

ORANGE COUNTY, VIRGINIA PLANNING COMMISSION

JASON CAPELLE, DISTRICT ONE
BRANDON VAN HOVEN, DISTRICT TWO
JORDAN MARSHALL, DISTRICT THREE
ADAM BRYINGTON, DISTRICT FOUR
FRANK DIPASQUALE, DISTRICT FIVE



PLANNING & ZONING SERVICES
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PLANNING AND ZONING SERVICES MANAGER

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Orange County Planning Commission Agenda Public Safety Building; Board Meeting Room 11282 Government Center Drive, Orange, Virginia 22960 Thursday, June 20, 2024 – 6:00 p.m.

1. Call to Order and Determination of Quorum

2. Adoption of Agenda

3. Adoption of Minutes

- a. May 16, 2024 Regular Meeting

4. Public Comment

5. 20 Minute Dinner Break at 7:30 p.m.

6. Public Hearing

- a. **SUP 23-10 Sunfish Solar**: An application by Sunfish Solar LLC, on behalf of BayWa r.e., to construct and operate an approx. 932-acre, 80 MWac utility-scale solar energy generation facility on property adjacent to True Blue Rd and Old Office Rd east of US 522 and approx. 1 mile from the Culpeper County line. Properties are identified as Tax Parcels 8-14, 8-14D, 8-15, and 19-1, and are situated in the Agricultural A2 Recommended Future Land Use category as described in the Orange County Comprehensive Plan.

7. New Business

8. Old Business

- a. **REZ 23-09 Binti LLC**: An application by Sunil Kapoor on behalf of Binti LLC to rezone tax parcel 45-51B, consisting of 0.36 acres and currently addressed as 16584 Tomahawk Creek Rd in Orange, from the Agricultural (A) district to the Limited Commercial (C-1) conditional district. A proffer has been volunteered which would require more controlled access to the property from the adjoining roads. The property is situated in the Agricultural A2 Recommended Future Land Use category, as described in the Orange County Comprehensive Plan. (Public Hearing kept open from the May 2, 2024 regular meeting)
- b. **SUP 23-11 Binti LLC**: An application by Sunil Kapoor on behalf of Binti LLC for a special use permit to allow fuel dispensing in conjunction with a pre-existing convenience store. The fuel dispensing use exists currently as a nonconforming use. The property is addressed as 16584 Tomahawk Creek Rd in Orange and identified as tax parcel 45-51B containing 0.36 acres. The property is situated in the Agricultural A2 Recommended Future Land Use category, as described in the Orange County Comprehensive Plan. (Public Hearing kept open from the May 2, 2024 regular meeting)

9. Reports

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

- b. Current Planning Projects: Chairman Capelle

10. Commissioner Comments

11. Next Meeting Date: July 18, 2024 Regular Meeting

12. 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	Bryington	ARC
SUP 23-03: Unionville Tire	3	Bryington	ARC
REZ 23-04: Wilderness Shores Proffer Amendment	4	Bryington	ARC
SUP 23-09: A&M Auto	4	Bryington	ARC
SUP 23-10: Sunfish Solar	4	Bryington	PC
REZ 23-09: Binti LLC	2	Van Hoven	PC
SUP 23-11: Binti LLC	2	Van Hoven	PC
CPA 24-01	-		BOS
REZ-2024-00246: Wilderness Shores Sec. 14	4	Bryington	ARC
ZTA 24-01: Solar Uses	-		PC
REZ-2024-00266: The Glenn at Land's End	2	Van Hoven	ARC
SUP-2024-00247: Al's Country Corner	1	Capelle	ARC

- To contact a Commissioner, click link below:
[Planning Commission | Orange County, VA - Official Website \(orangecountyva.gov\)](#)
- To view Current Planning Projects, click link below:
[Current Planning Projects | Orange County, VA - Official Website \(orangecountyva.gov\)](#)