first round of public comments.
- o Presentations for Public Hearings:
 - **ZTA 25:09, Height Regulations for Power Production Plants, Todd Fortune, Director of Planning, presented a power point on this ZTA.**
 - This proposed ZTA would amend § 22-17-16 of the County Code to give the Board of Supervisors the authority to grant a waiver or modification of the maximum height allowances for chimneys and stacks on power production plants when approving a special use permit. This ZTA was requested by Tenaska Generation Holdings, and is related to a Special Use Permit request for a gas-fired electric generating station that has been submitted by the applicant and is on the agenda for tonight’s meeting.
 - Currently, the Code allows for a maximum height of “the lesser of 145 feet above ground level or the height determined by ‘good engineering practice’ as determined by the State Air Pollution Control Board or the Department of Environmental Quality pursuant to applicable regulations addressing stack heights.” The proposed amendment would allow the Board to grant a waiver or modification of that requirement. The Board would consider such waivers or modifications on a case-by-case basis.
 - **SA 25:01 Substantial Accord Review Expedition Generation Holdings, Todd Fortune, Director of Planning, presented a power point on this substantial accord review.**
 - Tenaska Generation Holdings has requested a review and determination per Section 15.2-2232 of the State Code to determine whether their proposed electric generation facility is substantially in accord with the County’s Comprehensive Plan per Section 15.2-2223 of the Code of Virginia. This request is related to Tenaska’s request for a SUP to construct the facility. 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.

- Staff reviewed the proposal and compared it with the Comprehensive Plan. Staff determined that the Project partially aligns with the County's goals and objectives per the Comprehensive Plan for the following key reasons:
 - The Project would further the County's goals to preserve open space. The project, when completed, would use only 50 acres of an approximately 414.05-acre site. Additionally, the two parcels the Applicant propose to acquire south of the project site would be placed into conservation easements – preserving additional open space.
 - The Project would allow the County to diversify its tax base and increase the portion of the County's revenue stream that comes from the business sector, which could provide an opportunity to reduce the burden on real estate and personal property taxes for supporting local revenues.
 - Per § 15.2-2223 of the Code of Virginia, the Commission needs to make a determination about whether the proposed is **substantially in accord with the Comprehensive Plan or part thereof**. The Commission has three options:
 - Determine that the application ***IS*** substantially in accord with the Comprehensive Plan with written reasons for its decision.
 - Determine that the application ***IS NOT*** substantially in accord with the Comprehensive Plan with written reasons for its decision.
 - Defer a decision until the next scheduled Commission meeting, to allow time for further discussion and consideration.

• **SUP25:04 Special Use Permit Expedition Generation Holdings, Todd Fortune, Director of Planning, presented a power point on this request.**

- Tenaska has requested a SUP 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. The parcels are zoned A-1, Agricultural, General. The proposed use qualifies as "Utility, major" under the County Code, which requires a SUP in A-1.
- The proposed facility would be constructed and operated on Tax Map 27-A-1. Tax Map 27-A-4 would be used as a laydown area for construction. After construction, the applicant plans to restore Tax Map 27-A-4 to a natural area. The project site is adjacent to the existing Tenaska facility, accessed from Branch Road.
- Water use for power generation at the facility would be from surface waters. The only groundwater use at the facility would be for employees to use the bathroom and running water for uses like washing hands and dishes.
- Related to this project, the applicant seeks to acquire two additional parcels south of the project site totaling approximately 354.82 acres and place conservation easements on those parcels. Those parcels, in turn, could be used as natural and recreational areas.
- There were 31 recommended conditions for this SUP, which were listed in the staff report.
- Representatives for the applicant – Jarrod Pitts, Senior Director, Project Development, Tenaska; Lori H. Schweller, Esq., Williams Mullen; Blair Debban, Senior Project Manager, Engineering, Tenaska; and Rob Stevens, Principal Engineer, HGC Noise Vibration Acoustics, shared a presentation supporting ZTA 25-09, SA 25-01, and SUP 25-04 and answered questions from Commission Members, covering topics including:
 - Sound mitigation
 - Viewshed protection
 - Expected traffic during construction
 - Creation of new jobs
 - Environmental impacts including air, water, and woodlands
 - Expected economic benefits for the County

o **Public Hearing for ZTA 25-09 opened by Mr. Bibb, Chair:**

- **The following people spoke regarding ZTA 25-09:**
 - Julianne Szyper as Deputy Director, VA Dept. of Energy spoke about Virginia's

urgent need for additional power generation, as the largest importer of power in the nation. She also spoke about the benefits of natural gas and nuclear power, and how they would be the most reliable sources for this needed power generation.

- **Suzy Morris** (6840 Thomas Jefferson Pkwy., Palmyra, VA 22963) spoke in favor of deferral. She voiced concerns including stack height, air pollution, utilities and industrial usage in Rural Preservation or Rural Residential, water usage and pollution, noise mitigation, fossil fuels, and the need for a conservation easement in perpetuity.
- **Andy Wilson** (268 Spring Tree Ln., Scottsville, VA 24590) voiced concerns about air and water pollution.
- **James Von Ottenritter** (2126 Nahor Manor Rd., Palmyra, VA 22963) questioned the reason for raising the stacks, and voiced concerns about pollutants, and cancer.
- **Tom Diggs** (947 Jefferson Dr., Palmyra, VA 22963) spoke in favor of deferral. He mentioned lack of ability to access to a graphic from September meeting, and concerns about air pollutants.
- **Kennan Patrick** (240 Branch Rd., Scottsville, VA 24590) spoke in favor of deferral, claiming there were false promises and the need for more information.
- **Lauren Banning** (79 Ross Ln., Columbia, VA 23038) voiced concerns about air and water pollutants in relation to her children as well as others’ children.
- **Randolph Baker** (6422 Rolling Rd., Scottsville, VA 24590) relayed that he was neither in favor or opposed but voiced concerns over sound being multiplied by having two plants rather than just one, and questions that still need to be answered.

○ Public Hearing for ZTA 25-09 closed by Mr. Bibb, Chair.

○ Applicant invited Applicant to share rebuttal by Mr. Bibb, Chair:

- **The following spoke in rebuttal, on behalf of the applicant:**
 - **Larry Carlson, Vice President, Environmental Affairs**, explained the scientific benefit of and need for higher stacks in relation to building specifications and emissions.

○ Discussion by Planning Commission Members opened by Mr. Bibb, Chair

MOTION:	I MOVE THAT THE PLANNING COMMISSION RECOMMEND DEFERRAL OF ZTA 25:09 – AN ORDINANCE TO AMEND AND REORDAIN “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA” BY AMENDING § 22-17-16 TO ALLOW THE BOARD OF SUPERVISORS TO GRANT A WAIVER OR MODIFICATION FOR MAXIMUM HEIGHT ALLOWANCES FOR CHIMNEYS AND STACKS ON POWER PRODUCTION PLANTS, UNTIL THE PLANNING COMMISSION MEETING, SCHEDULED FOR JANUARY 13, 2026.			
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino
ACTION:		Second		Motion
VOTE:	Aye	Aye	Absent	Aye
RESULT:	4-0 Approved, 1 Absent			

○ Public Hearing for SA 25-01 opened by Mr. Bibb, Chair:

- **The following people spoke regarding SA 25-01:**
 - **Benjamin Raske** (235 Glebe Ln., Scottsville, VA 24590) spoke in opposition. He stated he had a conversation with an employee, whom he named as “Sam... the current operator” at the existing Tenaska facility, in which he stated this employee talked about moving because of concerns about air pollution at his home near the plant. He goes on to list various statistics for the negative health effects, including cancer rates and asthma especially in children, for those living in proximity to these types of plants, along with his shock and concern in relation to the same.
 - ❖ Rebuttal email received by members of both the Board of Supervisors and Planning Commission, along with the County Administrator, and the Director of Planning, on Thursday, October 9, 2025, from **Sam Graham, Plant Manager, Tenaska Virginia Generating Station**, attached as **Exhibit A**.
 - **Tres Walker** (1280 Spring Rd., Breemo Bluff, VA 23022) spoke in favor of deferral. He shared concerns about how quickly this proposal got so far, and possible toxins in the local environment.
 - **Suzy Morris** (6840 Thomas Jefferson Pkwy., Palmyra, VA 22963) spoke in favor of deferral. She relates specific parts of the Comprehensive Plan to her concerns about conservation easements in perpetuity to be put in before approval, utilities and

industrial usage in Rural Preservation or Rural Residential, environmental effects on water and air, and other issues. She called for specific rigid restrictions on every developer and development.

