



# **POSITION UPGRADES FOR THE COMMISSIONER OF THE REVENUE'S OFFICE**

**July 3, 2024**

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## **COR Position Upgrades**

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**This request is for position upgrades and realignments for the following positions and to update position descriptions for:**

- A current Deputy Commissioner of the Revenue II moves to a Deputy Commissioner of the Revenue III;**
- A current Deputy Commissioner of the Revenue III moves to Deputy Commissioner of the Revenue IV.**
- A current Deputy Commissioner of the Revenue IV remains in the position.**
- The current Chief Deputy Commissioner of Revenue I moves to Chief Deputy Commissioner of the Revenue II;**

# COR Position Upgrades

Current	Deputy I	Deputy II	Deputy III	Deputy IV	Chief Deputy I	Chief Deputy II	Comm. of the Revenue	Total
	0	1	1	1	1	0	1	5
Request	Deputy I	Deputy II	Deputy III	Deputy IV	Chief Deputy I	Chief Deputy II	Comm. of the Revenue	Total
	0	0	1	2	0	1	1	5

These updates and requests are driven by the roles and responsibilities within the office.

These requests do not change the amount of staff for the office, rather it changes the skill level of the positions in the office (see the below chart)

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**QUESTIONS?**

# **MOTIONS**

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## **Motion #1:**

**I move the Board of Supervisors (approve/deny/defer) the position upgrade of a Full-time Deputy Commissioner of the Revenue II, to a Full-time Deputy Commissioner of the Revenue III in the Commissioner of the Revenue's office for FY25 at a cost of \$5,156.00 for salary and benefits, with funding to come from the FY25 BOS Contingency budget and further approve the amended position description.**

## **Motion #2:**

**I move the Board of Supervisors (approve/deny/defer) the position upgrade of a Full-time Deputy Commissioner of the Revenue III, to a Full-time Deputy Commissioner of the Revenue IV in the Commissioner of the Revenue's office for FY25 at a cost of \$5,692.00 for salary and benefits, with funding to come from the FY25 BOS Contingency budget and further approve the amended position description.**

# **MOTIONS**

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## **Motion #3:**

**I move the Board of Supervisors (approve/deny/defer) the position realignment for the Full-time Deputy Commissioner of the Revenue IV due to compression in the Commissioner of the Revenue's office for FY25 at a cost of \$5,153.00, with funding to come from the FY25 BOS Contingency budget and further approve the amended position description.**

## **Motion #4:**

**I move the Board of Supervisors (approve/deny/defer) the position upgrade of a Full-time Chief Deputy Commissioner of the Revenue I, to a Full-time Chief Deputy Commissioner of the Revenue II in the Commissioner of the Revenue's office for FY25 at a cost of \$3,720.00 for salary and benefits, with funding to come from the FY25 BOS Contingency budget and further approve the amended position description.**



# Lafayette Trail Marker in Columbia

July 3, 2024



## Fluvanna County VA250 Committee

- **Established by the General Assembly in 2020, the Virginia American Revolution 250 Commission (VA250) serves to commemorate the 250th anniversary of the American Revolution.**
- **In December 2023, the Board of Supervisors tasked the Economic Development and Tourism Advisory Council (EDTAC) to serve as Fluvanna County's VA250 Committee.**
- **In January 2024, EDTAC formed a VA250 subcommittee to work on and promote VA250 events.**





## Lafayette Trail Marker in Columbia

- **2024 is the 200<sup>th</sup> Anniversary of General Lafayette's Farewell Tour of the United States.**
- **In November 1824, General Lafayette passed through Fluvanna on his way to visit Thomas Jefferson and was welcomed by General Cocke and Reverend Timberlake in Columbia, where he was served lunch before traveling to Wilmington.**
- **Lafayette commemorative programs and events are logical as kick-offs, consistent with, and beneficial to later VA250 efforts.**
- **EDTAC, in partnership with the Point of Fork Chapter of the Daughters of the American Revolution (DAR) and the Fluvanna Historical Society, will work together to commemorate this anniversary.**



# Lafayette Trail Marker in Columbia





# Lafayette Trail Marker in Columbia





## Lafayette Trail Marker in Columbia

- **If approved by the Lafayette Trail Marker, Inc., the marker will be manufactured and shipped free of charge.**
- **The marker is 2' x 3' cast aluminum with a 7' aluminum mounting pole.**
- **The County will be responsible for erecting and maintaining the marker, landscaping and regular maintenance.**
- **The group seeks approval to place a Lafayette Trail Marker on County owned property in Columbia.**



# Lafayette Trail Marker at Boyd's Tavern





**FLUVANNA**

**Questions?**



# TJPDC SPRING REGIONAL HOUSING SUMMIT

**Eric Dahl, County Administrator**

**July 3, 2024**

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## Discussion

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- **The 2025 Regional Housing Summit will be focusing on solutions to the housing crisis.**
- **TJPDC is seeking financial sponsorship from Fluvanna County to cover the cost of hosting the summit, including attracting high quality speakers, venue rental, refreshments, and promotional materials.**
- **Specifically, TJPDC is requesting a sponsorship of \$2500, which will greatly assist in ensuring the summit's effectiveness and reach.**
- **Sponsorship levels at \$5,000, \$2,500, \$1,000 or other amount are included in the attached letter.**



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**QUESTIONS?**

## **Motion**

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**I move the Board of Supervisors (approve/deny/defer) \$\_\_\_\_\_ in support of the Thomas Jefferson Planning District Commission's Regional Housing Summit to be held in 2025, with the funding to come from the FY25 BOS Contingency.**



