

# 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**  
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**JOSH FREDERICK, AICP**  
PLANNING AND ZONING SERVICES MANAGER

[orangecountyva.gov](http://orangecountyva.gov)

### Regular Meeting Agenda

Public Safety Building; Board Meeting Room  
11282 Government Center Drive, Orange, Virginia 22960  
Thursday, August 6, 2026 – 6:00 p.m.

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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.

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#### 1. Call to Order and Determination of Quorum

#### 2. Adoption of Agenda

#### 3. Adoption of Minutes

- a. April 2, 2026 Regular Meeting

#### 4. Public Comment

#### 5. Public Hearings

- a. SUP-2026-00524: *Kyra Davis, Senior Planner*  
The Planning Commission will consider a Special Use Permit application from The Nester Company, LLC to allow the construction and operation of an automatic carwash facility and an increase in the allowable signage for the property. The subject property is located on Route 3 between the Dollar Tree and Food Lion, Locust Grove, is identified as Tax Map Parcel 13-16A, is zoned General Commercial (C-2) and Agricultural (A), and contains approximately 3.26 acres of the entire 6.137-acre parcel. The property is situated in the Germanna-Wilderness Area Plan Recommended Future Land Use category, as described in the Comprehensive Plan.
- b. SUP-2026-00541: *Josh Frederick, Planning and Zoning Services Manager*  
The Planning Commission will consider a Special Use Permit application from Phillip Silva to allow the operation of an automotive repair garage. The subject property is located at 7130 Spotswood Trail, Gordonsville, is identified as Tax Map Parcel 66-19B, is zoned Agricultural (A), and contains approximately 3.01 acres. The property is situated in the Agricultural (A1) Recommended Future Land Use category, as described in the Comprehensive Plan.

#### 6. Worksession

#### 7. New Business

- a. Discussion of the Comprehensive Plan Vision Statement: Chairman DiPasquale
- b. Discussion of Research Concerning Mountainside Communities: Commissioner Rhett

#### 8. Old Business

#### 9. Reports

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

#### 10. Commissioner Comments

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

11. **Next Meeting Date:** September 3, 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             |
| 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            | ARC            |
| SUP-2026-00524: Flagstop Carwash                 | 4        | Raines                | PC Hearing     |
| SUP-2026-00527: Conway Daycare                   | 3        | Marshall              | BOS Hearing    |
| SUP-2026-00534: Grassland Solar                  | 3        | Marshall              | ARC            |
| SUP-2026-00541: Silva Performance                | 1        | Rhett                 | PC Hearing     |
| CPA 26-01: Transmission Lines Amendments         | N/A      | N/A                   | BOS            |
| SUP-2026-00561: Wawa on Route 3                  | 4        | Raines                | ARC            |
| SUP-2026-00567: Royal Market                     | 1        | Rhett                 | ARC            |
| REZ-2026-00592: Germanna Heights Proffer Amend   | 4        | Raines                | ARC            |
| SUP-2026-00591: Germanna Heights Sr. Housing     | 4        | Raines                | 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:

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To view Current Planning Projects, click link below:

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