- **Raymond Bassi** (50 Smokewood Dr., Palmyra, VA 22963) spoke in favor of deferral. He stated he worked for the federal government for 33 years. In speaking directly about the process the Planning Commission normally uses, he states because of the size of this project and the number of contracts and sub-contracts Tenaska will have to complete said project, that the Commission should consider a different process. He specifically mentions changing language from “recommended conditions” to “required conditions” so performance and remedy could be enforced.
- **Wayland Moore** (7 Shiloh Ct., Palmyra, VA 22963) spoke about the need to look at what we gain in taxes against we lose through environmental damage.
- **Laurie Partner** (27 Bridlewood Dr., Palmyra, VA 22963) is “100% for Tenaska” and related the care and caution Tenaska has for everything they do. She states that it is steam that rises from the plant. She also talked about other causes for cancer.

- o **Mr. Dorsey joins by phone from Spain at 10:09 pm.**

o MOTION:	I MOVE THAT THE PLANNING COMMISSION ALLOW COMMISSIONER BOB DORSEY TO JOIN THE MEETING IN PROGRESS BY PHONE FROM SPAIN.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Motion			Second
VOTE:	Aye	Aye	Absent	Aye	Aye
RESULT:	4-0 Approved, 1 Absent				

- o **Public Hearing for SA 25-01 Continued:**

- **Josephus Allmond** (42 Partridge Berry Ln., Troy, VA, 22963) refers to Goal D set forth in the Comprehensive Plan, and states that this proposal fails to meet that goal.
- **Will Murdoch** (Laughton Ln., Kents Store, VA 23084) spoke about increased reliance on fossil fuels and increased pollution. He asked for deferral.
- **Jean DeMarco** (1 Liebenow Ct., Palmyra, VA, 22963) requested denial, citing environmental concerns including methane and its effects on global warming.
- **Daniel Goldstein** (2609 Ruritan Lake Rd., Scottsville, VA 24590) spoke of his concerns about using the buffer for a recreational area with the noise and pollutants.
- **Sara Hernandez** (3872 Branch Rd., Scottsville, VA 24590) lives beside current plant and states it has gotten louder over the years. She would like to see data by independent third-party sources.
- **Larry Edginton** (581 Country Creek Way, Palmyra, VA 22963) points out major themes he sees in the Comprehensive Plan like preserving and protecting rural areas and livability. Also promoting natural resources and tourism. He said the applicant’s proposal doesn’t align.

- o **Public Hearing for SA 25-01 closed by Mr. Bibb, Chair.**

- o **Applicant invited Applicant to share rebuttal by Mr. Bibb, Chair:**

- **The following spoke in rebuttal, on behalf of the applicant:**

- **Lori Schweller, Esq.**, said she was heartened by the love expressed for the County. She points out that over 700 acres would be preserved in perpetuity. The Comprehensive Plan, which is a guide, only mentions power generation in regards to renewables, as she understands it, but Fluvanna has restricted solar development.
- **Larry Carlson**, Vice President, Environmental Affairs, spoke about the EPA standards that were significantly strengthened in 2024, and that the existing Tenaska plant is already meeting and exceeding that standard.

- o **Discussion by Planning Commission Members opened by Mr. Bibb, Chair.**

- No comments from Commission Members

MOTION:	I MOVE THAT THE PLANNING COMMISSION DEFER A DECISION ON THIS REQUEST UNDER VIRGINIA CODE § 15.2-2232 REGARDING THE PROPOSED TENASKA PROJECT EXPEDITION ELECTION GENERATION STATION, UNTIL THE NEXT PLANNING COMMISSION MEETING, SCHEDULED FOR NOVEMBER 18, 2025, SUBJECT TO FURTHER EXAMINATION AND GUIDANCE FROM THE PLANNING COMMISSION AND STAFF ABOUT COMPLIANCE WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Motion			Second
VOTE:	Aye	Aye	AYE	Aye	Aye
RESULT:	5-0 Approved				

- o Five-minute recess called for by Mr. Bibb, Chair.
- o Public Hearing for SUP 25-04 opened by Mr. Bibb, Chair.
 - Mr. Fortune, Director of Planning, read a letter from an adjoining property owners **Michael and Ann Nalveaiko**, who did not receive notice because of technical error. Said letter attached as **Exhibit B**.
 - The following people spoke regarding **SUP 25-04**:
 - **Brian Faulknier** (4021 Ruritan Lake Rd., Palmyra, VA 22963) living close to the existing plant that the noise nor traffic from prior construction has not been overbearing. He said the benefits outweigh the inconvenience including the tax revenue.
 - **Suzy Morris** (6840 Thomas Jefferson Pkwy., Palmyra, VA 22963) as a lifelong resident, she expressed her concern for granting an SUP when property is not yet owned by applicant.
 - **Jennifer Ruffner** (11 Zephyr Rd., Palmyra, VA 22963) thanked those who have been involved and engaged, and caring for Fluvanna’s future. She continued by speaking of her concern for increased traffic and pollutants. She requested deferral until questions can be answered.

MOTION:	Motion to extend the October 7, 2025 Planning Commission regular meeting past 11:00 pm.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:				Motion	Second
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

- o Public Hearing for SA 25-01 Continued:
 - The following people spoke regarding **SUP 25-04**:
 - **Tracey Smith** (2 Sandy Beach Ct., Palmyra, VA 22963) spoke about not receiving timely notice. She requested deferral, speaking about corporate greed is not a tax benefit, and stated that these bad-actors prey on uneducated smalltown people. She shared that we cannot undo the last 20 years, but we can avoid repeating it.
 - **Georgianna Joslin** (5 White Bluff Ct., Palmyra, VA 22963) questioned Tenaska picking on a smaller populated or less educated county. She asked for deferral until there are reports on traffic and health.
 - **Andy Wilson** (268 Springtree Ln., Scottsville, VA 24590) is or has been employed at UVA as an environmental economist. He explained that by Tenaska building one plant “on top” of the old one, it doesn’t just double the pollutants. It can each a breaking point where it is much worse for the lungs, so it doesn’t make sense to build it here.
 - **Donna Daguanno** (148 Grape Myrtle Dr., Palmyra, VA 22963) thanked commissioners for having “our back” and digging. She talked about it being unconscionable for Tenaska to come in unprepared. She mentioned complaints of diesel smell near the existing plant.
 - **Tres Walker** (1280 Spring Rd., Bremono Bluff, VA 23022) points out Fluvanna logo on water tower and his concerns about not having that in the future due to the environmental impacts, and asked to defer.
 - **Stacie Fraser** (3863 Ruritan Lake Rd., Palmyra, VA 22963) offers an audio recording of noise from the current plant. She requested deferral.
 - **Jared Kidd** (76 Bell Farms Ln., Palmyra, VA 22963) he shared that 25 years ago, his

