

**FLUVANNA COUNTY PLANNING COMMISSION  
MEETING MINUTES  
Circuit Court  
72 Main St., Palmyra, VA 22963,  
Tuesday, February 10, 2026  
Work Session 6:00 pm, 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\*\*  
\*Arrived at 6:24 pm  
\*\*Regular Meeting only

**STAFF PRESENT:**

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

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

At 6:00 pm Mr. Bibb, Chair, called the February 10, 2026 Work Session to order, led the Pledge of Allegiance, and conducted a Moment of Silence.

• **Presentation Regarding Private Subdivisions, Todd Fortune, Director of Planning**

○ **Currently, the Fluvanna County Code restricts lot access for private roads NOT built to VDOT standards.**

- Section 19-8-1(c) states: *“All lots that are within a subdivision which is served by any private road shall be prohibited from direct vehicular access from an existing public road by deed restriction or other means.”*
- *“Except in the case of lots intended, designed and used for attached single-family, two-family or multi-family dwellings or for commercial or industrial uses, no lot served by a private road may be less than ten acres in area, and no such private road shall serve more than five lots.”*
- 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 presented to the Commission.
- Staff have researched how ordinances in neighboring counties regulate private road subdivisions compared with Fluvanna County.
  - That information was presented for Commission review.
- 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.
  - Suggested ordinance amendments have been drafted to address questions that were discussed last month:
    - Should the Subdivision Ordinance be amended to allow flexibility for subdivision lots with public road frontage?
    - Should the Subdivision Ordinance be amended to clarify lot requirements for family subdivisions?
    - Should the Subdivision Ordinance be amended to clarify whether a Road Maintenance Agreement is required for family subdivisions?
    - Should the Subdivision Ordinance be amended to require a greater ROW in family subdivisions?
  - These proposed changes were presented to the Commission for review.
  
- **Commission Members discussed suggested ordinance amendments.**
  
- **Recess:**
  - Chair Bibb called for a recess of the February 10, 2026 Work Session at 6:20 pm.
  - Chair Bibb reconvened the Work Session at 6:26 pm.
  
- **Presentation Regarding Noise Ordinance, Todd Fortune, Director of Planning**  
 Todd Fortune, Director of Planning, presented information regarding the current Noise Ordinance.
  - Noise regulations are covered in the Fluvanna County Code in Section 15.2 – Noise Control.
  - The Noise Ordinance regulates, among other things:
    - Prohibited noises and acts.
    - Exempt sounds.
    - Processes for complaints, violations, and penalties.
  - The Fluvanna County Sheriff’s Office is the designated agent for enforcement of the Noise Ordinance.
  - Since Section 15.2 is outside of the Zoning and Subdivision Ordinance, it is under the purview of the Board of Supervisors.
    - Consequently, any change to this section of the Code would need to be initiated by the Board.
  
- **Commission Members discussed suggested ordinance amendments and asked for permission from the Board for the Commission to propose amendments to the Noise Ordinance.**
  
- **ADJOURNMENT:**
  - Chair Bibb adjourned of the February 10, 2026 Work Session at 6:52 pm.

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

At 7:00 pm Mr. Bibb, Chair, called the February 10, 2026 Regular Meeting to order, led the Pledge of Allegiance, and conducted a Moment of Silence.

• **Adoption of the Agenda:**

|                |   |               |        |             |               |
|----------------|---|---------------|--------|-------------|---------------|
| <b>MOTION:</b> | To approve the adoption of the Agenda for the Planning Commission meeting for February 10, 2026 as presented. |               |        |             |               |
| <b>MEMBER:</b> | Bibb  | Kilpatrick    | Dorsey | Lagomarsino | Morgan        |
| <b>ACTION:</b> |   | <b>Motion</b> |        |             | <b>Second</b> |
| <b>VOTE:</b>   | Aye   | Aye           | Aye    | Aye         | Aye           |
| <b>RESULT:</b> | <b>5-0 Approved</b>   |               |        |             |               |

• **Director’s Report:**

- **Announcements and Updates:**
  - **Wawa**
    - The next step in the construction process is the extension of water and sewer lines to the site.
    - The company has obtained building permits.
  - **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.
- Last week, the APA representative reached out to staff and informed us that a team of UVA students has been assembled to assist with this process. They presented a draft work plan for staff to review.

