



FLUVANNA COUNTY PLANNING COMMISSION

MEETING AGENDA

The Morris Room, Administration Bldg.

132 Main Street, Palmyra, VA 22963

May 12, 2026

6:00pm Work Session | 7:00pm Regular Meeting

WORK SESSION

1 – CALL TO ORDER, PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE

A ZTA 26:13 - Village Overlays

B Noise Ordinance

REGULAR MEETING

1 – CALL TO ORDER, PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE

2 – ADOPTION OF THE AGENDA

3 – DIRECTOR'S REPORT

4 – APPROVAL OF MINUTES

A April 7, 2026 – Jenny Cassell Faulkner, Admin. Prog. Specialist

B April 28, 2026 – Jenny Cassell Faulkner, Admin. Prog. Specialist

5 – PUBLIC COMMENTS #1 (5 Minutes Each)

6 – PUBLIC HEARING

C ZTA 26:11 – Subdivision Roads – Todd Fortune, Director of Planning

12 – RESOLUTIONS

D ZTA 26:15 – Board of Zoning Appeals (HB 198) – Todd Fortune, Director of Planning

E ZTA 26:16 – Off-street Parking Regulations (HB888) – Todd Fortune, Director of Planning

F ZTA 26:17 – Manufactured Homes Regulation (HB655/SB346 and HB1463) – Todd Fortune, Director of Planning

G ZTA 26:18 – Solar Regulation (HB891/SB443 and HB711/SB347) – Todd Fortune, Director of Planning

13 – PRESENTATIONS

H None

14 – UNFINISHED BUSINESS

I Comprehensive Plan – Todd Fortune, Director of Planning

15 – NEW BUSINESS

J BZA Case – Jason Overstreet, Senior Planner

K Appointment to Central Virginia Regional Housing Partnership – Todd Fortune, Director of Planning

16 – PUBLIC COMMENTS #2 (5 minutes each)

17 – ADJOURN

Planning Director Review

Fluvanna County...The heart of central Virginia and your gateway to the future!

*For the Hearing-Impaired – Listening device available in the Morris Room upon request. TTY access number is 711 to make arrangements.
For Persons with Disabilities – If you have special needs, please contact the County Administrator's Office at 591-1910.*

PLEDGE OF ALLEGIANCE

I pledge allegiance to the flag
of the United States of America
and to the Republic for which it stands,
one nation, under God, indivisible,
with liberty and justice for all.

ORDER

1. It shall be the duty of the Chairman to maintain order and decorum at meetings. The Chairman shall speak to points of order in preference to all other members.
2. In maintaining decorum and propriety of conduct, the Chairman shall not be challenged and no debate shall be allowed until after the Chairman declares that order has been restored. In the event the Commission wishes to debate the matter of the disorder or the bringing of order; the regular business may be suspended by vote of the Commission to discuss the matter.
3. No member or citizen shall be allowed to use abusive language, excessive noise, or in any way incite persons to use such tactics. The Chairman shall be the judge of such breaches, however, the Commission may vote to overrule both.
4. When a person engages in such breaches, the Chairman shall order the person's removal from the building, or may order the person to stand silent, or may, if necessary, order the person removed from the County property.

PUBLIC HEARING RULES OF PROCEDURE

1. PURPOSE
 - The purpose of a public hearing is to receive testimony from the public on certain resolutions, ordinances or amendments prior to taking action.
 - A hearing is not a dialogue or debate. Its express purpose is to receive additional facts, comments and opinion on subject items.
2. SPEAKERS
 - Speakers should approach the lectern so they may be visible and audible to the Commission.
 - Each speaker should clearly state his/her name and address.
 - All comments should be directed to the Commission.
 - All questions should be directed to the Chairman. Members of the Commission are not expected to respond to questions, and response to questions shall be made at the Chairman's discretion.
 - Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
 - Speakers with questions are encouraged to call County staff prior to the public hearing.
 - Speakers should be brief and avoid repetition of previously presented comments.
3. ACTION
 - At the conclusion of the public hearing on each item, the Chairman will close the public hearing.
 - The Commission will proceed with its deliberation and will act on or formally postpone action on such item prior to proceeding to other agenda items.
 - Further public comment after the public hearing has been closed generally will not be permitted.

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