

**Orange County Planning Commission
Regular Meeting Minutes
Public Safety Building; Board Meeting Room
11282 Government Center Drive, Orange, Virginia 22960
Thursday, August 17, 2023**

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

Members Absent: Donald Brooks, Chairman

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

Vice Chairman Capelle will be acting Chairman in Mr. Brooks' absence. Chairman Capelle called the meeting to order at 6:04 p.m. and a quorum was established.

2. Adoption of Agenda

On the motion of Mr. Nicol, seconded by Mr. Yancey, which carried by a vote of 4-0, the Commission adopted the agenda, as modified, to include a presentation of the Orange County Website by Ms. Ganoë-Washington.

3. Adoption of Minutes

a. June 1, 2023 Regular Meeting

On the motion of Mr. Yancey, seconded by Mr. Bryington, which carried by a vote of 4-0, the Commission adopted the June 1, 2023 Regular Meeting minutes, as presented.

4. Presentation by Nicole Ganoë-Washington, Director of Development Services

Ms. Ganoë-Washington gave a brief presentation showing how to utilize the County website regarding current / future projects.

5. Public Comment

At 6:11 p.m., Chairman Capelle opened the floor for Public Comment.

There being no speakers, Public Comment was closed at 6:11 p.m.

6. Public Hearings

- a. **REZ 23-05:** An application by Matt Barrett and Kaci Elmore to rezone tax parcel 68-132A, containing 5 acres, from General Residential (R-2) to Agricultural (A). The property is

identified as Town/Suburban on the Future Land Use Map in the Orange County Comprehensive Plan.

Chairman Capelle called Ms. Davis up to present staff report. Commission had no questions for staff.

Chairman Capelle called the applicant forward. The applicants were unable to attend the nights' meeting, the grandfather, Hector Elmore, came forward as their representative to explain why the rezoning is before the Commission.

At 6:37 p.m., Chairman Capelle called the Public Hearing to order.

There were no speakers, Public Hearing was closed at 6:37 p.m.

On the motion of Mr. Nicol, seconded by Mr. Yancy, to approve as presented, motion carried by a roll call vote of 4-0.

- b. **REZ 23-06:** An application by Hector Elmore to rezone approx. 3.2 acres of tax parcel 68-132 from General Residential (R-2) to Agricultural (A). The property is identified as Agricultural A2 on the Future Land Use Map in the Orange County Comprehensive Plan.

Chairman Capelle called Ms. Davis up to present staff report. Commission had no questions for staff.

Chairman Capelle called the applicant forward. Hector Elmore came forward to explain why the rezoning is before the Commission.

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

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

On the motion of Mr. Yancey, seconded by Mr. Bryington, to approve as presented, motion carried by a roll call vote of 4-0.

- c. **REZ 23-03:** An application by NVR Inc and Twin Lakes LLC to rezone a series of properties totaling ±63.54 acres, located along Rt. 3, Germanna Highway, at the Twin Lakes Subdivision, adjacent to the Lake of the Woods Subdivision, from R-4 Conditional, to R-4 Conditional. Specifically, the applicant is requesting an amendment to proffers approved in 1996 (REZ 96-08) to remove a requirement that at least 70% of the units are capped at 2 bedrooms. The Planning Commission will concurrently consider a removal of the same proffer from the remaining parcels, not included in the application, totaling ±8.87 acres in the same location as the subject properties.

Chairman Capelle called Mr. Bittner forward to present staff report. Commission asked questions concerning the proffer amendment.

The applicant, Sherman Patrick on behalf of Ryan Homes, came forward to further explain why the change in proffer. Commission asked questions of Mr. Patrick.

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

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

On the motion of Mr. Nicol, seconded by Mr. Bryington, to approve as presented, motion carried by a roll call vote of 4-0.

7. New Business

There was no new business.

8. Old Business

- a. **CPA 23-01:** A County-initiated Comprehensive Plan amendment which primarily updates data and informational tables/graphs, currently planned transportation projects, and currently planned capital projects. A few minor changes to the goals and objectives section are also proposed. No substantive planning policy positions are proposed to change with this amendment.

Mr. Frederick came forward to review the changes made from the last meeting. Commissioners discussed changes. The Commission continued their page by page review of the remaining Comp Plan and gave suggestions to staff.

On the motion of Mr. Nicol, seconded by Mr. Yancey, to continue the public hearing until the September 7th meeting, motion carried by a vote of 4-0.

9. Reports

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

Mr. Johnson was not present – no report.

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

Mr. Frederick had no report.

10. Commissioner Comments

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

11. Next Meeting Date: September 7, 2023 Regular Meeting

12. Adjourn

On the motion of Mr. Nicol, seconded by Mr. Yancey, which carried by a vote of 4-0, the Commission adjourned its meeting at 8:32 p.m.



Jason Capelle, Vice 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.