



FLUVANNA COUNTY PLANNING COMMISSION

MEETING AGENDA

The Morris Room, Administration Bldg.

132 Main Street, Palmyra, VA 22963

August 11, 2026

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

WORK SESSION

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

- A Overlays
- B Comprehensive Plan – Intro (time permitting)
- C Comprehensive Plan – Chapter 1 (time permitting)

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 July 7, 2026 – Jenny Cassell Faulknier, Admin. Prog. Specialist
- B July 23, 2026 – Jenny Cassell Faulknier, Admin. Prog. Specialist

5 – PUBLIC COMMENTS #1 (5 Minutes Each)

6 – PUBLIC HEARING

- C **SUP 26:09** – Lenherr, Small Home Industry - Jason Overstreet, Senior Planner
- D **ZTA 26:22** – R-3 Zoning District – Todd Fortune, Planning Dir. and Dan Whitten, County Attorney
- E **ZTA 26:23** – Electric Transmission Facilities – Todd Fortune, Plan. Dir. and Dan Whitten, County Atty

7 – RESOLUTIONS

- F None

8 – PRESENTATIONS

- G None

9 – UNFINISHED BUSINESS

- H Comprehensive Plan – Todd Fortune, Planning Director

10 – NEW BUSINESS

- I None

11 – PUBLIC COMMENTS #2 (5 minutes each)

12 – 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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INTRODUCTION

A. Background, legal authority

The Comprehensive Plan is a guide to the future growth and development of Fluvanna County. It assesses current conditions and reflects the community's vision for its future. It describes, in general terms, proposed land uses, locations of utilities and public facilities, and potential investments. The Comprehensive Plan forms the basis on which ordinances, transportation plans, and the capital improvement program are based.

The Comprehensive Plan guides recommendations by the Planning Commission regarding land use and zoning changes. While it cannot bind the policies of the Board of Supervisors or the recommendations of the Planning Commission, as a public policy document it reflects public input and serves as a guide to county policies and fiscal decisions for Fluvanna County. It should be noted that since Virginia is a Dillon Rule state, localities are limited in their powers by what the General Assembly allows per the Code of Virginia. As such, a close eye should be kept on legislation that is passed and how such legislation might change powers available to localities.

- The Dillon Rule holds that a locality only has powers that are: 1) expressly granted to them by the state through the state constitution, statutes, or [local charters](#); 2) necessarily or fairly implied by the powers specifically granted to them by the state; and 3) essential and indispensable to the local government's existence and its primary purposes. The Dillon Rule was named after John Forrest Dillon, Chief Justice of the Iowa Supreme Court, who authored the rule as part of the opinion in the Court's City of Clinton versus Cedar Rapids and Missouri River Railroad case (1868). In Virginia, the Dillon Rule was established by case law including, but not limited to, City of Winchester versus Redmond (1896) and Strong versus Orange County Board of Supervisors (2012).

The Code of Virginia mandates that localities prepare and regularly revise a Comprehensive Plan to guide the physical development of their communities (Section 15.2-2223). A Comprehensive Plan is used for community assessment, identifying current concerns, forecasting future needs, developing policies, and implementing problem solving strategies.

The Plan is developed by the Planning Commission and adopted by the governing body – in this case, the Fluvanna County Board of Supervisors. Section 15.2-2230 of the State Code requires localities to review and update their Comprehensive Plans every five (5) years at a minimum.

As stated in the Code of Virginia:

§ 15.2-2223

Comprehensive Plan to be prepared and adopted; scope and purpose.

The local planning commission shall prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction and every

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governing body shall adopt a comprehensive plan for the territory under its jurisdiction.

In the preparation of a comprehensive plan, the commission shall make careful and comprehensive surveys and studies of the existing conditions and trends of growth, and of the probable future requirements of its territory and inhabitants. The comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the territory that will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the inhabitants, including the elderly and persons with disabilities.

Section 15.2-2223 further states that the Comprehensive Plan shall be general in nature in that it shall:

- Designate the general or approximate location, character, and extent of features shown on the plan, including where existing lands or facilities are proposed to be extended, removed or changed;
- Show the long-range recommendations for the general development of the territory and may include such items as the designation of areas for different kinds of public and private land use, a system of transportation facilities, a system of community service facilities, historic areas, and areas for the implementation of groundwater protection measures.

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Relevant sections of the Code of Virginia are in the Appendices. They can be accessed digitally by going to the following links:

- [§ 15.2-2223. Comprehensive plan to be prepared and adopted; scope and purpose](#)
- [§ 15.2-2223.1. Comprehensive plan to include urban development areas](#)
- [§ 15.2-2222.1. Coordination of state and local transportation planning](#)
- [§ 15.2-2230. Plan to be reviewed at least once every five years](#)

The Comprehensive Plan, when supported by strong ordinances, can help minimize conflicts and promote harmony within a community as it faces future growth and development.

B. Why the Comprehensive Plan is important

In Virginia, the local Comprehensive Plan is a guide for the governing body to follow in making both long-range and day-to-day decisions regarding all aspects of community development. The governing body can exercise discretion in how strictly it interprets and follows the plan. However,

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the Code provides that the construction, extension or change in use of streets or other public facilities be subject to review and approval by the Planning Commission as to whether the general location, character and extent of the proposed facility is in substantial accord with the adopted Comprehensive Plan. The Plan, therefore, has great control over the construction of public facilities and utilities, as well as private land uses.

A Comprehensive Plan is an important document to a local government since it serves as a guide for community preservation and development. This Plan reflects the interests of citizens, residents, and property owners with the assurance that the community's needs are identified and met accordingly. As a community's character evolves, the Comprehensive Plan adapts through the integration of corresponding public input and assessments accompanied with other data sources.

A Comprehensive Plan is important because every community faces challenges when it comes to planning for the future. While the physical, social, and other manifestations of change vary from time to time and place to place, perhaps the most reliable constant in life is that change – whether we like it or not – occurs and things will not remain as they are. Fluvanna County is no different. It faces its own unique set of challenges, given its proximity to the Richmond and (especially) Charlottesville metropolitan areas and the Interstate 64 Corridor, plus related development in areas of the County including (and especially) Lake Monticello and Zion Crossroads. The Lake Monticello Community Planning Area (CPA) is approaching full buildout, and the Zion Crossroads CPA has started to see an increase in the pace of development. The desire of county residents to live in less congested areas, along with a need for housing that is affordable, has placed pressures on Fluvanna County and its rural and scenic character.

This plan aims to balance the need for economic development with the public benefits of preserving the County's rich historic and scenic character and its rural setting, which can provide opportunities for revenue with well placed economic development but without significant residential development.

C. Developing a new plan

Fluvanna County's most recent plan was written in 2015, and updated in 2024 with changes to selected sections. The most recent update was started in 2020 but was disrupted by the COVID-19 pandemic; therefore, what was created was a "quick update" to keep the County in compliance with Code of Virginia requirements. This was done with the understanding that the next update of the Comprehensive Plan will be a full, comprehensive update to address changes and trends that have occurred over the last few years as well as expected changes. Accordingly, the County's focus going forward will still need to include (but not be limited to):

- Maintaining Fluvanna County's rural scenic, and historic character;
- Diversifying the tax base through economic development; and
- Investing wisely in infrastructure which can facilitate desirable growth, safety and resilience.

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In 2022, during the last Plan Update, the Planning Commission appointed members of the community to two advisory groups: The Historic Preservation Advisory Group and the Rural Preservation Advisory Group. These groups met throughout 2022, and presented recommendations to the Planning Commission in the Fall of 2022. For the new Plan update, the Planning Commission decided to keep those groups and create two additional advisory groups to aid in the development of a new Plan: An Economic Development Advisory Group, and a Housing Advisory Group.

Based on a review of past materials and correspondence as well as recent trends, some major issues have emerged. These are not the only issues facing the County, but bear mention here due to the attention they have gotten:

- Residents of Fluvanna County have a deep and abiding desire to maintain the rural and scenic character, charm, and agricultural vitality that has long been a hallmark of life in the County. It was equally obvious that balanced development and growth is necessary.
- The benefits of historic assets need to be more fully recognized. In addition to providing valuable information about the County's proud history, preservation of historic sites can create recreational and tourism opportunities for the County which can further spur economic opportunities and support education.
- The heightened focus on solar energy development has placed additional pressures on the County. The Virginia Clean Economy Act (VCEA – previously the Virginia Clean Energy Act) was adopted by the General Assembly in 2020 and requires a transition to clean energy by 2050. This has in turn spurred a demand for more solar generated power. Fluvanna County went through a process in 2024 to amend its Zoning Ordinance as it relates to solar energy development. The current Plan only partially covers what has become a topic of much importance and urgency to the residents of Fluvanna County.
- Another issue that has grown in prominence over the last few years is the emergence of data centers. According to data from the Piedmont Environmental Council (PEC), Virginia is home to the largest and fastest growing data center market in the world. PEC estimates that nearly half of all data centers in the U.S. are based in Virginia. While localities in Northern Virginia house a large portion of such facilities, the trend is moving southward. Growth in data centers is creating a surge in energy demand, leading to a need for increased power generation and higher bills for ratepayers, increased demand for water usage, and other issues. Per the County Code, data centers are only allowed in I-1 and I-2 industrial zoned areas. The use was previously allowed by right in I-1 and I-2. However, the Fluvanna County Code was amended in late 2025 to remove data centers as a by-right use and require a Special Use Permit for data centers in I-1 and I-2.

These issues, and others, will need to be examined in depth by the Planning Commission and the committees listed above as a new Plan is developed. It is important to keep in mind that the Comprehensive Plan can be viewed as a living document that can and should respond when new pressures are felt in the County.

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D. Process for Plan update, methods for identifying issues

This will be a full update of the Comprehensive Plan. The sections from the existing Plan will be updated, with additional discussion of solar energy development included in Section 3 (Infrastructure). As such, the new Plan includes a Vision Statement and the following sections:

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- 1) Location and Natural Environment
- 2) Land Use and Community Design
- 3) Rural Preservation
- 4) Infrastructure
- 5) Transportation
- 6) Economic Development
- 7) Historic Preservation
- 8) Parks and Recreation
- 9) Housing
- 10) Human Services
- 11) Education
- 12) Public Safety
- 13) Financial Sustainability
- 14) Community Resiliency
- 15) Implementation Goals and Strategies
- 16) Implementation Plan
- 17) Supplemental Data

Review and analysis of identified issues by the public, the appointed advisory groups, the Planning Commission and Board of Supervisors will provide the basis for establishing the goals and strategies for this Comprehensive Plan.

The major issues outlined in this Plan were identified through the following methods:

- 1. Comprehensive Plan Community Meetings:** Fluvanna County staff conducted a series of community meetings in February and March 2025 to give residents the opportunity to offer input. Meetings were held on the following dates and at the following locations:

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a. February 25, 2025 – Fork Union Community Center

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b. February 27, 2025 – Lake Monticello Volunteer Fire and Rescue, Maple Room

c. March 4, 2025 – Antioch Baptist Church

d. March 8, 2025 – Columbia Baptist Church

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That input proved useful in developing the survey instrument and updating the Plan. Notices for these meetings ran in the *Fluvanna Review*, in Fluvanna Fan Mail, and on the County's web site. Future meetings will allow residents to offer additional input on issues facing the County.

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2. **Citizen Opinion Survey:** Fluvanna County staff assisted the Planning Commission with the development and distribution of the survey instrument. Surveys were made available at government offices and businesses throughout the County, and an online survey instrument was made available on the County's web site and Facebook page. Additionally, flyers were posted through the County with a QR code for citizens to complete the survey using cell phones. Surveys were distributed in April 2025, and residents were given six weeks to complete and return surveys.
3. **Research and Analysis of Available Data:** Fluvanna County staff collected and analyzed data on a range of aspects on the County. These elements included land use patterns, environmental features, transportation conditions, population growth trends and capital facility needs. Much of the information is contained in this Plan and has helped to further enhance the understanding of many of the issues identified by local citizens and by other efforts as outlined in this section.
4. **Meetings with the Planning Commission:** Fluvanna County staff worked with the Planning Commission to develop the new Plan. Staff presented draft documents for the Commission to review during work sessions and regular Commission meetings. The Commission reviewed the materials along with citizen input, and contributed its own analysis of the issues presented.
5. **Advisory groups:** As referenced above, the Planning Commission appointed four advisory groups to provide recommendations on selected issues – Historic Preservation, Rural Preservation, Economic Development, and Housing. These groups provided valuable input and guidance to help the Planning Commission address these specific issues.

For a more detailed review of all the input received from the issue identification methods, please refer to the Appendix materials.

CHAPTER 1

Natural Environment

A. Regional Setting

Fluvanna County is located in the Piedmont Region of Virginia, known for the rolling foothills that comprise the picturesque landscape of the region. The James River forms the southern border of the County. Other major rivers that run through the County are the Hardware and Rivanna Rivers. A small portion of Scottsville is located in Fluvanna County (the rest of the Town is in Albemarle County), but there are no other incorporated towns located in Fluvanna. The County is largely rural, with two main areas having experienced substantial growth – Lake Monticello and Zion Crossroads. Other villages and rural crossroads communities in the County include Columbia, Fork Union, Kent’s Store, Cunningham, Nahor, Kidd’s Store, Palmyra, Wilmington, Bremo Bluff, Wildwood(?), and Zion Crossroads.

