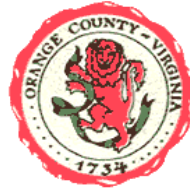


ORANGE COUNTY, VIRGINIA PLANNING COMMISSION

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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JOSH FREDERICK, AICP
PLANNING AND ZONING SERVICES MANAGER

orangecountyva.gov

Orange County Planning Commission Agenda Public Safety Building; Board Meeting Room 11282 Government Center Drive, Orange, Virginia 22960 Thursday, August 15, 2024 – 6:00 p.m.

1. Call to Order and Determination of Quorum

2. Adoption of Agenda

3. Adoption of Minutes

- a. July 18, 2024 Regular Meeting

4. Public Comment

5. Work session

- a. **ZTA 24-02 Agricultural district division policy:** A Planning Commission-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 23-01 Unionville Tire:** An application by Jordan Marshall to rezone an approximately 6.5-acre portion of tax parcel 34-52A from Limited Residential (R-1) to General Commercial (C-2) conditional. The property is located on Route 20 across from its intersection with Independence Rd (Route 650) in Rhoadesville. Proffers have been volunteered to require adherence with the concept plan submitted with the application as well as additional landscape buffering on the west side of the property. The property is situated within the Village future land use designation within the Comprehensive Plan.
- b. **SUP 23-03 Unionville Tire:** An application by Jordan Marshall for a Special Use Permit to operate a facility for agricultural/commercial vehicle repair and tire services on tax parcel 34-52A containing 9.35 acres. The property is currently zoned Limited Residential (R-1) on the west and General Commercial (C-2) on the east. REZ 23-01 is a companion application to rezone the R-1 portion to C-2 conditional. The proposal includes construction of a new approximately 150'x100' structure to house the proposed use, along with related site improvements. The property is located on Route 20 across from its intersection with Independence Rd (Route 650) in Rhoadesville. The property is situated within the Village future land use designation within the Comprehensive Plan.
- c. **ZTA 24-03:** A Zoning Ordinance Text Amendment initiated by the Orange County Board of Supervisors which would amend Zoning Ordinance Sec. 70-1 to add definitions for "driveway" and "serve or served" as well as amend the existing definitions for "setback" and "street, private". The purpose of the proposed amendment is to exempt 2-lot subdivisions from building setback requirements from the internal driveway easement providing access to the lots.

7. New Business

- a. Agricultural Zoning and Private Road Committees Discussion

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	Bryington	PC HEARING
SUP 23-03: Unionville Tire	3	Bryington	PC HEARING
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	BOS
ZTA 24-01: Solar Uses	-		BOS
REZ-2024-00266: The Glenn at Land's End	2	Van Hoven	ARC
SUP-2024-00247: Al's Country Corner	1	Capelle	STAFF REPORT
REZ-2024-00282: BBR, LC	4	Bryington	BOS
ZTA 24-02: Ag District Division Policy	-		PC WORK SESSION
ZTA 24-03: Driveway Setback Exemption	-		PC HEARING
SUP-2024-00238: Dham, LLC	1	Capelle	ARC Review

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