

**FLUVANNA COUNTY PLANNING COMMISSION  
MEETING MINUTES  
Carysbrook Performing Arts Center  
8880 James Madison Hwy, Fork Union, VA 23055  
Tuesday, January 13, 2026  
Work Session 6:00 pm and Regular Meeting 7:00 pm**

**MEMBERS PRESENT:**

Barry Bibb, Chair, Cunningham District  
Howard Lagomarsino, Vice-Chair, Palmyra District  
Kathleen Kilpatrick, Fork Union District  
Loretta Johnson-Morgan, Columbia District  
Mike Goad, Board of Supervisors Representative

**STAFF PRESENT:**

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

**MEMBERS ABSENT:**

Robert Dorsey, Rivanna District

**WORK SESSION CALL TO ORDER, THE PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE:**

At 6:00 pm Barry Bibb, Chair called the January 13, 2026 Work Session to order, led the Pledge of Allegiance, and conducted a Moment of Silence.

**• Private Subdivisions, Family Subdivisions**

- Currently, the Fluvanna County Code restricts lot access for private roads NOT built to VDOT standards.
- As a result, for private lot subdivisions, lots fronting public roads must use private road access. That restricts such lots to the minimum acreage requirements in this section of the Code.
  - Typically, A-1 allows for a minimum lot size of two acres. However, if it is served by a private road, the lot must be at least 10 acres.
- This forces a developer to either:
  - Create a single subdivision using the limits on number of lots and minimum lot size restrictions; or
  - Create multiple subdivisions on the same parent tract, with the initial subdivision consisting of lots with public road access and a later subdivision with lots served by the private road.
- The Code allows the Subdivision Agent to grant exceptions under special circumstances.
- Some exceptions have been granted recently due to unique circumstances.
  - Examples were given.
- Staff have researched how ordinances in neighboring counties regulate private road subdivisions compared with Fluvanna County.
  - That information was presented for Planning Commission consideration.
- Subdivisions are defined in Sections 19-2-1 and 22-22-1 of the County Code. Family subdivisions are regulated in Section 19-3-3 of the Code.
- A few concerns have been noted:
  - The current subdivision definitions, specifically regarding whether family subdivisions are limited to five lots, is subject to interpretation.
  - The code language does not stipulate whether a road maintenance agreement is required for family subdivisions.
  - For the family subdivisions, the current access requirement is a 20-foot access easement.
- Should the Subdivision Ordinance be amended to allow flexibility for subdivision lots with public road frontage?
  - Under current criteria, private road subdivision lots with public road frontage are required to abide by the private road subdivision standard (10 acres or more). Amending the standard would allow for lots with public road frontage (that meet all other criteria for lot size in A-1) to be smaller than the 10-acre minimum.
- Should the Subdivision Ordinance be amended to clarify lot requirements for family subdivisions?
  - The current code language is subject to interpretation.

- Should the Subdivision Ordinance be amended to clarify whether a Road Maintenance Agreement is required for family subdivisions?
  - Section 19-3-3 does not address this.
- Should the Subdivision Ordinance be amended to require a greater ROW in family subdivisions?
  - The current standard, 20 feet, is a concern for fire/rescue access.

**WORK SESSION RECESS/ADJOURNMENT CALLED:**

At 6:45 pm Barry Bibb, Chair called a recess/adjournment of the January 13, 2026 Work Session.

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

At 7:00 pm Barry Bibb, Chair called the January 13, 2026 Regular Meeting to order, led the Pledge of Allegiance, and conducted a Moment of Silence.

• **Adoption of Agenda:**

<b>MOTION:</b>	TO APPROVE THE ADOPTION OF THE AGENDA OF THE PLANNING COMMISSION MEETING FOR JANUARY 13, 2026 MEETING AS PRESENTED.				
<b>MEMBER:</b>	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
<b>ACTION:</b>				<b>Motion</b>	<b>Second</b>
<b>VOTE:</b>	Aye	Aye	Absent	Aye	Aye
<b>RESULT:</b>	<b>4-0 Approved, 1 Absent</b>				