The Village of Palmyra, the County Seat, is located less than 25 miles east of Charlottesville and less than 60 miles west of Richmond. Palmyra is also located less than 25 miles southwest of Louisa, approximately 30 miles due south of Orange, less than 50 miles due south of Culpeper, and less than 50 miles due north of Farmville. The County’s proximity to other urban areas and regional hubs, the Richmond and Charlottesville areas in particular, help make the County an ideal community for rural economic development and revitalization.

Figure NE-1 – Location of Fluvanna County

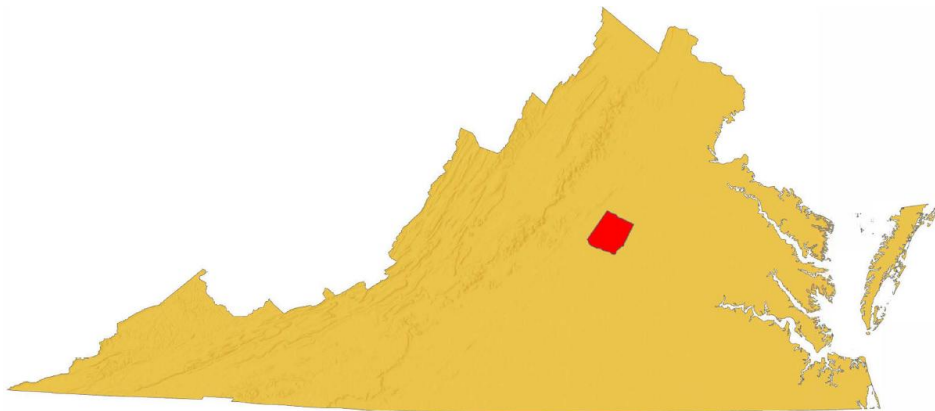


Figure NE-2 – Fluvanna County



B. Natural Resources

Fluvanna conserves its natural resources and manages growth by directing development into specified growth areas called community planning areas, and by specifying how compatible development can have a positive impact on the County. **Well-managed forests and farms are still a primary land use, and a key component of the County's historic and rural character and economic viability.**

The James, Rivanna, and Hardware rivers are critical to the history and ecology of the County. They are healthy, viable rivers with a diversity of aquatic life. Vegetative buffers along floodplains,

sensitive development within the watersheds, and other development and preservation techniques protect these natural resources. Groundwater should be protected, as it serves as the primary water source for the rural areas of the county.

Well-planned, compact development that efficiently utilizes green infrastructure to create interconnected, walkable, and fiscally sustainable communities that employ the latest in environmental controls is desirable. Fluvanna County's government strives for energy efficiency and the use of renewable technologies.

Conservation easements(including historic easements), Agricultural/forestal districts, and lower land-use assessment taxes continue to be valuable tools for land preservation and conservation. Agricultural/forestal ("ag/forestal") districts are abundant in rural areas, and permanent open spaces including greenways, parks, and buffer areas should be preserved as part of the development process, as codified in the County ordinances. The growth areas and surrounding rural areas are connected through this open-space network.

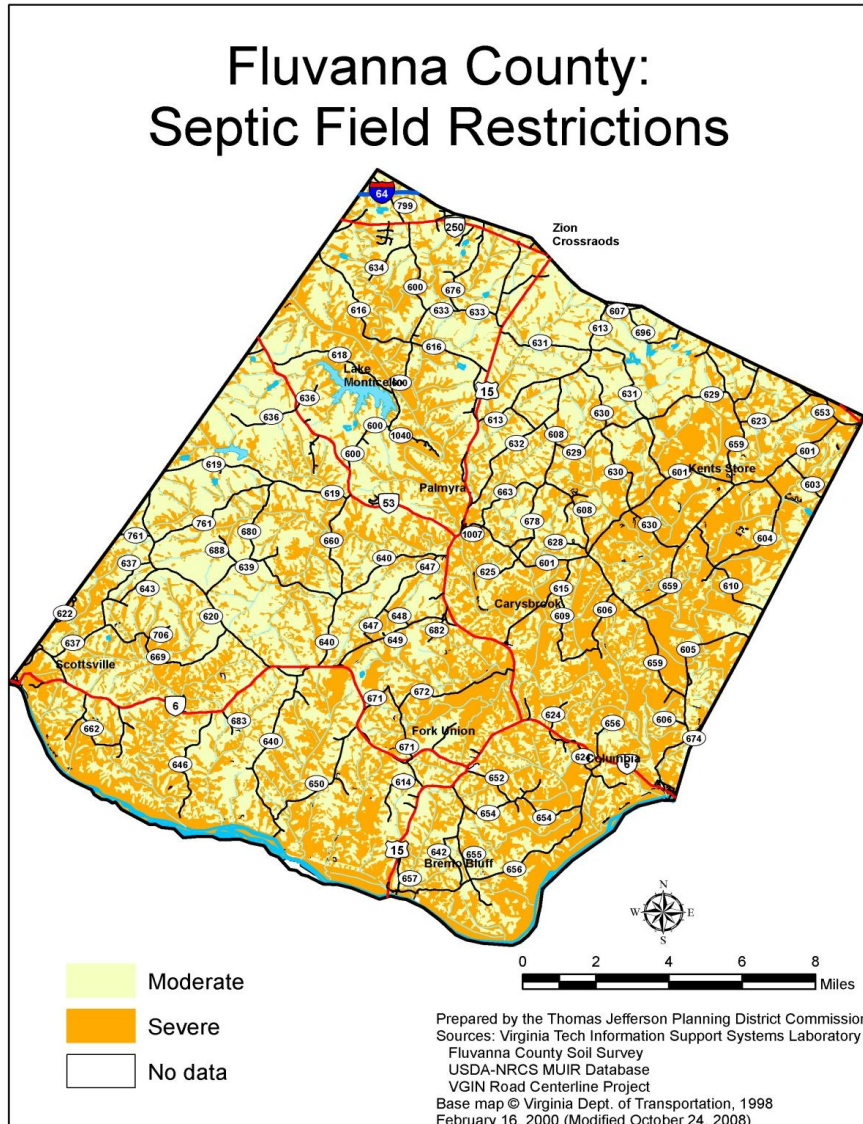
C. Existing Conditions

Geology

Fluvanna County lies entirely within the Piedmont region, between the Blue Ridge to the west and Coastal Plain (Tidewater) to the east. Some of the bedrock of Fluvanna was formed locally, while some was transported here by natural events over time. As it broke down, this diverse bedrock left the numerous soil types found in the county. Approximately 8,500 acres of soil in Fluvanna are underlain by subsoils with clays that become plastic to very plastic when wet, and are indicators of "shrink/swell" soils (USDA Soil Survey, ca. 1950). These soils should be evaluated by professionals to determine site-specific conditions if the construction of buildings or roads is contemplated. These soil types can also restrict the installation of traditional septic fields, which historically has limited development. Fluvanna County is researching options to encourage development in Columbia and Fork Union while respecting community character.

Septic field restrictions in the County are denoted in Figure NE-3. The data comes from Virginia Tech, the Fluvanna County Soil Survey, and USDA-Natural Resource Conservation Service.

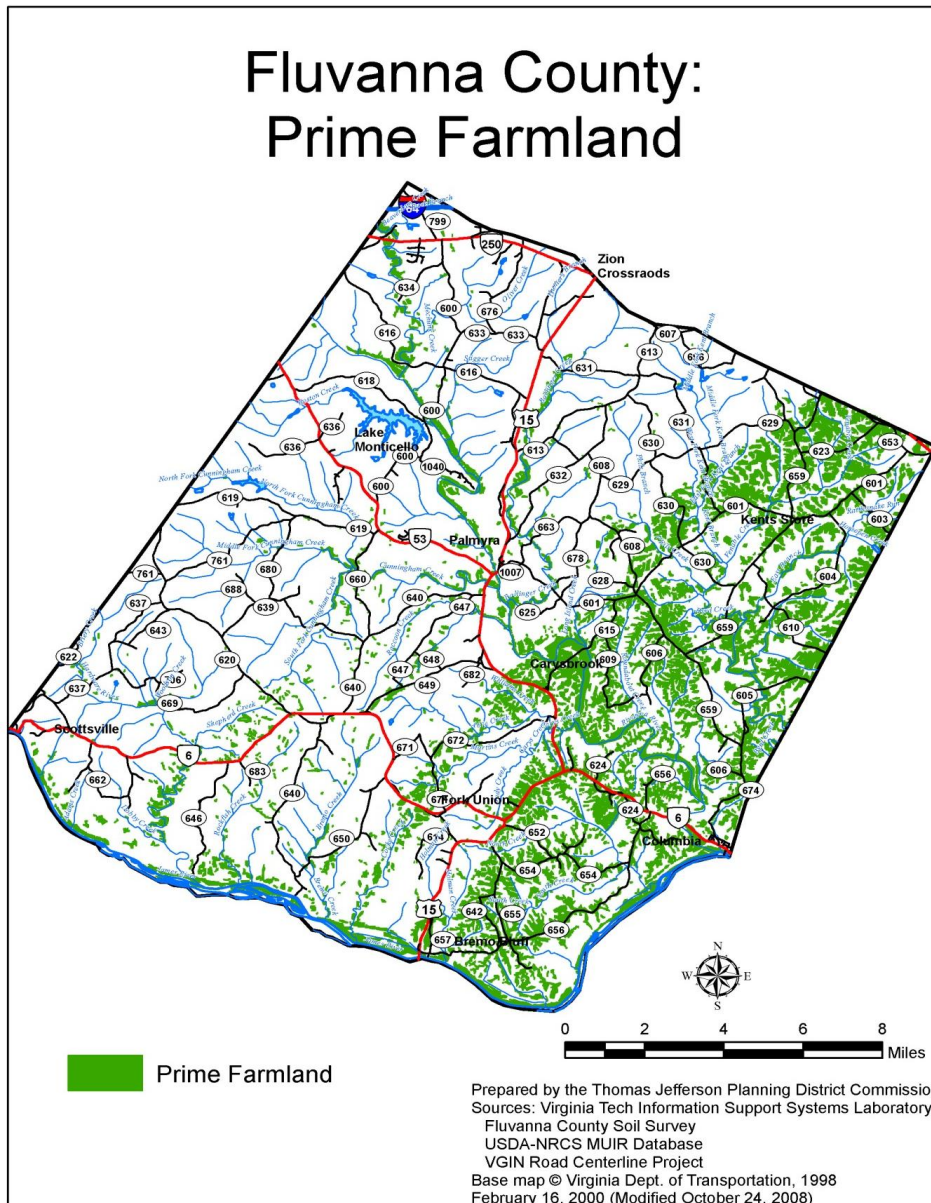
Figure NE-3 – Septic Field Restrictions



Prime farmland in the County is denoted in Figure NE-4. This data is also from Virginia Tech, the Fluvanna County Soil Survey, and USDA-Natural Resource Conservation Service. The federal definition of Prime Farmland is “land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for these uses (the land could be cropland, pastureland, rangeland, forest land, or other land, but not urban built-up land or water). It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed, including water management, according to acceptable farming methods. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding. Examples of soils that qualify as prime farmland are Palouse silt loam, 0 to 7 percent slopes; Brookston silty clay loam, drained; and Tama silty clay loam, 0 to 5 percent slopes.”

Prime farmland meets specific criteria as outline in federal regulations, Section 7 CFR, Subpart A, Section 657.5(2).

Figure NE-4 – Prime Farmland



Present Conditions

Fluvanna contains 180,480 acres, or 282 square miles, of land. The upland areas of the County are no higher than 548 feet above sea level and slope gently toward the James and Rivanna rivers,



Figure NE-5, Native Vegetation

which are approximately 200–275 feet above sea level. There are no mountains in Fluvanna County; the terrain is rolling Piedmont.

The average rainfall for the county is roughly 45 inches, and the average growing season is 160 days. The growing season usually begins around April 18 and extends to October 18. Average high temperatures range from 46°F in January to 86°F in July.

Figure NE-6 - Climate Data (Averages), Scottsville, 1991-2020

Criteria	Data
Annual Average Rainfall	45.0 inches
Annual Average Snowfall	16.0 inches (est.)
Annual Average Temperature	55.8 F
January Average High Temperature	45.9 F
January Average Low Temperature	24.1 F
July Average High Temperature	86.5 F
July Average Low Temperature	65.8 F
Month with Highest Average Rainfall	June, 4.6 inches
Month with Lowest Average Rainfall	February, 2.7 inches
Month with Highest Average Snowfall	February, 5.9 inches (est.) *

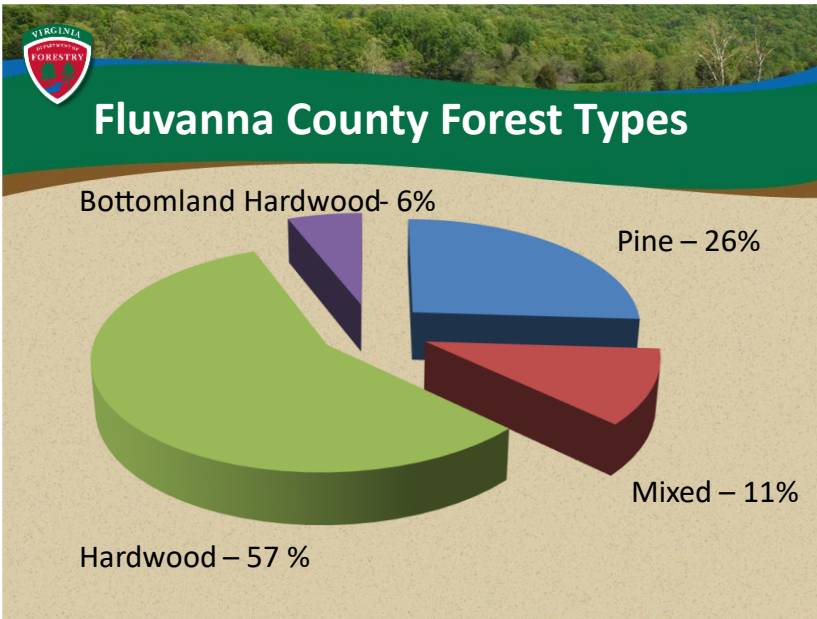
Source: National Weather Service

*NOTE: The weather station for Scottsville doesn't seem to collect snowfall totals, so the number presented was a rough average of totals quoted by the Chamber of Commerce, Fluvanna County website, and Cville data.

