

ORANGE COUNTY, VIRGINIA
PLANNING COMMISSION

JASON CAPELLE, DISTRICT ONE
GEORGE YANCEY, DISTRICT TWO
DONALD BROOKS, DISTRICT THREE
ADAM BRYINGTON, DISTRICT FOUR
TERI VICKERY, DISTRICT FIVE

JOSH FREDERICK, AICP
PLANNING AND ZONING SERVICES MANAGER



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

orangecountyva.gov

Orange County Planning Commission Agenda
Public Safety Building; Board Meeting Room
11282 Government Center Drive, Orange, Virginia 22960
Thursday, January 18, 2024 – 6:00 p.m.

1. Call to Order and Determination of Quorum

2. Organizational Meeting

- a. Election of Chairman
- b. Election of Vice Chairman
- c. Appointment of Secretary
- d. Establish Regular Meeting Schedule

3. Adoption of Agenda

4. Adoption of Minutes

- a. December 7, 2023 Regular Meeting

5. Public Comment

6. Worksession

- a. Comprehensive Plan solar facility policies – Work session
- b. SUP 23-06 ESA Solar – Work session

7. Break - 15 Minutes

8. Public Hearings

- a. REZ 23-07 Renaissance Healthcare: An application by Charles Payne, representing Renaissance Healthcare Group Virginia, LLC, authorized agent of Torell Developers LLC, to rezone property located at 3017 and 3015 Somerville Rd, Locust Grove, VA, 22508 from R-4, Multifamily Residential, conditional to C-1, Limited Commercial, conditional. The property is identified as Tax Map Parcel 12-38 and is approximately 6.79 acres. The intent of the rezoning is to operate an adult mental health residential treatment facility under the Institutional Use category per §70-1 and §70-452 of the Orange County Zoning Ordinance. The Germanna Wilderness Area Plan within the Orange County Comprehensive Plan designates the future land use of this property as Mixed-Use Planned Development. The applicant has volunteered various proffers, notably use restrictions, right-of-way dedication, and utility easement reservations.
- b. ZTA 23-04: A county-initiated amendment to the Zoning Ordinance which would: Amend Sec. 70-1 with a new definition for “rural retreat” that allows lodging operations with more than 15 guestrooms; Amend Sec.

70-303 to permit a rural retreat as a special use in the Agricultural (A) zoning district; Create a new Sec. 70-310 to establish specific performance standards for a rural retreat in the (A) district; and Amend Sec. 70-621 to clarify the distinction and allowance for principal and accessory structures for various circumstances and uses.

- c. SUP 23-05 Cunningham Springs Solar VA Code § 15.2-2232(A) Review: The Planning Commission will hold a public hearing to determine if the general location or approximate location, character, and extent of the solar facility proposed by SUP 23-05 is substantially in accord with the Comprehensive Plan.
- d. SUP 23-05 Cunningham Springs Solar: An application by Orange VAA, LLC for a Special Use Permit to allow a solar energy generation facility on property located at 16108 Monrovia Road, Orange VA, 22960. The properties are identified as Tax Map Parcels 44-99, 44-99A, 44-110 (Town of Orange), containing a total of 21.3 acres. The solar facility is proposed to consist of approximately 17.3 of the total acres with a generating capacity of approx. 3 MW. The Properties inside Orange County are zoned Limited Residential (R-1) and are classified as Town/Suburban on the Recommended Future Land Use Map within the Orange County Comprehensive Plan

9. New Business

10. Old Business

11. Reports

- a. Board of Supervisors Report: R. Mark Johnson, Board of Supervisors Liaison
- b. Planning and Zoning Services Report: Josh Frederick, Planning and Zoning Services Manager

12. Commissioner Comments

13. Next Meeting Date: February 1, 2024 Regular Meeting

14. Adjourn

Unless otherwise indicated, agenda items will be taken in the order in which they appear above. 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 Chair for speakers addressing the Planning Commission.