

**FLUVANNA COUNTY PLANNING COMMISSION
MEETING MINUTES
The Morris Room
132 Main St., Palmyra, VA 22963,
Tuesday, January 6, 2026
Organizational and Regular Meeting 7:00 pm**

MEMBERS PRESENT:

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

STAFF PRESENT:

Todd Fortune, Director of Planning
Dan Whitten, County Attorney
Jason Overstreet, Senior Planner
Victoria Melton, Director of Finance
Eric Dahl, County Administrator
Kelly Harris, Assistant County Administrator
Noble Pearson, Assistant County Attorney
Alex Porter, Planner/GIS Technician
Jenny Cassell Faulknier, Administrative Programs Specialist

MEETING CALL TO ORDER, THE PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE:

At 7:00 pm Todd Fortune, Director of Planning called the January 6, 2026 meeting to order, led the Pledge of Allegiance, and conducted a Moment of Silence.

• **Vote to allow Commissioner Bob Dorsey join by phone from Liberia:**

MOTION:	I move that the Planning Commission allow Commissioner Bob Dorsey to join and participate in the meeting by phone from Liberia.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Motion			Second
VOTE:	Aye	Aye	Absent	Aye	Aye
RESULT:	4-0 Approved, 1 Absent				

• **Election of Chair:**

MOTION:	I nominate Commissioner Barry Bibb to serve as the 2026 Chair of the Planning Commission.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Motion			Second
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

• **Election of Vice-Chair:**

MOTION:	I nominate Commissioner Howard Lagomarsino to serve as the 2026 Vice-Chair of the Planning Commission.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Motion			Second
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

• **Presentation of the Organizational Meeting Resolution:**

Todd Fortune, Director of Planning, presented a draft of the 2026 Planning Commission Organizational Meeting Resolution for approval.

• **Adoption of the Organizational Meeting Resolution:**

MOTION:	To approve the adoption of the Resolution of the Planning Commission meeting for January 6, 2026 Meeting as presented.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Motion		Second	
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

• **Presentation of the Organizational Meeting Resolution:**

Todd Fortune, Director of Planning, presented proposed dates for the 2026 Planning Commission Meetings for approval.

- Tuesday, January 13, 2026
- Tuesday, February 10, 2026
- Tuesday, March 10, 2026
- Tuesday, April 7, 2026
- Tuesday, May 12, 2026
- Tuesday, June 9, 2026
- Tuesday, July 7, 2026
- Tuesday, August 11, 2026
- Tuesday, September 8, 2026
- Tuesday, October 13, 2026
- Tuesday, November 10, 2026
- Tuesday, December 8, 2026

* Planning Commission meetings will be held in the Morris Room *
 * (other locations to be considered if larger crowds anticipated) *

• **Selection of dates for the 2026 Planning Commission Meetings:**

MOTION:	To approve the selection of dates for Planning Commission meetings for 2026 as presented.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:				Motion	Second
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

• **Adoption of the Agenda:**

MOTION:	To approve the adoption of the Agenda of the Planning Commission meeting for January 6, 2026 Meeting as presented.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:				Second	Motion
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

• **Director’s Report:**

○ **Announcements and Updates:**

▪ **Wawa**

- Construction has begun on the VDOT ROW.
- Next phase will be utility extensions.

▪ **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.
- In mid-December, staff has a Zoom meeting with APA representatives and a student representative about the process and possibly putting a team of UVA students together to assist with this. The student representative is reaching out to UVA faculty.

▪ **Upcoming cases**

- There are two public hearings on the agenda for tonight.
 - a. Capital Improvements Plan
 - b. ZMP 25:05: Tax Map 50-A-129

• **Minutes:**

MOTION:	Approval of Minutes from October 7, 2025				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Motion			Second
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

MOTION:	Approval of Minutes from November 18, 2025				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Motion		Second	
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

• **Public Comments:**

- Mr. Bibb opened the first round of public comments.
 - Raymond Bassi, 50 Smokewood Dr., Palmyra, VA 22963, spoke in opposition of the proposed Expedition Gas Power Plant.
- No one else came forward to speak, and Mr. Bibb closed the first round of public comments.