# DEPARTMENT OF EMERGENCY SERVICES

## ORGANIZATIONAL CHANGES

**Eric Dahl, County Administrator**

**July 3, 2024**

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## **Discussion**

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**With the Department of Emergency Services growing and the discussions with the Board of Supervisors during the FY25 budget process for the need to implement some command structure, the following changes are being proposed:**

- 1. Convert the EMS Supervisor position to a Director of Emergency Services, with an estimated increase of salary and benefits at \$22,670**

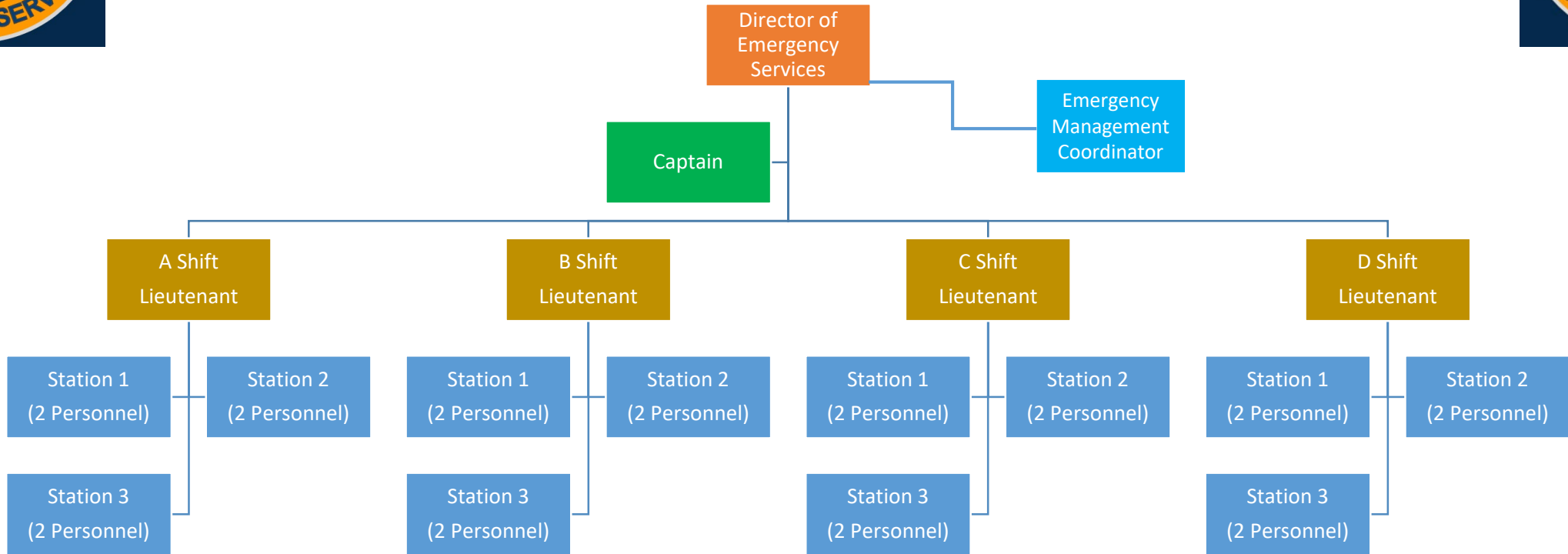
## Discussion

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- 2. Allow for the Director of Emergency Services to appoint (1) Captain to assist with operational functions and assume command in the absence (vacation/sick leave) of the Director of Emergency Services. The appointment would get a \$3.50/hr. stipend increase to existing pay for the additional duties/responsibilities, with an estimated annual salary and benefits amount of \$9,069.**
- 3. Allow for the Director of Emergency Services to appoint (4) Lieutenant's to assist with operational shift duties. These appointments would get a \$1.25/hr. stipend increase to existing pay for the additional duties/responsibilities, with an estimated annual salary and benefits amount of per Lieutenant of \$3,239 or \$12,956 for (4) Lieutenant's.**



# Organizational Structure Fluvanna County Department of Emergency Services



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# **CHAIN OF COMMAND ROLES**

# Department of Emergency Services - Captain

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- The Captain is responsible for assisting with management of on and off-shift personnel including both career staff and volunteers. Under the direction of Director of Emergency Services, the principle functions of this position are to assist with management of day to day activities and to assist with the development and implementation of plans that address the future strategic needs of the shift and the department.
- The Captain will also establish and maintain effective working relationships with shift members, supervisors, residents and visitors of Fluvanna county and surrounding areas as needed.
- In the times where Director of Emergency Services is not available the captain should be able to take calls from crews and make decisions on day to day operations, examples: schedule change, personnel issues, mutual aid requests and more.
- Assist in completing annual evaluations and assists employees with goal setting and achievement.
- Works with Training officer to ensure all employees, including on-shift crews are participating and proficient in all areas of skills required for EMS Duties.
- Serves on committees as needed



# Department of Emergency Services - Lieutenant

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- **The Shift Lieutenant is responsible for assisting the Director of Emergency Services and the Captain in the daily management of all shift activities and functions.**
- **The Shift Lieutenant will be responsible for carrying out supervisory duties and tasks assigned by administration.**
- **Assists with shift training that is approved by the training officer.**
- **Assists with the release process in EMS skills and equipment for new shift hires.**
- **Fosters and maintains a good working relationship with all employees including supervisors, volunteers, other agencies, the general public, and other public safety groups**
- **Assists with performance evaluations of shift personnel**
- **Serves on committees as needed**