- grandfather was a commissioner and voted for the existing plant. Jared now works for Tenaska and is thankful for his career. He spoke about Tenaska being very conscientious with maintaining the environment.
- **Amber Kidd** (76 Bell Farms Ln., Palmyra, VA 22963) expressed her gratitude for the commissioners looking the residents in the face and giving their full attention to the speakers. She shared that she is grateful for the blessing of her husband's career at Tenaska. She said Tenaska is "Corporate America done right" highlighting their generosity in the community.
 - **Gary Clore** (725 Transco Rd., Scottsville, VA 24590) thanked county employees for giving speakers their full attention. He shared that at the time Tenaska was applying for their first permit, he was on the board of directors for the Virginia Fusion Center in Richmond. The big concern at the state level at the time was the expected damage to roads, but the roads remained as good or in better shape than before. He said that Tenaska is not a drain on the County's resources.
 - **Angus Murdoch** (417 Loughton Ln., Kents Store, VA 23084) shared he is on the Rivanna Conservation Society Board and been a part of water quality monitoring for 30 plus years including Middle Fork Cunningham Creek. He opposes a new plant because of environmental impact. He also cited his concerns over data centers being the reason for the need for increased power production. He discussed the water quality risks.
 - **Chris Brownlee** (2401 Rolling Rd., Scottsville, VA 24590) mentioned growing up on Transco Road and the Williams Gas Pipeline facility that has no landscaping or buffer, and that the existing Tenaska plant is well hidden. He suggested that the current plant be the basis of data not a plant somewhere else. He pointed out the need for the increased tax benefit for the County's needs.
 - **Tom Diggs** (947 Jefferson Dr., Palmyra, VA 22963) explained that the prior time he spoke that it was in his personal capacity and not his professional one. He encouraged that the idea of a fund to help neighbors mitigate sound needs to be codified. He also mentioned the difficulty in or lack of recourse in relation to noise complaints.
 - **Kennan Patrick** (240 Branch Rd., Scottsville, VA 24590) shared concerns including traffic affecting his business, his children's life expectancy, and asked for deferral to better inform the community of the cost. He spoke about moral responsibility.
 - **Sadhbh O'Flynn** (302 Carlton Rd., Charlottesville, VA 22902) said she works for the Community Climate Collaborative which is working with Fluvanna Horizons Alliance. She said that at the community meeting Board of Supervisors Chair Chris Fairchild said that it sounded like the Planning Commission was going to be asked to vote on something for which there wasn't enough information, and that Fluvanna was already paying the cost for the existing plant. She also said at that same meeting that Supervisor Mike Goad looked at Jared Pitts and requested confirmation that the reason for building in Fluvanna and not elsewhere is the cost, which she said that Jared Pitts confirmed with a nod. She spoke about increased cancer and asthma rates, and the noise.
 - **Josephus Allmond** (42 Partridge Berry Ln., Troy, VA 22974) discussed Environmental Justice and Fenceline Communities. He stated the Clean Air Act standards do not eliminate the potential for harm. He also talked about Tenaska not being the only option we have but that storage is an option for wind and solar sources. He requested deferral to give time for his organization Southern Environmental Law Center to receive the health impacts analysis they requested from Harvard Health Science.
 - **Darryl Wheaton** (1274 Ruritan Lake Rd., Scottsville, VA 24590) spoke about the promises made with the first plant and how his taxes have steadily gone up over the last 20 years. He also mentioned the potential traffic during construction, and the number of jobs after. He asked the commissioners to continue to dig, and questioned transparency.
 - **Raymond Bassi** (50 Smokewood Dr., Palmyra, VA 22963) suggested using the LMOA as a communication resource. Then he said 50 decibels from the plant is like a dishwasher that can never be walked away from. He also spoke about sound barriers or abatement.
 - **Ronald Barche** (204 Panorama Ct., Palmyra, VA 22963) requested deferment so citizens' questions can be answered. He said he has worked in power generation for 22 years. He explained about how power goes to the highest bidder and talked about the need for more power generation. He said wind and solar are too expensive and the supply chain is inhumane. He also said we do not have to approve of data centers but they are being built and pulling power, so if we do not build it, it will be built nearby. He said environmentally natural gas is the way to go right now.

- **Todd Fortune, Director of Planning**, read aloud several emails regarding SUP25-04. Said emails attached collectively as **Exhibit C**.
- Public Hearing for SA 25-01 closed by Mr. Bibb, Chair.
- Applicant invited Applicant to share rebuttal by Mr. Bibb, Chair:
 - **The following spoke in rebuttal, on behalf of the applicant:**
 - **Lori Schweller, Esq.**, thanked the commissioners for their very long attention spans. She pointed out the three community meetings and the one-and-a-half-mile radius property owner notices that went out.
 - **Jarrod Pitts, Senior Director, Project Development**, thanked the commissioners for their attention and dialogue. He said Tenaska is committed to providing the data and information requested.
- Discussion by Planning Commission Members opened by Mr. Bibb, Chair.
 - **The following Commission Members spoke:**
 - **Kathleen Kilpatrick, Commissioner**, shared her concerns including moral obligations to make fully informed decisions especially regarding health, water, and wildlife. She suggested a period of deferral.
 - **Howard Lagomarsino, Vice Chairman**, said that they owe it to both sides of the argument to get as much information as possible to make an informed decision.
 - **Lorretta Johnson-Morgan, Commissioner**, said that as a county they need to look at the process for accepting developments into Fluvanna County to better educate the community. She shared how we now have a smarter and more educated community. She suggested deferral.
 - **Mike Goad, Commissioner**, clarified that at the community meeting the prior week he asked a question not specifically about money, but of infrastructure. That because there is an existing plant, it makes the new site more desirable and probably less of a process to build.
 - **Barry Bibb, Chair**, clarified that Tenaska is not a gas company, it is rather an electrical generation company. The Transco/Williams pipeline will be supplying the gas for Tenaska.

MOTION:	I MOVE THAT THE PLANNING COMMISSION RECOMMEND DEFERRAL OF SUP 25:04, 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 AND TAX MAP 27-A-4 SUBJECT TO THE RECOMMENDED CONDITIONS WITHIN THE STAFF REPORT UNTIL JANUARY 13, 2026, AND SUBJECT TO CONTINUING PROVISION OF INFORMATION THAT CAN BE INDEPENDENTLY VALIDATED.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Motion			Second
VOTE:	Aye	Aye	Absent	Aye	Aye
RESULT:	4-0 Approved, 1 Absent				

- Brief recess called for by Mr. Bibb, Chair.
- Presentations for Public Hearings continued:
 - **ZMP 25:03 Zion South, Todd Fortune, Director of Planning, presented a power point on this request.**
 - The applicant submitted 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. The owners of these parcels are looking to have the properties rezoned. The purpose of the rezoning is to prepare the parcels for development as flex industrial space.
 - The subject properties are located in the Zion Crossroads CPA and Zion Crossroads UDA. This area is envisioned to be the most intensely developed part of the County, consisting of regional mixed-use, regional employment, and neighborhood mixed-

