

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 20, 2025 – 6:00 p.m.

- 1. Call to Order and Determination of Quorum**
- 2. Adoption of Agenda**
- 3. Adoption of Minutes**
 - a. Revised October 2, 2025 Regular Meeting
- 4. Public Comment**
- 5. Public Hearing**
 - a. **ZTA-2025-00455**: An application by David McElheney, on behalf of Somerset Center Store LLC, for an amendment to Zoning Ordinance Sec. 70-646(5) and (7) (primary highway setbacks). Specifically, the request is to reduce the minimum setback requirement on Route 20 and Route 231 at the southeast quadrant of the intersection to allow the property to be developed.
- 6. New Business**
- 7. Old Business**
- 8. Reports**
 - a. Planning and Zoning Services Report: Josh Frederick, Planning and Zoning Services Manager
 - b. Current Planning Projects: Chairman Capelle
 - c. Zoning Ordinance Review
- 9. Commissioner Comments**
- 10. Next Meeting Date:** December 4, 2025 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	Dist rict	District Commissioner	Project Status
REZ 23-04: Wilderness Shores Proffer Amendment	4		ARC
ZTA 24-02: Agricultural district division policy	-		PC
SUP-2024-00289 : Unionville Brewing Co.	3	Marshall	ARC
REZ-2025-00361: Webb	4		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		BOS Hearing
REZ-2025-00437: Eheart	1	Capelle	BOS Hearing
VAR-2025-00447: Zavaleta	5	BZA	BZA 11/19/2025
ZTA-25-02: Technology (T) Zoning District			PC Hearing
ZTA-2025-00455: Rt 20 / Rt 231 Setbacks			PC Hearing
SPE-2025-00456: Somerset Store	1	Capelle	BOS Hearing

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 \(orangecountyva.gov\)](#)
- To view Current Planning Projects, click link below:
[Current Planning Projects | Orange County, VA - Official Website \(orangecountyva.gov\)](#)