

FLUVANNA COUNTY PLANNING COMMISSION ACTIONS TAKEN ON July 7, 2026		
No.	Item – 7:00pm Regular Meeting	
1	Adoption of the Agenda with SUP 26:09 Lenherr removed.	Planning Commission 5-0 Approved
2	Approval of Minutes from June 9, 2026	Planning Commission 4-0 Approved, 1 Abstain
3	Recommended approval of ZTA 26:21 – an ordinance to amend and reordain “the Code of the County of Fluvanna, Virginia” by amending §§ 22-10-4 and 22-22-1 to add Teen Centers as a use allowed by SUP only in properties zoned B-C, Business, Convenience and adding a definition for teen centers.	Planning Commission 5-0 Recommended Approval
4	Recommended approval of SUP 26:10 - a request in the B-C, Business, Convenience District to operate a teen center on a 1.6-acre parcel identified as Tax Map 18B-5-4 with an increase of up to 35 teens and additional operating hours of Saturdays 8:00 am to 8:00 pm.	Planning Commission 5-0 Recommended Approval
5	Recommended approval of ZTA 26:15 – an ordinance to amend and reordain “the Code of the County of Fluvanna, Virginia” by amending § 22-18-1 through § 22-18-7 and repealing § 22-18-7.1 to reflect changes in the Virginia Code regarding the powers and proceedings of the board of zoning appeals.	Planning Commission 5-0 Recommended Approval
6	Recommended approval of ZTA 26:16 – an ordinance to amend and reordain “the Code of the County of Fluvanna, Virginia” by enacting § 22-26-8 to authorize the zoning administrator to reduce the number of required off-street parking spaces by 20% for residential, multifamily and mixed-use development in accordance with assigned criteria.	Planning Commission 5-0 Recommended Approval
7	Recommended approval of ZTA 26:17 – an ordinance to amend and reordain “the Code of the County of Fluvanna, Virginia” by enacting §§ 22-13-8 and 22-16-9, amending §§ 22-4-2.1, 22-4-2.3, 22-5-2.1, 22-6-2.1, 22-7-9.1, 22-8-2.1, 22-16-8 and 22-17-15 to allow a manufactured home to be placed upon any open lot in a nonconforming manufactured home park, to allow a nonconforming manufactured home not located in a manufactured home park to be replaced with a newer manufactured home, and to allow a manufactured home on an individual lot in any zoning district where site-built housing is allowed.	Planning Commission 5-0 Recommended Approval
8	Recommended approval of ZTA 26:18 – an ordinance a resolution of intention to amend the Code of the County of Fluvanna, Virginia by repealing §§ 22-3-1 through 22-3-5.4 and 22-28-1 through 22-28-25 and amending §§ 22-4-2.2, 22-9-2.2, 22-10-4, 22-11-2.2, 22-12-2.2, 22-22-1, and enacting §§ 22-28-1 through 22-28-23 to conform to the Code of Virginia updates regarding solar regulations and battery storage as required by HB891/SB443 and HB711/SB347.	Planning Commission 5-0 Recommended Approval
9	Recommended approval of the Addendum to the 2015 Comprehensive Plan-2024 Update .	Planning Commission 5-0 Recommended Approval
10	Approved the resolution to advertise a public hearing on August 11, 2026 to consider ZTA 26:22 – a resolution of intention to amend the Code of the County of Fluvanna, Virginia by amending §§ 22-7-8, 22-7-11 and enacting §§ 22-7-13	Planning Commission 5-0 Approved

	through 22-7-19 to define and Regulate Residential Planned Community requirements.	
11	Approved the resolution to advertise a public hearing on August 11, 2026 to consider ZTA 26:23 – an ordinance a resolution of intention to amend the Code of the County of Fluvanna, Virginia by amending §§ 22-4-2.2, 22-11-2.2, 22-12-2.2, and 22-22-1 and enacting §§ 22-29-1 through 22-29-23 to define and regulate electric transmission facilities.	Planning Commission 5-0 Approved
12	Adjournment	Planning Commission 5-0 Approved