

BOARD OF SUPERVISORS MINUTES

JUNE 8, 2021

At a Worksession of the Orange County Board of Supervisors held on Tuesday, June 8, 2021, beginning at 3:00 p.m., in the Meeting Room of the Gordon Building, 112 West Main Street, Orange, Virginia. Present: James P. Crozier, Chairman; R. Mark Johnson, Vice Chairman; James K. White; Keith F. Marshall; and Lee H. Frame. Also present: Theodore L. Voorhees, County Administrator; Thomas E. Lacheney, County Attorney; and Alyson A. Simpson, Chief Deputy Clerk.

RE: AMENDMENT TO THE ZONING ORDINANCE REGARDING ACCESSORY APARTMENTS

Joshua Gillespie, Planning and Development Services Director, presented draft language to the Board for an amendment to the Zoning Ordinance that would add “accessory dwelling unit” as a definition. He explained this amendment was prompted by the interest in permitting second dwellings containing greater square footage than was currently allowed. Mr. Gillespie reviewed the current language in the Zoning Ordinance for “accessory apartment” as well as the conditions that were proposed with the amendment to add “accessory dwelling unit.”

Discussion ensued among the Board regarding: whether the term “frontage” should be used in the proposed conditions; access versus frontage and the interpretation of each term; the connection between the two proposed conditions; tenant housing; the intent to accommodate future separation of the dwellings; meaning of the “bona fide farm” term; the need to create distinction between tenant housing, accessory apartment, and accessory dwelling unit; the possibility of including a density requirement; and the need to address well and septic systems with multiple dwellings.

By consensus, the Board requested that staff make changes to the proposed amendment to the Zoning Ordinance based on discussions and bring the matter back for further discussion at the Worksession on July 13, 2021.

RE: REZ 20-01 (SIGNATURE SERIES DEVELOPMENT, LLC)

Joshua Gillespie, Planning and Development Services Director, presented an overview of the Rezoning application from Signature Series Development, LLC, briefly highlighting the application process and the Planning Commission’s Public Hearing process. He reviewed the recommendation of approval and the most recent set of proffers received on May 6, 2021.

Discussion ensued among the Board regarding: the most recent set of proffers; the reason for the age restricted housing; the reference to allowable age restricted housing in the Code of Virginia; and the desire to see tighter language in the proffers for the proposed age restricted housing.

John Marcantoni and Bob Dudley, Applicants, gave brief remarks to the Board regarding their Rezoning application and made themselves available for questions from the Board. Their comments included history from the previously approved Rezoning on the subject property; compliance of their application with the Germanna-Wilderness Area Plan; changes to the proposed concept plan; and the need for age restricted housing in the area.

Discussion ensued among the Board regarding: the location and number of age restricted units; why the change was necessary to allow the residential component before the commercial development; types of commercial development proposed for the site; the phased, timing approach to the residential development; uncertainty with the commercial development; a potential to re-negotiate the previously approved Rezoning; how funds from the residential development would be reinvested into the commercial development; and cost prohibitive challenges associated with the necessary site infrastructure.

The Board took the information regarding REZ 20-01 under advisement, and there was no action taken at this time.

RE: ADJOURN

There being no further business to discuss, the Board concluded its Worksession and continued to its Regular Meeting at 4:45 p.m.

James P. Crozier, Chairman

Theodore L. Voorhees, County Administrator