

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, February 15, 2024 – 6:00 p.m.

1. Call to Order and Determination of Quorum

2. Adoption of Agenda

3. Adoption of Minutes

- a. February 1, 2024 Regular Meeting

4. Public Comment

5. Public Hearings

- a. REZ-2024-00221 Grymes School: An application by Grymes Memorial School, Inc. to rezone Tax Parcel 28-36A, totaling approx. 19 acres, and a portion of Tax Parcel 28-36 totaling approx. 12.5 acres, from Limited Residential (R-1) to Limited Commercial (C-1) conditional. The property is located at 13735 & 13775 Spicer's Mill Rd in Orange, and is situated in the Town/Suburban Recommended Future Land Use category per the Orange County Comprehensive Plan. Proffers have been volunteered which limit the primary use of the property to a private school with no student boarding along with other ancillary uses. The proffers also restrict the permitted uses of the property.
- b. SUP 23-06 ESA Solar: An application by Orange Road Solar Farm, LLC for a Special Use Permit to allow a solar energy generation facility on property located near Mayhurst Ln adjacent to the Town of Orange. The property is identified as Tax Parcel 44-27D and contains a total of 71 acres. The solar facility is proposed to consist of approximately 35 of the total acres with a generating capacity of approx. 5 MW. The property is zoned Agricultural (A) and lies within the Agricultural 2 designation on the Future Land Use Map within the Orange County Comprehensive Plan. The Planning Commission will first hold a public hearing to determine if the application is substantially in accord with the Comprehensive Plan pursuant to VA Code §15.2-2232(A) prior to conducting the public hearing on the SUP application.
- c. CPA 24-01: A county-initiated Comprehensive Plan amendment that would introduce various generalized policies by which to consider applications for public utility facilities, including but not limited to, how and where the facilities are sited and how environmental, agricultural, historic, cultural, and county resources are impacted.

6. New Business

7. Old Business

- 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.

8. 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
- c. Current Planning Projects: Chairman Capelle

9. Commissioner Comments

10. Next Meeting Date: March 7, 2024 Regular Meeting

11. 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.

**** For a list of Current Planning Projects, see below. ****

CURRENT PLANNING PROJECTS

Project	District	District Commissioner	Project Status
REZ 23-01: Unionville Tire	3	Brooks	ARC
SUP 23-03: Unionville Tire	3	Brooks	ARC
REZ 23-04: Wilderness Shores Proffer Amendment	4	Bryington	ARC
SUP 23-05: Cunningham Springs Solar	3	Brooks	BOS
SUP 23-06: ESA Solar	1	Capelle	PC
REZ 23-07: Renaissance Healthcare	4	Bryington	PC
ZTA: 23-04	-		BOS
SUP 23-09: A&M Auto	4	Bryington	ARC
SUP 23-10: Sunfish Solar	4	Bryington	ARC
REZ 23-09: Binti LLC	2	Yancey	ARC
SUP 23-11: Binti LLC	2	Yancey	ARC
CPA 24-01	-		PC
REZ-2024-00219: Signature Station	4	Bryington	Staff Report
REZ-2024-00221: Grymes School	1	Capelle	PC
SUP-2024-00222: Beacon Hill Kennel	2	Yancey	ARC

- To contact a Commissioner, click link below:
[Planning Commission | Orange County, VA - Official Website \(orangecountyva.gov\)](https://www.orangecountyva.gov/planning-commission)
- To view Current Planning Projects, click link below:
[Current Planning Projects | Orange County, VA - Official Website \(orangecountyva.gov\)](https://www.orangecountyva.gov/current-planning-projects)