

**FLUVANNA COUNTY PLANNING COMMISSION
MEETING MINUTES
The Morris Room, Fluvanna County Administration Bldg.
132 Main St., Palmyra, VA 22963,
Tuesday, March 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
Lorretta Johnson-Morgan, Commissioner
Bob Dorsey, Commissioner
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

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 March 10, 2026 Regular Meeting to order, led the Pledge of Allegiance, and conducted a Moment of Silence.

• **Adoption of the Agenda:**

MOTION:	To approve the adoption of the Agenda for the Planning Commission meeting for March 10, 2026 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:**

▪ **Update – Tenaska**

- Three cases related to Tenaska have been considered by the Commission:
- ZTA 25:09, height regulations for power production plants – Commission recommended approval (3-1 with 1 abstention).
- SUP 25:04, Expedition Generation Holdings – Commission recommended denial (5-0).
- SA 25:01, Substantial Accord Review – Commission determined that the project is NOT in substantial accord with the County’s Comprehensive Plan (3-1 with 1 member absent).
 - a. Tenaska has appealed this decision to the Board of Supervisors.
- All three cases are scheduled to be heard by the Board on March 18.

▪ **Update – Village Residential Zoning**

- Staff have been working 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 team of UVA students has been put together to assist with this task. A work plan has been developed for this task.
 - a. The next step is for the team to hold community meetings.
 - b. There is a possibility of conducting this work in tandem with an oral history project that is also being undertaken with the help of UVA students.

▪ **Update – Noise Ordinance**

- In February, the Commission discussed possible changes to the Fluvanna County Noise Ordinance (County Code §15.2).

- Since Section 15.2 is outside of the Zoning and Subdivision Ordinance, it is under the purview of the Board of Supervisors.
 - a. Consequently, any change to this section of the Code would need to be initiated by the Board.
 - b. At its regular meeting on February 18, 2026, the Board directed the Commission to review the Noise Ordinance and make recommendations for changes to the Board by June 30, 2026.
- **Cases on tonight’s agenda**
 - There were three public hearings for this meeting:
 - a. SUP 26:08 (Lenherr)
 - b. ZTA 26:10 (Include volunteer fire departments and rescue squads as being exempt from requirements in County Sign Ordinance)
 - c. SUP 25:06 (Prater) – *postponed from February at the request of the applicant*
- **Future Meetings:**

Day	Date	Time	Public Hearings and Public Meetings	Location
Tuesday	Apr. 7, 2026	6pm 7pm	Work Session (TDB) Regular Meeting	Morris Room
Tuesday	May 12, 2026	6pm 7pm	Work Session (TDB) Regular Meeting	Morris Room
Tuesday	June 9, 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) *

• **Minutes:**

MOTION:	Approval of Minutes from September 30, 2025				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:			Motion		Second
VOTE:	Abstain	Aye	Aye	Aye	Aye
RESULT:	4-0 Approved, 1 Abstain				

MOTION:	Approval of Minutes from November 10, 2025				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:			Motion		Second
VOTE:	Abstain	Abstain	Aye	Aye	Aye
RESULT:	3-0 Approved, 2 Abstain				

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

MOTION:	Approval of Minutes from February 10, 2026				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:				Second	Motion
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

MOTION:	Approval of Minutes from February 24, 2026				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Second			Motion
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

- **Public Comments:**

- Mr. Bibb opened the first round of public comments.
 - Vine Hayes, 10 Barefoot Ln., Palmyra, VA 22963, spoke in opposition of the proposed Expedition Gas Power Plant and the Valley Link transmission lines.
- No one else came forward to speak, and Mr. Bibb closed the first round of public comments.

