

ORANGE COUNTY, VIRGINIA PLANNING COMMISSION

JOHN RHETT, DISTRICT ONE
BRANDON VAN HOVEN, DISTRICT TWO
JORDAN MARSHALL, DISTRICT THREE
FARYN RAINES, DISTRICT FOUR
FRANK DiPASQUALE, DISTRICT FIVE



PLANNING & ZONING SERVICES
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960
OFFICE: (540) 672-4347
FAX: (540) 672-0164

JOSH FREDERICK, AICP
PLANNING AND ZONING SERVICES MANAGER

orangecountyva.gov

Orange County Planning Commission Regular Meeting Agenda Public Safety Building; Board Meeting Room 11282 Government Center Drive, Orange, Virginia 22960 Thursday, May 7, 2026 – 6:00 p.m.

Unless otherwise indicated, agenda items will be taken in the order in which they appear. The Planning Commission reserves upon itself the right to amend a meeting agenda at any point and with any frequency prior to adoption of said agenda, pursuant to any required public notice. Time limits may be imposed by the Chairman for speakers addressing the Planning Commission during Public Comment or Public Hearings.

1. Call to Order and Determination of Quorum

2. Adoption of Agenda

3. Adoption of Minutes

- a. March 5, 2026 Regular Meeting

4. Public Comment

5. Public Hearings

- a. REZ 2026-00521: Joe Ryan, Planner

The Planning Commission will consider an application from Hope Jenkins to rezone property located on the south side of Route 20, approximately one-half mile east of the intersection with Kendall Road (Route 600), from General Commercial (C-2) to Limited Residential (R-1). The property is identified as portions of Tax Map Parcels 31-66 and 31-67 and represents 0.528 acres. The property is situated in the Agricultural (A2) Recommended Future Land Use category, as described in the Comprehensive Plan.

- b. SUP 2026-00493: Kyra Davis, Senior Planner

The Planning Commission will consider a Special Use Permit application from Monacoe Ratliff to allow the operation of a public garage to permit the property owner to repair RVs. The property is located at 29268 Ratliff Lane, Rhoadesville, is identified as Tax Map Parcel 35-51G, and contains approximately 43.3 acres. The property is situated in the Agricultural (A2) Recommended Future Land Use category, as described in the Comprehensive Plan.

6. Worksession

- a. Directives from the Board of Supervisors Concerning the Proposed Valley Link Joshua Falls – Yeat Transmission Line Project: Chairman DiPasquale

7. New Business

8. Old Business

9. Reports

- a. Planning and Zoning Services Report: Josh Frederick, Planning and Zoning Services Manager
- b. Current Planning Projects: Chairman DiPasquale

10. Commissioner Comments

**** For a list of Current Planning Projects, see next page. ****

11. **Next Meeting Date:** June 4, 2026 Regular Meeting

12. Adjourn

CURRENT PLANNING PROJECTS

Project	District	District Commissioner	Project Status
REZ 23-04: Wilderness Shores Proffer Amendment	4	Raines	ARC
REZ-2024-00266: The Glenn at Land's End	2	Van Hoven	ARC
ZTA 24-02: Agricultural District Division Policy	N/A	N/A	PC
SUP-2024-00289: Unionville Brewing Co.	3	Marshall	ARC
REZ-2025-00361: Webb	4	Raines	ARC
SUP-2025-00460: Webb	4	Raines	ARC
ZTA 25-01: Zoning Ordinance Overhaul	N/A	N/A	Ongoing
SPE-2026-00474: Locust Grove Dental	5	DiPasquale	PC
REZ-2026-00489: Village Motorsports	2	Van Hoven	ARC
SUP-2026-00493: Ratliff RV Repair	2	Van Hoven	PC Hearing
REZ-2026-00521: Jenkins	2	Van Hoven	PC Hearing
SUP-2026-00524: Flagstop Carwash	4	Raines	ARC
SUP-2026-00527: Conway Daycare	3	Marshall	App Review
SUP-2026-00534: Grassland Solar	3	Marshall	ARC
SUP-2026-00541: Silva Performance	1	Rhett	ARC

CURRENT VDOT CONSTRUCTION PROJECTS

For Informational Purposes Only

Route 20 / US 33 Roundabout (Barboursville)
Route 231 / Route 1006 Roundabout (Gordonsville)
Route 601 Realignment (Locust Grove)
Route 675 Replacement (Orange)
US 522 (North) STARS Corridor Study (Unionville)
Route 3 / Route 20 Intersection Improvements (Locust Grove)
Route 20 / US 522 Roundabout (Unionville)
Gordon-Barbour Elementary Sidewalk Construction (G'ville)

To contact a Commissioner, click link below:

[Planning Commission | Orange County, VA](#)

To view Current Planning Projects, click link below:

[Current Planning Projects | Orange County, VA](#)