Forest Resources

The predominant land cover in the county is forest, with 113,336 acres, averaging about 62.79%. The income from timber sales provides the incentive for landowners to grow timber. According to a 2022 study by the University of Virginia Weldon Cooper Center, *The Economic Impact of Agriculture and Forest Industries in Virginia*, Fluvanna County's annual forest harvests are currently averaging \$1,500,000 (stumpage paid to landowners). Cleaner air and water, and other ecoservices, are no-cost byproducts of responsible forest management. **Aside from direct economic and aesthetic benefits, forests contribute services like stormwater management, wildlife habitat protection, reduced erosion, groundwater recharge, carbon sequestration, and insect pollination.**

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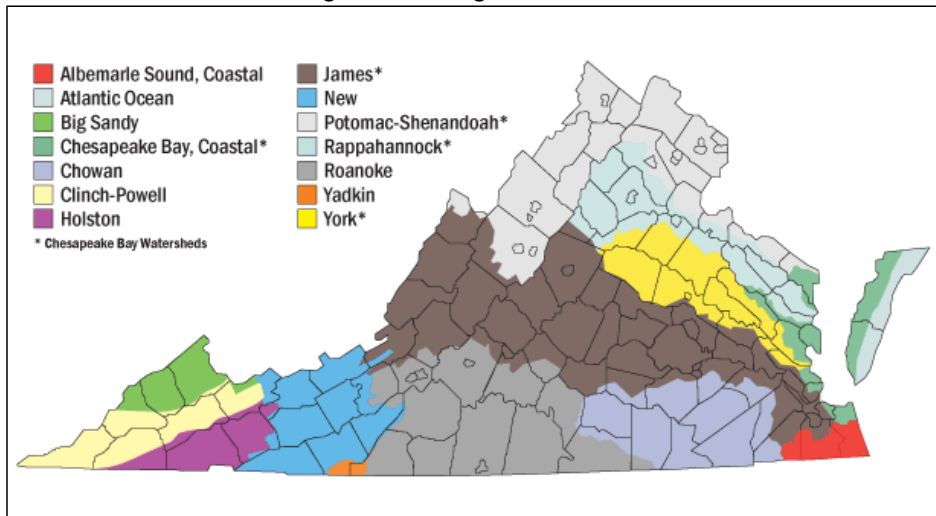


Timber Harvesting

Year	# of harvests	# of Inspections	Harvest acres
2023	33	136	2,088
2022	45	174	3,192
2021	40	190	2,959
2020	47	166	3,221
2019	51	238	2,944

Fluvanna's stream corridors are an important part of its overall environmental health. The Rivanna River bisects the County and is the Commonwealth's first designated scenic river. The James River is Fluvanna's southern border. Other significant rivers and streams are the Hardware River, Cunningham Creek, Byrd Creek, and Mechunk Creek.

Figure NE-7 – Virginia Watersheds



Source: Virginia Department of Conservation and Recreation

The Rivanna River

The Rivanna River, which stretches over 42 miles long, drains an approximately 769-square-mile watershed that is home to approximately 155,000 residents in 2024. The basin's rivers and streams offer indispensable services in the form of water supply and waste treatment capability. About 72% of the basin is forested, and much of the aquatic system retains its exceptional natural assets. ,.

These waterways provide habitat to wildlife including river otters, bald eagles, and over 80 species of fish. For some organisms, such as the globally threatened James River spiny mussel, the Rivanna basin is one of few places in the world suitable for survival and reproduction. The streams of the Rivanna also provide recreational opportunities to hikers, canoeists, kayakers, and fishermen.

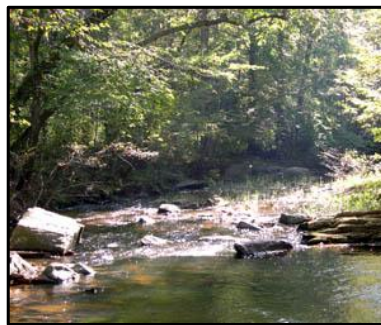


Figure NE-8, Rivanna River

The James River

The 340-mile James River is Virginia's longest river, flowing across the entire state to its mouth at the Chesapeake Bay. The James is Virginia's largest tributary to the Chesapeake Bay.

The James River watershed encompasses approximately 10,000 square miles, or almost 25% of the state. Home to one-third of all Virginians in 39 counties, and 19 cities and towns, it touches the lives of more Virginians than any other feature on the landscape. (Source: James River Association).



Figure NE-9, James River

Open Space

Open space in Fluvanna can be categorized in three primary ways:

1. Privately owned open space is associated with a farm or a home and is usually not open to public access.
2. Common open space is reserved for open space in a development and is intended solely for use by that development's residents.
3. Publicly owned open space is intended for use by the entire community.



All three types of open space contribute to quality of life in the community. Open spaces also help to preserve and protect natural features such as groundwater recharge areas, steep slopes, and wildlife habitats. **The protection of open spaces will play an important role in the county's future, including the preservation of its unique identity and rural character.**

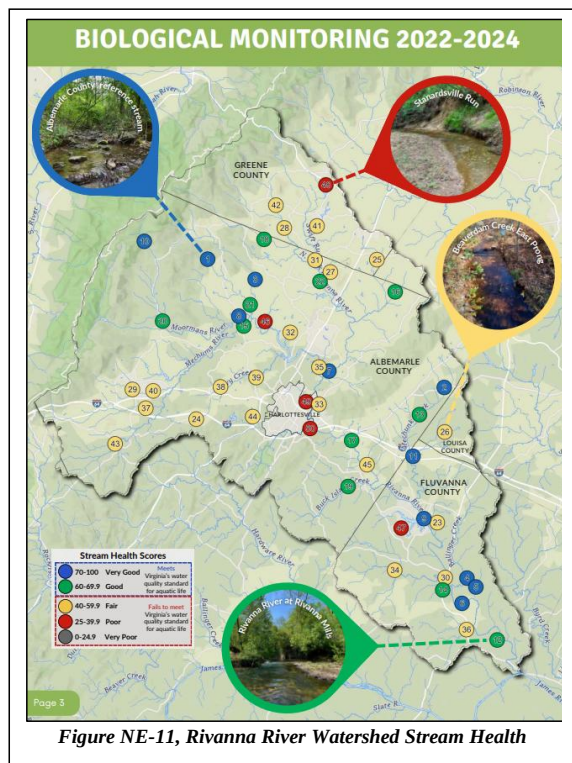
D. Challenges

Water Quality and Quantity

Surface Water

Surface water is tested by the Virginia Department of Environmental Quality (DEQ). The DEQ has tried to increase its monitoring capacity by encouraging local monitoring programs. The Rivanna Conservation Alliance was created by the merging of the Rivanna Conservation Society and Streamwatch, which now engages the community to develop useful data. The organization is guided and funded by a formal partnership of local governments, resource management agencies, and nongovernmental organizations. It coordinates volunteer water quality monitoring and continues to support environmental sustainability along the Rivanna.

In 2017-2022, the Rivanna Conservation Alliance summarized the biological health of the Rivanna River Watershed at fifty long-term monitoring sites. Of the eleven sites in Fluvanna, nine sites received a rating of B, with an average score of 62. Streams that score 60.0 or higher meet Virginia's water quality standard. The remaining two sites received a C and D. Fluvanna's stream quality appears to generally outperform the watershed as a whole.



The Rivanna River Basin Commission, an independent local entity representing Fluvanna, Albemarle, and Green Counties and the city of Charlottesville, also works to resolve issues affecting the basin's water quality and quantity, and provides guidance for the stewardship of the Rivanna River Basin. The figure to your left shows the stream health scores from the 2022-2024 Rivanna River Watershed Stream Health Report (<https://www.rivannariver.org/wp-content/uploads/2025/10/2025-Stream-Health-Report.pdf>)

In good weather, water quality in Fluvanna's streams is generally fair-to-good. In high flows from storms, phosphorus, suspended solids, and fecal coliform reduce water quality. Nitrogen, phosphorus, and sediment threaten aquatic life and fecal coliform is a health hazard. The Hardware River, Byrd Creek,

Cunningham Creek, Carys Creek, Roundabout Creek, Stigger Creek, Boston Creek, Mechunk Creek, Venable Creek, North Creek, South Creek, and portions of the Rivanna River are listed as impaired by DEQ.

Flooding, drainage problems, erosion and sedimentation, groundwater pollution, failed septic systems, and construction problems are all possible if soil characteristics are not considered when developing land. Fluvanna's topography includes slopes greater than 7 percent, which are susceptible to soil erosion. These areas of high erosion potential are interspersed throughout the County. Groundwater availability and vulnerability to contamination is determined by factors related to soils, saprolite (weathered rock), and bedrock geology.

Groundwater

Fluvanna citizens have major concerns about groundwater availability. **Development should be required to show its projected impact on surrounding groundwater supplies, particularly within the context of the diminishing and limited supply of available water. Mitigating this impact, along with others such as stormwater and traffic on surrounding property owners is of utmost importance in any discretionary zoning action.**

Hydrogeological Testing

Hydrogeologic investigation and testing is an evaluation of groundwater quantity and quality and the potential effects that a proposed land development may have on water resources in Fluvanna County. The evaluation consists of on-site hydrogeologic investigation and testing, as well as compilation of existing and readily available information.

Hydrogeologic investigations, testing and reports should be required and specifically defined for the two basic types of residential subdivisions:

- **Residential subdivisions not served by a central water system (i.e. served by individual wells); and**
- **Residential subdivisions served by a newly proposed or expanded central water system not owned and/or operated by Fluvanna County, the Fork Union Sanitary District, or other public entity.**

Stormwater

As of April 2014, the county has elected to “opt out” of administering new stormwater regulations. This does not mean that stormwater will not be regulated; for the near-future, DEQ will administer stormwater management for the County. As the regulatory process becomes more established and county staff becomes more familiar with the new stormwater requirements, responsibility will shift to the county. **Stormwater ordinances address quality and quantity of stormwater runoff and outline the use of low-impact development practices.**

Riparian buffers, the forested areas along stream banks, are the best use of land near streams; however, many of the County’s rivers and streams do not have adequate riparian buffers, or the buffers are threatened by development. Riparian buffers filter nutrients, sediments, and other pollutants before they can enter a waterway. **The U.S. Department of Agriculture (USDA) and Virginia Department of Forestry encourage a deep forest buffer to capture**



Figure NE-12, Riparian Wildlife Habitat

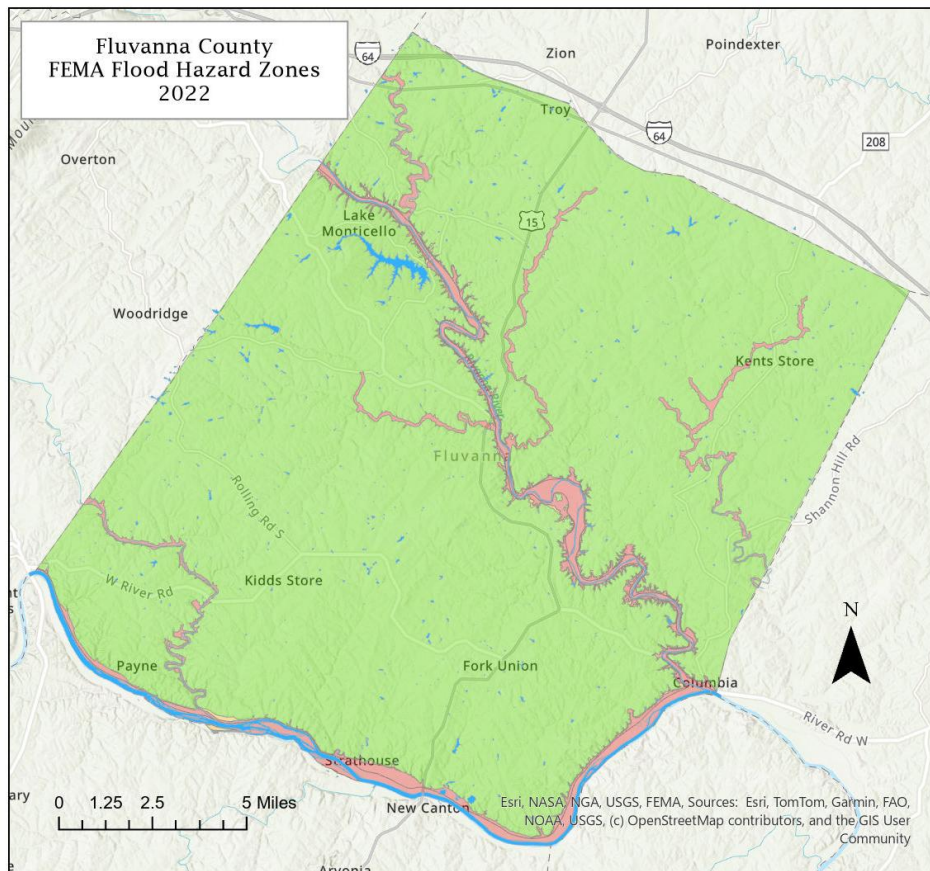
nutrients and sediments. Additionally, riparian buffers offer vital habitats for plants and wildlife.