- **Public Hearings:**

- **SUP 26:08 - Lenherr, Jason Overstreet, Senior Planner:**
 - **SUP 26:08 – Lenherr, Specialty Retail Store – A Special Use Permit request in the A-1, Agricultural, General District for a specialty retail store on a 3.1-acre parcel located at 4643 Thomas Jefferson Parkway, Palmyra, Virginia and identified as Tax Map 18-A-4.**
 - The applicant is requesting this Special Use Permit (SUP) in order to allow a retail store to sell pool supplies and equipment.
 - Applicant plans to move his current business to this location if approved.
 - Retail store, specialty: A retail sales establishment of not more than 4,000 square feet that specializes in one type or line of merchandise or service including, but not limited to, antique stores, bookstores, shoe stores, stationary stores, jewelry stores, auto parts stores, and hardware stores.
 - **The Technical Review Committee has reviewed the application and offered the following comments:**
 - Planning staff noted that a Site Development Plan would be required before developing the site.
 - Planning staff advised applicant to consider community engagement.
 - Sheriff’s Office had no public safety concerns.
 - E&SC inquired about the new access easement as it relates to the proposed use.
 - VDH stated that a capacity assessment of the septic system may be required. Noted that this assessment would be required for commercial properties, and they would review the engineer's report before issuing any approvals. Suggested retaining an engineer for a comprehensive evaluation of the site's capabilities. Also recommended reviewing the VDH guidelines on safety storage. Inquired if chlorine would be generated on site and if water testing would be conducted. Also inquired if a bathroom was required.
 - Fire Department officials inquired about the quantity of chemicals to be stored. Commented on the access stating that it was good for accessing with emergency vehicles.
 - VDOT inquired about the new access easement on the north/west property boundary. Advised closing off existing access to the adjacent property as it will now be accessed via this new easement. VDOT would need to review trip generation data and turn lane warrants to determine whether additional requirements apply. Noted that a paved commercial entrance already exists.
 - **Analysis:**
 - 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.
 - a. **The proposed use should not tend to change the character and established pattern of the area or community.**
 - Due to the specific and limited nature of the goods and services to be provided, the proposed use should have a minimal impact on the existing character of the area if any impact at all. Any potential impact will likely be related to an increased number of vehicles entering and exiting the property. The number of customers and daily vehicles is estimated to be around 10 per day.
 - b. **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.**
 - The retail store is an allowed use with a SUP. The surrounding land use is low density residential and vacant agricultural.
 - **Recommended Conditions:**
 - The SUP shall be deemed abandoned and revoked if the authorized use has been discontinued for a period of two consecutive years.
 - This permit is restricted to a single specialty retail use, with all others prohibited.
 - An approved site development plan shall be required before any additional permits are approved.
 - The store's hours of operation shall be limited to Monday through Saturday, 9:00 a.m. to 5:00 p.m.

- The site shall be maintained in a neat and orderly manner so that the visual appearance from the road and adjacent properties is acceptable to County officials.
 - 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.
- Mr. Bibb opened the Public Hearing for comments:
 - Mario Apap, 68 Wright Ct., Palmyra, VA 22963, spoke in opposition of SUP26:08.
 - Christopher Gottschalk, 61 Wright Ct., Palmyra, VA 22963, spoke in opposition of SUP26:08.
 - No one else came forward to speak, and Mr. Bibb closed the hearing for comments.
 - **Discussion by Commissioners**
Commissioners discussed their concerns over keeping the subject property in its current state as far as size, and agricultural and/or residential aesthetic value.

MOTION:	I move that the Planning Commission recommend approval of SUP 26:08, a request in the A-1, Agricultural, General District for a specialty retail store on a 3.1-acre parcel located at 4643 Thomas Jefferson Parkway, Palmyra, Virginia and identified as Tax Map 18-A-4, as presented in the Staff Report, as well as adding the limitation of any new building being up to 2,000 sq ft, limiting sale to only pool supplies and equipment, and limiting storage to indoors.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:			Second	Motion	
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

- **ZTA 26:10 - Todd Fortune, Planning Director:**
 - **ZTA 26:10** – A request to amend § 22-15-2 of the County Code to include signs for volunteer fire departments and rescue squads as being exempt from requirements in the County Sign Ordinance.
 - Currently, the Code allows for public signs to be exempt.
 - However, Lake Monticello Fire and Rescue (LMVFR) is a volunteer organization not under County jurisdiction. As such, they are not covered under the current exemption.
 - This amendment would allow LMVFR to be included under the exemption.
- Mr. Bibb opened the Public Hearing for comments:
- No one came forward to speak, and Mr. Bibb closed the hearing for comments.
- **Discussion by Commissioners**
Commissioners discussed if they wanted to include other volunteer agencies and non-profits.
 - Vice-Chair Mr. Lagomarsino disclosed his position as Volunteer Chief of Lake Monticello Volunteer Fire and Rescue, Inc. County Attorney Dan Whitten advised Mr. Lagomarsino would still be able to participate in the vote.

MOTION:	I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF ZTA 26:10 – AN ORDINANCE TO AMEND AND REORDAIN “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA” BY AMENDING § 22-15-2 TO INCLUDE SIGNS FOR VOLUNTEER FIRE DEPARTMENTS AND RESCUE SQUADS AS BEING EXEMPT FROM REQUIREMENTS IN THE COUNTY SIGN ORDINANCE.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Second	Motion		
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

- **SUP 26:06 - Prater, Jason Overstreet, Senior Planner:**
 - **SUP 26:06 - Prater** – A Special Use Permit request in the A-1, Agricultural, General District to authorize a landscape materials supply use on approximately 8.193 acres of Tax Map 17-A-72 which is located at the intersection of Branch Road and Ruritan Lake Road.