- use developments. This area is the County's primary regional economic development area and is targeted as a regional employment center with primarily mixed-use, mixed-income development.
- The applicant submitted a signed proffer statement dated October 3 in which they agreed to proffer out the following uses:
 - By-right: Car Washes; Gas Stations; Railroad Facilities; Solid Waste Collection Facilities; Small-Scale Solar Generation Facility.
 - Special Use Permit: Shooting Ranges, Outdoor; Solid Waste Material Recovery Facilities; Sanitary Landfills; Aviation Facilities, Minor Scale Solar Generation Facility; Utility Scale Solar Generation Facility.
 - Additionally, per the proffer statement, the applicant has agreed to provide a minimum of 100-foot wooded tree buffer adjacent to parcels zoned A-1.
- **Representatives for the Applicant presented regarding ZMP 25-03:**
 - **John Alexander, Manager, Zion South, LLC**, explained that Zion South, LLC is a family-owned corporation, and that there has been no individual entity with whom they have had conversations about developing the land, which has been family owned for years. The land is clearly in the development area. Their family has owned land in various places in the County for about 60 years, mostly agricultural farmland and forestry. They have participated in many programs over those years including BMPs, riparian buffers, and stream water mitigation by not cutting all the way back to the stream. He talked about Project Hoops breaking ground and the topography might need a solution like the applicant's road frontage. The family has talked about the County's need for jobs and expanding the tax base. He mentioned the need for affordable housing, and jobs for the roughly 7,000 Fluvanna residents who travel outside the County to work. He expressed that the family's primary goal was to help meet these needs. He goes on to say that at the suggestion of the County, they had a community meeting and notified everyone within a half mile radius. Some concerns shared included proffers.
 - **Justin Shimp, Shimp Engineering**, presented a power point. He spoke about proffers including the one-hundred-foot tree buffer. This buffer was added in response to the concerns heard at the community meeting. He explained that the application was made for an industrial park because the County's I-1 isn't really industrial but more of a business zone including warehousing, light manufacturing, and opportunities for schools, corporate offices, and other commercial businesses. He shared possible uses for the property, much like a similar industrial/business park at Zion Crossroads. The business park uses in I-1 are specifically selected to have limited noise pollution. I-2 zoning permits the higher intensity noises. Also, Fluvanna County zoning requires full cut off and/or shielded lights in all new facilities. Air pollution in generally prohibited by EPA/etc. Potential air pollution would be limited to uses in I-2 or by special use permit. Storm water runoff is regulated strictly by DEQ and the local erosion inspector. SWM ponds must substantially reduce flow rates after development is complete in contrast to by-right uses such as a farming and timber. Mr. Shimp acknowledged that the questions being asked regarding any large development are warranted. Water supply is regulated by Virginia Department of Health. Sustainable water supplies are reviewed and approved through detailed analysis. Proposed business park would utilize public water and sewer sourced from current permitted sources or the James River. The proposed entrance was shifted to maximize visibility turning in and out of the proposed business park. VDOT will take into account future development for determining the required turn lanes. All improvements at the entrance and for water and sewer extension are paid for by the developers.
- **Commission Members asked questions of the Applicant, and Applicant responded:**
 - **Lorretta Johnson-Morgan, Commissioner**, spoke and shared her concerns about how fast the process has moved and that she felt there was of lack of community outreach. She commented that the community asked for 300-to-400-foot buffers, along with other environmental considerations, and for data centers to be proffered out, but that is not in the application. She said traffic and lost trees were also her concerns. She stated that this was a poor way of handling this in our community, and that they were trying to rush something through.
 - **Justin Shimp, Shimp Engineering**, responded that the Zion Crossroads area has long been slated for business development in the Comprehensive Plan for a long time. That when they hear of the need for jobs and for businesses to have opportunities, they felt this was the perfect place to provide that because the County has invested money in water and sewer infrastructure. He stated that they as the applicant could

not answer all of her questions or concerns because their purpose was only to get the site ready for businesses. Those questions would be dealt with by the laws and agencies later in the normal course of the processes already in place, but without knowing exactly what the end product would be, there was no way to have those answers now.

- **Lorretta Johnson-Morgan, Commissioner**, again shared her concerns about the wells and lake in that immediate area.
- **John Alexander, Manager, Zion South, LLC**, responded to the question about urgency and explained the timeline start to finish from the family's decision in late July, 2025 to have a conversation, and getting their respective attorneys involved all the way through application and PC Meeting. He said there was no urgency; they followed the standard process given to them by Todd Fortune, Planning Director. Also, he responded to the request for a 400' buffer, calling it outrageous because it would cut the property in half. He further reassured that there have been no conversations with any person or business about the property except for the easement.
- **Justin Shimp, Shimp Engineering**, explained that the Board of Supervisors put a process in place by ordinances, which county staff follows. The Comprehensive Plan was put together and developed with input and feedback from the community, citizens, local businesses, and stakeholders. The Zion Crossroads area has long been designated as a target area for growth.
- **Lorretta Johnson-Morgan, Commissioner**, asked why Mr. Alexander had not come to sit in her living room and ask her how the community would feel about this development.
- **Justin Shimp, Shimp Engineering**, expressed the importance of a standard process, and that it would be up to the County to change the set process and procedures.
- **Barry Bibb, Chair**, explains that in 2009 the state forced the County to establish an Urban Development Area (UDA).
- **Lorretta Johnson-Morgan, Commissioner**, expressed her concern about this getting as far as it did before her knowing about it so she could help facilitate with the community.
- **Kathleen Kilpatrick, Commissioner**, acknowledged a need for discussing the process in the future. She shared that she is sympathetic to the applicants and their family because they came to the meeting having played by the rules. She said she is mindful that we need jobs, and the Zion area was set aside for this. The long-term direction is not the applicant's responsibility. She states that Better Living is the model for developers, and anyone would be pleased to live next to that site. She talked about balancing the applicant's needs with the County's desire to attract tourism, like tree cover and softening in the design. She also mentioned Route 15 being a primary entrance to the corridor.
- **Justin Shimp, Shimp Engineering**, replied to Ms. Kilpatrick about the Better Living site, and the fact that she likes the trees, roads, and setbacks there. He stated that he designed that site plan, and that the owners are lovely people. He explained that the site plan for that project is according to the County ordinances, and if the ordinances were enforced, all developments would look like it. If higher standards are desired then they should be reflected in county zoning ordinances, so that it would be the requirements for all, not just some. He talked about the benefit Albemarle County's entrance corridor architectural standards, and how Fluvanna could adopt something similar.
- **Howard Lagomarsino, Vice Chairman**, said we need to look at the rules in place now, and see if it fits, then figure out for the future what we want to see coming and talk to the Board of Supervisors about changes.
- **Justin Shimp, Shimp Engineering**, asked if the application for rezoning passed, then the County passed new ordinances, would the future developer have to follow the ordinance in place when the rezoning gets approved, or the new ordinances that may be in place when it is finally developed.
- **Dan Whitten, County Attorney**, answered that the future developer would need to follow the ordinances in place at the time the rezoning is passed.
- **Lorretta Johnson-Morgan, Commissioner**, said she is just trying to figure out a way to work with the people who live in the area to make their life comfortable; maybe a compromise on buffer.
- **Justin Shimp, Shimp Engineering**, showed another slide about screening options. He said that they are using 12% of their land for screening, which is above and beyond what is required.
- **Kathleen Kilpatrick, Commissioner**, spoke about graceful growth, having developments and jobs with historic preservation. She asked how can we bring in

