

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, October 3, 2024 – 6:00 p.m.

1. Call to Order and Determination of Quorum

2. Adoption of Agenda

3. Adoption of Minutes

- a. September 5, 2024 Regular Meeting

4. Public Comment

5. Public Hearing

- a. **ZTA 24-02 Agricultural district division policy:** A proposed amendment to the Zoning Ordinance that would establish limitations on divisions of property within the Agricultural (A) zoning district. The proposal would permit up to four lots to be divided from any given lot within a ten-year period, and would include exemptions for family divisions, cluster housing developments, and manufactured home parks approved via special use permit.

6. New Business

7. Old Business

- a. **SUP-2024-00238 Dham LLC:** (deferred from September 5, 12024 meeting - public hearing remains open) An application by Tabitha Gaulding of behalf of Dham LLC for a special use permit to permit fuel dispensing, which is an existing nonconforming use, and to install increased signage advertising the use. The property is identified as tax parcel 53-22A containing 4.5 acres, addressed as 4201 Spotswood Trl in Barboursville, currently zoned General Commercial (C-2), and is situated in the Agricultural A2 Recommended Future Land Use category per the Orange County Comprehensive Plan.

8. Reports

- a. Planning and Zoning Services Report: Josh Frederick, Planning and Zoning Services Manager
- b. Current Planning Projects: Chairman Capelle
- c. Zoning Ordinance Rewrite Committee Reports
 - i. Creation of A1 Zoning District (Chairman Capelle and Mr. Van Hoven)
 - ii. Fixing Private Road standards (Mr. Bryington and Mr. Marshall)

9. Commissioner Comments

10. Next Meeting Date: November 21, 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	Bryington	BOS
SUP 23-03: Unionville Tire	3	Bryington	BOS
REZ 23-04: Wilderness Shores Proffer Amendment	4	Bryington	ARC
SUP 23-09: A&M Auto	4	Bryington	BOS
CPA 24-01	-		BOS
ZTA 24-01: Solar uses	-		WITHDRAWN
REZ-2024-00266: The Glenn at Land's End	2	Van Hoven	ARC
SUP-2024-00247: Al's Country Corner	1	Capelle	BOS
ZTA 24-02: Agricultural district division policy	-		PC HEARING
SUP-2024-00238 : Dham LLC	1	Capelle	PC HEARING
SUP-2024-00289 : Unionville Brewing Co.	3	Marshall	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)