• **Director’s Report:**

- **Upcoming cases - Tenaska**
  - There are three cases on the agenda related to Tenaska under Unfinished Business:
    - ZTA 25:09 – Height regulations for power production plants
    - SUP 25:04 – Expedition Generation Holdings
    - SA 25:01 – Substantial Accord Review, Expedition Generation Holdings
  - The applicant has requested deferral of ZTA 25:09 and SUP 25:04 until February 24, 2026.
  - Per State Code requirements, the Commission must make a decision on SA 25:01 at this meeting.
    - Code of Virginia Section 15.2-2232 (B) “The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within 60 days of a submission, unless the time is extended by the governing body, shall be deemed approval.”
    - The Board of Supervisors authorized an extension until this meeting.
- **Upcoming cases - SUPs**
  - There was originally a SUP request advertised for this meeting – SUP 25:05 (Memory Lane Properties). Given the items on the agenda, and as agreed to by the applicant, this public hearing will be held at the regular monthly meeting on February 10, 2026.
  - Consequently, there will be three public hearings for SUPs at the February 10, 2026 meeting.
    - SUP 25:05 (Memory Lane Properties)
    - SUP 25:06 (Prater)
    - SUP 25:07 (Saddle Creek Lane)

• **Future Meetings:**

Day	Date	Time	Public Hearings and Public Meetings	Location
Tuesday	Feb. 10, 2026	6pm 7pm	Work Session (TDB) Regular Meeting	Fluvanna County Circuit Court
Tuesday	Feb. 24, 2026*	6pm 7pm	Work Session (TDB) Regular Meeting	Carysbrook Performing Arts Center
Tuesday	Mar. 10, 2026	6pm 7pm	Work Session (TDB) Regular Meeting	Morris Room
Tuesday	Apr. 7, 2026	6pm 7pm	Work Session (TDB) Regular Meeting	Morris Room