- business and jobs and still have an attractive entrance corridor.
- **Justin Shimp, Shimp Engineering**, having only 400 ft of road frontage makes this project the wrong project to start a 400-foot buffer.
- **Lorretta Johnson-Morgan, Commissioner**, read from the Comp Plan, page 44, which speaks of the County expanding services, recreation, restaurants, and retail options while retaining the rural character, and even enhancing it so that the primary gateway into the County is scenic.
- **Howard Lagomarsino, Vice Chairman**, stated that what is in the Comp Plan is not yet built into the ordinances yet, so they should follow the rules and ordinances that are in place right now.
- o **Public Hearing for ZMP 25:03 opened by Mr. Bibb, Chair:**
 - **The following people spoke regarding ZMP 25-03:**
 - **Todd Taylor** (156 Morris Rd., Troy, VA 22974) acknowledged that the applicant had made a personal visit to him about the proposed rezoning. He said he spent most of his career in law enforcement and served as an executive member of the Fluvanna County Transportation Safety Board. He gave statistics and information regarding the large number of trucks on Route 15 daily. He expressed that he is not against growth, but would like to see it done safely. He suggested having the developers donate the land needed to expand Route 15 to four lanes. He requested deferring.
 - **Travis Taylor** (156 Morris Rd., Troy, VA 22974) said as a land owner of one of the properties that abuts the area of land, there are serious concerns about impacts to be investigated, like traffic and ground water, and that he was opposed. He thanked Ms. Morgan for standing up for landowners.
 - **Sasha Morgan** (18 Lake Rd., Troy, VA 22974) stated that she finds it concerning that developers think that the Zions Crossroads area is being handed to them on a platter. She requested deferment mentioning that the late hour of the meeting made it hard for a lot of the community to stay and be heard. She said she is only asking for the same consideration be given to the Zions Crossroads community that was given to Tenaska, and is concerned about the traffic and environmental impacts.
 - **Louise McIntyre** (274 Morris Rd., Troy, VA 22974) said she will absolutely be affected by this development as her property nearly abuts the property being discussed. She understands the need for growth, balanced with traffic and environmental concerns. She also talked about listening to the Tenaska presentation and discussion, and how it makes sense for them to use the existing infrastructure.
 - **Brian Shepherd** (505 Jester Ln., Charlottesville, VA 22911) said he had family who could not be there because of the late notice and distance. He requested deferral to give those who could not attend a chance.
 - **Suzy Morris** (6840 Thomas Jefferson Pkwy., Palmyra, VA 22963) requested deferral so the community can get their questions answered. She mentioned the ordinances not matching the Comp Plan, proffering out data centers, and business park instead of industrial.
 - **Andy Johnson** (208 Mocking Bird Ln., Troy, VA 22974) said we should trust county inspectors to do their job to make sure all is done right.
 - **Ronald Barche** (204 Panorama Ct., Palmyra, VA 22963) encouraged that the ordinances need to match the Comp Plan, and that processes need to be in place for businesses to come here. He cautioned that we will become a bedroom and retirement community which is not sustainable.
- o **Applicant invited Applicant to share rebuttal by Mr. Bibb, Chair:**
 - **Justin Shimp, Shimp Engineering**, thanked the Commission Members for staying so late. He shared his complete agreement with Mr. Barche regarding ordinances and processes that match the Comp Plan. He then pointed out that this property is back off the road which makes it a unique and being mostly pine, the leaves will not fall off. He said any development will not be retail.
- o **Discussion by Planning Commission Members opened by Mr. Bibb, Chair**
 - **The following Commission Members spoke:**
 - **Kathleen Kilpatrick, Commissioner**, agreed about looking at making ordinances and Comp Plan match, but that it is not on the applicant to do that. She said they played by the rules, such as they are, and the County need partnerships like this.
 - **Lorretta Johnson-Morgan, Commissioner**, asked as a Planning

Commissioner that the same consideration be given to her district as to the Tenaska people. The whole section was filled with people who wanted to express concerns and they were not heard because the meeting went until after 2:00 am. She said she preferred it to be deferred so those who had to leave could be heard.

- **Barry Bibb, Chair**, answered that the problem is that the applicant followed the rules. He also said that we need to take an exact look at the rules as well. He pointed out that the applicant only needed to have a 75-foot buffer, but elected to have 100-foot voluntarily.
- **Loretta Johnson-Morgan, Commissioner**, said that it is wrong, and would create animosity among citizens who were not heard. She understood that it is not the applicants’ fault. But it needs to be fair to the community that was not heard.

MOTION:	I MOVE THAT THE PLANNING COMMISSION RECOMMEND DEFERRAL OF ZMP 25:03, A REQUEST TO AMEND THE FLUVANNA COUNTY ZONING MAP TO REZONE 182.586 +/- ACRES OF TAX MAP 11 SECTION A PARCEL 93 AND TAX MAP 11 SECTION A PARCEL 88 FROM A-1, AGRICULTURAL, GENERAL TO I-1, INDUSTRIAL, LIMITED SUBJECT TO THE PROFFERS DATED OCTOBER 3, 2025, UNTIL NEXT SCHEDULED PLANNING COMMISSION MEETING, SCHEDULED FOR NOVEMBER 18, 2025, TO GIVE THE OTHER PEOPLE IN THE COMMUNITY AN OPPORTUNITY TO VOICE THEIR CONCERNS.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:				Second	Motion
VOTE:	No	Aye	Absent	Aye	Aye
RESULT:	3-1 Approved, 1 Absent				

- Resolutions:
 - None
- Site Development Plans:
 - None
- Subdivisions:
 - None
- Unfinished Business:
 - None
- New Business:
 - **ZTA 25:10 Data Centers, Todd Fortune, Director of Planning presented a power point on this request.**
 - 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.”
 - At its regular meeting on September 17, 2025, the Board of Supervisors approved a moratorium on new data center applications to begin immediately and end January 31, 2026. Subsequently, at its regular meeting on October 1, 2025, the Board passed a resolution of intention to amend the Fluvanna County Code 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 Centers.”
 - Staff request Commission authorization to advertise this proposed ZTA for a public hearing. The public hearing would be held by the Planning Commission on November 18, 2025.
 - **Discussion by Planning Commission Members opened by Mr. Bibb, Chair**
 - **The following Commission Members spoke:**
 - **Loretta Johnson-Morgan, Commissioner**, asked if this is in addition to the things discussed in relation to the technology overlay.
 - **Dan Whitten, County Attorney**, answered that he believed they were waiting on the technology overlay and focus on just making sure that they are no longer allowed by right.

o MOTION:	I MOVE THAT THE PLANNING COMMISSION ADVERTISE A PUBLIC HEARING ON NOVEMBER 18, 2025 TO CONSIDER ZTA 25:10 – AN ORDINANCE TO AMEND AND REORDAIN “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA” 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 INDUSTRIAL, LIMITED I-1 AND INDUSTRIAL, GENERAL I-2 DISTRICTS, AND TO MODIFY THE DEFINITION OF “DATA CENTER”.					
	MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
	ACTION:				Motion	Second
	VOTE:	Aye	Aye	Absent	Aye	Aye
	RESULT:	4-0 Approved, 1 Absent				

o Public Comments #2:

Mr. Bibb, Chair, opened the second round of public comments. With no one else coming forward to speak, Mr. Bibb, Chair, closed the public comment period.

o ADJOURNMENT:

Mr. Bibb, Chair, called for a motion to adjourn the October 7, 2025 Planning Commission regular meeting at 2:16 am On October 8, 2025.

MOTION:	Motion to Adjourn the October 7, 2025 Planning Commission regular meeting at 2:16 am on October 8, 2025.					
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan	
ACTION:				Motion	Second	
VOTE:	Aye	Aye	Absent	Aye	Aye	
RESULT:	4-0 Approved, 1 Absent					

Minutes were recorded by Jenny Cassell Faulknier, Administrative Programs Specialist.


Barry Bibb, Chair
Fluvanna County Planning Commission

EXHIBIT A

Hello,

My name is Sam Graham, and I've lived at 80 Glebe Lane in Scottsville, Virginia since 2004. I moved to Fluvanna County in 1995 and worked in Gordonsville before joining Tenaska when it opened.

During the public comment section of the October 7, 2025 meeting, a resident of my subdivision—someone I haven't spoken to in years—claimed I was a plant operator who was moving due to pollution concerns and that I was afraid to speak out for fear of losing my job. I want to be absolutely clear: that statement is false.

I have never made such a claim, nor have I said anything that could be misinterpreted in that way. The only way someone could make that statement is by deliberately misrepresenting the truth.