▪ **Cases on tonight’s agenda**

- There are three public hearings tonight regarding SUP requests:
  - a. SUP 25:07 (Saddle Creek Lane)
  - b. SUP 25:06 (Prater) – **Applicant requested postponement**
  - c. SUP 25:05 (Memory Lane Properties)
- The Planning Commission Bylaws are being brought back to the Commission tonight.
- There is one BZA case being brought to the Commission’s attention tonight:
  - a. BZA 26:08 (Cracchiolo) – Variance request

▪ **Update – Tenaska**

- Three cases related to Tenaska were considered by the Commission on January 13:
  - a. ZTA 25:09, height regulations for power production plants, was deferred until February 24.
  - b. SUP 25:04, Expedition Generation Holdings, was deferred until February 24.
  - c. SA 25:01, Substantial Accord Review for Expedition Generation Holdings, as acted upon.
    - i. The Commission determined that the project is NOT in substantial accord with the County’s Comprehensive Plan.
    - ii. Tenaska has appealed this decision to the Board of Supervisors.
    - iii. The Board plans to hear this appeal at its March 18 meeting.

• **Future Meetings:**

| Day     | Date           | Time       | Public Hearings and Public Meetings   | Location                          |
|---------|----------------|------------|---------------------------------------|-----------------------------------|
| Tuesday | Feb. 24, 2026* | 6pm<br>7pm | Work Session (TDB)<br>Regular Meeting | Carysbrook Performing Arts Center |
| Tuesday | Mar. 10, 2026  | 6pm<br>7pm | Work Session (TDB)<br>Regular Meeting | Morris Room                       |
| Tuesday | Apr. 7, 2026   | 6pm<br>7pm | Work Session (TDB)<br>Regular Meeting | Morris Room                       |
| Tuesday | May 12, 2026   | 6pm<br>7pm | Work Session (TDB)<br>Regular Meeting | Morris Room                       |

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

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

• **Minutes:**

|                |  |               |        |             |               |
|----------------|--|---------------|--------|-------------|---------------|
| <b>MOTION:</b> | Approval of Minutes from January 6, 2026 |               |        |             |               |
| <b>MEMBER:</b> | Bibb                                     | Kilpatrick    | Dorsey | Lagomarsino | Morgan        |
| <b>ACTION:</b> |  | <b>Second</b> |        |             | <b>Motion</b> |
| <b>VOTE:</b>   | Aye                                      | Aye           | Aye    | Aye         | Aye           |
| <b>RESULT:</b> | <b>5-0 Approved</b>                      |               |        |             |               |

|                |   |            |        |               |               |
|----------------|---|------------|--------|---------------|---------------|
| <b>MOTION:</b> | Approval of Minutes from January 13, 2026 |            |        |               |               |
| <b>MEMBER:</b> | Bibb                                      | Kilpatrick | Dorsey | Lagomarsino   | Morgan        |
| <b>ACTION:</b> |   |            |        | <b>Motion</b> | <b>Second</b> |
| <b>VOTE:</b>   | Aye                                       | Aye        | Aye    | Aye           | Aye           |
| <b>RESULT:</b> | <b>5-0 Approved</b>                       |            |        |               |               |

- **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:**

- **SUP 25:07 Saddle Creek Lane, Jason Overstreet, Senior Planner:**

- **SUP 25:07 Saddle Creek Lane** – A Special Use Permit request in the A-1, Agricultural, General District to construct and operate a seasonal summer camp under §22-4-2.2 on a parcel totaling approximately 23.71 acres, Tax Map 28-A-33G. The subject property is located on Saddle Creek Lane just north of Long Acre Road (Route 639) in the Rural Preservation Planning Area and Fork Union Election District.

