

At a Worksession of the Orange County Board of Supervisors held on Tuesday, July 8, 2025, beginning at 3:10 p.m., in the Meeting Room of the Public Safety Building, 11282 Government Center Drive, Orange, Virginia. Present: R. Mark Johnson, Chairman; Eduward M. Van Hoven, Vice Chairman; Crystal D. Hale; Keith F. Marshall, and J. Bryan Nicol. Also present: Theodore L. Voorhees, County Administrator; Amy Wilson, County Attorney; and LaToya M. Smith, Chief Deputy Clerk.

RE: WORKSESSION: ZONING ORDINANCE UPDATE

Michelle Mixell, Director of Development Services, presented the draft new R-S, Rural Service, as well as the T, Technology zoning district classifications. Based on a directive previously issued by the Board, the draft districts now include a color-coding key and a sidebar format, which will be standard on all draft documents moving forward.

Discussion ensued regarding the Rural Service district. The Board made recommendations to staff on certain modifications to the draft language relating to scale and scope, as well as noise controls.

The consensus among the Board was not to require a minimum lot size within the Rural Service district.

The Board discussed the recommendation to require a minimum frontage only for lots along primary highways to be consistent with other districts. Board members expressed a desire to know what the best practices are in other localities regarding minimum lot frontage requirements within a Rural Service district.

The Board also discussed the possibility of adding options for larger uses by Special Use Permit within the Rural Service district.

RE: WORKSESSION: LANDFILL

Stephanie Straub, Assistant County Administrator for Operations, was present along with George Madison, Landfill Manager, and Kenneth Yount, Collection Site Manager, to provide an update on landfill & collection site operations. The update focused on the following: collection site usage, brush standard operating procedures and fee schedule that went into effect on July 1st, as well as an analysis of collection site hours of operation and next steps.

Staff presented the following slideshow:



Agenda



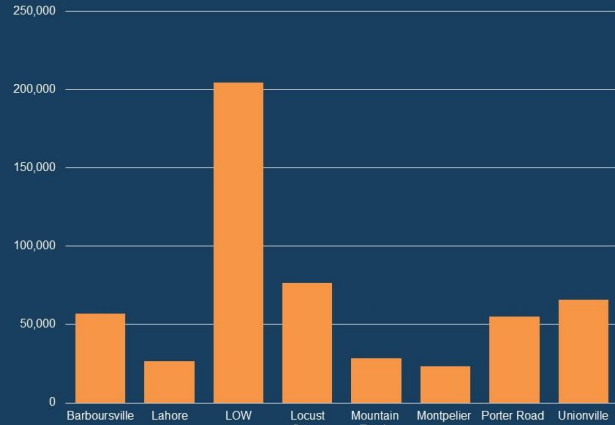
- 1.Collection Site Usage
- 2.Brush Standard Operating Procedure & Fees
- 3.Days of Operation



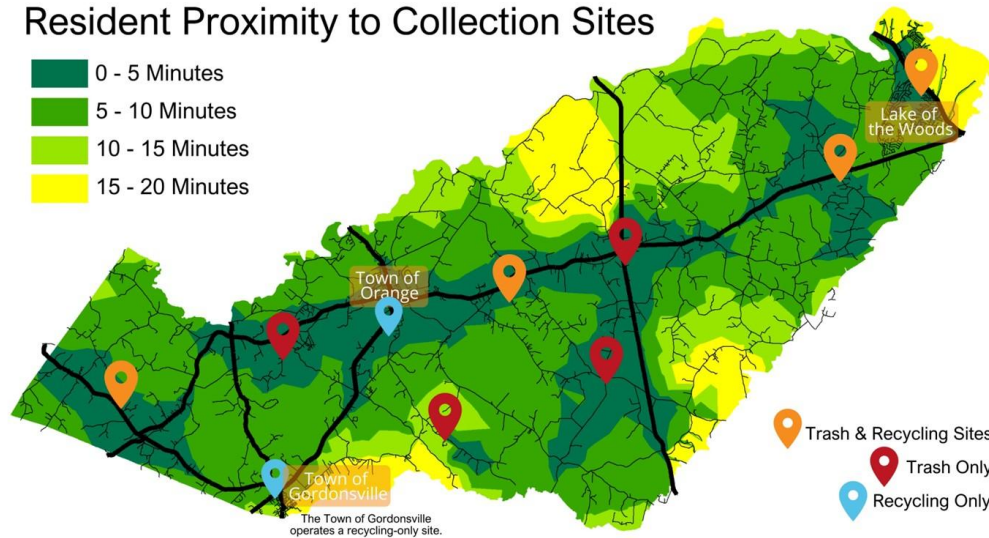
Collection Site Review

Annual Site Volume CY24 (Car Counts/Trip Counts)

