

ORANGE COUNTY, VIRGINIA PLANNING COMMISSION

JASON CAPELLE, DISTRICT ONE
BRANDON VAN HOVEN, DISTRICT TWO
JORDAN MARSHALL, DISTRICT THREE
VACANT, DISTRICT FOUR
FRANK DIPASQUALE, DISTRICT FIVE

JOSH FREDERICK, AICP
PLANNING AND ZONING SERVICES MANAGER



PLANNING & ZONING SERVICES
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Orange County Planning Commission Agenda Public Safety Building; Board Meeting Room 11282 Government Center Drive, Orange, Virginia 22960 Thursday, November 6, 2025 – 6:00 p.m.

1. Call to Order and Determination of Quorum

2. Adoption of Agenda

3. Adoption of Minutes

- a. October 2, 2025 Regular Meeting

4. Public Comment

5. Worksession

- a. **ZTA 25-02: Technology (T) Zoning District**

6. Public Hearing

- a. **REZ-2025-00437**: An application by Boyd Eheart to rezone an approximately 3.5-acre property, identified as tax parcel 53-83 and addressed as 3080 Spotswood Trl in Barboursville, from Limited Commercial (C-1) to Limited Residential (R-1). The property is situated in the Agricultural A2 Recommended Future Land Use category per the Orange County Comprehensive Plan.
- b. **SUP-2025-00425**: An application by Matthew Randall for a special use permit to operate an approx. 900 sq. ft. auto repair garage on property identified as tax parcel 11-2-3 and addressed as 33295 Locust Grove Dr in Locust Grove. The property is zoned Agricultural (A) and is situated in the Platted Buildout of Existing Neighborhoods Future Land Usage Guidelines per the Germanna Wilderness Area Plan within the Orange County Comprehensive Plan.

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
- c. Zoning Ordinance Review

10. Commissioner Comments

11. Next Meeting Date: November 20, 2025 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	Dist rict	District Commissioner	Project Status
REZ 23-04: Wilderness Shores Proffer Amendment	4	Bryington	ARC
ZTA 24-02: Agricultural district division policy	-		PC
SUP-2024-00289 : Unionville Brewing Co.	3	Marshall	ARC
REZ-2025-00361: Webb	4	Bryington	ARC
ZTA 25-01: Zoning Ordinance Overhaul	-		
SUP-2025-00420: Done Right Repair	1	Capelle	BOS Hearing
SUP-2025-00425: Locust Grove Tire and Service	4	Bryington	PC Hearing
REZ-2025-00437: Eheart	1	Capelle	PC Hearing
VAR-2025-00447: Zavaleta	5	BZA	BZA
ZTA 25-02: Technology (T) Zoning District			PC Worksession

CURRENT VDOT CONSTRUCTION PROJECTS

Route 20 / US 33 Roundabout (Barboursville)
Route 231 / Route 1006 Roundabout (Gordonsville)
Route 601 Realignment (Locust Grove)
Route 675 Replacement (Orange)
US 522 (North) STARS Corridor Study (Unionville)
Route 3 / Route 20 Intersection Improvements (Locust Grove)
Route 20 / US 522 Roundabout (Unionville)

- 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)