**\* Planning Commission meetings will be held in the Morris Room \***

**\* (other locations to be considered if larger crowds anticipated) \***

- **Approval of Minutes:**

- None

- **Public Comments:**

- Mr. Bibb opened the first round of public comments.
  - Tracey Smith, 2 Sandy Beach Ct., Palmyra, VA 22963, spoke in **opposition** of the proposed Expedition Gas Power Plant.
  - Jennifer Kingrea-Ruffner, 11 Zephyr Rd., Palmyra, VA 22963, spoke in **opposition** of the proposed Expedition Gas Power Plant, and presented a petition from Fluvanna Horizons Alliance
  - Raymond Bassi, 50 Smokewood Dr., Palmyra, VA 22963, spoke in **opposition** of the proposed Expedition Gas Power Plant.
  - Mario Kuhar, 3247 West River Rd., Scottsville, VA 24590, spoke in **support** of the proposed Expedition Gas Power Plant.
  - Jessica Melton, 222 Pine Ln., Palmyra, VA 22963, spoke in **opposition** of the proposed Expedition Gas Power Plant.
  - Jim Crocker-Lakness, 221 Palmer Country Ln., Palmyra, Va 22963, spoke in **opposition** of the proposed Expedition Gas Power Plant.
  - Ashleigh Crocker, 442 Justin Dr., Palmyra, VA 22963, spoke in **opposition** of the proposed Expedition Gas Power Plant.
  - Bonnie Redding, 18 Lafayette Dr., Palmyra, VA 22963, spoke in **opposition** of the proposed Expedition Gas Power Plant.
  - Larry Edgington, 581 Country Creek Way, Palmyra, VA 22963, spoke in **opposition** of the proposed Expedition Gas Power Plant.
  - Judy Spellman, 13 Amethyst Rd., Palmyra, VA 22963, spoke in **opposition** of the proposed Expedition Gas Power Plant.
  - Ron Barche, 204 Panorama Ct., Palmyra, VA 22963, spoke in **support** of the proposed Expedition Gas Power Plant.
  - Millie Fife, 889 Jefferson Dr., Palmyra, VA 22963, spoke in **opposition** of the proposed Expedition Gas Power Plant.
  - Sara Hernandez, 3872 Branch Rd., Scottsville, VA 24590, spoke in **opposition** of the proposed Expedition Gas Power Plant.
  - Brian Faulknier, 4021 Ruritan Lake Rd., Palmyra, VA 22963, spoke in **support** of the proposed Expedition Gas Power Plant.
  - Amber Kidd, 76 Bell Farms Ln., Palmyra, VA 22963, spoke in **support** of the proposed Expedition Gas Power Plant.
  - Josephus Allmond, 42 Partridge Berry Ln., Troy, VA 22974, spoke in **opposition** of the proposed Expedition Gas Power Plant.
  - Carol Bruskin, 251 Jefferson Dr., Palmyra, VA 22963, spoke in **opposition** of the proposed Expedition Gas Power Plant.
  - Nancy Kidd, 4629 Rolling Rd., Scottsville, VA 24590, spoke in **support** of the proposed Expedition Gas Power Plant.
  - Mary Jane Swift, 1028 Hidden Valleys Rd., Palmyra, VA 22963, spoke in **opposition** of the proposed Expedition Gas Power Plant.
  - Louis Cable, 651 West River Rd., Scottsville, VA 24590, spoke in **opposition** of the proposed Expedition Gas Power Plant.
  - Angus Murdock, 417 Laughton Ln., Kents Store, VA 23084, spoke in **opposition** of the proposed Expedition Gas Power Plant.
  - Rebecca Logan Fay, 28 Stonewall Rd., Palmyra, VA 22963, spoke in **opposition** of the proposed Expedition Gas Power Plant.
  - Suzy Morris, 6840 Thomas Jefferson Pkwy, Palmyra, VA 22963, spoke in **opposition** of the proposed Expedition Gas Power Plant.
  - Lauren Banning, 79 Ross Ln., Columbia, VA 23038, spoke in **opposition** of the proposed Expedition Gas Power Plant.
  - Georgianna Joslin, 5 White Bluff Ct., Palmyra, VA 22963, voiced concerns about how certain aspects of the meeting were handled, and spoke in **opposition** of the proposed Expedition Gas Power Plant.
  - Ben Gathright, 2064 Cedar Lane Rd., Palmyra, VA 22963, spoke in **opposition** of the proposed Expedition Gas Power Plant.
  - Fletcher Gore, 3774 Bleak House Rd., Earlysville, VA 22936, 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:**
  - None
- **Resolutions:**
  - None
- **Site Development Plans:**
  - None
- **Subdivisions:**
  - None
- **Unfinished Business:**
  - **ZTA 25:09 – Height Regulations for Power Plants**
    - **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.
    - The Planning Commission held a public hearing on this request at its October 7, 2025 monthly meeting and deferred the request until January 13, 2026.
    - Per Section 22-20-1 of the Fluvanna County Code, in conjunction with Section 15.2-2285 of the Code of Virginia, the Planning Commission has 100 days from the date when the Commission first considers the application to make a recommendation.
    - The Planning Commission does not have the ability to further defer this unilaterally. However, it could be deferred upon request by the applicant.
    - The applicant has requested a further deferral of this proposed ZTA until February 24, 2026 (request included in this packet). If the deferral is granted, a special called meeting of the Planning Commission would be held on February 24 to consider this proposed ZTA.

<b>MOTION:</b>	I MOVE THAT THE PLANNING COMMISSION DEFER 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 FEBRUARY 24, 2026.				
<b>MEMBER:</b>	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
<b>ACTION:</b>				<b>Second</b>	<b>Motion</b>
<b>VOTE:</b>	Aye	Aye	Absent	Aye	Aye
<b>RESULT:</b>	<b>4-0 Approved, 1 Absent</b>				

- **SUP 25:04 - Special Use Permit, Expedition Generation Holdings**
  - **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.
  - The Planning Commission held a public hearing on this request at its monthly meeting on October 7, 2025 and deferred this request until January 13, 2026.
  - The Planning Commission considered this request at its monthly meeting on October 7, 2025 and voted 5-0 to defer this request until January 13, 2026.
  - The applicant has requested a further deferral on this SUP request until February 24, 2026.
  - SUP Conditions:
    - The applicant and the County have been discussing conditions for the SUP. Subsequently, the County has retained the Berkley Group and Sands Anderson to review and comment on the proposed conditions. The Board of Supervisors and Planning Commission held a joint work session on January 7, 2026 to review the conditions and comments from each firm. A revised set of conditions will be available for the Planning Commission’s review at the February 24, 2026 special meeting.