Calendar Year 2024	
Barboursville	56,900
Lahore	26,763
LOW	204,460
Locust Grove	76,428
Mountain Track	28,701
Montpelier	23,477
Porter Road	55,150
Unionville	65,917
Total	537,796



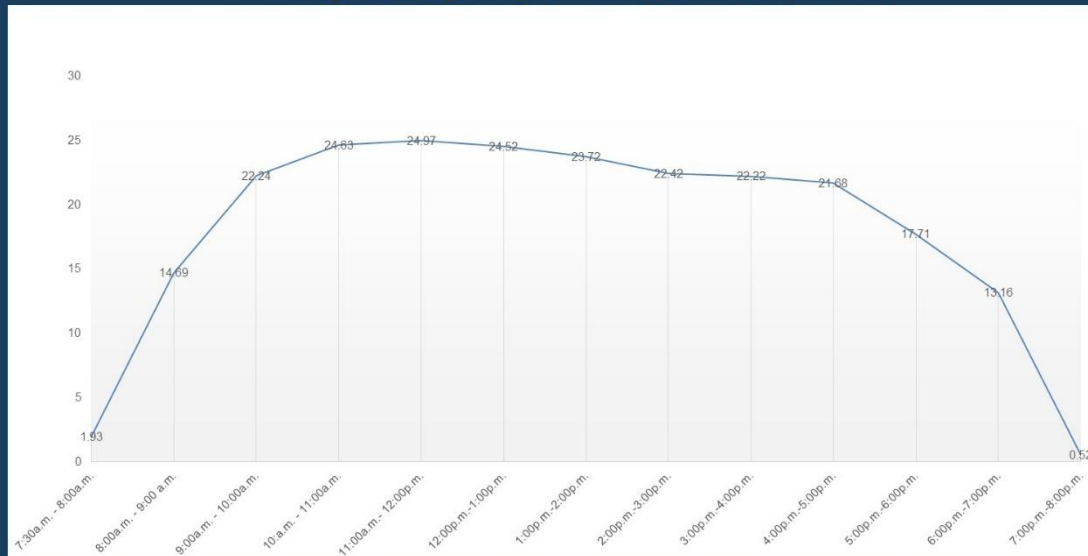
Resident Proximity to Collection Sites



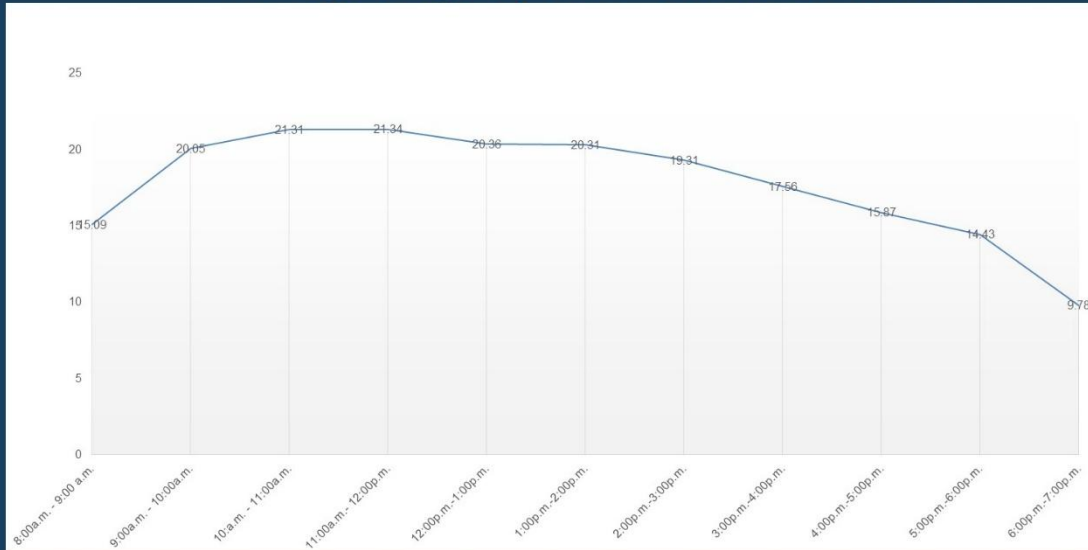
Collection Site Hours of Operation - Current

