

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, December 4, 2025 – 6:00 p.m.

1. Call to Order and Determination of Quorum

- a. Election of Vice Chairman

2. Adoption of Agenda

3. Adoption of Minutes

- a. November 6, 2025 Regular Meeting

4. Presentation of Resolution to Adam Bryington

5. Public Comment

6. Public Hearing

- a. **ZTA 25-02: Technology (T) Zoning District** A proposed amendment to the Zoning Ordinance which would incorporate a new zoning district, called Technology (T), and accompanying district regulations, including permitted uses, special uses, setback/yard requirements, buffer requirements, height regulations, sign requirements, and various standards for specific uses.

7. New Business

- a. Election of Vice Chairman

8. Old Business

9. Reports

- a. Planning and Zoning Services Report: Josh Frederick, Planning and Zoning Services Manager
- b. Current Planning Projects: Chairman Capelle

10. Commissioner Comments

11. Next Meeting Date: December 18, 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	District	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			BOS Hearing
SPE-2025-00456: Somerset Store	1	Capelle	BOS Hearing

CURRENT VDOT CONSTRUCTION PROJECTS

For informational purposes only

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 \(orangecountyva.gov\)](#)