<b>MOTION:</b>	I MOVE THAT THE PLANNING COMMISSION DEFER 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 – UNTIL FEBRUARY 24, 2026.				
<b>MEMBER:</b>	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
<b>ACTION:</b>		<b>Second</b>		<b>Motion</b>	
<b>VOTE:</b>	Aye	Aye	Absent	Aye	Aye
<b>RESULT:</b>	<b>4-0 Approved, 1 Absent</b>				

- **SA 25:01 - Substantial Accord Review Expedition Generation Holdings**
  - **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.
  - Per the Code of Virginia, Section 15.2-2232 (A):
    - “Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than a railroad facility or an underground natural gas or underground electric distribution facility of a public utility as defined in subdivision (b) of §56-265.1 within its certificated service territory, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof.”
  - Per the Code of Virginia, Section 15.2-2232 (B):
    - “The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within 60 days of a submission, unless the time is extended by the governing body, shall be deemed approval.”
  - The Commission held a public hearing on this substantial accord request at its October 7, 2025 meeting and deferred the request until the November 18, 2025 meeting.
  - In early November 2025, Tenaska requested a further deferral until January 13, 2026.
  - Subsequently, at its regular meeting on November 5, 2025, the Board of Supervisors approved a resolution authorizing the Planning Commission to further defer this matter until January 13, 2026 to align the date of the decision with the recommendations for ZTA 25:09 and SUP 25:04.
  - Consequently, at its regular meeting on November 18, 2025, the Commission further deferred this request until January 13, 2026.
    - Since the Board has not authorized any further deferrals, a decision on this request will need to be made at this meeting.
  - The Applicant has requested that the Planning Commission review this proposed electric generation facility as a “public utility facility” under Code of Virginia Section 15.2-2232(A), 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.

- This review is related to a separate request for a Special Use Permit (SUP) submitted by the applicant to construct a gas-fired electric generating station.
- The applicant is proposing a natural gas-fired power plant with a capacity of up to 1,540 MW. The SUP request covers two parcels totaling approximately 414.05 acres – Tax Map 27-A-1 (owned by Tenaska) and Tax Map 27-A-4 (owned by Pardee Virginia Timber, Tenaska has an option to purchase from the current owner). 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.
- Considerations from the current Comprehensive Plan:
  - In the Implementation Goals and Strategies section of the Plan, One of the County’s goals is to promote energy efficiency. Under this goal, one strategy is to “Promote energy efficiency in developments and throughout the community including the use of solar, geothermal, wind, and other decentralized energy technologies and support renewable energy generation by allowing such uses in the zoning ordinance.”
  - Conservation easements are stressed as an important tool for land preservation and conservation in Chapter 1, Chapter 2, Chapter 6, and Implementation Goals and Strategies.
  - Rural Preservation is identified as a desire of the County in Chapter 2, Chapter 5, and Implementation Goals and Strategies.
- Implementation Goals and Strategies also include strategies to preserve the natural environment. They include protecting farm and forest landowners from conflicting adjacent land uses with utilization of buffers, screening, and contiguous tracts of open space; and continuing to promote land-use taxation, conservation easements, ag-forestral districts, and other programs to alleviate economic burdens on owners of land used for agricultural, horticultural, forest, or open-space purposes.
- Chapter 5, cites preservation of open space as “an important value in Fluvanna County.” Additionally, Chapter 5 notes that Fluvanna County’s vision is to see at least one-third of its tax revenue come from the business sector. One of the goals cited in Section 5 of the Plan is to diversify and strengthen the County’s tax base.
- To the question of whether the location is in accord with the Comprehensive Plan, staff have not been able to find anything in the Plan that addresses the location of energy generation facilities. That having been said, the proposed use is a *major utility* under the Fluvanna County Code. This use is allowed by-right in I-2 but requires a SUP in A-1, B-1, B-C, I-1, MHP, R-1, R-2, R-3, R-4 and S-1 zoned districts. This request is for a SUP as the parcels in question are zoned A-1.
- **Staff reviewed the proposal against the following components of the Comprehensive Plan:**
  - **Strategy: Promote energy efficiency in developments and throughout the community including the use of solar, geothermal, wind, and other decentralized energy technologies and support renewable energy generation by allowing such uses in the zoning ordinance.**
    - The Comprehensive Plan says little about energy generation other than the strategy stated above. That been said, this project uses gas as its generation source. As such, this project does not meet that strategy.
  - **Goal: To preserve and enhance Fluvanna's unique identity and rural character.**
    - This proposal seeks to use about 50 acres out of a total of approximately 414.05 acres at the project site for the planned facility, which the rest being preserved as forested/open space. Additionally, 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. Accordingly, this project meets this goal as it would preserve more than 700 acres in the Rural Residential and Rural Preservation Planning Areas.
  - **Goal: To protect rural areas through economic development.**
  - **Goal: To diversify and strengthen the county’s tax base.**
    - According to 2023 data from the Fluvanna County Commissioner of Revenue, Tenaska contributed 4.18 percent of the County’s tax base from the existing facility. It should be expected that the addition of a second facility would make an additional contribution to the County’s tax base.

