

**Orange County Planning Commission
Regular Meeting Minutes
Public Safety Building; Board Meeting Room
11282 Government Center Drive, Orange, Virginia 22960
Thursday, June 1, 2023**

Members Present: Donald Brooks, Chairman; Jason Capelle, Vice Chairman; George Yancey; Adam Bryington; Bryan Nicol, via Zoom *revised to add: Mr. Nicol was in Colorado for the purpose of personal business.

Members Absent:

Others Present: Josh Frederick, Planning and Zoning Services Manager; Thomas Lacheney, 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. Tom Lacheney, County Attorney, introduced Amanda Lewis and stated she would be taking over the Planning Commission meetings.

2. Adoption of Agenda

On the motion of Mr. Capelle, seconded by Mr. Yancey, which carried by a vote of 5-0, the Commission adopted the agenda, as presented.

3. Adoption of Minutes

a. March 2, 2023 Regular Meeting

On the motion of Mr. Yancey, seconded by Mr. Bryington, to approve as presented. Following a discussion, Mr. Yancey withdrew his motion. Discussion ensued.

On the motion of Mr. Capelle, seconded by Mr. Nicol, to continue discussion at next meeting to allow Ms. Crosby the time to skinny down the minutes and to include a copy of Chairman Johnson's presentation. Motion failed to carry by a vote of 2-3, Yancey, Bryington & Brooks voting in dissent.

After further discussion and on the motion of Mr. Yancey, seconded by Mr. Bryington, which carried by a roll call vote of 3-2, Capelle and Nicol voting in dissent. The Commission adopted the March 2, 2023 Regular Meeting minutes, as presented.

4. Public Comment

At 6:29 p.m., Chairman Brooks opened the floor for Public Comment.

There being no speakers, Public Comment was closed at 6:29 p.m.

5. 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.

Mr. Frederick presented the intent / analysis, which was requested by the Commission to staff at the May 18, 2023 meeting.

At 6:32 p.m., Chairman Brooks called the Public Hearing to order.

There were no speakers, Public Hearing was closed at 6:32 p.m.

Discussion ensued among the Commissioners. Mr. Yancey wished to have on the record that he has no personal knowledge of any supervisor requesting the pipestem extension for a citizen.

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

- b. SUP 23-02: An application by Michael Young for a Special Use Permit to allow a commercial recreational use which conducts regular mud-bogging events throughout the year. The property is identified as tax parcel 49-53B and addressed 13253 Winter Lane, Unionville VA, 22567. The property is zoned Agricultural (A) and identified as Agricultural A2 on the Future Land Use Map in the Orange County Comprehensive Plan.

Prior to calling staff forward to present the staff report, Chairman Brooks suggested the public hearing be postponed and suggested they do a worksession with the applicant. Discussion ensued.

On the motion of Mr. Capelle, seconded by Mr. Yancey, to amend the agenda to open a public comment section during this time, motion carried by a vote of 5-0.

Chairman Brooks reopened public comment at 7:08 p.m. to allow the citizens the opportunity to speak. Monica and Randy Krill of the Stonesiffer HOA came forward to express their concerns regarding the use of Stonesiffer Ln. Public comment closed at 7:15 p.m.

Mr. Michael Young came forward to agree on the worksession but requested it be that evening. Discussion ensued.

On the motion of Mr. Capelle, seconded by Mr. Bryington, to defer public hearing until after the June 22nd worksession meeting, motion carried by a vote of 5-0.

- c. SUP 22-06: An application from Ken Dotson, on behalf of LGTC LLC 4, for a Special Use Permit to allow an increase in the maximum permitted square footage of signage.

The property is identified as tax parcel 22-42D and addressed 32413 Constitution Hwy, Locust Grove VA, 22508. The property is zoned General Commercial (C-2) Conditional and identified as Village on the Future Land Use Map in the Orange County Comprehensive Plan.

Chairman Brooks called Ms. Davis forward to present staff report. Commission asked questions of staff. The applicant, Ken Dotson, came forward and answered questions from the Commissioners. Discussion ensued. After discussion, the Commission determined there was no furtherance of the public health, safety, and general welfare with the application. The discussion asserted that building signage in a multi-tenant building is meant to inform customers of the business location in the building, and not from the adjacent road, as well as that a larger building sign would be more distracting to the passing public. Additionally, the Commission discussed the arbitrariness of permitting one tenant to have a larger sign than others in the same building.

On the motion of Mr. Capelle, seconded by Mr. Nicol, to deny as presented, motion carried by a roll call vote of 4-1, Mr. Yancey voting in dissent.

6. New Business

- a. Review of memo to Board regarding impoundment planning

Commissioners discussed the wording of the memo.

On the motion of Mr. Nicol, seconded by Mr. Capelle, for the Commission to submit the impoundment memo dated June 1, 2023 to the Board of Supervisors as presented, motion carried by a vote of 5-0.

7. Old Business

- a. Staff reports and staff recommendations discussion

Following discussion, there was a consensus among the Commissioners to continue to receive staff recommendations on applications and other planning matters requiring decisions by the Commission.

8. Reports

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

Mr. Johnson was not present.

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

Mr. Frederick had nothing to report.

9. Commissioner Comments

Commissioners gave their comments regarding a variety of issues and topics.

10. Next Meeting Date: June 22, 2023 Worksession meeting

11. Adjourn

On the motion of Mr. Bryington, seconded by Mr. Capelle, which carried by a vote of 5-0, the Commission adjourned its meeting at 8:50 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.