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**QUESTIONS?**

# **Motion**

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## **Motion #1:**

**I move the Board of Supervisors (approve/deny/defer) the position upgrade of the EMS Supervisor, to a Director of Emergency Services for the Department of Emergency Services for FY25 at a cost of \$22,670 for salary and benefits, with funding to come from the FY25 BOS Contingency budget and further approve the Director of Emergency Services position description, as presented.**

## **Motion #2:**

**I move the Board of Supervisors (approve/deny/defer) the creation of a command structure in the Department of Emergency Services for FY25, creating an appointment for (1) Captain and (4) Lieutenant's at a cost of \$22,025 for stipends and benefits, with funding to come from the FY25 BOS Contingency budget.**



# **FORK UNION WATER SUPPLY PROJECT SUPPLEMENTAL APPROPRIATION**

**Eric Dahl, County Administrator**

**July 3, 2024**

*A great place to live, learn, work, and play!*

## Discussion

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- **On June 16, 2021, the Board of Supervisors approved the rezoning for ZMP 21:02 Virginia Electric and Power Company (aka Dominion Energy) for the former Bremono Power Station Coal Combustion Residuals landfill, with the County receiving proffers in the amount of \$49,648,330 for:**
  - Fork Union Water Supply Improvements - \$47,148,330
  - Public Amenity/Recreation and Green Infrastructure Mitigation Payment - \$500,00
  - Transportation Improvements and Road Maintenance (Bremono and West Bottom Rd) - \$2,000,000

## Discussion

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- **The total of these proffers are only eligible once Dominion Energy received all of its Local and State permits. The proffer statement does allow for a \$2,128,300 construction advance, which the County received on November 28, 2023.**
- **On November 29, 2023, the County entered into an agreement with Dewberry Engineers to prepare a Fork Union Water Supply Project Preliminary Engineering Report (PER), to prepare for a new Fork Union Water Supply System from the Dominion Energy Proffer construction advance funds. The Board of Supervisors approved the PER agreement on December 15, 2021, but the County waited to execute the agreement until the construction advance funds were received. The amount of the PER was \$149,715.**

## Discussion

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- **In early March 2024, the Department of Public Utilities needed to replace approximately 3,000 feet of water line and valves along Bremono Rd in the Fork Union Sanitary District near the former Bremono Power Station. The cost to replace all of these waterlines in this vicinity cost \$149,500.**

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**QUESTIONS?**



## **Motion**

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**I move the Board of Supervisors approve a supplemental appropriation in FY24 for the Fork Union Sanitary District for:**

- 1) The Fork Union Water Supply Project Preliminary Engineering Report in the amount of \$149,715**
- 2) Waterline and valve replacements on Bremono Rd near the former Bremono Power Station in the amount of \$149,500**

**With funding to come from the Dominion Energy Proffer construction advance funds related to the Fork Union Water Supply Project.**

**ZMP 24:02**  
**BHL Group LLC, et al**  
**Rezoning Request**

**Board of Supervisors**

**Wednesday, July 3, 2024**

**Todd Fortune**  
**Director of Planning**

Fluvanna County  
Planning & Zoning Department



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# ZMP 24:02 BHL Group Rezoning Request

Fluvanna County

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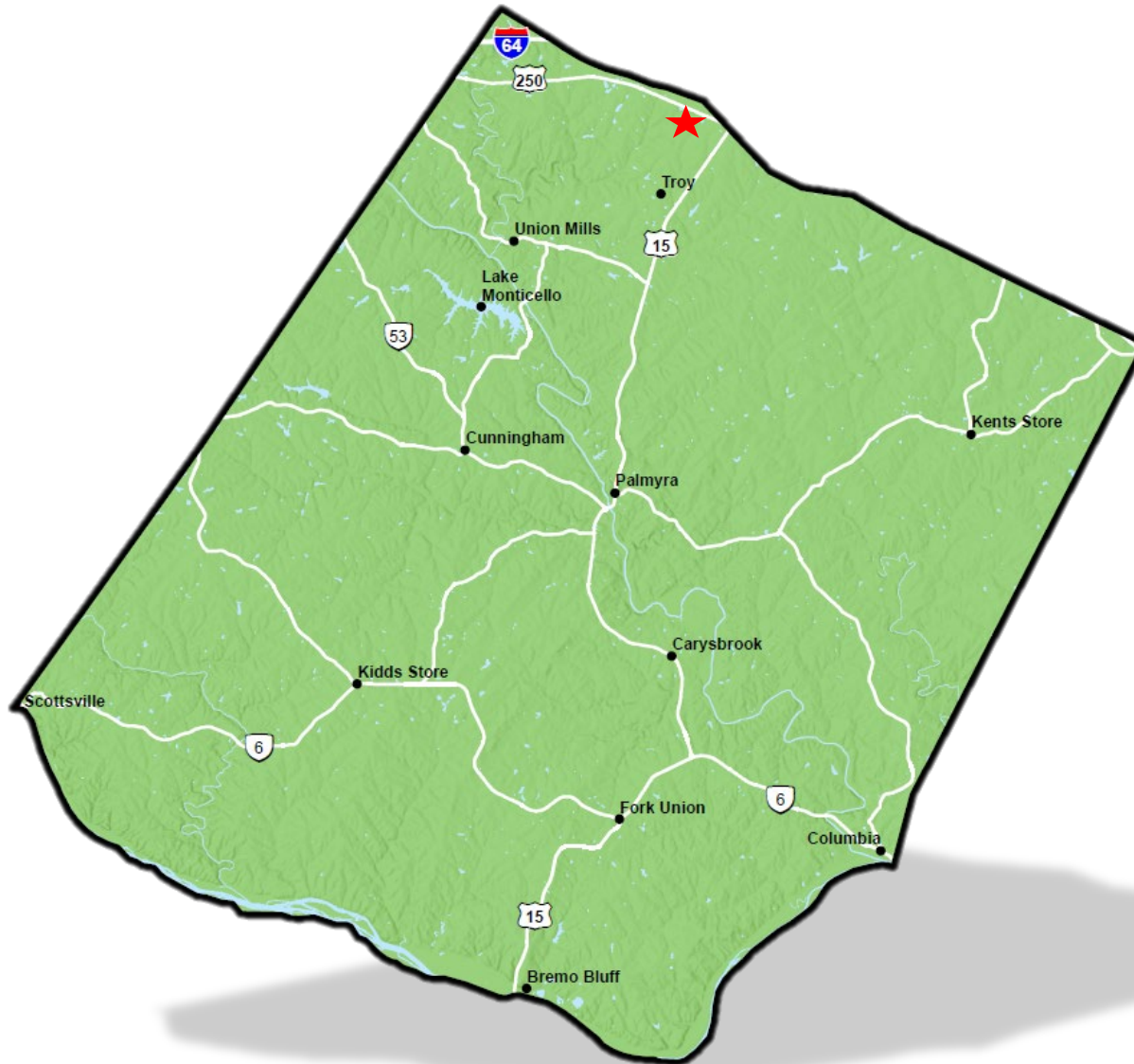
**ZMP 24:02**

