

BOARD OF SUPERVISORS MINUTES

FEBRUARY 13, 2024

At a Worksession of the Orange County Board of Supervisors held on Tuesday, February 13, 2024, beginning at 4:30 p.m., in the Meeting Room of the Public Safety Building, 11282 Government Center Drive, Orange, Virginia. Present: R. Mark Johnson, Chairman; Keith F. Marshall, Vice Chairman; Eduward M. Van Hoven; Crystal D. Hale; and J. Bryan Nicol. Also present: Theodore L. Voorhees, County Administrator; Thomas E. Lacheney, County Attorney; and Alyson A. Simpson, Chief Deputy Clerk.

RE: ZTA 23-04 (PROPOSED ZONING TEXT AMENDMENT CONCERNING "RURAL RETREATS")

Josh Frederick, Planning and Zoning Services Manager, explained that Planning Commission action had been initiated on a proposed Zoning Text Amendment, the purpose of which was to expand the availability of rural lodging in the County. He noted that the Planning Commission had conducted a series of worksessions to refine the amendment, which would create a new definition for rural retreat, would permit the use with an SUP in the Agricultural (A) zoning district, and would add specific requirements for permitting rural retreats. Mr. Frederick stated the Planning Commission had recently completed its Public Hearing on the amendment and subsequently recommended approval to the Board of Supervisors. He presented the proposed amendment language and opened the floor for discussion.

Discussion ensued among the Board regarding: application of the term "guestroom" throughout the Zoning Ordinance; potential terminology to define guestroom; how guestrooms were counted, both in current applicability and future applicability through the proposed amendments; the purpose or intent behind requiring on-site property management; the purpose or intent behind requiring private road construction standards; submission for rural retreats through the Special Use Permit process, which would allow the Planning Commission and the Board the opportunity to review rural retreat proposals on a case-by-case basis; inclusion of language that would allow the use of gravel as a road surface; and desired changes to make before conducting the required Public Hearing.

By consensus, the Board directed staff to make the requested changes to the proposed Zoning Text Amendment, understanding the amendment would be presented for consideration at an upcoming Public Hearing, as discussed.

RE: ADJOURN

There being no further business to discuss, the Board concluded its Worksession at 4:55 p.m.

R. Mark Johnson, Chairman

Theodore L. Voorhees, County Administrator