

**Orange County Planning Commission  
Regular Meeting Minutes  
Public Safety Building; Board Meeting Room  
11282 Government Center Drive, Orange, Virginia 22960  
Thursday, November 2, 2023**

**Members Present:** Donald Brooks, Chairman (arrived at 6:40 p.m.); 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; 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 6:05 p.m. and a quorum was established.

**2. Adoption of Agenda**

On the motion of Mr. Yancey, seconded by Mr. Bryington, which carried by a vote of 4-0, the Commission adopted the agenda, as presented.

**3. Adoption of Minutes**

**a. October 19, 2023 Regular Meeting**

On the motion of Mr. Nicol, seconded by Mr. Bryington which carried by a vote of 4-0, the Commission adopted the October 19, 2023 Regular Meeting minutes, as presented.

**4. Public Comment**

At 6:09 p.m., Chairman Capelle opened the floor for Public Comment.

There being no speakers, Public Comment was closed at 6:09 p.m.

**5. Public Hearings**

- a. SUP 23-05 Cunningham Springs Solar:** Orange VA, LLC has applied for a Special Use Permit application to allow a Solar 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, containing a total of 21.3 acres. The Solar facility is proposed to consist of approximately 17.3 of the total acres. The Properties inside Orange County are Zoned Limited Residential (R-1). The properties are situated in the Town/Suburban

Recommended Future Land Use category, as described in the Orange County Comprehensive Plan.

Chairman Capelle called Ms. Davis to present the staff report, followed by answering questions from the Commission.

Chairman Capelle called the applicant forward. Jeff Lord came forward on behalf of RWE to introduce the other applicants, Kevin Comer and Steven Quinna, and gave a brief statement about the company. Kevin and Steven came forward to give applicant presentation. Applicants answered questions from the Commission. Discussion ensued.

Chairman Brooks arrived at 6:40 p.m.

At 7:20 p.m., Chairman Capelle called the Public Hearing to order.

Speakers, Jason Cashell, Lena Murray, and Shannon Horton came forward to share their concerns over the solar project. On the recommendation of staff, the Public Hearing was left open.

On the motion of Mr. Brooks, seconded by Mr. Nicol, which carried by a vote of 5-0, the Commission, through staff's recommendation, deferred action on the matter until the December 7, 2023 regular meeting.

## **6. New Business**

## **7. Old Business**

### **a. ZTA 23-04 work session**

Mr. Frederick came forward to present Commission an updated version of the text amendment based on the comments and concerns of the Commissioners from the last meeting. Discussion ensued regarding additional suggestions and notes concerning the text amendment.

Following discussion and by consensus of the Commissioners, the Commission will continue the worksession at the December 7, 2023 regular meeting.

## **8. Reports**

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

Chairman Johnson was not present, no report.

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

Mr. Frederick had nothing to report.

## 9. Commissioner Comments

Commissioners thanked staff for the work done and spoke of additional items they would like to work on moving forward.

**10. Next Meeting Date:** December 7, 2023 Regular Meeting

## 11. Adjourn

On the motion of Mr. Bryington, seconded by Mr. Brooks, which carried by a vote of 5-0, the Commission adjourned its meeting at 8:58 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.*