**BHL Group LLC, et al**

**A request to amend the Fluvanna County Zoning Map to rezone 4.125 acres of Tax Map 5 Section A Parcel 22 from A-1, Agricultural, General to I-1, Industrial, Limited. The property is located on Better Living Drive and is in the Zion Crossroads Community Planning Area and the Columbia Election District.**

# BHL Group LLC Site Location

Fluvanna County



# BHL Group Parcel Map

Fluvanna County



**ZMP 24:02  
Rezoning  
TMP 5-A-22**

**Zoning**

zmp2402dissolved

- A-1 Agriculture
- B-1 Business
- B-C Business
- I-1 Industrial
- I-2 Industrial
- MHP Mobil Home Park
- R-1 Residential
- R-2 Residential
- R-3 Residential
- R-4 Residential



Date: 5/29/2024

# **BHL Group LLC Rezoning Request - Background**

Fluvanna County

- **Property located in the Zion Crossroads Industrial Park.**
- **Property currently zoned A-1, Agricultural, General.**
- **All surrounding properties are zoned I-1, Industrial, Limited.**
- **The owners had requested a Boundary Line Adjustment (BLA) for the parcel in question. The BLA is needed to provide for road access. Currently, only one corner of the lot touches the road. The BLA would allow for adequate road frontage.**
- **Since this parcel is zoned differently from surrounding parcels, a BLA is not currently allowed. The rezoning is necessary to allow for the BLA.**

# BHL Group Proffer – Signed Statement

Fluvanna County

## PROFFER STATEMENT

Pursuant to Section 15.2-2296 of the Code of Virginia and Section 22-17-9 of the Fluvanna County Zoning Ordinance, BHL Group LLC, Rural Land Tracts, LLC & Catlett Land Company, LLC as the owner of record of Tax Map 5 Section A Parcel 22, a 4.125 acre tract of land which is zoned A-1 (the "Property") that is the subject of this rezoning request, does hereby voluntarily proffer that development of the Property shall be in strict accordance with the following conditions set forth in this submission:

We present this statement of proffers for Tax Map 5 Section A Parcel 22:

### 1. Excluded Uses:

The following permitted by right land uses shall be excluded from the Property under I-1 Zoning Section 22-11-2.1:

**Commercial Uses:** Self-storage facilities, Car washes, Shooting ranges indoor.

**Industrial Uses:** Railroad Facilities.

**Miscellaneous Uses:** Wood storage, temporary

### 2. Excluded Uses:

The following permitted by special use permit land uses shall be excluded from the Property under I-1 Zoning Section 22-11-2.2:

**Commercial Uses:** Shooting ranges, outdoors.

**Industrial Uses:** Sawmills, permanent.

**Miscellaneous Uses:** Aviation facilities; and Utilities, major.

I hereby acknowledge as the Property Owner that the Rezoning of the Property gives rise to the need for these conditions and that these conditions are reasonable.

  
Applicant Of Record

STATE OF Virginia )  
 )ss.

COUNTY OF Fluvanna )

On June 5, 2024, before me, Jennifer Lee Schmuck, notary public, personally appeared Jefferson Thomas Jakubowski personally known to me (or proved to me on the basis of satisfactory evidence) to be the person (s) whose name (s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s) or the entity upon behalf of which the person (s) acted, executed the instrument.

WITNESS my hand and official seal.

  
Notary Public Signature



My commission expires: July 31, 2024 (SEAL ABOVE)

# **BHL Group LLC Rezoning Request – Background (cont.)**

Fluvanna County

- **The Technical Review Committee reviewed this request in May. None of the Committee members expressed any concerns over the rezoning. A few of the committee members noted that when the property is developed, some coordination will be needed with various departments/agencies:**
  - **Fluvanna County Public Utilities:** Advised that if/when the owner has something built on the property, there may need to be a discussion about utility hookups.
  - **Fluvanna County Building official:** Advised that if/when the owner has something built on the property, permits will need to be addressed at that time.
  - **Virginia Department of Health:** The only issues they would have pertain to water/sewer hookups if/when the property is developed.
  - **VDOT:** When a site plan is submitted for development of the property, make sure the plans meet all applicable VDOT requirements.
- **The Planning Commission reviewed the request at its monthly meeting on June 11. The Commission unanimously recommended approval.**