For the record, I am the Plant Manager. What I have said—and continue to believe—is that Fluvanna County has a tremendous opportunity presented by Tenaska. This could help us address several pressing needs in our county, including:

- Paying off the high school
- Funding the water lines currently being installed on credit
- Building a much-needed middle school
- Adding eight more deputies to support public safety
- Raising teacher pay to be competitive
- Extending water service to Palmyra
- Establishing a vocational center

There are many other needs in our county, but those are discussions for another time.

Thank you for your time and consideration.

Sincerely,
Sam Graham

Sam Graham

Plant Manager

Tenaska Virginia Generating Station

Michael and Ann Nalveaiko
304 Rock Lane
Scottsville, VA 24590

October 7, 2025

To Whom it May Concern:

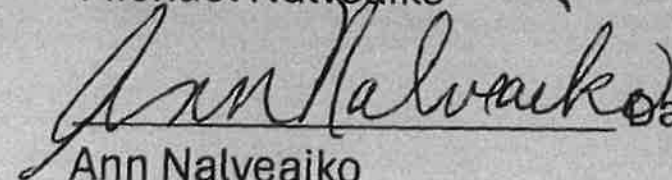
This letter is to acknowledge that we have received actual notice of the Fluvanna County Planning Commission public hearings scheduled for today, October 7, 2025, at 7 p.m. at the Fluvanna County Courthouse, 132 Main Street, Palmyra, VA 22963. We understand that the Planning Commission will hear three matters regarding the proposed Tenaska Expedition gas-powered plant: ZTA 25:09 to amend the zoning ordinance stack height regulations; SA 25:01 to determine whether the project is in substantial accord with the County Comprehensive Plan; and SUP 25:04 to consider a Special Use Permit for the power plant.

EXHIBIT B


Michael Nalveaiko

Date:

10/7/25


Ann Nalveaiko

Date:

10/7/25

Exhibit C

Todd Fortune

From:
Sent:
To:
Subject:

Julie Noggle <[REDACTED]>
Tuesday, October 7, 2025 7:55 AM
Planning

Requesting you defer any decision about the Tenaska Expedition Power Plant project



Some people who received this message don't often get email from ?
[EXTERNAL EMAIL] USE CAUTION.

[Learn why this is important](#)

Dear Planning Commission Members,

As residents of Branch Rd., who have lived through and with the current Tenaska plant, we are asking you to defer a decision on this new power plant until Tenaska can give you and the community more information. With up to 800 vehicles traveling to the worksite for up to 18 months, there is no comprehensive traffic study/plan for traffic safety. They have not addressed the ongoing noise concerns from the existing plant, much less the new one. There are still questions about the emissions and water usage plan. PLEASE consider deferring so that Fluvanna County can have as much information as possible before changing this area forever.

Sincerely,

John and Julie Noggle
Branch Rd.

Todd Fortune

From: Jenny Faulknier
Sent: Tuesday, October 7, 2025 11:40 AM
To: Planning
Subject: FW: New Tenaska power plant

Another fyi

Thank you,
Jenny Cassell Faulknier
Administrative Program Specialist
Fluvanna County Planning & Zoning
(434)591-1910 ext 1055

From: Monica Addleman
Sent: Tuesday, October 7, 2025 10:17 AM
To: Jenny Faulknier
Subject: New Tenaska power plant

! You don't often get email from [EXTERNAL EMAIL] USE CAUTION.

[Learn why this is important](#)

Good morning,

As a resident of Branch Rd, I'm asking that the planning commission defer a decision on the Tenaska plant until more information can be gathered concerning the impacts on our community. Tenaska has not provided a traffic impact study and says there will be 800 vehicles daily on Branch Rd. They have also not agreed to any noise mitigation.

Please defer until a more fully informed decision on the true impacts can be made.

Thank you,
Monica Addleman
Branch Rd

Todd Fortune

From: Michele Durst <...>
Sent: Tuesday, October 7, 2025 11:42 AM
To: Planning; Barry Bibb; Kathleen Kilpatrick; Howard Lagomarsino; Lorretta Johnson-Morgan; Robert Dorsey
Subject: Opposition to Tenaska's Special Use Permit – Protect Fluvanna's Future

 Some people who received this message don't often get email from  [Learn why this is important](#)
[EXTERNAL EMAIL] USE CAUTION.

Dear Members of the Planning Commission,

I am writing to express my strong opposition to Tenaska's request for a special use permit to build a second gas-fired power plant in Fluvanna County.

The Fluvanna County logo—featuring a bicyclist admiring a sunset and a person floating peacefully down a river—beautifully represents the natural beauty and outdoor lifestyle our residents cherish. Approving this permit puts those very values at risk. Why should our community's clean air, water, and scenic character be compromised so an out-of-state corporation can increase profits for executives based in Nebraska?

Currently, only 29 individuals are employed at Tenaska's existing facility—10 of whom do not live in Fluvanna. This raises critical questions:

- Are county residents being offered a fair share of skilled and management positions?
- What transparency exists around compensation, especially for non-resident employees?
- What hiring commitments or oversight mechanisms will be put in place to prioritize local workers and limit reliance on out-of-state contractors?

Additionally, the environmental concerns are serious. The existing plant draws 3–4 million gallons of water daily from the James River and discharges 1.5 million gallons of “hard water” into Cunningham Creek, which flows into the Rivanna River. The proposed second plant would extract 6–7 million more gallons per day, with another 1.5 million gallons discharged. For comparison, local kayakers are required to clean their boats when moving between water bodies to protect ecosystems. How much more harm will come from transferring millions of gallons of industrial water daily?

We are already facing challenges with water quality—such as the foul odor from Aqua Virginia's treatment facility. Why should Fluvanna accept further environmental and health risks from this project, especially when the tangible benefits to our community appear minimal?

Please consider the long-term interests of Fluvanna County—its people, its environment, and its future.

Sincerely

From: Jenny Faulknier
To: Planning
Subject: FW: New Tenaska power plant
Date: Tuesday, October 7, 2025 11:39:52 AM

Thank you,
Jenny Cassell Faulknier
Administrative Program Specialist
Fluvanna County Planning & Zoning
(434)591-1910 ext 1055

From:
Sent: Tuesday, October 7, 2025 10:17 AM
To: Jenny Faulknier <
Subject: New Tenaska power plant

 You don't often get email from [Learn why this is important](#)
[EXTERNAL EMAIL] USE CAUTION.

Good morning,

As a resident of Branch Rd, I'm asking that the planning commission defer a decision on the Tenaska plant until more information can be gathered commission concerning the impacts on our community.

Tenaska has not provided a traffic impact study and says there will be 800 vehicles daily on Branch Rd. They have also not agreed to any noise mitigation.

Please defer until a more fully informed decision on the true impacts can be made.

Thank you,
Monica Addleman
Branch Rd

From: E.D
To: Planning
Cc:
Subject: Project Expedition from Owner of Adjoining Parcel
Date: Monday, October 6, 2025 11:44:48 AM

Some people who received this message don't often get email from this is important

earn why

[EXTERNAL EMAIL] USE CAUTION.

Mr. Fortune:

My wife and I live at 878 Branch Rd, in one of the adjoining parcels to the proposed development for Tenaska's new power station. We are unable to attend due to an illness that keeps us homebound. However, I would like to say our piece on this.

We moved out to Fluvanna for two reasons, one was that I was working in the school system with at risk youth at the time, and the second was the availability of clean land which was more affordable.

As an Americorps alumnus, I served in a rural area as a wildlife instructor. I worked with poor mountain children whose parents were losing jobs due to clear cutting laws in that state being passed. It was always my dream to own property where we could provide a haven for that wildlife, and we count ourselves very blessed that we have been able to experience a litany of animals, ranging from the more common deer, rabbits, black bear, to owls, and even a bald eagle hunting right on the side of the road at the site where Tenaska is planning on building. If you've ever seen a bald eagle in person, you never forget it. Just the immense size is a wonder to behold. You think its a vulture at first, and then realize the magical moment you've been gifted when you see the white head and the golden beak, and when it takes flight, well I've seen some wonders in my life, but that's one of the top. Tenaska will destroy that habitat. That's about us un-American as you can get in my book.