- The applicant is requesting a Special Use Permit (SUP) in order to establish a landscaping material supply business.
- The business will offer landscaping materials such as dirt, sand, and stone to residents and contractors.
- **Landscaping materials supply:** A business used primarily for the bulk storage and sale of landscaping supplies, such as soil, gravel, potting mix, mulch, sand, stone, and the like, either wholesale or at retail, necessitating the frequent use of heavy equipment. Plants and supplemental items used in planting and landscaping, such as plant containers, yard ornaments, hand tools, and the like, may be sold on-site as secondary or incidental items.
- **The Technical Review Committee has reviewed the application and offered the following comments:**
 - Fluvanna Building Official – the building as proposed on the sketch plan would require bathrooms.
 - VDOT – require trip generations and turn lane warrants for Branch and Ruritan Lake Roads as part of the site plan submittal. Entrances will need to meet VDOT design standards and the existing entrance onto Rte. 761/Branch Rd. will need to be closed, if proposed Rte. 761 entrance is approved. Only allow for two (2) entrances on site.
 - VDH - suggested engaging a soil scientist for sighting a sanitary sewer if required and that the Virginia Department of Health’s Office of Drinking Water regulates commercial wells if one is installed. Permits would be required for both.
 - Department of Forestry - stated that it would be highly beneficial to consider the use of native plant and tree species for any required buffering.
 - Fire Department - advised leaving defensible space around any buildings and any flammable materials such as mulch or fertilizers. Advised to store mulch and other flammable material fifty feet away from buildings.
- **Analysis:**
 - 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.
 - a. **The proposed use should not tend to change the character and established pattern of the area or community.**
 - The surrounding land use is low density residential and agricultural uses including a winery. Screening along both public roads as required by the site development plan will help preserve and enhance the rural nature of the area.
 - b. **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.**
 - The proposed use is compatible with permitted uses in the A-1 district and should have little impact on the adjacent and surrounding properties’ use or value.
- **Recommended Conditions:**
 - The SUP shall be deemed abandoned and revoked if the authorized use has been discontinued for a period of two consecutive years.
 - Prior to proposed development of the site, a site development plan that meets the requirements of the Fluvanna County Zoning Ordinance must be submitted for review and approval.
 - Comply with all VDOT, VDH, VDEQ, and all other state and federal regulatory requirements.
 - Any lighting will not be directed toward adjacent properties and will be limited in nature.
 - Outside storage of materials and machinery shall be screened from the public rights-of-way with either architectural or vegetative screening as approved by the County.
 - Retail business hours of operation shall be limited to Monday – Sunday, 7:00 a.m. to 6:00 p.m.
 - The Board of Supervisors, or representative, reserves the right to inspect the business for compliance with these conditions at any time.
 - The use of a greenhouse for commercial purposes shall not be allowed, except if a Special Use Permit for such use is granted. Non-commercial greenhouses are currently allowed by-right in A-1 Zoning.

- Mr. Bibb opened the Public Hearing for comments:
 - Sara Hernandez, 3872 Branch Rd., Scottsville, VA 24590, spoke about her concerns over possible pollutants in regard to SUP26:06.
 - Mitchell Pace, 3818 Branch Rd., Scottsville, VA 24590, spoke about his concerns over possible pollutants in regard to SUP26:06.
 - Shelby Pace, 3761 Branch Rd., Scottsville, VA 24590, spoke about his concerns over possible pollutants in regard to SUP26:06.
- No one else came forward to speak, and Mr. Bibb closed the hearing for comments.
- **Discussion by Commissioners**

MOTION:	I move that the Planning Commission recommend deferral of SUP 25:06, a Special Use Permit request in the A-1, Agricultural, General District to authorize a landscape materials supply use on Tax Map 17-A-72, subject to receiving further information and in consideration of some concerns with water contamination, until April 7, 2026.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Second	Motion		
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Deferred				

- **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.
 - The advisory groups are reviewing documents related to the Comp Plan.
 - There may or may not be one more meeting for each group, depending on comments from their respective reviews.
 - 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.
 - We hope to start bringing documents before the Planning Commission in April, depending on how quickly the Advisory Groups wrap up their work.
 - Some things for the Commission to consider as they work through reviewing the draft Plan:
 - a. Whether to review documents during regular work sessions or schedule separate work sessions.
 - b. Having at least one joint work session with each of the Advisory Groups.
 - c. Having at least one joint work session with the Board of Supervisors.
 - **Revised schedule for Plan completion:**
 - April 2026 – August 2026 – Planning Commission reviews draft Plan sections.
 - Consider 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**
 - These changes were presented to the Commission for review and discussion. The changes will be brought back to the Commission in April for further review and/or action.
- **New Business:**
 - None

- **Public Comments #2:**
 - Mr. Bibb opened the second round of public comments.
 - Ron Barche, 204 Panorama Ct., spoke in favor of Project Expedition, and suggested an energy advisory group.
 - 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 March 10, 2026 Planning Commission meeting at 8:42 pm.

MOTION:	Motion to adjourn the March 10, 2026 Planning Commission meeting at 8:42 pm.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Motion	Second		
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

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



 Barry Bibb, Chair
 Fluvanna County Planning Commission

APPROVED