# Compliance with Comprehensive Plan

Fluvanna County

- **The subject property is located in the Zion Crossroads Community Planning Area. This area is envisioned to be the most intensely developed part of the county, consisting of regional mixed-use, regional employment, and neighborhood mixed-use developments. This area is the county's primary regional economic development area and is targeted as a regional employment center with primarily mixed-use, mixed-income development.**

# ZMP 24:02 BHL Group Rezoning Request

Fluvanna County

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# Applicant Presentation

# ZMP 24:02 BHL Group Rezoning Request

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Fluvanna County

# Public Hearing

(with 5 minutes per speaker)

# ZMP 24:02 BHL Group Rezoning Request

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Fluvanna County

# Board of Supervisors Discussion

# ZMP 24:02 Board of Supervisors Motion

Fluvanna County

**I move that the Board of Supervisors (approve / deny / defer) ZMP 24:02, a request to amend the Fluvanna County Zoning map to rezone 4.125 acres of Tax Map 5 Section A Parcel 22 from A-1, Agricultural, General to I-1, Industrial, Limited subject to the revised proffers dated June 5, 2024.**

# Mountain Hill Rural Cluster Subdivision Waiver Request

Board of Supervisors

July 3, 2024

Todd Fortune

Director of Planning

Fluvanna County  
Planning & Zoning Department



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# SUB 23:34 Mountain Hill Rural Cluster

Fluvanna County

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- This is a Rural Cluster Subdivision. The property in question is located in the Fork Union District, Tax Map 50 A 33, and is zoned A-1. It was accepted by the Planning Commission at its regular meeting on September 12, 2023. However, the subdivision does not meet open space or density requirements per Section 22-4-10.3 of the Fluvanna County Code. A waiver of the Code requirements would be needed for the project to move forward.
- The subdivision has been proposed by the Fluvanna-Louisa Housing Foundation (FLHF). The development would provide affordable housing for residents in the community who are 55 and older or disabled and cannot find smaller, low-maintenance units in the community.