Flood Protection

Fluvanna County has added a flood protection ordinance to its zoning code in Chapter 22, Article 17. Additionally, updated flood maps will be posted to the county website once they are updated by the Federal Emergency Management Agency (FEMA). The purpose of these provisions is to prevent the loss of life and property, health and safety hazards, the disruption of commerce and expenditures of public funds for flood protection and relief, and the impairment of the tax base.

The ordinance regulates uses, activities, and development that will increase flood heights, velocities, and frequencies; restricting certain uses, activities, and development within districts subject to flooding; requiring all those uses, activities, and developments in flood-prone districts to be protected and/or flood-proofed; and discouraging individuals from buying land and structures that are unsuitable because of flood hazards. These provisions apply to all lands within Fluvanna County identified as being in the hundred-year floodplain by FEMA's Federal Insurance & Mitigation Administration. The current flood map for Fluvanna County is on the next page. An update of the map is underway and expected to be completed in 2026.

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Legend

- Water bodies
- Low Flood Risk
- Low Flood Risk due to Levee
- Moderate Flood Risk - 0.2% Annual Chance
- High Flood Risk - 1% Annual Chance

Figure NE13: County Flood Map

Erosion and Sedimentation

The predominant soils in Fluvanna County are silt loams, many of which have high clay content. These soils support significant areas of marginal farmland, with some prime land in river bottoms, predominantly in the southern part of the county.

Fluvanna County has adopted an erosion and sediment control ordinance in compliance with state regulations. This ordinance promotes the health and welfare of the people of Fluvanna by establishing requirements and enforcement procedures for the control of erosion and sedimentation.

Air Quality and Energy

Fluvanna's air quality is a major asset to the County. The Environmental Protection Agency (EPA) establishes standards monitored by DEQ, which determine whether a region is an "air quality attainment area" or not. Fluvanna County lies within a region that achieves this designation.

Air pollutants come primarily from the combustion of fossil fuels from stationary and mobile sources, not only locally but also from other areas. Motor vehicle emissions are the major local source. **Preserving or planting appropriate tree species throughout vehicular corridors (following VDOT guidelines) is a good way to mitigate the effects of automobile emissions.**

The best way to support air quality and conserve resources is to reduce energy use, thus decreasing fossil fuel combustion and air pollutant emissions. Transportation accounts for most of the energy consumed in the county. The county can improve its energy efficiency and reduce emissions with a compact development pattern, and by developing a greenway, bikeway, and walkway system. Infill and mixed-use development reduce residents' transportation energy needs, while alternatives to driving reduce energy use and improve community health.

Energy consumed by buildings accounts for another portion of the county's energy consumption. Improving the efficiency of buildings is essential to increased energy efficiency, and resulting energy savings often translate into financial savings.

Conservation

Efforts to conserve land are ongoing throughout the county. Some examples are Virginia's land-use taxation program, agricultural and forestal districts (AFDs), and conservation easements.

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Land-Use Taxation

In Virginia, localities may elect to reduce the real estate tax burden on land used for agriculture, horticulture, silviculture, viticulture, aquaculture, improved pasturage, and open space. The Commissioner of the Revenue determines if the land is suitable for such land-use valuation. When the locality accepts the application for the land-use valuation, the property tax reflects productivity rather than fair market value, resulting in lower real property taxes on the land. During years of general reassessments, the Commissioner of the Revenue reviews the recommendations of the State Land Evaluation Advisory Council (SLEAC) and then establishes rates for the productive value of the land when calculating the real property tax obligation of the landowner. Land-use values are determined for agriculture, horticulture, forestry, and open space.

In a recent study for the adjoining County of Albemarle (“Albemarle County Cost of Community Services Study, December 2023) conducted by Terance J. Rephann, Ph.D for the Weldon Cooper Center for Public Services at the University of Virginia, a comparative study of the costs of community services (COCS) of various land uses was examined. The ratios for different land uses were calculated and acknowledged that residential costs the county considerably more than others (quadruple and double). The obvious conclusion is residential land use costs the County money whereas commercial/industrial and ag/forestry save the County money.

Similar studies with corresponding results have been conducted in Fauquier County, Clarke County, Culpeper County, Bedford County, Northhampton County and Frederick County. Providing Fluvanna landowners with a land use valuation reduction allows preservation of rural land which saves the taxpayers money.

The locality may take an individual property out of land-use assessment when a landowner changes the use.. Landowners may elect at any time to remove the property from land use to take advantage of demand for development property. Although this taxation program does not offer long-term conservation, it removes some of the financial pressure for sale and development of land. The open-space class of lands, such as scenic rivers and Virginia byways, makes properties automatically eligible for the special land-use tax program (*Virginia Outdoors Plan*, 2007, Ch. 3).

Ag/Forestal Districts

Agricultural and forestal lands provide economic value and contribute to the unique character of the county. A challenge in preserving this valuable land use is the fact that land suitable for agricultural use is also suitable for development.

Agricultural and forestal districts (AFDs) were established to conserve, protect, and encourage the development of agricultural and forestal lands for food and other agricultural and forestal products. **The districts conserve and protect agricultural and forestal lands as valued natural and ecological resources that provide open space for watershed protection, wildlife habitat, and aesthetic purposes.** As of 2024, 105,000 acres of land were within Fluvanna’s AFDs. The majority of these districts are roughly located throughout the midsection of the county (see figure NE-10).

Election District	Number of Parcels	Ag Acres	Horticultural	Forest Acres	Open Space Acres	Total Land Use (Acres)
Palmyra	519	5,055.89	8.52	15,533.26	474.36	21,072.03
Columbia	535	4,667.71	4.55	20,160.75	531.02	25,364.03
Cunningham	792	9,260.91	80.63	24,924.78	707.20	34,973.52
Fork Union	393	4,727.24	27.25	13,839.26	291.60	18,885.35
Rivanna	0	0	0	0	0	0
Total	2,395	25,086	120.95	79,569.49	2,199.70	106,976.14

Figure NE-15, Fluvanna County Land Use District Totals as of January 1, 2025 provided by the Commissioner of the Revenue

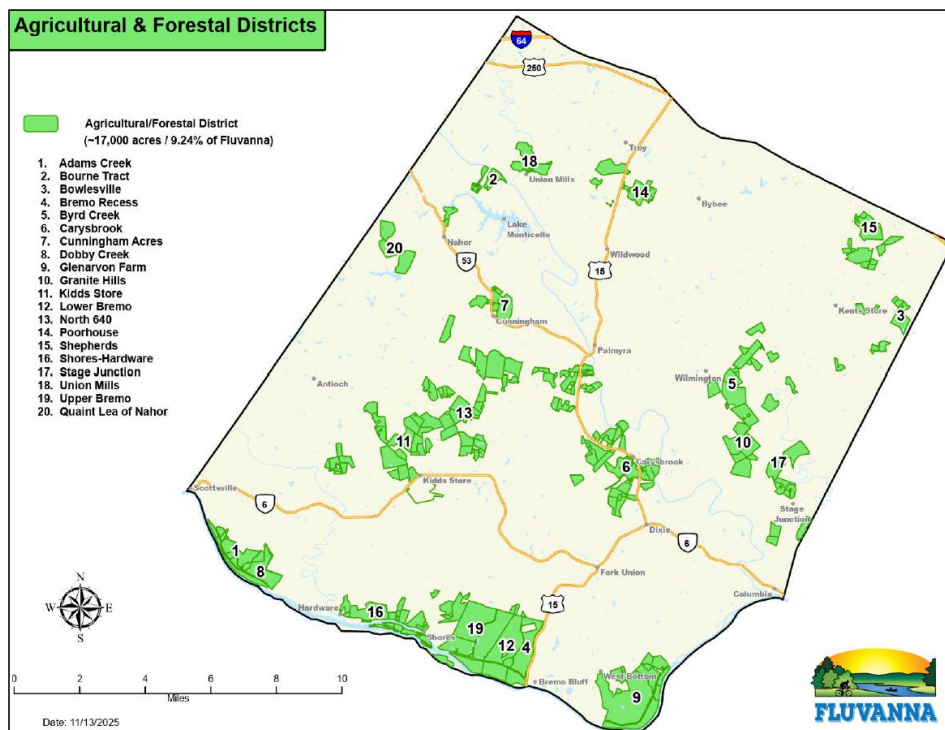


Figure NE-16, Ag/Forestal Districts

Conservation Easements

The Board of Supervisors created an easement program whereby the jurisdiction may hold and protect easements and, in 2007, Fluvanna County accepted the first easement under its

conservation easement program. As of November , 2025, there were 53 conservation and historic easements in the county, totaling approximately 21,078 acres. Most of the easements are held by the Virginia Outdoors Foundation and the Virginia Department of Forestry.

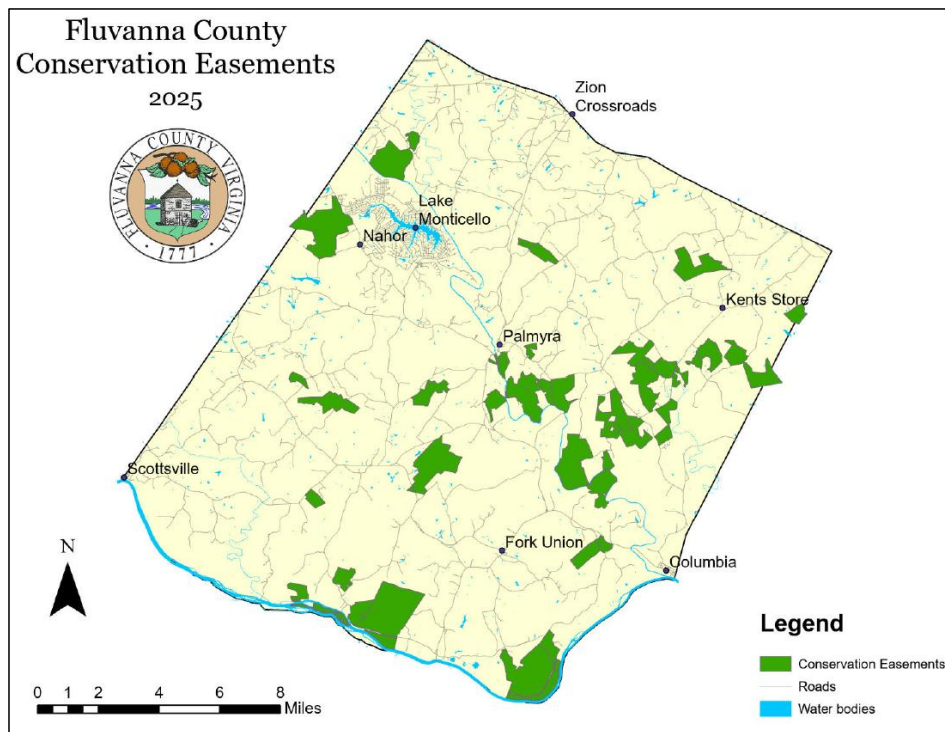


Figure NE-17, Conservation Easements

Cluster Development

The county adopted cluster development zoning in 2004 to help conserve open space. Cluster developments in the residential (R-1, R-2, and R-4) zoning district require 50 percent open space. R-3 Residential developments require 25 percent open space. Until 2024, cluster developments were allowed by right in the agricultural (A-1) zoning district with a requirement of 75 percent open space. An ordinance change in late 2024 removed clusters as an allowed use in A-1. Environmentally, this development scenario will help to reduce the impacts of erosion, sedimentation, and quantity of stormwater runoff.

Low-Impact Development (LID)

LID is an approach to site development and stormwater management designed to mitigate development impacts to land, water, and air. The approach emphasizes site design and planning techniques that conserve natural systems and hydrologic functions on a site. The practice has been integrated into municipal development codes and stormwater management

ordinances throughout the country. LID begins with the site planning process, and is more sustainable than traditional development practices.

LID:

- Preserves open space and minimizes land disturbance;
- Protects natural systems (drainage ways, vegetation, soils, sensitive areas);
- Reexamines the use and sizing of traditional site infrastructure (lots, streets, curbs, gutters, sidewalks);
- Customizes site design to each site;
- Incorporates natural site elements (wetlands, stream corridors, mature forests) as design elements; and
- Decentralizes and manages stormwater at its source.