- The applicant is requesting a Special Use Permit (SUP) in order to open and operate a seasonal summer camp, For Fox Sake, which would be a hybrid glamping-summer camp and boutique eco camp for women.
- Proposed 22-week operational season from April to October to include 10 week-long camps from June to August and 10 weekend retreats during April, May, September, and October.
- 10 safari-style tents to accommodate up to 40 guests with 5 tents for year one and 5 added for year two.
- Proposed accessory structures include: lagoon pool, wellness hut, dining hall with kitchen, general store/office, art hut, three tiny houses for staff, property owner's home, and a maintenance barn.
- Walking paths and fire pits are also proposed.
- The camp site will be accessed by two gravel drives off of Saddle Creek Lane which intersects State Route 639, Long Acre Road. Gravel parking spaces for 38 guests and staff are proposed.
- To ensure adjacent properties are protected, the site will be encompassed by fencing on three sides, boundaries will be clearly marked, non-registered guests will be prohibited from overnight stays, and a 25-foot buffer will be maintained along property lines.
- The applicant will seek to minimize disruption to the natural environment by utilizing best practices for forest health, stream maintenance, water conservation, and energy efficiency.

- **Technical Review Committee comments:**

- All structures will need individual permits and engineer-designed plans, while also addressing erosion control requirements for the site. An Erosion & Sediment Control plan is required if disturbance is over 10,000 square feet, and plans may need to be reviewed by the Department of Environmental Quality to determine if stormwater facilities are required.
- Virginia Department of Health (VDH) staff outlined requirements including permits for restaurants, campgrounds, and water systems. The wastewater system would need to be reviewed by VDH, and swimming pools would require annual safety inspections and daily water quality testing. Wells would need to be permitted with one requiring commercial permitting through the VDH Office of Drinking Water.
- Fire Department officials emphasized the need for 18-foot roadways, proper fire pit screening, and sufficient water access for firefighting. Officials also requested a cul-de-sac diameter of 75 to 100 feet at the end of the access roads. Fire officials noted that there should be 25 feet of separation between tents/modular units, and proper fire suppression in the commercial kitchen.
- Department of Forestry staff urged the applicant to be aware of outdoor burning regulations and noted that open-air burning is restricted in April. They further advised the applicant to be very cognizant of ash disposal from the fire pit and that any open-air fires are required to be monitored. They also recommended using local fire wood to avoid introducing invasive insects.
- At Official Site Plan Submission for VDOT review, the applicant will need to provide turn lane warrants and trip generation data.
- The existing entrance at Route 639 will need to be a commercial entrance that meets VDOT design standards.

- When evaluating proposed uses for a special use permit, in addition to analyzing the potential adverse impacts of the use, staff utilizes two (2) general guidelines for evaluation as set forth in the zoning ordinance.

- **The proposed use should not tend to change the character and established pattern of the area or community.**
  - a. Given the minimal number of campsites on the property, the lack of festival events to be held on the property, and the seasonal nature of the business, the increase to local traffic is expected to be negligible and any additional noise generated is expected to be minimal; therefore, it does not appear that the established rural pattern of the community would be altered or changed. Additionally, the applicant has committed to working within the existing landscape to minimize the removal of existing trees and minimize the disruption to the creeks and areas immediately surrounding waterways.
- **The proposed use should be compatible with the uses permitted in that zoning district and shall not adversely affect the use/or value of neighboring property.**
  - a. The campground is an allowed use with a SUP. The surrounding land use is low density residential and agricultural uses, which should not be adversely affected by the proposed use.
- **Recommended Conditions:**
  - The applicant would submit a site plan for approval that addresses the concerns stated by the Technical Review Committee. They include:
    - a. Emergency access and sufficient water access for firefighting.
    - b. VDOT requirements for turn lane warrants and trip generation data.
    - c. Erosion and sediment control and stormwater measures as required.
  - The applicant will obtain all required permits from the Virginia Department of Health prior to opening the facility for business.
  - The applicant will abide by all Virginia Department of Forestry burning regulations, and will use local fire wood when possible.
  - The site shall be maintained in a neat and orderly manner so that the visual appearance from the public right-of-way and adjacent properties is acceptable to County officials.
  - The applicant shall ensure compliance with the Noise Ordinance of the Code of the County of Fluvanna, as adopted and as enforced by the Fluvanna County Sheriff's Office.
  - The Board of Supervisors, or representative, reserves the right to inspect the business for compliance with these conditions at any time.
  - Under Sec. 22-17-4 F (2) of the Fluvanna County Code, the Board of Supervisors has the authority to revoke a Special Use Permit if the property owner has substantially breached the conditions of the Special Use Permit.
  - No more than 40 guests will be allowed.
  - No camp actives will be permitted from November through March except for maintenance.