▪ **Staff recommendation:**

- Based on the analysis, staff finds 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 acers 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 steam 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.
- **Accordingly, staff finds that the proposed facility is substantially in accord with the Fluvanna County Comprehensive Plan, or “part thereof.”**
- The Planning Commission should consider all relevant portions of the Comprehensive Plan in its analysis. Additionally, the Commission should carefully and thoroughly document its reasons for whatever conclusion it reaches.
- To reiterate, based on State Code requirements and previous action by the Board of Supervisors, the Commission needs to make a decision on this request at this meeting.
  - Code of Virginia Section 2-2232 (B) states:
    - “The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within 60 days of a submission, **unless the time is extended by the governing body**, shall be deemed approval.”
  - Consequently, the Commission has the following 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.
    - Option 3, to defer, **is no longer available** since the Board has not authorized a further extension of the time period for the Commission to act on this request.
- If the Planning Commission chooses Option 2, that the application **IS NOT** substantially in accord with the Comprehensive Plan, then the applicant has the right to appeal that decision to the Board of Supervisors.
- Code of Virginia Section 15-2-2232 (B) further states:
  - “The owner or owners or their agents may appeal the decision of the commission to the governing body **within 10 days** after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. **The appeal shall be heard and determined within 60 days from its filing.** A majority vote of the governing body shall overrule the commission.”

○ **Applicant Comments:**

- Expedition Generating Station Key Project Updates by Jarrod Pitts, Lori Schweller, and Dr. David Paylor.
  - At the Oct. 7 meeting, decisions were deferred as the Planning Commission wanted to see the following concerns addressed:
    - Sound
    - Traffic
    - Heath and environmental impacts
    - Need for grid reliability
    - Community engagement
    - More data and independent studies
    - Improved Conditions of Approval
  - Over the last 3 months, we have been working diligently to address these areas
    - Sound
      - i. Third-party study that examines sound from both facilities made available to the public
      - ii. Prior commitment to use of “best in class” sound mitigation

- technology added as a condition
  - iii. Commitment to pre- and post-construction baseline sound studies to demonstrate compliance and will work with county staff to update the SUP conditions
  - iv. Good Neighbor Fund that accounts for sound and other impacts
- Traffic
  - i. County commissioned independent traffic study, which is being paid for by Tenaska
  - ii. Commitment to work with county on solutions to traffic issues exacerbated by construction
  - iii. Day-to-day operation of the plant would have limited impact on traffic
- Environmental, Health and Safety
  - i. Environmental Summary Memo (November 14, 2025)
  - ii. Significant data and information on the existing plant and Expedition relating to air and water
  - iii. Meet or be better than state and federal requirements
- Supplemental Environmental Information (January 8, 2026)
  - i. Preliminary air modeling that meets all state and federal requirements
  - ii. Refute recent "health reports" that are inaccurate and dismiss robust regulatory standards
- Independent Environmental Memo from Potesta (David Paylor, former Director of VDEQ)
  - i. "National and state regulatory programs can be trusted to protect the public"
  - ii. With respect to the existing plant, "there have been no Notices of Violation" and "the facility is in compliance with all air requirements"
- Required Post-Zoning Environmental and Related Permits
  - i. Site development plan approval
  - ii. Virginia Certificate of Public Convenience and Necessity (State Corporation Commission)
  - iii. Prevention of Significant Deterioration (PSD) Air Quality Permit (VDEQ)
  - iv. Title V Operating Permit (VDEQ)
  - v. Virginia Pollutant Discharge Elimination System (VPDES) Wastewater Discharge Permit (VDEQ)
  - vi. Virginia Water Protection Permit (VDEQ) / Clean Water Act Section 404 Permit (USACE) for wetlands, T&E species, cultural and historical resources
  - vii. Various oil tank installation, registration and financial assurance demonstration
  - viii. Potable water well installation and operation approval
  - ix. Construction stormwater permit(s) with post-construction stormwater requirements (VDEQ, Fluvanna County)
- Grid Reliability
  - i. Latest capacity auction report from PJM (regional grid operator) shows 6,625 MW shortfall to ensure grid reliability
  - ii. Risk of blackouts in Virginia are increasing and electricity bills are expected to increase unless new generation is brought online
  - iii. Expedition among 51 projects deemed critical by PJM for grid reliability
- Community Engagement
  - i. Tenaska has been engaging with residents about Expedition since June 2025
  - ii. Briefings for closest neighbors and stakeholders
  - iii. Community open house
  - iv. Project website and dedicated project email account
  - v. Various direct mail letters and email blasts
  - vi. Neighbor surveys and home visits with neighbors
  - vii. County-wide mailing
  - viii. Ads in Fluvanna Review

