

# 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



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## **Orange County Planning Commission Agenda** Public Safety Building; Board Meeting Room 11282 Government Center Drive, Orange, Virginia 22960 Thursday, July 18, 2024 – 6:00 p.m.

### **1. Call to Order and Determination of Quorum**

### **2. Adoption of Agenda**

### **3. Adoption of Minutes**

- a. June 20, 2024 Regular Meeting

### **4. Public Comment**

### **5. Work session**

- a. **ZTA 24-02 Agricultural district division policy:** A County-initiated amendment to the Zoning Ordinance that will establish limits on the frequency by which subdivisions of land are permitted within the Agricultural (A) zoning district.

### **6. Public Hearing**

- a. **REZ-2024-00282 BBR LC:** An application by BBR L.C. to amend REZ 19-03, approved on October 22, 2019, in order to adjust the boundaries between the Agricultural (A) and General Industrial (I-2) conditional districts on the property as well as to increase the area zoned I-2 from 5 acres to 6 acres. The property is addressed as 27286 Old Office Rd and is identified as tax parcel 20-17. The proffers approved in 2019 are proposed to remain the same. The property is situated in the Agricultural A2 recommended future land use category, as described in the Orange County Comprehensive Plan.
- b. **REZ-2024-00246 Wilderness Shores Sec. 14:** An application by Tricord Inc. to rezone approximately 4 acres within Sec. 14 of the subdivision from General Residential (R-2) to Multi-family Residential (R-4) conditional. Affected tax parcels are located at the end of Wilderness Shores Way and include tax parcels 12B-464R, 465R, 466R, 585R, 586R, 587R, a portion of 588R, as well as a small common area "I" (12B-I). Volunteered proffers require adherence to the generalized development plan as well as the site plan approved on April 13, 2022. The properties are situated within the "Platted Buildout of Existing Neighborhood" future land use designation, as described in the Germanna Wilderness Area Plan within the Orange County Comprehensive Plan.
- c. **ZTA 24-01 Solar uses:** A County-initiated amendment to the Zoning Ordinance that would prohibit utility-scale solar uses in all zoning districts as well as better define accessory solar uses. Affected Zoning Ordinance sections include 70-1, 70-453, 70-483, and 70-513.

### **7. New Business**

### **8. Old Business**

## 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:** September 5, 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        | Marshall              | ARC             |
| SUP 23-03: Unionville Tire                     | 3        | Marshall              | 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             | BOS             |
| REZ 23-09: Binti LLC                           | 2        | Van Hoven             | BOS             |
| SUP 23-11: Binti LLC                           | 2        | Van Hoven             | BOS             |
| CPA 24-01                                      | -        |                       | BOS             |
| REZ-2024-00246: Wilderness Shores Sec. 14      | 4        | Bryington             | ARC             |
| ZTA 24-01: Solar uses                          | -        |                       | PC WORK SESSION |
| REZ-2024-00266: The Glenn at Land's End        | 2        | Van Hoven             | ARC             |
| SUP-2024-00247: Al's Country Corner            | 1        | Capelle               | ARC             |
| REZ-2024-00282: BBR, LC                        | 4        | Bryington             | PC              |

- 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 \(orangecountyva.gov\)](#)