• **Public Hearings:**

- **Capital Improvements Plan, Todd Fortune, Director of Planning:**
 - Every year, the Planning Commission holds a public hearing and makes a recommendation on the Capital Improvements Plan (CIP).
 - The CIP is a five-year plan to provide funding for capital projects that cost \$50,000 or more and would NOT be added to a department’s operating budget.
 - The Board then makes a final decision on approval of the CIP.

MOTION:	I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE FY2027-FY2031 CAPITAL IMPROVEMENT PLAN AS PRESENTED, WITH A LIST OF FUNDING PRIORITIES PREPARED BY THE PLANNING COMMISSION.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:				Second	Motion
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

- **ZMP 25:05 – Wright, Tax Map 50-A-129D, Jason Overstreet, Senior Planner**
 - A request to rezone from A-1, Agricultural, General, to R-1, Residential, Limited 7 +/- acres of Tax Map 50-A-129D.
 - Parcel located on the west side of Gold Mine Road ~ 0.1 miles north of Rt. 6.
 - Rural Residential Planning Area and Fork Union Election district.
 - The parcel does not have enough frontage to allow a division on Gold Mine Road under A-1 zoning.
 - The applicant plans to create two two-acre lots if the request is approved.
 - The parcel could be divided through the family subdivision process to yield two two-acre lots.
 - The intent of the R-1 District is to limit development to residential uses in order to protect the essential characteristics of the district which is composed of low-density residential areas and open spaces. The parcel is in the Rural Residential Planning Area and is adjacent to multiple R-1 zoned lots. These lots were designated R-1 when the County established the zoning map.
 - Public water is available through the Fork Union Sanitary District and any use requiring water would require connection to this public utility.
 - Potential impacts to the surrounding community would be minimal and could include increased traffic and demand for additional services.
 - No proffered conditions offered and all by-right uses permitted in R-1 would be allowed if the rezoning request is approved.

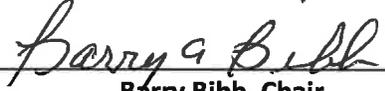
- The goal of the Rural Residential Planning Area is to conserve open space while allowing “some mixed-use development at a very small, rural neighborhood scale, but most development is single-family or two-family residential projects with limited commercial uses.”
- The intended residential use in this particular location appears to be compatible with the goals of the Comprehensive Plan.

MOTION:	I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF ZMP 25:05, – A REQUEST TO REZONE FROM A-1, AGRICULTURAL, GENERAL, TO R-1, RESIDENTIAL, LIMITED 7 +/- ACRES OF TAX MAP 50-A-129D.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Motion			Second
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

- **Resolutions:**
 - None
- **Site Development Plans:**
 - None
- **Subdivisions:**
 - None
- **Unfinished Business:**
 - **Comprehensive Plan Update - Todd Fortune, Director of Planning**
 - Work is proceeding on individual sections of the Plan update.
 - A new section is being added to address Rural Preservation.
 - The advisory groups have been meeting regularly to review documents related to the Comp Plan.
 - The Historic Preservation Advisory Group is resuming meetings this month.
 - Going forward, the other groups will meet as needed.
 - Next meetings for each group:
 - Economic Development – TBD
 - Rural Preservation – TBD
 - Housing – TBD
 - Historic Preservation – January 12 at 4:30
 - Among the issues left to resolve is whether to keep three Planning Areas or reduce it to two.
 - This arose due to the recent change in the County Code regarding Rural Cluster Subdivisions.
 - A revised schedule for Plan completion will be disseminated later this month or in early February.
 - **Alex Porter, Planner/GIS Technician, has been working on maps for the Plan.**
 - He presented maps for the transportation section, which included:
 - Crash data
 - Average Annual Daily Traffic Volumes
 - Roadway Classification
 - Capacity Analysis
- **New Business:**
 - None
- **Public Comments #2:**
 - Mr. Bibb opened the second round of public comments.
 - Raymond Bassi, 50 Smokewood Dr., Palmyra, VA 22963, spoke in opposition of the proposed Expedition Gas Power Plant.
 - No one else came forward to speak, and Mr. Bibb closed the second public comment period.
- **ADJOURNMENT:**
 - Chair Bibb called for a motion to adjourn the January 6, 2026 Planning Commission meeting at 7:56 pm.

MOTION:	Motion to adjourn the January 6, 2026 Planning Commission meeting at 7:56 pm.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Second		Motion	
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

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



Barry Bibb, Chair
Fluvanna County Planning Commission

APPROVED