Economic Development

The county's natural and historic resources deserve consideration as economic development tools – forestry and agriculture are essential parts of the local economy, and Fluvanna's parks, trails, rivers, and wildlife attract people from other communities for recreation. At the same time, preserving the county's natural resources depends on the continuing health of the local economy. The more economic activity our natural resources can support, the safer those resources will remain. **Future discussions about economic development should include natural resources, and economic development efforts should include protecting, enhancing, and promoting these resources.**

E. Community Input

During the process to update this Comprehensive Plan, a series of community meetings was held and a citizen survey was distributed. Common themes that emerged regarding rural preservation include:

Community Meetings

Preserve

- Rural nature
- Rural nature: farms, forests, livestock, wildlife, waterways (clean), gravel roads, orchards, vineyards
- Historic character
- Historic sites
- Historic homes
- Scenic beauty, scenic vistas/entry corridors
- Natural resources, environmental resources
- Agriculture/forestry, Ag/forestall districts, farms
- Land use (encourage people to keep their land), ways to preserve open space
- Land use, (staying intact) – forests, pastures, open spaces
- Native habitats

- Starry nights (enforcement of lighting ordinance)

Add

- Strong/clear ordinances that are enforced – reinforce vision
- Stricter enforcement of ordinances (proffers, etc.) to reduce conflicts

Citizen Surveys

On the question of the pace of development:

- 25.3 percent of respondents felt the County is growing too much, too quickly.
- 46.8% said more development is needed.

On the question of resident priorities:

- Overall, Open Spaces ranked as the second highest priority.
- Respondents aged 50 and older ranked it as their highest priority.
- Respondents aged 49 and under ranked it as their third highest priority.

GOALS/STRATEGIES

GOAL A: Develop land-use policies and regulations that will preserve and enhance the county's natural environment.

Strategy 1: Protect farm and forest landowners from conflicting adjacent land uses with utilization of buffers, screening, and contiguous tracts of open space.

Strategy 2: Review zoning and subdivision regulations to maximize environmental benefits through best planning and zoning practices and ensure that the subdivision of land does not adversely affect open-space features and established communities.

Strategy 3: Continue to promote land-use valuation taxation, conservation easements, agricultural-forestal districts, and other programs to alleviate economic burdens on owners of land used for agricultural, horticultural, forest, or open-space purposes.

GOAL B: Protect environmental resources.

Strategy 1: Promote development projects that minimize environmental impact through the effective utilization of green infrastructure, low-impact development practices, and other sustainable development policies.

GOAL C: Manage and protect surface water and groundwater resources.

Strategy 1: Work with the Virginia Dept. of Health to evaluate and develop local regulations for alternative waste treatment systems (e.g., Wisconsin mounds or other systems that alter the natural topography or hydrology).

Strategy 2: Participate in, and cooperate with, federal and state groundwater protection programs, including sole-source aquifer designation for important drinking water supplies.

Strategy 3: Research the viability of incorporating the well-drilling logs provided by the Fluvanna Dept. of Health into the county's geographic information system (GIS).

Strategy 4: Require riparian buffers adjacent to waterways to protect local and regional water resources such as perennial streams, floodplains, wetlands, steep slopes, and highly erodible soils. **NOTE: Riparian protection areas are regulated in Section 22-24-5 of the County Code.**

Strategy 5: Proactively educate the public on the values and benefits of preserving river and stream corridors.

Strategy 6: Pursue the state designation of the Hardware River as a Tier 3 stream, classifying it as exceptional surface water not subject to degradation.

Strategy 7: Promote BMPs and recognize landowners who protect streams from nonpoint-source pollution using BMPs.

GOAL D: Promote energy efficiency throughout the county to improve air quality and reduce the country's dependence on fossil fuels.

Strategy 1: Encourage energy efficiency in developments and throughout the community including emerging technologies keeping with the County's rural character.

Strategy 2: Build new and remodeled county buildings to an established energy efficiency standard such as Energy Star, Green Globes, or LEED.

Strategy 3: Provide greenways, bikeways, and walkways as viable forms of recreation and transportation.

FLUVANNA COUNTY PLANNING COMMISSION - MEETING MINUTES
The Morris Room, Fluvanna County Administration Bldg.
132 Main St., Palmyra, VA 22963
Tuesday, July 7, 2026 - Work Session 6:00 pm, Regular Meeting 7:00 pm

- MEMBERS PRESENT:**

Barry Bibb, Chair
Howard Lagomarsino, Vice-Chair
Robert Dorsey, Commissioner
Kathleen Kilpatrick, Commissioner
Ryant Washington, Commissioner
- ABSENT**

Mike Goad, Board of Supervisors Representative
- STAFF PRESENT:**

Todd Fortune, Director of Planning
Dan Whitten, County Attorney
Kelly Harris, Assistant County Administrator
Noble Pearson, Assistant County Attorney
Jason Overstreet, Senior Planner
Richard Zheng, Junior Planner, GIS Technician
Jenny Cassell Faulkner, 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 July 7, 2026, Work Session to order, led the Pledge of Allegiance, and conducted a Moment of Silence.

- **Work Session Items:**
- **SUP – Electric Transmission Facilities**

• In response to the proposed Valley Link Joshua Falls-Yeat transmission line, the Commission reviewed/drafted language that would regulate all associated substations, switching stations, and related infrastructure for electric transmission lines, applicable to:
 - New facilities.
 - Expansions or modifications of existing facilities that materially increase capacity or footprint.

• Commissioners discussed possible buffer, setback, noise, and height parameters. Commissioners were in favor of adding language regarding protection of entrance corridors.

• **Campgrounds**

• A draft ZTA was presented to clarify requirements for campsites, campgrounds, and recreational vehicles. There was some discussion of specific scenarios, particularly involving exemptions for hunting. Staff will bring this back at a later date for further consideration.
- PLANNING COMMISSION REGULAR MEETING CALL TO ORDER, THE PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE:**
- At 7:00 pm Mr. Bibb, Chair, called July 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 July 7, 2026, with SUP 26:09 Lenherr removed. | | | | |
| MEMBER: | Bibb | Kilpatrick | Dorsey | Lagomarsino | Washington |
| ACTION: | | Motion | Second | | |
| VOTE: | Aye | Aye | Aye | Aye | Aye |
| RESULT: | 5-0 Approved | | | | |
- **Director’s Report:**

• **Announcements and Updates:**

• Richard Zheng has accepted the position of Planner/GIS Technician. His first day was July 6, 2026.

• Ryant Washington has been appointed to the Planning Commission to represent Columbia District, effective July 1, 2026.
- 1

- Two ribbon cuttings announced for new businesses:
 - Artful Lodger - July 8, 10:00 a.m. at 2428 Richmond Road
 - Sweet Art Emporium - July 11, 11:00 a.m. at 13610 James Madison Highway
- Tenaska has an Open House planned for July 28 from 6:00 to 8:00 pm at Fluvanna County High School.

▪ **Future Meetings:**

Day	Date	Time	Public Hearings and Public Meetings	Location
Tuesday	August 11, 2026	6pm 7pm	Work Session (TDB) Regular Meeting	Morris Room
Tuesday	September 8, 2026	6pm 7pm	Work Session (TDB) Regular Meeting	Morris Room
Tuesday	October 13, 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 June 9, 2026.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Washington
ACTION:		Second		Motion	
VOTE:	Aye	Aye	Aye	Aye	Abstain
RESULT:	4-0 Approved, 1 Abstain				

▪ **Public Comments:**

- Mr. Bibb opened the first round of public comments.
 - **Terry Herron-Wilson**, 24 Pine Knot Dr., Palmyra, VA 22963, spoke regarding a case withdrawn from the Board of Zoning Appeals in which she requested a variance of five feet for a deck. Staff explained that her concern may be addressed through the proposed ZTA 26:23.
- No one else came forward to speak, and Mr. Bibb closed the first round of public comments.

▪ **Public Hearings:**

- **ZTA26:21 – Teen Centers – Jason Overstreet, Senior Planner**
 - Amend to the Fluvanna County Code 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 Center.”
 - Teen Center: A privately-operated facility that provides a dedicated supervised space for recreational, educational, and/or social activities to two (2) or more teenagers aged 17 and under outside of school hours.
 - This change has been requested by the applicant to allow for the placement of a teen center on the parcel identified as Tax Map 18B-5-4. The parcel is zoned B-C, Business, Convenience. The County Code currently does not define the proposed use or allow it in any of the County’s zoning districts. This proposed change would define the use and allow for the applicant to open a teen center on the subject parcel with an approved SUP.
- **Mr. Bibb opened the public hearing for comments.**
 - The applicant **Tiffany Smith**, 3739 Lake Monticello Rd., Palmyra, VA 22963, spoke in favor of the Teen Center.
- No one else came forward to speak, and Mr. Bibb closed the public hearing.

▪ MOTION:	Finding that the proposed zoning ordinance amendments are appropriate for the public necessity, convenience and general welfare and are good zoning practice, I move that the Planning Commission recommend approval of ZTA 26:21 – an ordinance to amend and reordain “the Code of the County of Fluvanna, Virginia” by amending
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	§§ 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.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Washington
ACTION:		Second	Motion		
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

- **SUP26:10** – Teen Center – Flucos Den Center – Jason Overstreet, Senior Planner
 - A special use permit request in the B-C, Business, Convenience District to operate a teen center on a parcel totaling approximately 1.6 acres, Tax Map 18B-5-4. The parcel is located in the Rivanna Community Planning Area and Palmyra Election District.
 - Request subject to approval of ZTA 26:21 that adds a definition for “Teen Center” to the County Code and adds Teen Centers as a use allowed by SUP only in the B-C, Business, Convenience district.
 - **Teen Center:** A privately-operated facility that provides a dedicated supervised space for recreational, educational, and/or social activities to two (2) or more teenagers aged 17 and under outside of school hours.
 - Subject to conditions.
- Applicant requested permission for more teens (up to 35) and additional operating hours to include Saturdays for events.
- **Mr. Bibb opened the public hearing for comments.**
- No one came forward to speak, and Mr. Bibb closed the public hearing.

▪ MOTION:	I move that the Planning Commission recommend 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.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Washington
ACTION:		Motion	Second		
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

- **ZTA 26:15** – Board of Zoning Appeals (HB 198) – Todd Fortune, Planning Director
 - Staff recommended amending the Fluvanna County Code by amending § 22-18-1 through § 22-18-7 and repeal § 22-18-7.1 to reflect changes in the Virginia Code regarding the powers and proceedings of the Board of Zoning Appeals (BZA).
 - This recommended change was presented pursuant to **House Bill 198**, which was passed by the Virginia General Assembly, approved on April 22, 2026, and will become effective on July 1, 2026.
- **Mr. Bibb opened the public hearing for comments.**
- No one came forward to speak, and Mr. Bibb closed the public hearing.

▪ MOTION:	Finding that the proposed zoning ordinance amendment are appropriate for the public necessity, convenience and general welfare and are good zoning practice, I move that the Planning Commission recommend 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.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Washington
ACTION:		Second		Motion	
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

- **ZTA 26:16** – Off-street Parking Regulations (HB888) – Todd Fortune, Planning Director
 - Staff recommended amending the Fluvanna County Code by amending § 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.
 - This recommended change was presented pursuant to House Bill 888, which was passed by the Virginia General Assembly, approved on April 22, 2026, and will become effective on July 1, 2026.
- **Mr. Bibb opened the public hearing for comments.**
- No one came forward to speak, and Mr. Bibb closed the public hearing.

MOTION:	Finding that the proposed zoning ordinance amendment are appropriate for the public necessity, convenience and general welfare and are good zoning practice, I move that the Planning Commission recommend approval of ZTA 26:16 – an ordinance to amend and reordain “the Code of the County of Fluvanna, Virginia” by amending § 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.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Washington
ACTION:		Motion		Second	
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

- **ZTA 26:17** – Manufactured Homes Regulation (HB655/SB346 and HB1463) – Todd Fortune, Plan. Dir.
 - Staff recommended amending the Fluvanna County Code 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.
 - This recommended change was presented pursuant to House Bill 655, approved on March 31, 2026, and House Bill 1463, approved on April 8, 2026. Both became effective on July 1, 2026.
- **Mr. Bibb opened the public hearing for comments.**
- No one came forward to speak, and Mr. Bibb closed the public hearing.

MOTION:	Finding that the proposed zoning ordinance amendment are appropriate for the public necessity, convenience and general welfare and are good zoning practice, I move that the Planning Commission recommend 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.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Washington
ACTION:			Second		Motion
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

- **ZTA 26:18** – Solar Regulation (HB891/SB443 and HB711/SB347) – Todd Fortune, Director of Planning
 - Staff recommended amending the Fluvanna County Code by repealing §§ 22-3-1 through 22-

- 3-5.4 and 22-28-1 through 22-28-25, amending §§ 22-4-2.2, 22-9-2.2, 22-10-4, 22-11-2.2, 22-12-2.2, and 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.
 - This recommended change was presented pursuant to **House Bill 891/Senate Bill 443** and **House Bill 711/Senate Bill 347**, which were passed by the Virginia General Assembly, approved on April 22, 2026, and will both become effective on July 1, 2026.
- **Mr. Bibb opened the public hearing for comments.**
 - No one came forward to speak, and Mr. Bibb closed the public hearing.

