

**Orange County Planning Commission
Regular Meeting Minutes
Public Safety Building; Board Meeting Room
11282 Government Center Drive, Orange, Virginia 22960
Thursday, May 4, 2023**

Members Present: Donald Brooks, Chairman; Jason Capelle, Vice Chairman; George Yancey; Adam Bryington; Bryan Nicol.

Members Absent: None

Others Present: Nicole Ganoë-Washington, Director of Development Services; Josh Frederick, Planning and Zoning Services Manager; Amanda Lewis, Assistant County Attorney; Eric Bittner, Planner; Kyra Davis, Planner; and Susan Crosby, Planning Commission Secretary.

1. Call to Order and Determination of Quorum

Chairman Brooks called the meeting to order at 6:01 p.m. and a quorum was established.

2. Adoption of Agenda

On the motion of Mr. Yancey, seconded by Mr. Capelle, which carried by a vote of 5-0, the Commission adopted the agenda, as modified, to include adding a new business item (5.a.) for Zoning Recommendation Language.

3. Public Comment

At 6:02 p.m., Chairman Brooks opened the floor for Public Comment.

There being no speakers, Public Comment was closed at 6:03 p.m.

4. Public Hearings

- a. **STA 23-01:** A County-initiated Subdivision Ordinance Amendment which would amend several sections to alter requirements for agricultural subdivisions, remove requirements related to waterbodies and waterways, alter lot shape requirements, alter lot orientation requirements for common plan subdivisions, clarify frontage requirements for pipestem lots, and increase from 2 to 3 the threshold for when public roads are required for nonresidential subdivisions.

Josh Frederick came forward and presented the staff report, which included information on the following: the purpose of the text amendment; and the proposed amendment language. Discussion ensued.

On the motion of Mr. Nicol, seconded by Mr. Capelle, which carried by a vote of 4-1, the Commission deferred action on the matter until its meeting on June 1, 2023. Mr. Yancey voting in dissent.

- b. **REZ 23-02:** An application by Damian Herndon to rezone tax parcels 32-19B, 32-19C, and 32-19G, totaling 0.766 acres, from the Limited Residential (R-1) district to the Agricultural (A) district. The properties are located on the north side of Constitution Hwy (Route 20) adjacent to 21429 Constitution Hwy. The adopted Comprehensive Plan Future Land Use Map designates the properties as Agricultural A2.

Eric Bittner, Planner, presented the staff report and gave presentation. Commission asked questions of staff.

Chairman Brooks called on the applicant to explain why he wanted to rezone his property.

At 6:43 p.m., Chairman Brooks called the Public Hearing to order.

There were no speakers, and the Public Hearing was closed at 6:43 p.m.

On the motion of Mr. Brooks, seconded by Mr. Nicol, to approve as presented, motion carried by a vote of 5-0.

- c. **SUP 23-04:** An application by William and Deborah Huff for a special use permit for the keeping of animals (goats and chickens) not customarily kept as household pets on a property within the Limited Residential (R-1) district. The property is located at 23362 Village Rd in Unionville; tax parcel 32-68. The adopted Comprehensive Plan Future Land Use Map designates the property as Village.

Eric Bittner, Planner, presented the staff report and gave presentation. Discussion ensued. Chairman Brooks called the applicant forward to answer questions from the Commissioners.

At 7:07 p.m., Chairman Brooks called the Public Hearing to order.

There were no speakers, Public Hearing was closed at 7:08 p.m.

On the motion of Mr. Capelle, seconded by Mr. Yancey, which carried by a vote of 5-0, to approve as amended to include removing conditions 1, 4, 5 & 7, provided in the draft resolution, and to amend condition 6 to read – chickens shall be kept in the coop and pen.

- d. **SUP 22-08:** An application by Chelsea Miller, on behalf of SBA Communications, for a special use permit to increase the height of an existing telecommunications tower (from 140' to 150' with a 6' lightning rod) located at 11459 Back Dr in Montpelier Station; tax parcel 42-25. The property is within the Agricultural (A) zoning district and designated as Agricultural A1 on the adopted Comprehensive Plan Future Land Use Map.

Chairman Brooks called Krya Davis, Planner, forward to present staff report and give presentation. Kyra stated the applicant is out on leave and that her colleague Alysa Stewart is here on the applicant's behalf.

Chairman Brooks called the applicant forward. Ms. Stewart explained SBA Communications position on why they are requesting the increase in tower height.

At 7:17 p.m., Chairman Brooks called the Public Hearing to order.

There were no speakers, Public Hearing was closed at 7:17 p.m.

Following discussion on the motion of Mr. Capelle, seconded by Mr. Yancey, to approve as presented, motion carried by a vote of 5-0.

5. New Business

a. Zoning Recommendation Language

Josh Frederick came forward to explain why the language recommendation was brought to the commission. Discussion ensued. Upon consensus from the commission, staff is requested to make a recommendation as to how staff would like the procedure to be and bring it back to the commission at the next meeting.

6. Old Business

There was no old business.

7. Reports

a. Board of Supervisors Report: R. Mark Johnson, Board of Supervisors Liaison

No report, Mr. Johnson was not present.

b. Planning and Zoning Services Report: Josh Frederick, Planning and Zoning Services Manager

Mr. Frederick spoke of receiving refined vision on the changes for the Comp Plan and they are purely administrative changes. Discussion ensued. On a consensus, the commission chose to hold a second meeting in May to discuss the Comp Plan changes.

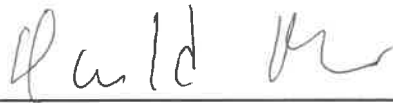
8. Commissioner Comments

Commissioners shared their thoughts and comments and Mr. Nicol stating he would not be present for the May 18th meeting. Chairman Brooks welcomed Amanda Lewis, Assistant County Attorney.

9. Next Meeting Date: May 18, 2023 Regular Meeting

10. Adjourn

On the motion of Mr. Nicol, seconded by Mr. Bryington, which carried by a vote of 5-0, the Commission adjourned its meeting at 8:22 p.m.



Donald Brooks, Chairman



Susan Crosby, Planning Commission Secretary

While the events of this meeting were captured via digital audio recording, these written minutes shall serve as the official record of actions taken during the meeting.