Site	M, T, Th, F Hours	Wed.	Sat.	Sun.
Barboursville	8:00 a.m. – 7:00 p.m.	Closed	8:00 a.m. – 5:00 p.m.	9:00 a.m. – 5:00 p.m.
Lahore	8:00 a.m. – 7:00 p.m.	Closed	8:00 a.m. – 5:00 p.m.	9:00 a.m. – 5:00 p.m.
Locust Grove	8:00 a.m. – 7:00 p.m.	Closed	8:00 a.m. – 5:00 p.m.	9:00 a.m. – 5:00 p.m.
Lake of the Woods	7:30 a.m. – 7:00 p.m.	Closed	8:00 a.m. – 5:00 p.m.	9:00 a.m. – 5:00 p.m.
Montpelier	8:00 a.m. – 7:00 p.m.	Closed	8:00 a.m. – 5:00 p.m.	9:00 a.m. – 5:00 p.m.
Mountain Track	8:00 a.m. – 7:00 p.m.	Closed	8:00 a.m. – 5:00 p.m.	9:00 a.m. – 5:00 p.m.
Porter Road	8:00 a.m. – 8:00 p.m.	Closed	8:00 a.m. – 6:00 p.m.	9:00 a.m. – 5:00 p.m.
Unionville	8:00 a.m. – 7:00 p.m.	Closed	8:00 a.m. – 5:00 p.m.	9:00 a.m. – 5:00 p.m.

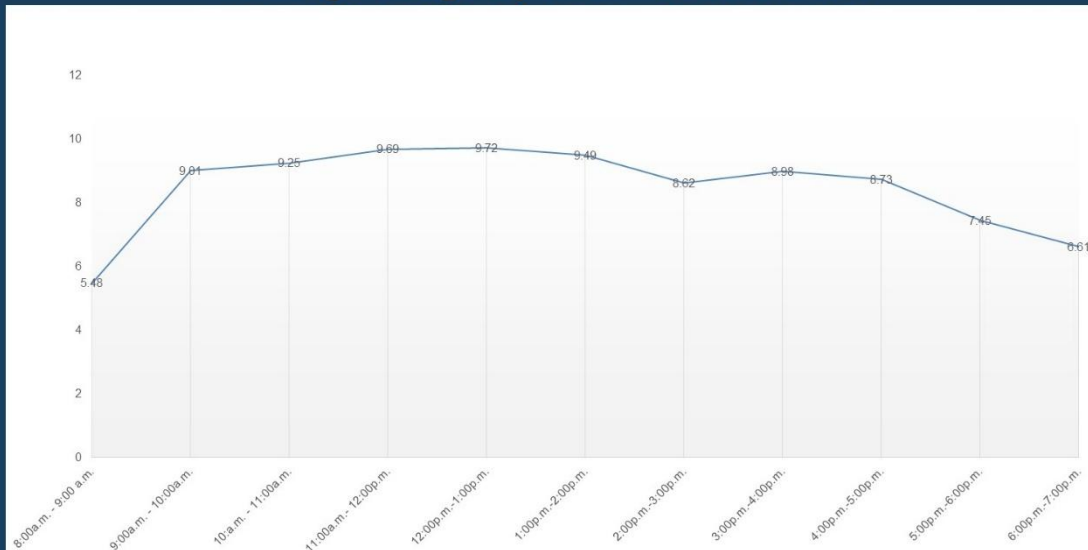
Average Usage By Hour (All Sites) CY24



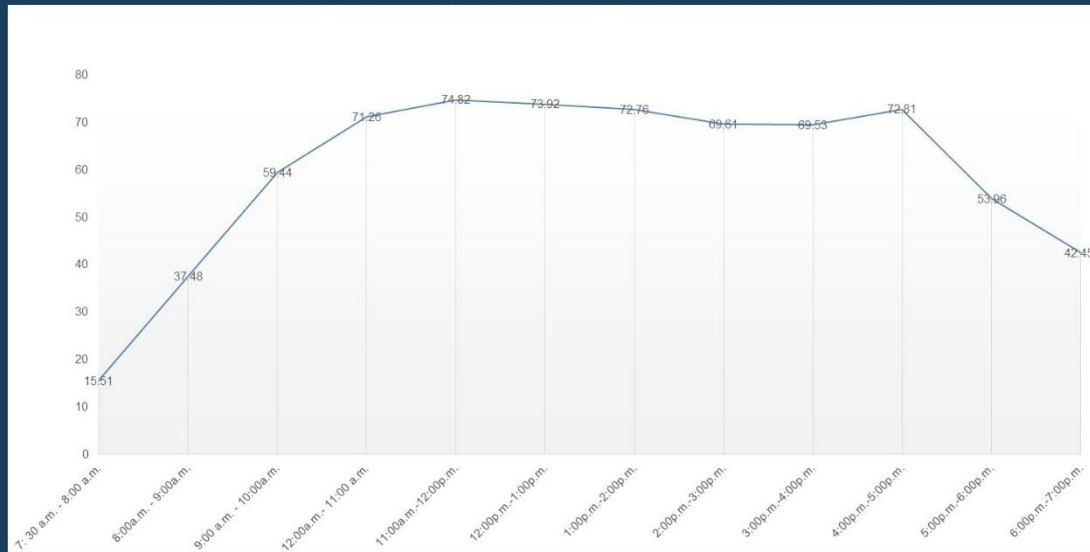
Average Usage By Hour - Barboursville CY24