▪ MOTION:	Finding that the proposed zoning ordinance amendment are appropriate for the public necessity, convenience and general welfare and are good zoning practice, I move that the Planning Commission recommend approval of ZTA 26:18 – an ordinance to amend and reordain “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, amending §§ 22-4-2.2, 22-9-2.2, 22-10-4, 22-11-2.2, 22-12-2.2, and 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.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Washington
ACTION:		Motion		Second	
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

- **Comprehensive Plan Addendum** – Todd Fortune, Director of Planning
 - Proposed Addendum to the Fluvanna County 2015 Comprehensive Plan-2024 Update (the current Comprehensive Plan) that, among other things, seeks to:
 - Establish guidance for the siting of electric transmission infrastructure;
 - Minimize impacts to residential areas, agricultural operations, natural resources, and historic and cultural resources;
 - Provide a consistent framework for evaluating proposed transmission projects;
 - Ensure alignment with the County's broader growth management and land preservation strategies;
 - Protect entrance corridors such as Routes 6, 15, 53 and 250; and
 - Protect presumed vulnerable populations.
- Commission discussed adding language about the County’s rural and scenic character to the Addendum.
- **Mr. Bibb opened the public hearing for comments.**
 - **Ron Barche**, 204 Panorama Court, Palmyra, Va 22963, strongly encouraged addressing “energy production” as electric transmission lines are also addressed.
- No one else came forward to speak, and Mr. Bibb closed the public hearing.

▪ MOTION:	I move that the Planning Commission recommend approval of the Addendum to the 2015 Comprehensive Plan-2024 Update with the addition of the words “scenic character.”				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Washington
ACTION:		Second	Motion		
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

- **Resolutions:**
 - **ZTA 26:22** – R3 Zoning – Todd Fortune, Planning Dir., and Dan Whitten, County Attorney
 - Staff recommended advertisement for a public hearing to be held on August 11, 2026, at 7:00 pm, for the Planning Commission to consider ZTA 26:22 – An ordinance to amend the Code of the County of Fluvanna, Virginia by amending §§ 22-7-8 and 22-7-11 and enacting §§ 22-7-13 through 22-7-19 to define and regulate Residential Planned Community district requirements.
 - This recommended change was presented pursuant to recent discussions regarding the

need to define additional regulations for the R-3 zoning district. These additional regulations will allow provisions for considering variance requests.

MOTION:	I move that the Planning Commission approve 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 and 22-7-11 and enacting §§ 22-7-13 through 22-7-19 to define and regulate Residential Planned Community requirements.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Washington
ACTION:			Second	Motion	
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

- **ZTA 26:23** – Electric Transmission Facilities – Todd Fortune, Planning Dir., and Dan Whitten, Co. Atty
 - Staff recommended advertisement for a public hearing, to be held on Tuesday, August 11, 2026, at 7:00 pm, for the Planning Commission to consider ZTA 26:23 – An ordinance 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 electronic transmission facilities.
 - This recommended change is being presented pursuant to recent discussions and developments regarding the proposed Valley Link Joshua Falls-Yeat transmission line. The proposed changes would: 1) Add a definition for Electric Transmission Facility and amend the definition Utility, Major; 2) Require a SUP for Electric Transmission Facilities; and 3) establish regulations for Electric Transmission Facilities.

MOTION:	I move that the Planning Commission approve 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.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Washington
ACTION:		Motion	Second		
VOTE:	Aye	Aye	Aye	Aye	Aye
RESULT:	5-0 Approved				

- **Unfinished Business:**
 - **Comprehensive Plan – Todd Fortune, Director of Planning**
 - The new date for the follow-up joint work session with the Rural Preservation Advisory Group is **JULY 23, 2026 at 6 PM.**
 - The Economic Development Advisory Group is working to finalize the economic Development chapter of the Plan update.
 - Staff and Advisory Groups are working to finalize other parts of the Plan update.
 - One exception is the Housing chapter, which is being pushed back due to the ongoing Thomas Jefferson PDC Regional Housing Study.
 - A revised schedule for Plan completion will be provided later in the Summer.
- **New Business:**
 - None

- Public Comments:**
- Mr. Bibb opened the second round of public comments.
 - Ron Barche, 204 Panorama Court, Palmyra, VA 22963, strongly suggested creating an energy and technology advisory board, and cautioned that nuclear power producers are looking for sites all along the James, in Fluvanna County.
 - No one else came forward to speak, and Mr. Bibb closed the second round of public comments.

- **ADJOURNMENT:**
 - Chair Bibb called for a motion to adjourn the June 9, 2026, Planning Commission meeting at 8:19 pm.

MOTION:	I move that the Planning Commission adjourn the July 7, 2026, Planning Commission meeting at 8:19 pm.				
MEMBER:	Bibb	Kilpatrick	Dorsey	Lagomarsino	Washington
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

**FLUVANNA COUNTY PLANNING COMMISSION
SPECIAL CALLED MEETING – WORK SESSION
Morris Room, Administration Bldg.
132 Main St., Palmyra, VA 22963
Thursday, July 23, 2026
Special Called Work Session 6:00 pm**

MEMBERS PRESENT:

Barry Bibb, Chair, Cunningham District
Howard Lagomarsino, Vice-Chair, Palmyra District
Kathleen Kilpatrick, Fork Union District (*arrived 6:04pm*)
Robert Dorsey, Rivanna District
Ryant Washington, Columbia District
Mike Goad, BOS Representative (*exited 6:50 pm*)

STAFF PRESENT:

Todd Fortune, Director of Planning
Dan Whitten, County Attorney
Eric Dahl, County Administrator
Kelly Harris, Assistant County Administrator

**RURAL PRESERVATION ADVISORY
COMMITTEE:**

Chuck Wright, Forester
Suzy Morris
Jeff Potter (*arrived 6:07 pm*)

GUEST:

Lorretta Johnson-Morgan

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

At 6:00 pm Barry Bibb, Chair called the July 23, 2026, Special Called Work Session to order, led the Pledge of Allegiance, and conducted a Moment of Silence. Members of the Rural Preservation Advisory Group were in attendance.

PLANNING COMMISSION AND RURAL PRESERVATION ADVISORY GROUP MEMBERS DISCUSSION:

Topics of discussion included:

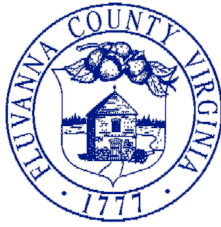
- proper buffering
- designated areas for development
- language nuances: "compatible", "low impact development", "scenic", "historic", "encourage", "promote", "discourage", "prohibit"
- detailed implementation to be addressed in the zoning codes
- community meetings (clarify the narrative)
- enforcement and compliance issues
- combine Comp Plan strategies
- rezoning process and timeframe
- considering both large and small landowners in rural development planning

ADJOURNMENT:

- Chair Bibb adjourned the July 23, 2026, Planning Commission Special Called Work Session at 9:06 pm.

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

**Barry Bibb, Chair
Fluvanna County Planning Commission**



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PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commission
Case: SUP 26:09 Lenherr
Tax Map 40-4-8

From: Jason Overstreet
District: Fork Union

General Information: This Special Use Permit (SUP) request is to be heard by the Planning Commission on Tuesday, August 11, 2026 at 7:00 pm at the County Administration Building, Morris Room.

Applicant: Richard D. Lenherr

Requested Action: **SUP 26:09 Lenherr** – A Special Use Permit request in the A-1, Agricultural, General District to allow a small home industry on approximately 4.5 acres of Tax Map 40-4-8. The parcel is located in the Rural Preservation Planning Area and is in the Fork Union Election District.

Existing Zoning: A-1, Agricultural, General

Existing Land Use: Residential

Planning Area: Rural Preservation

Adjacent Land Use: The surrounding parcels are zoned A-1, Agricultural, General.

Zoning History: SUP 05:02 permitted a temporary mobile home on the parcel.

Applicant Summary:

The applicant is requesting this Special Use Permit (SUP) in order to allow a small home industry for the fabrication of precision metal parts. An existing metal fabrication business will be relocated to this location if approved.

Small home industry: Small commercial, professional, or light industrial uses which do not in any way detract from adjacent agricultural or residential uses and while clearly excluding large scale industrial and commercial uses and that are located within the same parcel as the residence of the owner and within 500 feet of said residence.

Comprehensive Plan:

The Comprehensive Plan designates this property as within the Rural Preservation Planning Area. According to this chapter, “The rural preservation areas are intended to be the least developed areas of the county” along with rural land uses that support the rural quality of life.

The Comprehensive Plan recommends that development within Rural Preservation areas preserve the character of the area and promote economic development. Accordingly, “Landholders in these planning areas should be given the opportunity to pursue options that will supplement their income. This is particularly the case for landowners who may need to supplement their income in order to maintain rural land uses. Although these areas do not have the population base or location attributes to attract much commercial development, other types of development may be appropriate and should be reviewed on an individual basis.” Additionally, landowners in and around these planning areas should be given the opportunity to pursue options that will supplement or provide income and may provide additional employment opportunities to the surrounding community.

Technical Review Committee:

The Technical Review Committee has reviewed the proposed SUP and offered the following comments:

1. Planning staff noted that a Site Development Plan may be required before developing the site.
2. Planning staff advised applicant to consider community engagement.
3. Sheriff’s Office had no public safety concerns.
4. E&SC inquired about the new access easement as it relates to the proposed use.
5. VDH discussed potential septic system requirements if bathrooms are added in the future and confirmed that permits will be required. Inquired about wastewater handling.
6. Fire Department officials stated that standard fire suppression systems and extinguishers would be required.
7. VDOT inquired about the volume and type of traffic that would be generated.

Planning Analysis:

The property is located on the west side of Goldmine Road approximately 1.2 miles from its intersection with West River Road and is zoned A-1, Agricultural, General. The parcel is located within Fluvanna County’s Rural Preservation Planning Area. Under Fluvanna County’s A-1 zoning, per Section 22-4-2.2 of the Fluvanna County Code, small home industries are allowed in A-1 by Special Use Permit only.

The operation will use an existing building with no planned alterations and it will not require any additional storage. All operations will be within the shop building. The intended use is not expected to generate much additional traffic as there will be no retail commerce on the site. Package vans will be used to ship products from the business and small flatbed trucks will deliver materials. Larger commercial flatbed trucks (48’ to 53’) will be very limited if required at all.

Distilled water will be used as a coolant for equipment and wastewater management will be handled through an onsite biosystem and a secondary disposal company.

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.

1) 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.

2) 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 small home industry is an allowed use with a SUP. The surrounding land use is low density residential and vacant agricultural.

Recommendation:

The Planning Commission should consider any potential adverse impacts to the surrounding community, such as traffic entering and exiting the property, noise, or potential visual impacts to adjacent properties. The slight increase in traffic generated by this use will have minimal effect on local infrastructure and on the rural character of the surrounding residential areas.

If this request is approved, staff recommend the following conditions:

1. The SUP shall be deemed abandoned and revoked if the authorized use has been discontinued for a consecutive period of two years.
2. No other type of use will be allowed.
3. No outside storage containers will be allowed.
4. An approved site development plan, **if needed**, shall be required before any additional permits are approved.
5. The hours of operation shall be limited to Monday through Friday, 9:00 a.m. to 6:00 p.m.
6. 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.
7. The Board of Supervisors, or representative, reserves the right to inspect the business for compliance with these conditions at any time.
8. 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.

Suggested Motion:

I move that the Planning Commission recommend (approval / denial) of SUP 26:09, a request in the A-1, Agricultural, General district for a small home industry on a 4.5-acre parcel located at 1266 Gold Mine Road Palmyra, Virginia and identified as Tax Map 40-4-8.

Attachments:

- A – Application
- B – Site Sketch Plan
- C – APO Memo



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA

Application for Special Use Permit (SUP)

Owner of Record: Richard D. Lenherr Applicant of Record: Richard D. Lenherr
Address: 1266 Gold Mine Rd, Palmyra, VA 22963 Address: 1266 Gold Mine Rd, Palmyra, VA 22963
Phone: [REDACTED] Fax: [REDACTED] Phone: [REDACTED] Fax: [REDACTED]
Email: [REDACTED] Email: [REDACTED]
Representative: Dale Wadum
Address: 1139 Locust Ave, Charlottesville, VA 22901
Phone: [REDACTED] Fax: [REDACTED]
Email: [REDACTED]
Tax Map and Parcel(s): 40-4-8
Acreage: 4.546 Zoning: A-1
Location of Parcel: Palmyra

Note: If applicant is anyone other than the owner of record, written authorization by the owner designating the applicant as the authorized agent for all matters concerning the request shall be filed with this application.

If property is in an Agricultural Forestal District, or Conservation Easement, please list information here:

Deed Book and Page: 618

If any Deed Restrictions, please attach a copy

Request for an SUP for the purpose of: Machine Shop

*Ten copies of a sketch plan (8.5x11 inches or 11x17 inches) must be submitted, showing size and location of the lot, dimensions and location of the proposed building, structure or proposed use, and the dimensions and location of the existing structures on the lot.

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the board of Supervisors during the normal discharge of their duties in regard to this request and acknowledges that county employees will make regular inspections of the site.

Date: 5/14/26 Signature of Owner/Applicant: Rickal Dal RD

Subscribed and sworn to before me this _____ day of _____, 20____

Notary Public: _____ Register # _____

My commission expires: _____

Certification: Date: _____

Office Use Only

Date Received:	Pre-Application Meeting:	PH Sign Deposit Received:	Application #: SUP <u>26-0009</u>
\$800.00 fee paid:			
Amendment of Condition: \$400.00 fee paid:			
Telecommunications Tower fee plus mailing costs paid:		Telecom Consultant Review fee paid:	
Election District: <u>Fork Union</u>	Planning Area: <u>Rural Preservation</u>		

Public Hearings

Planning Commission

Board of Supervisors

Advertisement Dates:

Advertisement Dates:

APO Notification:

APO Notification:

Date of Hearing:

Date of Hearing:

Decision:

Decision:



Commonwealth of Virginia

County of Fluvanna

Public Hearing Sign Deposit

Name: Richard D. Lenherr

Address: 1266 Gold Mine Rd

City: Palmyra

State: VA Zip Code: 22963

I hereby certify that the sign issued to me is my responsibility while in my possession. Incidents which cause damage, theft, or destruction of these signs will cause a partial or full forfeiture of this deposit.