|                |   |               |        |               |        |
|----------------|---|---------------|--------|---------------|--------|
| <b>MOTION:</b> | I move that the Planning Commission recommends approval of SUP 25:07, a request to operate a seasonal summer camp and accessory uses with respect to 23.71 ± acres of Tax Map 28 Section A Parcel 33G with the conditions as described in the staff report. |               |        |               |        |
| <b>MEMBER:</b> | Bibb  | Kilpatrick    | Dorsey | Lagomarsino   | Morgan |
| <b>ACTION:</b> |   | <b>Motion</b> |        | <b>Second</b> |        |
| <b>VOTE:</b>   | Aye   | Aye           | Aye    | Aye           | Aye    |
| <b>RESULT:</b> | <b>5-0 Approved</b>   |               |        |               |        |

- **SUP 25:05 Memory Lane Property, LLC, Jason Overstreet, Senior Planner**
  - A request for a Special Use Permit in the I-1, Industrial, Limited District to authorize a solid waste material recovery facility on four parcels totaling approximately 13.868 acres: Tax Map 4-26-2; 4-A-18A; 4-A-19; and 4-A-20. The parcels are located in the Zion Crossroads Community Planning Area and the Palmyra Election District.
  - The applicant is requesting a Special Use Permit (SUP) in order to establish a solid waste material recovery facility for the recycling of ferrous and nonferrous metals on four parcels located on the east side of Memory Lane, Route 698.
  - The center will collect, sort, and process metals from the general public, tradesmen, and surrounding industry. The processed metals will be sold to end users in the United States as well as overseas via export containers.
  - Two buildings are proposed to be constructed for this facility: a 6,000 sf (50' x 120') building for processing, consolidation and shipment, and an 8,000 sf (60' x 120') building for storage.

- Electronic waste (e-waste) and appliances will also be recycled.
- The majority of the processing and sorting will be conducted inside.
- Five to seven full-time jobs are expected to be created.

**The Technical Review Committee has reviewed the application and offered the following comments:**

- VDOT will require trip generation and turn lane warrants for Memory Lane as part of the site plan submittal.
- Virginia Department of Health staff noted that if the facility is connected to public water, then any wells on site need to be abandoned.
- Building Officials stated that the site will need stormwater discharge/retention management.
- If any of the existing concrete is used on site, it will need to be noted in the site plan.

**A community meeting was conducted on December 15th that was attended by one citizen, one member of the Planning Commission, and planning staff.**