Now, Tenaska has stated that "natural gas is the cleanest fossil fuel." Well, filtered cigarettes may be the "better cigarette," but still are harmful to your health. Tenaska even admits in their material that they have built more environmentally friendly power generating stations such as solar. My assumption is they will argue that this doesn't produce as much power. Well, with all due respect while it may produce less power, I think the real reason is that this is cheaper and they get a better ROI. Albemarle seems to be all about putting up solar. There are solar farms on 53, there are solar panels on top of Monticello High School, etc. Why in Fluvanna are we going backwards? Why are we not working to increase the value of our homes and our county? People say Crozet is great because of the Albemarle School System, but I personally know that there are so many wonderful teachers in Fluvanna that really care about their students. We should be able to advertise how wonderful Fluvanna is, and on the cutting edge.

As a small business owner, sometimes we get so focused on ROI, that we need to take a step back and do what's right. Tenaska is claiming that this will power data centers, well as 2 professional artists, we already know how AI is replacing jobs, so the jobs Tenaska will temporarily add, will probably be lost. Again, ROI is cheaper when you have less employees

to pay, but even if not Tenaska directly, they are helping to enable AI to take more jobs from more Americans.

Speaking of ROI, I would not have bought my property if it was next to a power station. Someone else may be willing to, but I am losing the equity I built on this property, and a pool of potential buyers when I go to sell, as Tenaska will be robbing this area of it's appeal, clean air, quiet, and peaceful atmosphere with a power station a humming along. (and yes, I can hear the other one in the distance up the road, but that is different than being directly across the street, and I would argue they should actually be investing in upgrading that one to be silent.) Light pollution may block out the stars as their mockup makes it look like an inner city office building. Natural gas plants are also known for polluting the air and can pollute the water supply, and no cigarette is better than a filtered cigarette, and just like cigarettes there is a link between natural gas plants and lung cancer.

Finally, Tenaska states that this power plant will provide power to everyone in Fluvanna. Yet a few years back, like many others my home was without power for days in 20 degree weather. Tenaska had a plant right up the road. They can argue that this is the responsibility of CVEC or Dominion, but they are also arguing that a new power station is going to improve reliability. Proximity does not imply access. The station was up there humming along, and the only one in my home that was happy was our husky.

I honestly believe that Tenaska is attempting to take control of lax regulations in our county, and trying to get this project approved before more strict regulations pass, so that it is grandfathered in.

I also want to let you know that to save myself some time I am also CC'ing Community Voices on this email, as I know that they share a similar viewpoint to me.

Thank You,

Evan Donovan & Kirsten Perry

--

"Success is earned." - St. Benedict's Fencing Motto

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From: Jenny Faulknier
To: Planning
Subject: FW: URGENT ACTION ALERT: Tell Fluvanna Planners on 10/7 to Defer Gas Plant Decision
Date: Tuesday, October 7, 2025 11:39:32 AM

fyi

Thank you,
Jenny Cassell Faulknier
Administrative Program Specialist
Fluvanna County Planning & Zoning
(434)591-1910 ext 1055

From: - - - >
Sent: Tuesday, October 7, 2025 7:22 AM
To: Jenny Faulknier
Subject: Fw: URGENT ACTION ALERT: Tell Fluvanna Planners on 10/7 to Defer Gas Plant Decision

You don't often get email from [m.whythisisimportant](#)

[EXTERNAL EMAIL] USE CAUTION.

Hello, I am writing to oppose Tenaska's request for a special permit to build a gas burning power plant in Fluvanna. I do not live in Fluvanna but I spend a lot of time in Fluvanna county because I board my horse in Fluvanna and I have many close friends in Fluvanna. I live in Albemarle County. I love going to ride my horse and I always enjoy the scenery, quiet and clean air. I may not live in Fluvanna but climate change affects all of us. This is the warmest October I ever remember and, contrary to what many people want to believe, it's not just a random outlier. Climate change is real. I want to leave my daughter a viable planet. You have an opportunity to make a stand and protect Fluvanna and it's citizens from wasting our natural resources. Please consider saying no or delaying this permit. Thank you for your hard work to make our communities a better place to live.

Sincerely,

Ann Tuzson PhD
128 West Park Drive
Charlottesville, Va

[Yahoo Mail: Search, Organize, Conquer](#)

----- Forwarded Message -----

From: ...

To: "

Cc:

Sent: Mon, Oct 6, 2025 at 5:30 PM

Subject: URGENT ACTION ALERT: Tell Fluvanna Planners on 10/7 to Defer Gas Plant Decision

logo



ACTION ALERT!

Page 8 of 15

Tell Fluvanna Planners on 10/7 to Defer Gas Plant Decision

We wrote to you last week about an urgent advocacy need in Fluvanna County, where Nebraska-based private energy corporation Tenaska is attempting to build its second enormous methane gas-burning power plant in Cunningham District.

Tomorrow, October 7 at 7pm, Fluvanna County Planning Commissioners are holding a public hearing to consider Tenaska's request for a special use permit at the Fluvanna County courthouse. Our partners through the [Fluvanna Horizons Alliance](#) are asking all concerned by this proposal to join the meeting and push the Planning Commission to **defer tomorrow's decision**.

As Cunningham District Supervisor Chris Fairchild said at his town hall meeting on September 30, the Planning Commission does not currently have sufficient information on what additional damage this proposed gas plant would cause to make an informed decision on this enormous project. **What is needed now is more time, more information, and more listening.**

C3 saw in person at Supervisor Fairchild's town hall how locals' concerns were stonewalled by Tenaska's representatives. Tenaska's [claims](#) that they "cultivate long-term, mutually beneficial relationships with local leaders and residents built on respect, value and trust" rang exceptionally hollow

as their representatives talked over residents attempting to have their concerns about traffic, noise, environmental impact and health both heard *and addressed*.

Not a resident of Fluvanna County? You can still help.

Albemarle County residents would be affected by this plant as well and should make their voices heard. You can show up with signs to support Fluvanna County speakers. You can also give public comment yourself, although we recommend that residents of nearby counties allow Fluvanna County residents to take priority.

Please also continue to email the [Fluvanna planning commission](#), [Fluvanna BOS](#), and [Albemarle BOS](#), and [sign the petition](#)!

[Watch today's lunch and learn](#) hosted by



C3 and featuring speakers from Fluvanna Community Voice, SELC, and Appalachian Voices for more information.

When they pretend they can't hear, we have to make ourselves louder. Come out to the Fluvanna County Circuit Courthouse tomorrow, October 7, at 7pm, and tell the Planning Commission to defer the decision!

In solidarity,

Sadhbh O'Flynn
Climate Justice Policy
Manager



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The Community Climate Collaborative

From: [Jenny Faulknier](#)
To: [Todd Fortune](#)
Subject: FW: Urgent Concerns Regarding Environmental and Public Health Impacts of Gas-Fired Power Plants
Date: Tuesday, October 7, 2025 12:18:22 PM

Thank you,

Jenny Cassell Faulknier
Administrative Program Specialist
Fluvanna County Planning & Zoning
(434)591-1910 ext 1055

From: Elizabeth Spadaro
Sent: Tuesday, October 7, 2025 12:07 PM
To: Jenny Faulknier
Subject: Urgent Concerns Regarding Environmental and Public Health Impacts of Gas-Fired Power Plants

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[EXTERNAL EMAIL] USE CAUTION.