Richard D. Lenherr 5/14/26
Applicant Signature Date

*Number of signs depends on number of roadways property adjoins.

OFFICE USE ONLY	
Application #: BZA : CPA : SUP : ZMP : ZTA :	
\$50 deposit paid per sign*:	Approximate date to be returned:

Describe briefly the **improvements** proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings.

Existing building will be used

NECESSITY OF USE: Describe the reason for the requested change.

New home industrial business

PROTECTION OF ADJOINING PROPERTY: Describe the effects of the proposed use on adjacent property and the surrounding neighborhood. What protection will be offered adjoining property owners?

Building - Rd = 350 ft of trees
Building - rear line = 264 ft of trees
Building - Left line = 306 ft of trees
Building - Right = 300 ft of trees

ENHANCEMENT OF COUNTY: Why does the applicant believe that this requested change would be advantageous to the County of Fluvanna? (Please substantiate with facts.)

A new business that will bring tax revenue to Fluvanna county

PLAN: Furnish plot plan showing boundaries and dimensions of property, width of abutting right-of-ways, location and size of buildings on the site, roadways, walks, off-street parking and loading space, landscaping, etc. Architect's sketches showing elevations of proposed buildings and complete plans are desirable and may be required with the application.
Remarks:



Base
Maps

Listings

Sold
Land

Mortgage

Insights

Layers

Portfolio



Search by address



3D



+

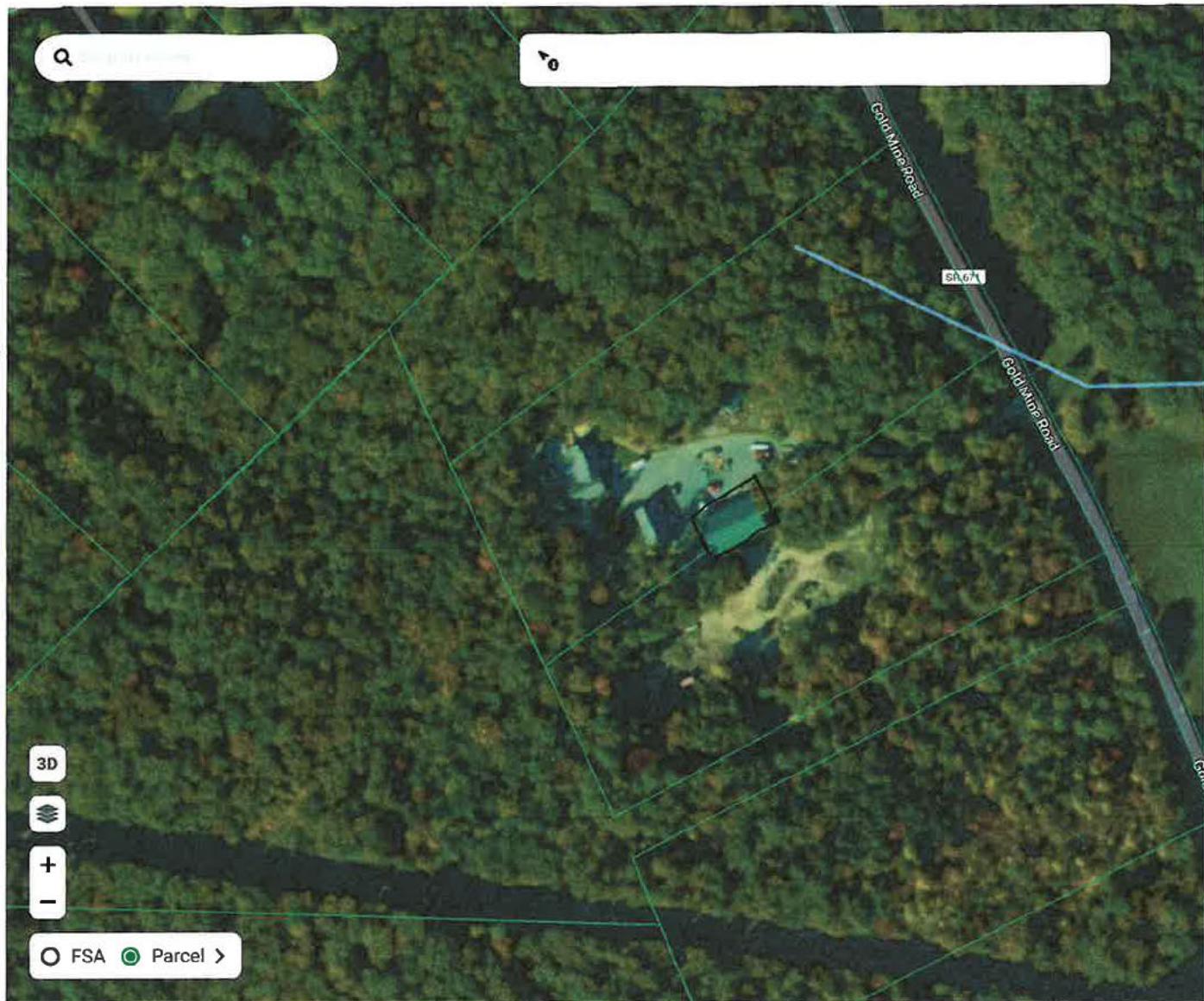
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FSA



Parcel >





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MEMORANDUM

Date: July 9, 2026
From: Jenny C. Faulknier
To: Todd Fortune
Subject: APO Notification / RE: SUP26:09 Lenherr Small Home Industry

Please be advised that the attached letter was mailed to the following list of Adjacent Property Owners for the August 11, 2026 Planning Commission meeting.

ADJACENT PROPERTY OWNERS SUP25:0005

[illegible]



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PUBLIC HEARING NOTICE

July 9, 2026

ATTN: Adjoining Property Owner

RE: SUP 26:09 Lenherr

This is to notify you that the Fluvanna County Planning Commission will hold a public hearing on:

Meeting: Planning Commission Regular Meeting
Date: Tuesday, August 11, 2026 at 7:00 pm
Location: The Morris Room, Fluvanna County Administration Bldg.
132 Main Street, Palmyra, VA 22963

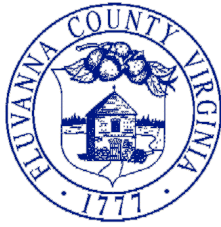
SUP 26:09 Lenherr – A Special Use Permit request in the A-1, Agricultural, General District to allow a small home industry on approximately 4.5 acres of Tax Map 40-4-8. The parcel is located in the Rural Preservation Planning Area and is in the Fork Union Election District.

The regular meeting of the Planning Commission will be held in person. Instructions for public participation during the meeting will be made available on the Fluvanna County website. Interested persons may submit written comments prior to the scheduled meeting to planning@fluvannacounty.org and questions may be directed to Todd Fortune, Director of Planning and Zoning at 434-591-1910, between 8:00 am and 5:00 pm, Monday – Friday in the County Administration Building at 132 Main Street Palmyra, VA 22963.

Details of this request are available under *Upcoming Public Hearings* on the County website at <http://www.fluvannacounty.org/> and in the Planning and Zoning Department during regular office hours.

Sincerely,

Todd Fortune
Director of Planning & Zoning



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PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commissioners

From: Dan Whitten, County Attorney; and Todd Fortune, Director of Planning

Case Number: ZTA 26:22

District: Countywide Amendment

General Information: This public hearing is to be held on Tuesday, August 11, 2026, at 7:00 pm by the Fluvanna County Planning Commission in the Morris Room in the County Administration Building, 132 Main Street, Palmyra, VA 22963.

Requested Action: Recommend approval of an amendment to the Fluvanna County Code by amending §§ 22-7-8 and 22-7-11 and enacting §§ 22-7-13 through 22-7-19 to define and regulate Residential Planned Community district requirements.

Background Information: This recommended change is being presented pursuant to recent discussions regarding the need to define additional regulations for the R-3 zoning district. These additional regulations will allow provisions for considering variance requests.

Recommended Motion:

FINDING THAT THE PROPOSED ZONING ORDINANCE AMENDMENTS (ARE/ ARE NOT) APPROPRIATE FOR THE PUBLIC NECESSITY, CONVENIENCE AND GENERAL WELFARE AND (ARE/ ARE NOT) GOOD ZONING PRACTICE, I MOVE THAT THE PLANNING COMMISSION RECOMMEND (APPROVAL/ DENIAL) OF ZTA 26:22 – AN ORDINANCE 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 THROUGH 22-7-19 TO DEFINE AND REGULATE RESIDENTIAL PLANNED COMMUNITY REQUIREMENTS.

ZTA 26:22

AN ORDINANCE TO AMEND AND REORDAIN "THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA" BY AMENDING § 22-7-8 AND § 22-7-11 AND ENACTING §§ 22-7-13 THROUGH 22-7-19 TO AMEND THE REGULATIONS IN THE R-3 ZONING DISTRICT TO ESTABLISH SETBACK, FRONTAGE, AND HEIGHT REGULATIONS AND TO REQUIRE PUBLIC OR CENTRAL WATER AND SEWER SERVICE

BE IT ORDAINED by the Board of Supervisors of Fluvanna County:

- (1) That the Code of the County of Fluvanna, Virginia is amended by amending 2-7-8 and § 22-7-11 and enacting §§ 22-7-13 through 22-7-19 as follows:

Chapter 22 - ZONING

ARTICLE 7. - RESIDENTIAL, PLANNED COMMUNITY, DISTRICT R-3

Sec. 22-7-8. ~~Permitted residential density~~ Area and residential density regulations.

~~Maximum gross residential density: 2.9 residential units per acre.~~

~~Maximum gross residential density between 3 and 10 residential units per acre may be permitted by special use permit only.~~

(A) The minimum lot area for permitted uses shall be 15,000 square feet.

(B) The maximum permitted gross residential density without a special use permit shall be two and nine-tenths (2.9) dwelling units per acre. A maximum gross residential density between 3 and 10 residential units per acre may be permitted by special use permit only.

Sec. 22-7-11. Building location and design requirements.

- (A) The proposed location, arrangement, and design of nonresidential structures shall not be a detriment to the existing adjacent areas, and the prospective development of the Residential Planned Community. Therefore, structures shall be designed in a manner to facilitate the creation of a convenient, attractive and harmonious community.
- (B) Open spaces between structures shall be protected where necessary by adequate covenants, conveyances, or dedications running with the land. ~~The lot size, setback lines, lot coverage, width and frontage on the public street will be determined by the approved Master Plan.~~

Sec. 22-7-13. Setback regulations.

Structures shall be located twenty-five feet (25') or more from any street right-of-way. This shall be known as the "setback line."

Sec. 22-7-14. Frontage regulations.

The minimum frontage for permitted uses shall be:

- (A) Existing roads: One hundred feet (100')**

(B) New, internal public roads: Fifty feet (50')

Sec. 22-7-15. Yard regulations.

(A) Side. The minimum side yard for each accessory building and main structure, including a group of attached dwelling units, shall be ten feet (10') on each side.

(B) Rear. Each main structure shall have a rear yard of twenty-five feet (25') or more.

Sec. 22-7-16. Special provisions for corner lots.

Any lot or parcel fronting on two (2) or more roads shall conform to the frontage, minimum lot width and setback requirements for all such roads.

Sec. 22-7-17. Height regulations.

Buildings and structures may be erected up to thirty-five feet (35') in height, except that:

(A) The height limit for dwellings may be increased up to forty-five feet (45') provided one foot (1') or more per side yard is added for each additional foot of building height over thirty-five feet (35').

(B) A public or semi-public building such as a school, place of worship, or library may be erected to a height of sixty feet (60') from grade provided that required front, side, and rear yards shall each be increased one foot (1') for every foot in height over thirty-five feet (35').

(C) Spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae and radio aerials may be erected to a height of sixty feet (60') from grade. Parapet walls may be up to four feet (4') above the height of the building on which the walls rest.

(D) No accessory building which is within fifteen feet (15') of any property lot line shall be more than one (1) story high. All accessory buildings and structures, other than those permitted under subsection (C) above, shall be less than the main building or structure in height.

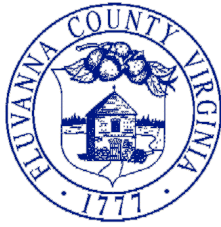
Sec. 22-7-18. Master plan regulations.

In the event that the regulations contained within a development's Master Plan are less restrictive than the regulations of this Article, the regulations contained within this Article shall supersede those in the Master Plan.

Sec. 22-7-19. Water and sewer regulations.

All uses shall be served by both central or public water and central or public sewerage systems.

(2) That the Ordinance shall be effective upon adoption.