# SUB 23:34 Mountain Hill Rural Cluster

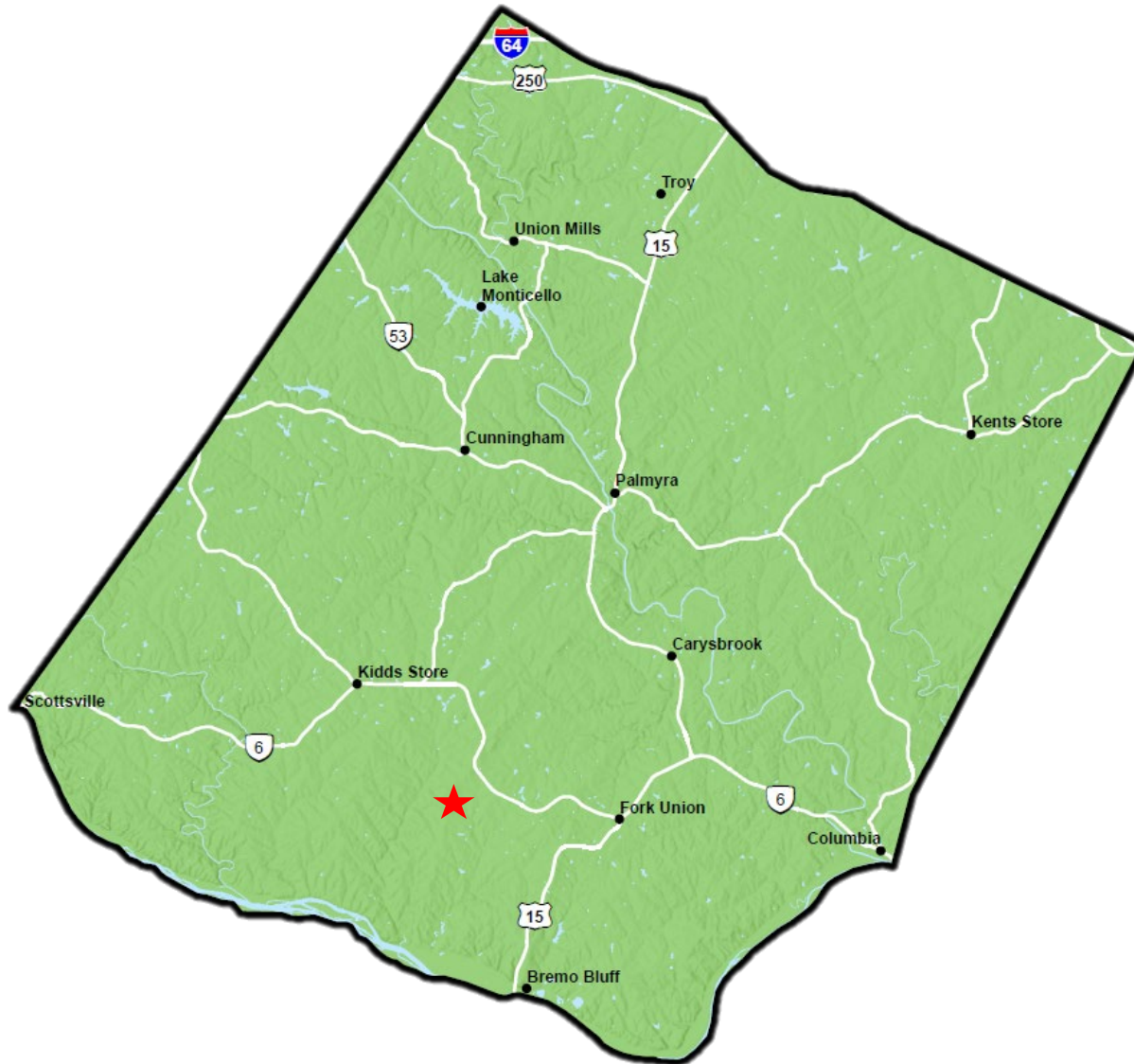
Fluvanna County

- The Subdivision was accepted by the Planning Commission at its regular meeting on September 12, 2023 subject to five (5) conditions listed in the staff report at the time.
  1. The rural cluster subdivision will contain no more than nine (9) separate residential lots as shown on the Sketch Plan dated June 5, 2023.
  2. Prior to final plat approval, the applicant shall meet all VDOT maintained road acceptance requirements.
  3. Prior to final plat approval, the applicant shall meet all VDH Fluvanna Health Department requirements.
  4. Preliminary and Final Subdivision plat approvals shall be granted for the use.
  5. Site Development Plan and E&SC Plan approvals shall be granted for the use.



# SUB 23:34 Mountain Hill Rural Cluster

Fluvanna County



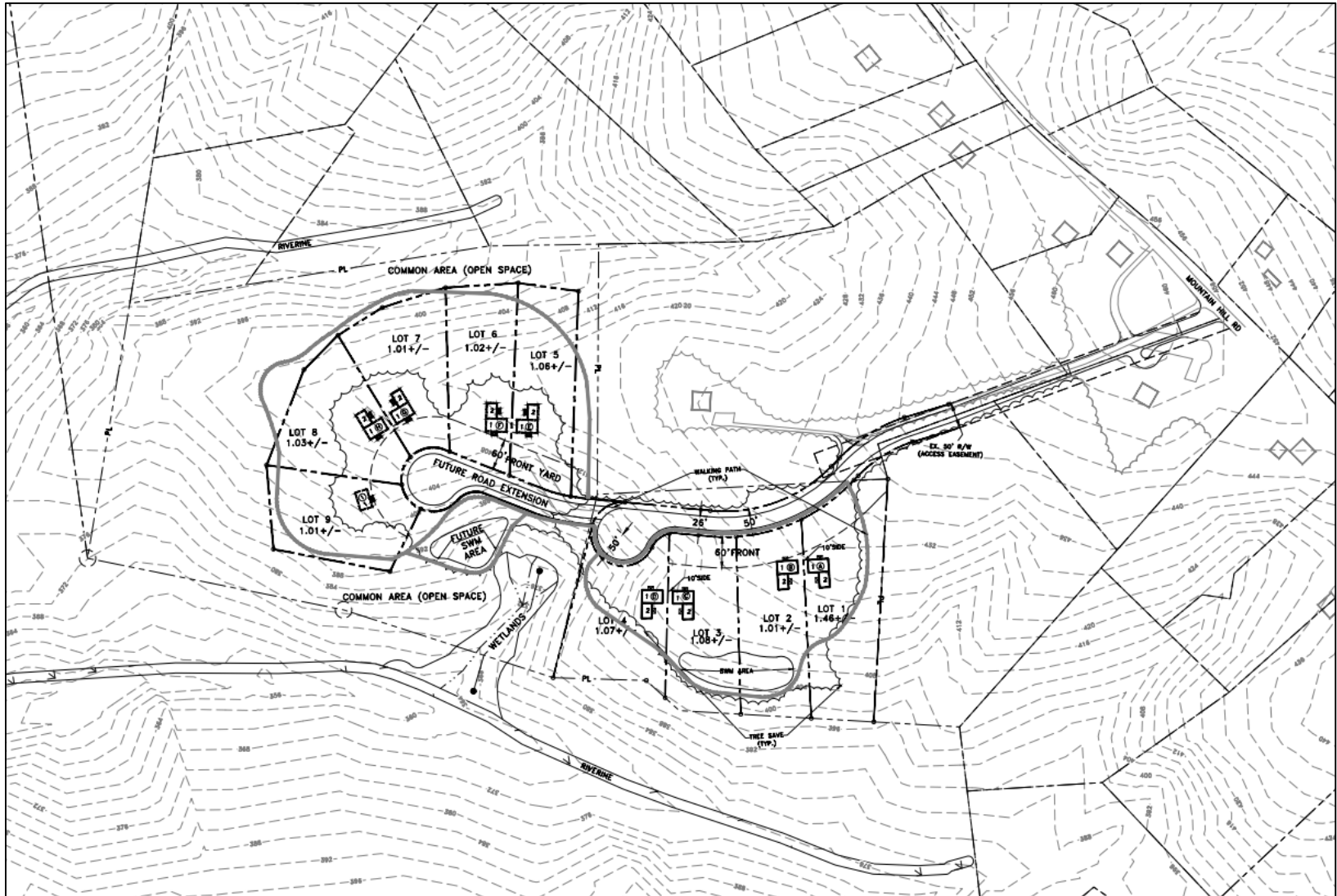
# SUB 23:34 Mountain Hill Subject Parcel

Fluvanna County



# Mountain Hill Conceptual Plan

Fluvanna County



# Density/Open Space Calculations

Fluvanna County

## Required open space:

- **25.462 acres x 75% = 19.0965 acres**
- **9 lots proposed = 9.75 acres**
- **Proposed open space: 15.712 acres (61.7%)**

## Gross Density Allowed:

- **1 Dwelling Unit (DU) per 2 acres allowed**
- **25.462 acres / 2 acres = 12.731 DU allowed (the total acreage includes wetlands, steep slopes and other areas unsuitable for building)**
- **17 DUs proposed**
- **Proposed Housing Density: 1 DU per 1.49 acres**