- ix. All application materials on the county’s website
- x. Commitment to establish Community Advisory Board
- xi. As demonstrated by the SUP conditions, we are committed to additional benefits for the county – beyond the estimated \$250 million in tax revenue that this will generate and the 29 new local jobs
  - Good Neighbor Fund
  - Funding for first responders
- xii. We are working with county staff on the appropriate mechanism to memorialize these commitments
  - i. We are committed to working with the county to further revise conditions
- **Expedition Generating Station Substantial Accord with Comprehensive Plan**
  - **Substantial Accord with Comprehensive Plan (“2232 Review”)**
    - 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.” (emphasis added)
    - Va. Code § 15.2-2232.
  - **Approximate Location**
    - The County’s Zoning Ordinance allows power production plants only in the A-1 General Agricultural zoning district. Building the plant contiguous to the existing Tenaska plant minimizes impacts to the rural areas by using existing utility infrastructure.
    - Development of the plant on commercial timber parcels sets stage for forest preservation and conversion over time.
  - **Relevant Goals and Objectives of Fluvanna County Comprehensive Plan Update 2024**
    - Accord with Important Comprehensive Plan Goals
      - i. Economic Development and Financial Sustainability
      - ii. Rural Area Preservation
      - iii. Environment Protection
    - **Chapter 5 – Economic Development:** GOAL: To diversify and strengthen the county’s tax base, and **Chapter 12 – Financial Sustainability:** GOAL: Seek to maximize revenue streams from new development.  
 The Expedition Generating Station is expected to generate approximately \$247.7 million in tax revenue for Fluvanna County over 30 years of operation. This would make Expedition the highest taxpayer in the county, paying 30% of real property taxes. This benefit helps to fulfill the County objective of shifting from heavy reliance on residential property taxes (70% of revenues) by expanding commercial and industrial contributions. Construction and operation will also result in additional jobs, contractor opportunities and other economic activity within the county.
    - **Chapter 1 – Natural Environment:** GOAL: To manage and protect surface water and groundwater resources.  
 Per the federal and state environmental framework, Expedition will:
      - i. Comply with the stringent federal permitting requirements of the Clean Air Act and State Air Pollution Control Law and attendant regulations, including Prevention of Significant Deterioration and major source (or Title V) air permits from DEQ
      - ii. Employ Best Available Control Technology to minimize emissions and operate as one of the cleanest forms of dispatchable energy
      - iii. Obtain process water from an existing permitted public water system that must curtail water withdrawals during drought conditions
      - iv. Obtain a Virginia Water Protection Permit from DEQ for water withdrawal, which will limit the amount of withdrawal and set other conditions to ensure sufficient flow preserved for aquatic life, recreational uses and “off-stream” uses
      - v. Obtain a Virginia Pollutant Discharge Elimination System

permit, which will ensure discharged water is compliant with water quality standards that protect human health and the environment

