

FLUVANNA COUNTY PLANNING COMMISSION - MEETING MINUTES

The Morris Room, Fluvanna County Administration Bldg.

132 Main St., Palmyra, VA 22963,

Tuesday, April 7, 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
 Mike Goad, Board of Supervisors Representative*
 *Arrived at 6:10 pm

MEMBERS ABSENT:

Bob Dorsey, Commissioner

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

At 6:00 pm Mr. Bibb, Chair, called the April 7, 2026 Work Session to order, led the Pledge of Allegiance, and conducted a Moment of Silence.

• **Work Session Items:**

- **Noise regulations - Todd Fortune, Director of Planning**
 - Noise regulations are covered in the Fluvanna County Code in § 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 (§ 15.2-2).
 - The Sheriff’s Office may be assisted as needed by the Planning Zoning Department, Public Works Department, and “other officers and employees of the County”.
 - Since § 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 would need to be initiated by the Board.
 - 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.
 - The Current Noise Ordinance to be reviewed for potential changes.
- **Discussion by Commissioners**
 - Commissioners discussed:
 - Changing the morning noise restriction to 7:00 am from 6:00 am;
 - Where to measure the noise level;
 - Whether noise would be continuous or momentary;
 - **Comprehensive Plan Addendum - Todd Fortune, Director of Planning**
 - Board of Supervisors passed a resolution to oppose the Vally Link Transmission Lines, as have other localities.
 - Staff has since drafted an addendum to the current Comprehensive Plan to:
 - Establish clear guidance for the siting of electric transmission infrastructure;
 - Prioritize the use of existing corridors and previously disturbed areas;
 - Minimize impacts to residential areas, agricultural operations, and natural resources;
 - Provide a consistent framework for evaluating proposed transmission projects;
 - Ensure alignment with the County’s broader growth management and land preservation strategies.
- **Discussion by Commissioners**
 - Commissioners discussed:
 - Adding “Historic”, “Scenic”, “Cultural”, and “Archaeological” resources in the preamble;

- Protecting entrance corridors such as Routes 6, 15, 53 and 250;
- Whether co-location of utility lines was preferable or more intrusive;
- Protecting presumed vulnerable populations.

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 April 7, 2026 Regular Meeting to order, led the Pledge of Allegiance, and conducted a Moment of Silence.

• **Adoption of the Agenda:**

MOTION:	I move that the Planning Commission approve the adoption of the Agenda for the Planning Commission meeting for April 7, 2026 as presented.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Motion			Second
VOTE:	Aye	Aye	Absent	Aye	Aye
RESULT:	4-0 Approved, 1 Absent				

• **Director’s Report:**

▪ **Announcements and Updates:**

▪ **Board of Supervisors Update - Tenaska**

- Three cases related to Tenaska were heard by the Board of Supervisors on March 18:
 - ZTA 25:09, height regulations for power production plants – Board approved (4-1);
 - SA 25:01, Substantial Accord Review – Board overruled the Commission’s finding and determined that the project is in Substantial Accord with the Comprehensive Plan (4-1);
 - SUP 25:04, Expedition Generation Holdings – Board approved the SUP for a Utilities, major; power production plant (4-1).

▪ **Board of Supervisors Update - Valley Link**

- On April 1, the Board of Supervisors heard a presentation by representatives from Valley Link on the proposed Valley Link Joshua Falls-Yeat transmission line.
- The same night, the Board voted 5-0 to adopt a resolution opposing the proposed transmission line and urging “Valley Link and the Virginia State Corporation Commission to seek alternatives that do not impact the welfare, health, and beauty of Fluvanna County.”

▪ **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.
 - The next step is for the team to hold community meetings;
 - 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.

▪ **Cases on the Agenda**

- There were no public hearings. There was one resolution:
 - ZTA 26:11 (Subdivision Roads).
- SUP 25:06 is on the agenda under Unfinished Business. Staff recommended a deferral.
- The Planning Commission Bylaws were brought back to the Commission tonight for consideration.
- During the Work Session, an addendum to the existing Plan was presented to the Commission for review.

• **Future Meetings:**

Day	Date	Time	Public Hearings and Public Meetings	Location
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
Tuesday	July 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) ***

• **Minutes:**

MOTION:	I move that the Planning Commission approve the Minutes from March 10, 2026.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Motion		Second	
VOTE:	Aye	Aye	Absent	Aye	Aye
RESULT:	4-0 Approved, 1 Absent				