- **When evaluating proposed uses for a special use permit, in addition to analyzing the potential adverse impacts of the use, staff utilizes two (2) general guidelines for evaluation as set forth in the zoning ordinance.**
  - The proposed use should not tend to change the character and established pattern of the area or community.
    - The parcels subject to this SUP are zoned I-1 as are several adjacent and nearby parcels. A rezoning of a large parcel at the southern end of Memory Lane, initiated and approved by the County in 2017, has established a pattern of industrial use along this road. The proposed use will not change this established pattern and will further establish this area’s industrial land use.
  - The proposed use should be compatible with the uses permitted in that zoning district and shall not adversely affect the use/or value of neighboring property.
    - This proposed industrial use is compatible with existing industrial uses on Memory Lane including an additional solid waste material recovery facility previously authorized by special use permit. The intended industrial use could potentially impact the use and value of the adjacent residential properties, particularly those in the adjacent A-1 zoning district, due to increased truck traffic and noise generated by facility operations.
  - **Recommended Conditions**
    - Prior to proposed development of the site, a site development plan that meets the requirements of the Fluvanna County Zoning Ordinance must be approved.
    - The material recovery facility will comply with all VDOT, VDH, VDEQ, and any additional state and federal regulatory requirements.
    - The applicant will only accept aluminum cans, wires and automobile parts; copper/brass wires or parts; batteries other than lithium batteries; steel (including steel-cased batteries); converters that have been removed from automobiles; automotive parts that have been removed from vehicles; other metals; cardboard; appliances; electronic waste; and e-waste with the sole intent to be recycled.
    - All other solid waste will be transported outside of Fluvanna County to an approved sanitary landfill location.
    - Tires will only be collected as needed to remove from wheels. The tires will be bundled and shipped to an approved disposal site.
    - No lithium batteries or other hazardous waste will be collected, recycled, or stored at the facility.
    - Whole automobiles will only be collected for the purpose of shipment to another facility. They will be stored on site for no more than seven (7) days unless there is a court order or DMV hold mandating the vehicle be held for a longer period or inclement weather which prohibits timely removal.
    - The applicant will be limited to holding no more than twenty-five (25) vehicles on site at any one time.
    - The applicant will operate the materials recovery facility Monday through Friday, from 6:00 am to 6:00 pm and on Saturday from 6:00 am to 12:00 Noon; with no Sunday operations unless there is an emergency or weather-related need for owners to be on site.
    - The Board of Supervisors, or its representative, reserves the right to inspect the business for compliance with these conditions at any time, upon reasonable notice.

- Under Section 22-17-4 F (2) of the Fluvanna County Code, the Board of Supervisors has the authority to revoke a Special Use Permit if the property owner has substantially breached the conditions of the Special Use Permit.
- **Julia Moore, Shimp Engineering, P.C., made a presentation on behalf of the Applicant**
- **The Commissioners asked questions of the Applicant**

|                |   |               |               |             |        |
|----------------|---|---------------|---------------|-------------|--------|
| <b>MOTION:</b> | I move that the Planning Commission recommend approval of SUP 25:05, a Special Use Permit request in the I-1, Industrial, Limited District to authorize a solid waste material recovery facility on four parcels totaling 13.868 +/- acres and known as Tax Map 4-26-2; 4-A-18A; 4-A-19; and 4-A-20 subject to the conditions presented by staff with the condition being specifically that any new improvements have to be connected to public water; no additional well can be constructed. |               |               |             |        |
| <b>MEMBER:</b> | Bibb  | Kilpatrick    | Dorsey        | Lagomarsino | Morgan |
| <b>ACTION:</b> |   | <b>Motion</b> | <b>Second</b> |             |        |
| <b>VOTE:</b>   | Aye   | Aye           | Aye           | Nay         | Nay    |
| <b>RESULT:</b> | <b>3-2 Approved</b>   |               |               |             |        |

- **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 has resumed meetings, and has met twice within the last month.
      - It is expected that each group will need to have at least one more meeting before draft sections are ready for review.
    - Among the issues for the Planning Commission to resolve are:
      - Whether to keep three Planning Areas or reduce it to two.
      - Whether to expand or eliminate certain Community Planning Areas.
    - Revised schedule for Plan completion:
      - April 2026 – August 2026 – Planning Commission reviews draft Plan sessions.
        - a. Propose at least one joint work session with each Advisory Group.
      - September/October 2026 – At least one joint work session with the Board of Supervisors.
      - October/November 2026 – Advertise Plan for public hearing.
      - November/December 2026 – Planning Commission Public Hearing/ recommendation.
      - December 2026/January 2027 – Board of Supervisors Public Hearing/ adoption.
  - **Planning Commission Proposed Bylaws Amendment, Todd Fortune, Director of Planning**
    - The Planning Commission Bylaws were last amended in April 2025.
      - There were two changes:
        - a. One was related to remote participation for members caring for family members.
        - b. One was related to rescheduling public hearings cancelled by the weather.
      - The Planning Commission Bylaws need substantial changes:
        - These changes are being proposed to bring the Planning Commission Bylaws in line with the Bylaws for the Board of Supervisors.
      - Changes were presented to the Commission on January 13 for review. The changes are being presented to further review and action by Commission tonight.