Average Usage By Hour - Lahore CY24



Average Daily Usage By Hour - LoW CY24



Average Usage By Hour – Locust Grove CY24



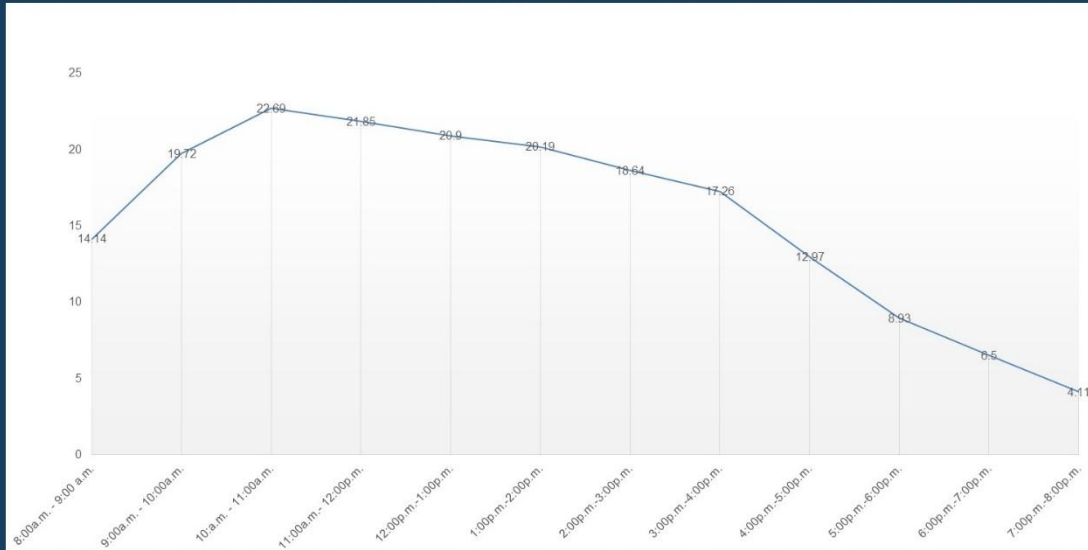
Average Usage By Hour – Mountain Track CY24



Average Usage By Hour – Montpelier CY24



Average Usage By Hour – Porter Road CY24



Average Usage By Hour – Unionville CY24



Benchmark Data – Collection Sites

Locality	Collection Site Hours of Operation	Number of Collection Sites	Population (2024)
Spotsylvania County	8:00 a.m. – 6:00 p.m. Summer (All Week) 8:00 a.m. – 4:30 p.m. Winter (All Week)	13	149,920
Louisa County	Mon. – Sat. 8:30 a.m. – 6:00 p.m. Sun. 10:00 a.m. – 6:00 p.m.	10	41,428
Madison County	Mon. – Fri. 8:30 a.m. – 5:00 p.m. Sat. 8:30 a.m. – 4:30 p.m. Sun. Closed	1	13,837
Greene County	Mon. – Sat. 8:00 a.m. – 4:00 p.m. Sun. Closed	1	21,717
Culpeper County	Laurel Valley • Mon. – Sat. 7:00 a.m. – 4:00 p.m. • Sun. 1:00 p.m. – 5:00 p.m. Lignum • Sat. 8:00 a.m. – 6:00 p.m. • Mon. 8:00 a.m. – 6:00 p.m. • Wed. 1:00 p.m. – 6:00 p.m.	2	55,770
Albemarle County	McIntire Site • 8:30 a.m. – 6:30 p.m. (Spring/Summer/Fall) • 8:30 a.m. – 5:30 p.m. (Winter) Ivy Site • Mon. – Sat. 7:30 a.m. – 4:00 p.m. Southern Site • Fri. – Wed. 8:00 a.m. – 5:00 p.m.	3	117,790
Orange County	Mon., Tues, Thurs, Fri. – 8:00 a.m. – 7:00 p.m.* Sat. & Sunday – 9:00 a.m. – 5:00 p.m.*	8	38,778

