

**Orange County Planning Commission
Regular Meeting Minutes
Public Safety Building; Board Meeting Room
11282 Government Center Drive, Orange, Virginia 22960
Thursday, October 19, 2023**

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

Members Absent:

Others Present: Nicole Ganoë-Washington, Director of Development Services; Josh Frederick, Planning and Zoning Services Manager; Amanda Lewis, 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 6:04 p.m. and a quorum was established.

2. Adoption of Agenda

On the motion of Mr. Nicol, seconded by Mr. Capelle, which carried by a vote of 5-0, the Commission adopted the agenda, as modified, to include changing 3a. to: Minutes corrections for time and place and amendments instead of the June 22, 2023 Minutes which was a typo as they had previously been approved.

3. Adoption of Minutes

a. Minutes corrections for time and place and amendments

On the motion of Mr. Yancey, seconded by Mr. Nicol, which carried by a vote of 5-0, to amend the Minutes dated April 7, 2022, and adopted on May 5, 2022, by adding "Mr. Yancey was at his home because he was sick."

On the motion of Mr. Nicol, seconded by Mr. Yancey, which carried by a vote of 5-0, to amend the Minutes dated March 2, 2023, and June 1, 2023, being adopted on June 1, 2023 and August 17, 2023, respectively, by adding for clarification purposes "Mr. Nicol was in Colorado for the purpose of personal business."

b. August 3, 2023 Regular Meeting

On the motion of Mr. Yancey seconded by Mr. Bryington, which carried by a vote of 5-0, the Commission adopted the August 3, 2023 Regular Meeting minutes, as modified to change Agenda item 3c. vote to 4-0.

c. August 17, 2023 Regular Meeting

On the motion of Mr. Nicol, seconded by Mr. Yancey, which carried by a vote of 5-0, the Commission adopted the August 17, 2023 Regular Meeting minutes, as presented.

d. September 7, 2023 Regular Meeting

On the motion of Mr. Nicol, seconded by Mr. Capelle, which carried by a vote of 5-0, the Commission adopted the September 7, 2023 Regular Meeting minutes, as amended to add "Mr. Nicol was in Colorado for the purpose of personal business."

4. Public Comment

At 6:10 p.m., Chairman Brooks opened the floor for Public Comment.

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

2. Public Hearings

- a. SUP 23-07: Gibson animals - This is an application for a Special Use Permit (SUP) to keep animals not customarily kept as household pets. The property is located at 8010 Pine Stake Rd in Rhoadesville (tax parcel 19A-1-10) and is within the General Residential (R-1) Conditional district (subject to proffers approved with REZ 74-03). Specifically, the applicant is requesting to keep 20 chickens and 6 lambs with related shelters. An SUP is required pursuant to Sec. 70-363 of the Zoning Ordinance.

Chairman Brooks called Ms. Davis forward to present the staff report. Commission asked questions of staff.

The applicant was not present to answer questions from the Commission.

At 6:26 p.m., Chairman Brooks called the Public Hearing to order.

There were no speakers, and the Public Hearing was closed at 6:26 p.m.

On the motion of Mr. Capelle, seconded by Mr. Bryington, which carried by a roll call vote of 5-0, the Commission adopted a resolution recommending denial, as presented.

- b. SUP 23-08: Shipping containers - This is an application for a Special Use Permit (SUP) to utilize a shipping container as a single-family dwelling. The property is located on the south side of Sunnyside Rd (Route 619) approximately 1.5 miles west of the intersection of Sunnyside Rd, Old Lawyers Rd, and St Just Rd. It is referenced by tax parcel 49-52G and is within the Agricultural (A) district. Occupancy of a shipping container requires an SUP pursuant to Sec. 70-622 of the Zoning Ordinance.

Chairman Brooks called Ms. Davis, Planner, forward to present staff report and give presentation.

Chairman Brooks called the applicant forward. Brock Hazen came forward and explained why he and his partner, Logan Andrews, are wanting the shipping container dwelling.

At 6:49 p.m., Chairman Brooks called the Public Hearing to order.

There were no speakers, Public Hearing was closed at 6:49 p.m.

Following discussion, on the motion of Mr. Capelle, seconded by Mr. Nicol, to approve as presented, motion carried by a vote of 4-1 with Mr. Yancey voting in dissent.

- c. REZ 23-08: Foothills Property - This is an application to rezone a 0.039-acre portion of tax parcel 54-126B from the Limited Residential (R-1) district to the General Commercial (C-2) district. The property is located directly behind 5359 Spotswood Trl in Barboursville, and is within the Barboursville Village Overlay District (BVOD). The applicant desires to consolidate the piece of property with the adjacent property they own (tax parcel 54-126A) for a potential well access area for the business.

Chairman Brooks called Mr. Bittner forward to present the staff report. Commission asked questions of staff.

Chairman Brooks called the applicant, Craig Hartman, forward to make his presentation. There were no questions from the Commission.

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

There were no speakers, and the Public Hearing was closed at 7:07 p.m.

On the motion of Mr. Capelle, seconded by Mr. Yancey, which carried by a roll call vote of 5-0, the Commission adopted a resolution recommending approval, as presented.

5. New Business

- a. ZTA 23-04 work session

Chairman Brooks called Mr. Frederick forward to present the proposed zoning test amendment. Discussion ensued. Mark Johnson, Board of Supervisors Liaison, came forward to further explain why it is being brought before the Commission.

Following discussion, Chairman Brooks called for an additional worksession, which was set for the November 16, 2023 regular meeting.

6. Old Business

There was no old business.

7. Reports

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

Mr. Johnson had no report.

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

Mr. Frederick had no report.

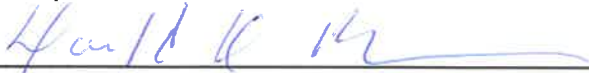
8. Commissioner Comments

The Commission shared their thoughts regarding various topics.

9. Next Meeting Date: November 2, 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 8:30 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.