- vi. Continue Tenaska’s commitment to the environment, as reflected in DEQ records finding the existing plant in compliance with established standards
- **Chapter 1 – Natural Environment: GOAL: To develop land-use policies and regulations that will preserve and enhance the county’s natural environment, and Chapter 5 – Economic Development: GOAL: To protect rural areas through economic development**
  - i. Expedition will maintain at least 87% of the two project parcels (425 acres) in open space
  - i. Forest Management Plan will preserve and convert forest to hardwood on the southern project parcel
  - ii. Minimum 300’ wide buffers surrounding the plant
  - iii. Construction activities will be sequenced to minimize impacts to threatened and endangered wildlife
- **Chapter 1 – Natural Environment: GOAL: To protect environmental resources.**
  - i. Tenaska will put two additional off-site parcels totaling 350 acres into conservation easement
  - ii. A Forest Management Plan will be developed for these two parcels for slow conversion from loblolly pine to native hardwood
- **Summary**
  - **Staff finds the project is substantially in accord**
    - i. "Staff finds that the proposed facility is substantially in accord with the Fluvanna County Comprehensive Plan, or ‘part thereof.’"
  - **Project meets key objectives of the comprehensive plan**
    - i. Preserving rural character
    - ii. Economic development
    - iii. Diversifying and strengthening the tax base
  - **Expedition will meet or be better than state and federal environmental regulations**
- **Planning Commission Members Discussion:**  
 Commission Members and Board Representative discussed the nuance of this Substantial Accord concept and the “part thereof” language used in the particular code section.

<b>MOTION:</b>	I MOVE THAT THE PROPOSED TENASKA PROJECT EXPEDITION ELECTRIC GENERATION STATION, AS DESCRIBED IN THE RELATED SPECIAL USE PERMIT APPLICATION, BE FOUND NOT TO BE SUBSTANTIALLY IN ACCORD WITH THE FLUVANNA COUNTY COMPREHENSIVE PLAN OR PARTS THEREOF FOR THE FOLLOWING REASONS: IT DOES NOT APPEAR TO MEET THE THRESHOLD OF SUBSTANTIAL ACCORD OR PART THEREOF, AND INDEED CONTRADICTS PARTS THEREOF.				
<b>MEMBER:</b>	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
<b>ACTION:</b>		<b>Motion</b>			<b>Second</b>
<b>VOTE:</b>	Nay	Aye	Absent	Aye	Aye
<b>RESULT:</b>	<b>3-1 Approved, 1 Absent</b>				

- **Recess:**
  - Mr. Bibb called for a recess at 10:16 pm.
  - The Planning Commission returned from recess at 10:29 pm.
- **New Business:**
  - **Amendment to Planning Commission Bylaws**
    - The Planning Commission Bylaws were last amended in April 2025.
    - The Planning Commission Bylaws changes are being proposed to bring the Planning Commission Bylaws more in line with the Bylaws for the Board of Supervisors.
    - Changes are being presented to the Commission at this meeting for review. The changes will need to be voted on at the February Commission meeting.

• **Public Comments #2:**

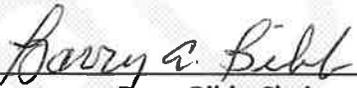
- Mr. Bibb opened the second round of public comments.
  - Raymond Bassi, 50 Smokewood Dr., Palmyra, VA 22963, spoke in **opposition** of the proposed Expedition Gas Power Plant.
  - Tracey Smith, 2 Sandy Beach Ct., Palmyra, VA 22963, voiced concerns about how certain aspects of the meeting were handled.
  - Ron Barche, 204 Panorama Ct., Palmyra, VA 22963, spoke in **support** of the proposed Expedition Gas Power Plant.
  - Angus Murdock, 417 Loughton Ln., Kents Store, VA 23084, spoke about the Comprehensive Plan and possible inputs for the future.
  - Sara Hernandez, 3872 Branch Rd., Scottsville, VA 24590, spoke in **opposition** of the proposed Expedition Gas Power Plant.
  - Jessica Melton, 222 Pine Ln., 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 13, 2026 Planning Commission meeting at 10:56 pm.

<b>MOTION:</b>	MOTION TO ADJOURN THE JANUARY 13, 2026 PLANNING COMMISSION MEETING AT 10:56 PM.				
<b>MEMBER:</b>	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
<b>ACTION:</b>		<b>Motion</b>			<b>Second</b>
<b>VOTE:</b>	Aye	Aye	Absent	Aye	Aye
<b>RESULT:</b>	<b>4-0 Approved, 1 Absent</b>				

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

  
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 Barry Bibb, Chair  
 Fluvanna County Planning Commission