# Waiver Requests

Fluvanna County

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**The FLHF has requested a waiver for both the density and open space requirements for Rural Cluster subdivisions as stipulated in Section 22-4-10.3 of the Fluvanna County Code. A waiver of the Code requirements would be needed for the project to move forward.**

# Waiver Requests – cont.

Fluvanna County



**FLUVANNA-LOUISA  
HOUSING FOUNDATION**  
BETTER HOUSING. STRONGER COMMUNITY.

May 29, 2024

Todd Fortune, Director of Planning  
Fluvanna County  
132 Main Street  
Palmyra, VA 22963  
Sent via email: [tfortune@fluvannacounty.org](mailto:tfortune@fluvannacounty.org)


Re: SUB 23:34 Mountain Hill – Request for Waiver from a portion of the Rural Cluster Subdivision Open Space Requirements

Dear Mr. Fortune,

The Fluvanna-Louisa Housing Foundation (FLHF) is a local, 501(c)(3) non-profit organization committed to providing a variety of stable and affordable housing opportunities for low-income residents of Fluvanna and Louisa counties. FLHF is currently developing a 25.462-acre parcel into a 17-unit rural cluster subdivision community for senior residents of Fluvanna County. The project is located off Mountain Hill Road, behind Fluvanna Community Holiness Church.

FLHF is requesting a waiver for a portion of required open space within a rural cluster subdivision from 75% (19.09 ac) to 61.7% (15.71 ac). The proposed rural cluster subdivision lot sizes, as reviewed by Planning Commission on September 12, 2023, are larger than those in nearby rural cluster subdivisions. However, the larger lots incorporate their associated wells and septic drain fields, which allows the remaining open space to be unincumbered. If granted, this waiver of 3.38 acres (13.3%) will allow the designated open space to be fully utilized, without limitations, by residents of the community.

Regards,

  
Andrea S. Madison, AICP  
Operations Manager

CC: Kelly Harris, Assistant County Administrator, [kharris@fluvannacounty.org](mailto:kharris@fluvannacounty.org)  
Dan Whitten, County Attorney, [dwhitten@fluvannacounty.org](mailto:dwhitten@fluvannacounty.org)

144 Resource Lane, Suite A, Louisa, VA 23093  
Phone (540) 967-3483 Fax (540) 967-3488



**FLUVANNA-LOUISA  
HOUSING FOUNDATION**  
BETTER HOUSING. STRONGER COMMUNITY.

May 31, 2024

Todd Fortune, Director of Planning  
Fluvanna County  
132 Main Street  
Palmyra, VA 22963  
Sent via email: [tfortune@fluvannacounty.org](mailto:tfortune@fluvannacounty.org)

Re: SUB 23:34 Mountain Hill – Request for Waiver from the Rural Cluster Subdivision Density Regulations

Dear Mr. Fortune,

The Fluvanna-Louisa Housing Foundation (FLHF) is a local, 501(c)(3) non-profit organization committed to providing a variety of stable and affordable housing opportunities for low-income residents of Fluvanna and Louisa counties. FLHF is currently developing a 25.462-acre parcel into a 17-unit rural cluster subdivision community for senior residents of Fluvanna County. The project is located off Mountain Hill Road, behind Fluvanna Community Holiness Church.

FLHF is requesting a waiver from the allowable gross density within a rural cluster subdivision from one (1) dwelling unit per two (2) acres to one (1) dwelling unit per 1.5 acres. FLHF worked extensively with previous Planning Department staff for several months revising the overall layout of the project. The configuration reviewed by Planning Commission on September 12, 2023, was the final version of the plan once staff recommendations were fully incorporated. If granted, this waiver will allow the project to proceed as designed and accepted by the Planning Commission. Senior housing needs are significant in the Fluvanna County community. Granting this waiver will allow the opportunity for 17 senior families to remain in Fluvanna County and age in place within their own community.

Regards,

  
Andrea S. Madison, AICP  
Operations Manager

CC: Kelly Harris, Assistant County Administrator, [kharris@fluvannacounty.org](mailto:kharris@fluvannacounty.org)  
Dan Whitten, County Attorney, [dwhitten@fluvannacounty.org](mailto:dwhitten@fluvannacounty.org)

144 Resource Lane, Suite A, Louisa, VA 23093  
Phone (540) 967-3483 Fax (540) 967-3488

# Board of Supervisors Motion

Fluvanna County

- **I move that the Board of Supervisors (approve/deny/defer) the request for a waiver to the rural cluster requirements under Section 22-4-10.3 of the County Code for SUB 23:34, Mountain Hill subdivision, 25.462 acres of Tax Map 50 Section A Parcel 33, subject to the five (5) conditions agreed to by the Planning Commission on September 12, 2023.**



**PUBLIC HEARING TO AMEND § 6-1-5 OF THE COUNTY CODE TO  
INCREASE EROSION AND SEDIMENT CONTROL REVIEW FEES**

**Dan Whitten, County Attorney**

**July 3, 2024**

*A great place to live, learn, work, and play!*



## **Fee Increase**

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- **Erosion and Sediment Control Review Fees were last increased in 2009.**
- **Fees for Single family lots will stay the same at \$125 per lot.**
- **Fees for all other lots will increase to \$750 plus \$125 per acre, and there will no longer be additional fees for work that takes longer than 12 months to complete.**
- **The plan review fee will increase to \$1,000 and there will no longer be a re-review fee.**

## **County Code Amendment**

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- **The proposed amendment to County Code Section 6-1-5 will create additional revenue but the amount of the increase is currently unknown.**
- **The public hearing has been properly advertised.**
- **The Ordinance would be effective after approval.**

