

ORANGE COUNTY PLANNING COMMISSION

COMMUNITY DEVELOPMENT BUILDING
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960



(540) 672-4347
FAX: (540) 672-0164
orangecountyva.gov

Regular Meeting
Gordon Building Meeting Room
112 W. Main Street, Orange, VA 22960
Thursday, October 17, 2013
AGENDA

7:00 p.m.

1. Call to Order
2. Determination of Quorum
3. Approval of Agenda
4. Public Comment
5. Old Business
 - A. Board of Supervisors Report – Jim White
 - B. Planning and Zoning Report – Josh Frederick
 - C. Joint efforts of the BOS, PC and EDA discussion
6. New Business
 - A. Minor text amendments related to proposed revised Sec. 54-167 text amendments and schedule public hearing for 11/21/13 – Josh Frederick
 - B. Discussion of development standards examples – Josh Frederick
7. Commissioner Comments
8. Next meeting
9. Adjourn

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MEMORANDUM

TO: Planning Commission Members

FROM: Josh Frederick, Senior Planner *JF*

THROUGH: Gregg Zody, Director *GZ*

DATE: October 8th, 2013

SUBJECT: October 17th meeting – potential development standards discussion

Following the September 5th Planning Commission meeting, Staff distributed copies of Powhatan County's draft development standards as a basis for future consideration and discussion. This discussion has been included on the agenda for the October 17th meeting as new business. Powhatan's draft language is quite comprehensive and should serve as a good starting point for a discussion about potentially implementing similar standards in Orange County.

As planning for the Route 3 area is underway, it is a good time to begin considering such standards as a matter of good planning, being proactive and ensuring future development conforms to the goals laid out in the Comprehensive Plan.

As you review the provided language, please consider aspects of it you like and aspects you dislike, as well as anything that may be pertinent to Orange County's needs that is not included. It would also be worthwhile to consider where in the county, if not its entirety, to apply such standards.

Please bring your copy of Powhatan's draft language to the October 17th meeting as a reference. If you need an additional copy, contact Staff and we will bring one to the meeting for you.

This discussion should be helpful in developing a focus for the future.

CC: Julie Summs, County Administrator
Thomas Lacheney, County Attorney
File

ORANGE COUNTY PLANNING COMMISSION

GREGG ZODY, AICP
DIRECTOR OF PLANNING AND ZONING
COMMUNITY DEVELOPMENT BUILDING
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960



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MEMORANDUM

TO: Planning Commission Members

FROM: Gregg Zody, Director of Planning and Zoning *GZ*

DATE: October 8, 2013

SUBJECT: Text Amendment to finalize 54-167 (Construction Standards)

As a follow-up to the Planning Commission's favorable recommendation of changes for private streets in the Subdivision Ordinance, staff has identified several additional changes which fixes loopholes in the existing Ordinance and as a result, we have drafted language that complements the recently amended language. This item is under New Business Item A in your agenda.

The recently amended language is already incorporated in the attachment, and additional amendments are underlined/struck-through as noted in the header of the document.

Staff seeks to have Planning Commission input and discussion on this matter so it can be advertised for a public hearing on November 21, 2013.

Please contact staff if you have questions regarding the attachment.

Attachments (1)

CC: Julie G. Summs, County Administrator
Tom Lacheney, County Attorney
Alyson Simpson, Chief Deputy Clerk/Office Manager

DIVISION 2. – GENERAL STREET DESIGN STANDARDS

Sec. 54-167. – Construction standards.

Private streets shall be constructed as follows:

1. Any road created to serve one or two lots may be privately constructed and maintained.
2. Any road created to serve between three and up to seven lots (i.e. a minor subdivision) may be privately constructed and maintained, provided the following minimum construction standards are met:
 - 1) The minimum width of the roadway shall be twelve (12) feet and the minimum vertical clearance shall be fourteen (14) feet;
 - 2) The road surface may be either paved or gravel. Gravel roads shall consist of a minimum of six (6) inches of aggregate, or paved roads shall consist of a minimum of six (6) inches of gravel and asphalt;
 - 3) The roadway shall provide adequate drainage so as not to promote standing water;
 - 4) All culverts shall be constructed and installed to VDOT standards.
3. Any existing private road upon which property is divided such that the road serves between three and up to seven lots must be improved to meet the private street requirements as referenced in Sec. 54-167(2).
4. Any road created to serve eight or more lots (i.e. a major subdivision), or any other subdivision road as so desired by the property owner(s), shall be constructed to meet the Virginia Department of Transportation Subdivision Street Requirements (hereafter referred to as “public street requirements”).
5. Covenants outlining the responsibility of construction and maintenance of any private right-of-way created to serve a subdivision of between three and up to seven lots shall be submitted to the county attorney for review with a plat of said subdivision and subsequently recorded with said subdivision plat upon approval.

Certificates regarding street construction shall appear on the face of the plat pursuant to Section 54-94 (9, 10 or 11).

DIVISION 4. – PLATS AND PLANS

Sec. 54-28. – Family Subdivision.

11. Any ~~s~~Streets created to serve three (3) or more lots within a family subdivision shall be built to the VDOT subdivision street constructed and maintained in accordance with the standards set forth in Sec. 54-167. Streets serving a family subdivision may be privately ~~maintained in accordance with provision 12 below.~~
13. ~~Prior to the issuance of a building permit on a family subdivision lot not having frontage on a state road, the property owner shall sign and record in the land records an agreement, which shall be reflected in the chain of title for that lot, stating that the property owner understands that:~~
 - a. ~~The easement or right of way serving the lot is private and the road or drive within it shall be maintained by the benefited property owner(s);~~
 - b. ~~The road or drive is ineligible for admission into the state secondary road system for maintenance unless it is brought into conformance with the requirements of this subdivision ordinance at no cost to the county or state;~~
 - c. ~~Until the road is accepted into the secondary road system, state maintenance will not be provided, and mail service and school bus service may not be available to the property.~~

DIVISION 5. – FINAL PLATS

Sec. 54-94. – Certificates.

(9) For subdivisions showing the creation of a private street the plat shall clearly state the following:

“The streets in this subdivision serve ____ lots and do not meet the standards necessary for inclusion in the system of state highways and will not be maintained by the Department of Transportation or the county and are not eligible for rural addition funds or any other funds appropriated by the General Assembly and allocated by the Commonwealth Transportation Board. Such streets shall be constructed and maintained in accordance with the standards set forth in Sec. 54-197.”