|                |  |            |        |               |               |
|----------------|--|------------|--------|---------------|---------------|
| <b>MOTION:</b> | Motion to accept the Bylaws as stated. |            |        |               |               |
| <b>MEMBER:</b> | Bibb                                   | Kilpatrick | Dorsey | Lagomarsino   | Morgan        |
| <b>ACTION:</b> |  |            |        | <b>Second</b> | <b>Motion</b> |
| <b>VOTE:</b>   | Aye                                    | Aye        | Aye    | Aye           | Aye           |
| <b>RESULT:</b> | <b>5-0 Approved</b>                    |            |        |               |               |

• **New Business:**

○ **BZA26:08 – Cracchiolo, TM 17-29-1, Jason Overstreet, Senior Planner**

- The Board of Zoning Appeals (BZA) occasionally hears requests for variances and appeals of zoning decisions. The BZA meets AS NEEDED on the third Tuesday of the month.
- Per Section 22-18-4(A) of the Fluvanna County Code, applications for variances are to be presented to the Planning Commission. The Commission has three options:
  - Take no action
  - Make a recommendation to the BZA
  - Attend as a party to the public hearing
- There is one variance request on the agenda for the BZA meeting to be held February 17, 2026. The Commission is being presented this case tonight, and given the option of making a recommendation or attending as a party to the hearing.
- A request for a one hundred (100) foot variance to section 22-4-3 (D) of the Fluvanna County Code to allow a reduction of the required lot width at setback, and for a fifty (50) foot variance to section 22-4-3 (E) (2) of the Fluvanna County Code to allow a reduction of the required front setback for the parcel identified as Tax Map 17, Section 29, Parcel 1. The subject property is zoned A-1, Agricultural, General.
- This parcel was created as part of the Fox Hollow Phase IV subdivision. The parcel is accessed through Taylor Ridge Estates subdivision using Taylor Ridge Way (SR 1074). This lot’s frontage is on a cul-de-sac which affects the setback due to the requirement that the lot width at setback equal three hundred feet. Additionally, the west side of the lot slopes down to an intermittent creek which effectively further limits the location available for a dwelling.

○ **No action taken.**

• **Public Comments #2:**

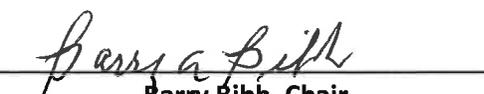
- Mr. Bibb opened the second round of public comments.
- No one came forward to speak, and Mr. Bibb closed the second public comment period.

• **ADJOURNMENT:**

- Chair Bibb called for a motion to adjourn the February 10, 2026 Planning Commission meeting at 8:40 pm.

|                |   |            |        |               |               |
|----------------|---|------------|--------|---------------|---------------|
| <b>MOTION:</b> | Motion to adjourn the February 10, 2026 Planning Commission meeting at 8:40 pm. |            |        |               |               |
| <b>MEMBER:</b> | Bibb  | Kilpatrick | Dorsey | Lagomarsino   | Morgan        |
| <b>ACTION:</b> |   |            |        | <b>Second</b> | <b>Motion</b> |
| <b>VOTE:</b>   | Aye   | Aye        | Aye    | Aye           | Aye           |
| <b>RESULT:</b> | <b>5-0 Approved</b>   |            |        |               |               |

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

  
 \_\_\_\_\_  
 Barry Bibb, Chair  
 Fluvanna County Planning Commission