Dear Members of the Planning Commission,

I am writing to express grave concern regarding the construction and operation of another Tenaska **gas-fired power plant** and the substantial negative impacts on both the environment and the health of our community. While often presented as a "bridge fuel," natural gas is primarily **methane**, a potent greenhouse gas, and its combustion contributes significantly to air pollution, directly harming local residents. Besides the respiratory damaging risks this methane poses immediate threats such as fire and explosion due to its flammability. Other toxic gases are released such as benzene leading to poor indoor and outdoor air quality in the community and homes near these plants.

Environmental Impact

Gas-fired power plants are significant contributors to the climate crisis. The primary environmental concerns are:

- **Greenhouse Gas Emissions:** Although natural gas burns cleaner than coal, it still releases large amounts of **carbon dioxide (CO2)** upon combustion, accelerating global warming. Furthermore, the process of extracting, processing, and transporting the gas (**fracking** and pipelines) results in substantial leakage of **methane (CH4)**, which has a warming potential approximately 84 times greater than CO2 over a 20-year period.
- **Water Use and Pollution:** These plants require immense amounts of water for cooling and steam generation, straining local water resources, especially in drought-prone areas. The resulting **wastewater** can be contaminated with chemicals and heavy metals, posing a risk to local ecosystems and drinking water sources.

Community Health Impacts

The direct emissions from gas-fired plants release a cocktail of harmful pollutants that severely impact public health, particularly for residents living nearby.

Key health concerns include:

- **Respiratory Illnesses:** The combustion process emits **nitrogen oxides and sulfur dioxide**, which are precursors to ground-level **ozone** and **fine particulate matter**. Exposure to these pollutants triggers and exacerbates conditions like **asthma, bronchitis, and Chronic Obstructive Pulmonary Disease (COPD)**. Particles are small enough to enter the bloodstream, affecting nearly every organ.
 - **Cardiovascular Disease:** Long-term exposure to these pollutants are strongly linked to increased risk of **heart attacks, strokes, and irregular heart rhythms**, leading to higher rates of hospitalization and premature death.
 - **Cancer and Neurological Damage:** Plants also release **hazardous air pollutants (HAPs)**, including **formaldehyde, benzene, and heavy metals**, which are known **carcinogens** and neurotoxins, posing additional long-term health risks.
- We urge you to consider the irreversible environmental damage and the substantial, documented health burdens that gas-fired power plants impose on our communities. We advocate for a shift toward truly clean, **renewable energy sources** like solar and wind, coupled with robust energy efficiency measures, to protect both the planet and public health.

Please do not allow this project to proceed for the sake of the overall health of our community and all of our residents.

Sincerely,

Elizabeth Spadaro

46 Amethyst Road,

Palmyra, Virginia 22963

Date: October 6, 2025
To: Fluvanna County Planning Commission
Name: Patricia Beers Block
Email:
Subject: Tenaska Proposed Electric-Generating Gas Turbine Plant Expansion

Thank you for the opportunity to provide comments to address concerns and ideas about the Tenaska proposal to add another electric-generating gas turbine generator to its existing site at Branch Road in Fluvanna county. Items of concern related to the Tenaska proposal include the following:

I. James River water usage

The proposed plant expansion would extract an additional 5-6 millions gallons of water from the James River resulting; in a total, around 10 million gallons would daily be removed by the Tenaska from the James River to run plant operations. This use of water seems to be in conflict with Fluvanna's (and adjacent counties) planned use of water from the James River for local use. The James River project is being funded by tax payers at great expense, with the hope that water supply could be stabilized via the extraction and delivery of water to residents and local businesses.

Tenaska's extractions of around 10% of the average James River water flow could very easily put into jeopardy the long awaited James River plan to supply water to our county residents and local businesses. The James River water supply is very sensitive to environmental issues such as drought; for Tenaska to extract daily large quantifies of water, regardless of weather conditions, seems ill advised.

Additionally, Tenaska has advised that of the water extracted from the James River, approximately 80% (equal to 8 million of the 10 million gallons of water that will be extracted with 2 turbine generators) will daily be exhausted from the turbine stack as steam. This is a wasteful use of a precious resource, and in direct competition with the James River plan to supply local communities with potable water for use by residents and local businesses.

II. The quality of water

According to experts from the Tenaska facility currently in Fluvanna county, the water returned to the James River after it has been used by the Tenaska gas turbine facility is of poor quality. The water has a very high mineral content; these additional minerals could adversely impact the bio-systems in the James River and beyond. Adding another gas turbine generator will only exacerbate existing problems with water of high mineral content that is destined to be returned to county waterways.

III. Virginia's focus on renewable clean energy

Tenaska's plans to rely on fossil fuel for the generation of electric is in direct conflict with Governor Youngkin's initiative to encourage and rely on reusable/renewable clean energy sources such as wind and solar for the generation of electric in Virginia. As a county, we should adopt Virginia's vision of a future energy grid that relies on clean and non-fossil fuel energy sources for the generation of electric.

Tenaska has not adequately added both noise and hazardous emissions (eg Volatile organic compound) in its proposal. Another gas turbine would increase VOCs and plant noise. Tenaska has an environmental and business responsibility to control these hazardous events but has not provided adequate data to Fluvanna citizens that documents non-hazardous levels.

IV. Quality of Life in Fluvanna County

The current Tenaska plant does little to add to the quality of life in Fluvanna. Local residents will not rely on these plants for energy/electric but this energy will be sold by Tenaska to the highest bidder for millions of residents beyond Fluvanna county. The current plant generator supplies electric for 1 million residences; the new plant generator will provide an additional 1 plus million residences (and/or data centers) with electric. Fluvanna county only needs electric for around 20,000 residences and business facilities. Fluvanna county is being pressured to support energy inefficiencies at the high cost to its residents' health and peace of mind, entirely for the use by the "highest bidder" of electric from Tenaska.

It seems conceivable that additional transmission lines will be needed to move the gas generated electric to parts beyond Fluvanna county. Again, county residents will bear the burden of environmental impact and diminished beauty of our skyline. This seems too high a cost when alternative electric generating methods and locations can be utilized.

Although Tenaska highlights the employment benefits of its Fluvanna county plant expansion, the projected employee numbers do not support this exuberance. Today's employment at the plant is around 29 full time employees. The addition of another turbine electric generator might add, at best, another 29 employees according to Tenaska management. This is not a significant impact on employment opportunities in Fluvanna county; a local retail operation would add significantly more staff for an operation the size of, say, a Lowes or Walmart. Additionally, employees who will require specialized training and educational skills; items that might not be found in employable Fluvanna citizens.

As for the actual expansion of the plant, Tenaska has not submitted a traffic impact/assessment to my knowledge. With large vehicles carrying substantially oversized and heavy equipment and parts to build the new turbine generator, the impact on the condition of roads could be substantial.

Taxes receipts for Fluvanna county may not be substantial enough to offset the costs of having this industry within county boundaries. To date, the promise of taxes for Fluvanna county do not seem to have materialized. Businesses, like Tenaska, might dangle the carrot of substantial tax dollars for local counties. I do not believe Fluvanna county has experienced that taste of this carrot from previous years of Tenaska operations in this county.

V. Environmental issues

To generate electric, Tenaska will, in all likelihood, rely of natural gas that was extracted through fracking operations. Fracking methods have been documented as dangerous and pollution generating in that they typically polluted water aquifers in areas where fracking has occurred. We don't need to rely on these antiquated methods when cleaner electric generating sources and technology are available (e.g., wind turbines and solar panels).

Thank you for engaging our community in this discussion and offering residents of Fluvanna the opportunity to provide ideas that might help in your deliberations about how to address this vitally important issue.

Based on the above information, I recommend the Planning Commission and the Board of Supervisors not approve this proposed expansion of the Tenaska Power facility in Fluvanna county.

With warm regards

Pat Beers Block