* Varies per site, see previous chart



Collection Site Hours of Operation - Suggested

Site	M, T, Th, F Hours	Wed.	Sat.	Sun.
Barboursville	8:00 a.m. – 7:00 p.m.	Closed	8:00 a.m. – 5:00 p.m.	9:00 a.m. – 5:00 p.m.
Lahore	8:00 a.m. – 7:00 p.m.	Closed	8:00 a.m. – 5:00 p.m.	9:00 a.m. – 5:00 p.m.
Locust Grove	8:00 a.m. – 7:00 p.m.	Closed	8:00 a.m. – 5:00 p.m.	9:00 a.m. – 5:00 p.m.
Lake of the Woods	7:30 a.m. – 7:00 p.m.	Closed	8:00 a.m. – 5:00 p.m.	9:00 a.m. – 5:00 p.m.
Montpelier	8:00 a.m. – 7:00 p.m.	Closed	8:00 a.m. – 5:00 p.m.	9:00 a.m. – 5:00 p.m.
Mountain Track	8:00 a.m. – 7:00 p.m.	Closed	8:00 a.m. – 5:00 p.m.	9:00 a.m. – 5:00 p.m.
Porter Road	8:00 a.m. – 7:00 p.m.	Closed	8:00 a.m. – 5:00 p.m.	9:00 a.m. – 5:00 p.m.
Unionville	8:00 a.m. – 7:00 p.m.	Closed	8:00 a.m. – 5:00 p.m.	9:00 a.m. – 5:00 p.m.



Brush SOPs & Fees

Benchmark Data - Brush

Orange County – FY26

Brush Fee Schedule:

- Commercial \$60/ton
- Residential \$60/ton (if over 200 lbs.)

SOP:

Mirror the C&D policy to charge if over 200 lbs. with the understanding that it can be waived in the event of a natural disaster and/or allowing a month of “free” cleanups in spring and autumn if approved by the BOS

Locality	Brush Policy FY25
Spotsylvania County	\$41/ton if commercial style vehicle or trailer larger than single axle
Louisa County	1,000 lbs. free per day per customer
Madison County	\$65/ton (residential brush free in March and October)
Greene County	\$70/ton
Culpeper County	1,000 lbs. free per year, then \$71.50/ton
Albemarle County	\$54/ton
Orange County	Residential free (unlimited) Commercial \$55/ton



Landfill & Collection Sites Days of Operation

Average Daily Usage (All Sites) CY24



Daily Operations

Next Steps

- Continue to monitor trends and usage of collection sites and benchmark against surrounding localities.
- Anticipate running landfill daily operations after equipment has arrived, and staff are onboarded in the summer of CY2026/FY2027.

Operation Options

- Depending on which sites are subject to additional openings, additional staffing needs are anticipated (i.e. 2 FTEs and 1- 4 PTEs). Operations changes could entail operating 7 days a week, and/or limiting closures for holidays. OPS manual revisions and signage would be one-time costs.
- Additional equipment is also needed to operate 7 days a week, as existing equipment needs a day to be serviced. Costs for additional equipment are anticipated to be approximately \$275,000 (used equipment)

Daily Operation Costs

FY	Total
24	\$8,839
25	\$8,269 (estimate)

- Figures based on salary, utilities, fuel, and contractor costs
- FY25 savings due to staff vacancies and leachate



Staff reviewed changes in the hours of operation at the Porter Road and Lake of the Woods collection sites, as well as the changes to the brush fee schedule. Ms. Straub presented photographs of the Porter Road disposal site to show the large quantities of brush. Ms. Straub noted that once the County takes over operation of the landfill, the County will need to have a third-party vendor come in to manage the brush pile.

Discussion ensued regarding usage volumes at the Lake of the Woods collection site in comparison to other sites within the county.

Staff also reviewed the timeline for taking over operations at the landfill. Staff is hoping to renew the existing contract with R. M. Soderquist for one additional year.

The Board thanked staff for their presentation.

RE: ADJOURN

Chairman Johnson adjourned the worksession at 4:48 p.m.

R. Mark Johnson, Chairman

Glenda B. Paul, County Administrator