• **Public Comments:**

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

• **Public Hearings:**

- None

• **Resolutions:**

- **ZTA 26:11 Subdivisions – Todd Fortune, Director of Planning**
 - This proposed ZTA would amend the Fluvanna County Code by amending §§ 19-2-1, 19-3-2, 19-3-3, 19-3-6.2, 19-8-1, and 22-23-8 and enacting § 19-3-1.1 to clarify and improve requirements for subdivisions, private roads, and site development plans.
 - A review of the County Code has found some issues that need to be addressed. Some of the issues are related to restrictions regarding lot access for private roads NOT built to VDOT standards. Other issues are related to the definition and certain requirements for family subdivisions.
 - Additionally, this proposed ZTA seeks to address other issues including:
 - Clarification of language involving: parent tract subdivision, sketch plans, administrative review timelines to fit Virginia Code 15.2-2259, and major site plan language.
 - The addition of Trusts/Trust beneficiaries to the family subdivision section, as allowed by Virginia Code Sec. 15.2-2244.2, and subdivision lot size and residue requirements.
 - A last-minute change to the blackline ordinance updated the definition of Parent Tract in Code Sec. 22-22-1.
- **Discussion by Commissioners**
 - Commissioners discussed residue and minimum lot sizes according to zoning, or planning areas, and the effect that may have on current land owners.
 - It was suggested that staff should come back to the next meeting with a plan for graduated minimum residue lot sizes based on the acreage of the parent parcel.
 - Protecting presumed vulnerable populations.

MOTION:	I MOVE THAT THE PLANNING COMMISSION APPROVE RESOLUTION 2026-11 TO ADVERTISE A PUBLIC HEARING ON MAY 12, 2026 TO CONSIDER ZTA 26:11 – AN ORDINANCE TO AMEND AND REORDAIN THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA BY AMENDING §§ 19-2-1, 19-3-2, 19-3-3, 19-3-6.2, 19-8-1, 22-23-8, AND 22-22-1 AND ENACTING § 19-3-1.1 TO CLARIFY AND IMPROVE REQUIREMENTS FOR SUBDIVISIONS, PRIVATE ROADS, AND SITE DEVELOPMENT PLANS PURSUANT TO THE CHANGES DISCUSSED.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Motion		Second	
VOTE:	Aye	Aye	Absent	Aye	Nay
RESULT:	3-1 Approved, 1 Absent				

• **Site Development Plans:**

- None

• **Subdivisions:**

- None

• **Unfinished Business:**

- **SUP 25:06 Prater – Jason Overstreet, Senior Planner**
 - Staff recommend further deferral in order to conduct additional research regarding conditions that may impact the recommendation made by the Planning Commission.

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 the conditions listed in this staff report.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:		Second			Motion
VOTE:	Aye	Aye	Absent	Aye	Aye
RESULT:	4-0 Deferred, 1 Absent				

- **Planning Commission Proposed Bylaws Amendment, Todd Fortune, Director of Planning**
 - The Planning Commission Bylaws were last amended in February 2026.
 - There were a number of changes. Those changes are designed to bring the Planning Commission Bylaws in line with the Bylaws for the Board of Supervisors.
 - There are additional changes presented to the Planning Commission in March. These changes are in response to additional changes to the Board Bylaws that were enacted in February.
 - These changes are being brought back to the Commission tonight for further review and action.

MOTION:	I move that the Planning Commission approve the Amendments to the Planning Commission Bylaws as presented.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:				Motion	Second
VOTE:	Aye	Nay	Absent	Aye	Aye
RESULT:	3-1 Approved, 1 Absent				

- **Comprehensive Plan Addendum - Todd Fortune, Director of Planning**
 - **Work continues on individual sections of the Plan update.**
 - The first two sections (Introduction and Vision Statement) were not reviewed due to the last minute presentation of addendum.
 - The Commission is being asked to schedule a joint work session with the Rural Preservation Advisory Group in late April to review Sections 1 (Natural Environment) and 3 (Rural Preservation).
 - Looking at period of April 27-30.
 - Work Sessions with the other groups will be scheduled during the Summer/Fall.
 - 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.
 - An addendum to the existing Comprehensive Plan was presented for review. This addendum is related to electric transmission lines.
- **The Planning Commission will hold a Special Work Session on Tuesday, April 28, 2026 at 6:00 pm, in the Morris Room, to review Comprehensive Plan Sections 1 and 3.**

• **New Business:**

- None

• **Public Comments #2:**

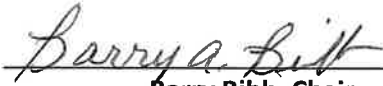
- Mr. Bibb opened the second round of public comments.
- No one came forward to speak, and Mr. Bibb closed the second public comment period.

• **ADJOURNMENT:**

- Chair Bibb called for a motion to adjourn the April 7, 2026 Planning Commission meeting at 7:58 pm.

MOTION:	I move that the Planning Commission adjourn the April 7, 2026 Planning Commission meeting at 7:58 pm.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Morgan
ACTION:				Second	Motion
VOTE:	Aye	Aye	Absent	Aye	Aye
RESULT:	4-0 Approved, 1 Absent				

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



 Barry Bibb, Chair
 Fluvanna County Planning Commission

APPROVED