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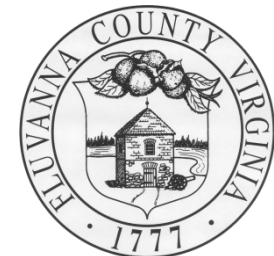
**QUESTIONS?**

**ZTA 24:02**  
**Zoning Text Amendment**  
**Fluvanna County Code § 22-4-2.2**

**Tuesday, July 3, 2024**

**Todd Fortune**  
**Director of Planning**

Fluvanna County  
Planning & Zoning Department



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# ZTA 24:02

Fluvanna County

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## ZTA 24:02

**A request to amend § 22-4-2.2 of the Fluvanna County Code to remove utility scale solar generation facilities as a use allowed by special use permit in the agricultural, A-1 zoning district.**

# ZTA 24:02 - Background

Fluvanna County

- **The Solar Ordinance Review Committee has had a number of meetings to discuss policy as it relates to solar development in Fluvanna County.**
  - **The Committee has expressed a desire to remove utility scale solar generation as an allowed use with a Special Use Permit (SUP) in the A-1 zoning district in favor of creating a new district, S-1, for the location of such facilities.**
- **The Board of Supervisors passed a resolution on March 6 stating a desire to remove utility scale solar generation facilities as a use allowed by SUP in the A-1 district.**
- **Consequently, a Zoning Text Amendment has been drafted to remove this use.**
- **The Planning Commission considered the amendment at a special called meeting on June 25, 2024. The Commission voted to recommend deferral until July 9, 2024 to allow the Solar Ordinance Review Committee more time to study supplemental regulations.**

# ZTA 24:02 – Background – cont.

Fluvanna County

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- **The Solar Ordinance Review Committee met on July 2, 2024 to discuss recommendations for policy. The group agreed on some recommendations. They include:**
  - **Taking Utility Scale Solar out of A-1 in favor of a new S-1 solar district.**
  - **A cap of 3% of total land area in the County under panel.**
  - **A maximum of 500 acres (under panel) per project.**
- **The Committee expects to meet within the next two weeks to discuss additional policy recommendations.**

# Board Resolution

Fluvanna County



**BOARD OF SUPERVISORS**  
County of Fluvanna  
Palmyra, Virginia

**RESOLUTION No. 11-2024**

**A RESOLUTION OF INTENTION TO AMEND AND REORDAIN “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA” BY AMENDING § 22-4-2.2 TO REMOVE UTILITY SCALE SOLAR GENERATION FACILITIES AS A USE ALLOWED BY SPECIAL USE PERMIT IN THE AGRICULTURAL, A-1 ZONING DISTRICT**

**WHEREAS**, the regulations established in the Fluvanna County Zoning Code (“Zoning Code”) may from time to time be amended, supplemented, changed, modified or repealed by the Board of Supervisors pursuant to § 15.2-2285 of the Code of Virginia; and

**WHEREAS**, in accordance with § 22-20-1 of the Zoning Code, the Board of Supervisors can adopt a resolution of intention to amend the Zoning Code which resolution upon adoption shall be referred to the Planning Commission; and

**WHEREAS**, the Board of Supervisors desires to propose an amendment to the Zoning Code by amending § 22-4-2.2 to remove utility scale solar generation facilities as a use allowed by special use permit in the Agricultural, A-1 Zoning District; and

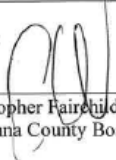
**WHEREAS**, the Planning Commission shall hold a public hearing on such proposed amendments after notice as required by §15.2-2204 of the Code of Virginia, and may make appropriate changes to the proposed amendment as a result of such hearing.

**NOW, THEREFORE, BE IT RESOLVED**, the Board of Supervisors proposes an amendment to the Zoning Code by amending § 22-4-2.2 to remove utility scale solar generation facilities as a use allowed by special use permit in the Agricultural, A-1 Zoning District.

**THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED** by the Fluvanna County Board of Supervisors at a meeting of the Board held on the 6th day of March 2024:

	AYE	NAY	ABSTAIN	ABSENT	MOTION	SECOND
Christopher Fairchild, Cunningham District	X					
D. Mike Goad, Fork Union District	X				X	
Timothy M. Hodge, Palmyra District	X					X
Anthony P. O'Brien, Rivanna District		X				
John M. Sheridan, Columbia District	X					

Attest:

  
\_\_\_\_\_  
Christopher Fairchild, Chair  
Fluvanna County Board of Supervisors



# Proposed Amendment

Fluvanna County

## ZTA 24:02

ORDINANCE TO AMEND AND REORDAIN “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA” BY AMENDING § 22-4-2.2 TO REMOVE UTILITY SCALE SOLAR GENERATION FACILITIES AS A USE ALLOWED BY SPECIAL USE PERMIT IN THE AGRICULTURAL, A-1 ZONING DISTRICT

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 as follows:*

### CHAPTER 22 ZONING

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

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

#### *Miscellaneous Uses*

- ~~Utility scale solar generation facility~~

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

# ZMP 24:02 BHL Group Rezoning Request

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Fluvanna County

# Public Hearing

(with 5 minutes per speaker)

# ZMP 24:02 BHL Group Rezoning Request

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Fluvanna County

# Board of Supervisors Discussion

# ZTA 24:02 Planning Commission Motion

Fluvanna County

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- **I move that the Board of supervisors (approve / deny / defer) ZTA 24:02, an amendment to § 22-4-2.2 to remove utility scale solar generation facilities as a use allowed by special use permit in the agricultural, A-1 zoning district.**