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PLANNING COMMISSION STAFF REPORT

To: Fluvanna County Planning Commissioners

From: Dan Whitten, County Attorney; and Todd Fortune, Director of Planning

Case Number: ZTA 26:23

District: Countywide Amendment

General Information: This public hearing is to be held on Tuesday, August 11, 2026, at 7:00 pm by the Fluvanna County Planning Commission in the Morris Room in the County Administration Building, 132 Main Street, Palmyra, VA 22963.

Requested Action: Recommend approval of an amendment to the Fluvanna County Code 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.

Background Information: This recommended change is being presented pursuant to recent discussions and developments regarding the proposed Valley Link Joshua Falls-Yeat transmission line. The proposed changes would: 1) Add a definition for Electric Transmission Facility and amend the definition Utility, Major; 2) Require a SUP for Electric Transmission Facilities; and 3) establish regulations for Electric Transmission Facilities.

Recommended Motion:

FINDING THAT THE PROPOSED ZONING ORDINANCE AMENDMENTS (ARE/ ARE NOT) APPROPRIATE FOR THE PUBLIC NECESSITY, CONVENIENCE AND GENERAL WELFARE AND (ARE/ ARE NOT) GOOD ZONING PRACTICE, I MOVE THAT THE PLANNING COMMISSION RECOMMEND (APPROVAL/ DENIAL) OF ZTA 26:23 – AN ORDINANCE TO AMEND AND REORDAIN 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.

ZTA 26:23

ORDINANCE TO AMEND AND REORDAIN “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

BE IT ORDAINED by the Board of Supervisors of Fluvanna County:

- (1) *That the Code of the County of Fluvanna, Virginia is amended 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:*

CHAPTER 22 – ZONING

ARTICLE 4. - AGRICULTURAL, GENERAL, DISTRICT A-1

Sec. 22-4-2.2. Uses permitted by special use permit only.

The following uses shall be permitted by special use permit only:

Miscellaneous Uses

Electric transmission facilities

ARTICLE 11. - INDUSTRIAL, LIMITED, DISTRICT I-1

Sec. 22-11-2.2. Uses permitted by special use permit only.

The following uses shall be permitted by special use permit only:

Miscellaneous Uses

Electric transmission facilities

ARTICLE 12. - INDUSTRIAL, GENERAL, DISTRICT I-2

Sec. 22-12-2.2. Uses permitted by special use permit.

The following uses shall be permitted by special use permit only:

Miscellaneous Uses

Electric transmission facilities

ARTICLE 22. DEFINITIONS

Sec. 22-22-1. Rules of construction; definitions.

Electric transmission facility: A facility, equipment, or structure that supports electric transmission lines, including, but not limited to, electrical substations, switching stations, and related infrastructure.

Utility, major: Facilities for the distribution, collection, treatment, production, transmission and generation of public, private and central utilities including, but not limited to, transmission lines, production plants, ~~electrical substations~~, pumping stations, treatment facilities, information and communication facilities.

ARTICLE 29. REGULATION OF ELECTRIC TRANSMISSION FACILITIES

Sec. 22-29-1. Statement of intent.

The purpose of this Article is to protect the public health, safety, and welfare by regulating the placement, conditions, and impact of electric transmission facilities. The intent of this Article is to:

- (A) Provide for the orderly and compatible siting of electric transmission facilities;**
- (B) Minimize adverse impacts on residential areas, agricultural lands, sites of historical and cultural significance, and the County's rural character;**
- (C) Protect public infrastructure;**
- (D) Protect County entrance corridors, which include Route 6, US 15, Route 53, and US 250;**
- (E) Establish reasonable conditions regulating the construction and operation of electric transmission facilities; and**
- (F) Ensure compliance with federal and state regulations.**

Sec. 22-29-2. Applicability.

- (A) Subject to the limitation in subsection (C), this Article shall apply to:**
 - (1) New electric transmission facilities; and**
 - (2) Expansions or modifications of existing electric transmission facilities that materially increase the facility's capacity or footprint.**
- (B) Electric transmission facilities existing or permitted prior to the adoption of this article shall be subject to the provisions of Article 16, Nonconforming Uses, of this Chapter.**
- (C) This Article shall apply to all electric transmission facilities, except where explicitly preempted under Virginia Code § 56-265.2(A)(2).**

Sec. 22-29-3. General requirements and considerations.

- (A) In considering an application for this use, the Board shall:**
 - (1) Take into account the maximum height, size, and location of the electric transmission facility in relation to interconnecting electric transmission lines, and shall include measures designed to screen or otherwise minimize the visibility of proposed facilities;**
 - (2) Take into account the protection of entrance corridors, wetlands, floodplains, rivers, steep slopes, and agricultural lands. The views of and vistas from these locations and adjoining properties shall be protected and**

not be impaired or diminished by the placement of the electric transmission facility;

- (3) Take into account the impact of the electric transmission facility on residential areas, agricultural lands, scenic byways, historical and cultural sites, and the County's rural character; and
 - (4) Analyze the potential visual and auditory impacts from multiple vantage points in the area of the proposed electric transmission facility, including those at higher elevations, to determine whether the proposed site is compatible with the County's rural character.
- (B) All applications for this use shall demonstrate that the proposed electric transmission facility:
- (1) Is consistent with the comprehensive plan;
 - (2) Minimizes impacts to adjacent properties and surrounding communities;
 - (3) Is designed and located to minimize visual, environmental, and land use impacts to the surrounding area; and
 - (4) Is compatible with existing and planned uses in the surrounding area.
- (C) In addition to the requirements of Article 23, Site Development Plans, the following documents and information shall be provided by an applicant for an electric transmission facility:
- (1) A narrative identifying the applicant, owner, and operator, and describing the proposed project, including an overview of the project and its location, the approximate rated capacity, a description of all ancillary facilities, and a visual rendering of equipment and ancillary facilities;
 - (2) Project site development and landscape plans demonstrating that the project minimizes the impacts on adjoining lands and viewsheds;
 - (3) Potential hazards to adjacent properties, public roadways, and the applicant's plans to protect the County and its citizens from the impact of those hazards;
 - (4) Identification of the party responsible for the long-term maintenance of the facility;
 - (5) A completed independent sound study developed by a third party and paid for by the applicant that demonstrates the sound impact of the proposed electric transmission facility on adjacent properties; and
 - (6) A site plan including the following information and details, in addition to the requirements of Article 23, Site Development Plans:
 - (a) The location and types of off-site electric utility infrastructure upgrades needed to support the electric transmission facility, including the location and routing of any off-site cabling required from the point of interconnection with existing electrical utility cabling and the locations and routing of existing electrical utility cabling that must be upgraded to support the electric transmission facility;
 - (b) The location of fencing and other methods of ensuring public health and safety;

- (c) A visual depiction of required screening and buffering in scaled plan and elevation perspectives; and
- (d) Representative diagrams, ariel photo superposition maps, ground photographs, visual simulations, and other similar renderings showing the current and proposed conditions from adjacent properties.

Sec. 22-29-4. Siting.

- (A) The applicant shall evaluate and document alternative siting options, including:
 - (1) The use of existing transmission corridors;
 - (2) Co-location within existing utility easements; and
 - (3) Alignment along transportation corridors, where feasible.
- (B) In support of the selected siting, the applicant shall demonstrate:
 - (1) Minimization of impacts to residential areas;
 - (2) Avoidance of visibility, or increased visibility for expansions or modifications of existing electric transmission facilities, from County entrance corridors, which include Route 6, US 15, Route 53, and US 250;
 - (3) Avoidance of unnecessary fragmentation of agricultural and forestal lands; and
 - (4) Minimization of impacts on scenic, historic, and cultural resources.

Sec. 22-29-5. Standards and regulations for electric transmission facilities.

An electric transmission facility shall comply with all standards and regulations enumerated within this Article, as well as all requirements for the zone in which the property is located. If any such standards or regulations overlap, the most restrictive standard or regulation shall apply.

Sec. 22-29-6. Minimum setbacks for electric transmission facilities.

The electric transmission facility area, which includes any buildings, structures, equipment, parking, and disturbed areas shall have the following minimum setbacks from the nearest edge of any such buildings, structures, equipment, parking, and disturbed areas:

- (A) 200 feet from the nearest point on the outer wall of existing occupied community buildings and dwellings on nonparticipating properties;
- (B) 100 feet from the outside edge of the roadbed of any road abutting the property;
- (C) 100 feet from the edge of tidal wetlands or nontidal wetlands, as defined in 9VAC25-830, or from the top of bank of perennial streams, as defined in Virginia Code § 62.1-44.122; and
- (D) Seventy-five (75) feet measured from the nearest shared property line for nonparticipating properties.

Sec. 22-29-7. Landscaping and buffers.

An electric transmission facility shall meet the requirements of Article 24, Landscaping and Tree Protection, of this Chapter.

Sec. 22-29-8. Height.

The Board shall impose height restrictions on a case-by-case basis as a part of the special use permit conditions, taking into consideration the location and specific voltage level of the electric transmission facility.

Sec. 22-29-9. Visual Design.

Electric transmission facilities shall adhere to the following visual design standards:

- (A) Structures shall utilize non-reflective materials;**
- (B) Structure color and finish shall be selected to minimize visual contrast with the surrounding environment; and**
- (C) Project segments shall maintain consistency in structure type and design where feasible.**

Sec. 22-29-10. Sound.

In addition to the sound requirements of Chapter 15.2, Noise Control, the Board shall impose sound restrictions on a case-by-case basis as a part of the special use permit conditions for the electric transmission facility, taking into consideration the use and location, including proximity to nearby residential property.

Sec. 22-29-11. Lighting.

An electric transmission facility shall meet the requirements of Article 25, Outdoor Light Control, of this Chapter.

Sec. 22-29-12. Signage.

No signage shall be allowed on the fencing, structures, or buildings in the project area for an electric transmission facility. One (1) sign shall be allowed at each of the emergency access points which shall list the required warnings, the name of the electric transmission facility, address, and relevant emergency contact information. Any signage required by state or federal law or regulation shall be exempt from this requirement.

Sec. 22-29-13. Fencing.

The electric transmission facility project area must be enclosed by security fencing on the interior of the buffer area at a height of at least eight (8) feet.

Sec. 22-29-14. Erosion and sediment control.

An electric transmission facility shall meet the requirements of Chapter 6, Erosion and Sedimentation Control.

Sec. 22-29-15. Emergency management.

- (A) Prior to completion of construction, the owner, or operator of the facility shall provide the Planning Director with an emergency management plan for the facility.**
- (B) County emergency personnel must be provided a knox box or code to access the property in case of an on-site emergency.**

Sec. 22-29-16. Environmental and agricultural protection.

- (A) The applicant shall demonstrate efforts to:**
 - (1) Avoid farmland and active agricultural operations;**
 - (2) Minimize soil disturbance and compaction; and**
 - (3) Restore disturbed land to its pre-construction condition or better.**
- (B) The applicant shall comply with all applicable local, state, and federal environmental regulations and permits.**

Sec. 22-29-17. Construction management plan.

The applicant shall submit to the County a detailed Construction Management Plan that includes:

- (A) Construction schedule and phasing;**
- (B) Hours of operation;**
- (C) Traffic management and haul routes including measures for repairing any public roads that are damaged by construction vehicles and equipment during construction;**
- (D) Staging areas and material storage locations;**
- (E) Dust, noise, and lighting control measures; and**
- (F) Worker parking and access provisions.**

Sec. 22-29-18. Roads and infrastructure.

- (A) Electric transmission facilities may only be located on Virginia Department of Transportation-maintained public roads that have a minimum paved width of twenty (20) feet along the entire length of travel to the nearest primary road.**
- (B) The applicant shall conduct a pre-construction survey for public roads and driveways impacted by facility construction.**
- (C) The applicant shall repair or replace any damaged roads or infrastructure to restore it to the condition it was in before construction or better.**
- (D) The Board may require evidence of a Virginia Department of Transportation Bond or other financial assurance in the form of a road and/or infrastructure bond on a case-by-case basis as a part of the special use permit conditions to guarantee repairs to County roads and infrastructure.**

Sec. 22-29-19. Property owner coordination.

- (A) The applicant shall provide an advance notice to adjacent property owners regarding construction timing, access requirements, and potential disruptions prior to the commencement of construction.**
- (B) The applicant shall designate a local point of contact for the resolution of complaints made by adjacent property owners.**

Sec. 22-29-20. Cessation of operation.

- (A) **Within six (6) months of the cessation of operation of the electric transmission facility for its designed purpose, all facilities, equipment, and structures shall be removed from the property and the land shall be restored to its prior condition or better.**
- (B) **The Board may, on a case-by-case basis as a part of the special use permit conditions, require a decommissioning plan and/or decommissioning bond or other financial assurance to ensure restoration of the property.**

Sec. 22-29-21. Special use permit conditions.

Nothing in this Section shall be construed to restrict the ability of the Board to require additional or more stringent conditions as a part of the special use permit.

Sec. 22-29-22. Waivers and modification.

The Board may modify or waive specific requirements of this Section where the applicant demonstrates that:

- (A) **Compliance is not feasible due to engineering, safety, or regulatory constraints; and/or**
- (B) **Such modification is necessary to comply with requirements imposed by the Virginia State Corporation Commission or other state or federal governing body.**

Sec. 22-29-23. Compliance with other regulations.

Nothing in this Section shall be construed to conflict with or supersede the authority of the Virginia State Corporation Commission, the Federal Energy Regulatory Commission, or any applicable state or federal law.

- (2) *That the Ordinance shall be effective upon adoption.*