

ORANGE COUNTY  
PLANNING COMMISSION

COMMUNITY DEVELOPMENT BLDG.  
128 WEST MAIN STREET  
ORANGE, VIRGINIA 22960



OFFICE: (540) 672-4347  
FAX: (540) 672-0164  
[orangecountyva.gov](http://orangecountyva.gov)

**MEETING NOTICE**

**TO:** Orange County Planning Commission  
Press  
Other interested parties

**FROM:** Josh Frederick, Senior Planner &  
Acting Director of Planning & Zoning

**DATE:** January 29<sup>th</sup>, 2015

**SUBJ:** February 5<sup>th</sup>, 2015 regular meeting notice

The Orange County Planning Commission will meet on **Thursday, February 5<sup>th</sup>, 2015 at 7:00 p.m.** in the basement meeting room of the Gordon Building located at 112 W. Main Street in Orange. Please plan to attend.

On the agenda is deferred action on a Zoning Ordinance text amendment that was heard in December as well as a public hearing for a Subdivision Ordinance text amendment. If you are unable to attend, or have any questions or concerns please contact our office at (540) 672-4347.

Cc: R. Bryan David, County Administrator  
Thomas E. Lacheney, County Attorney  
Board of Supervisors

Encl: Agenda packet for 2/5/15

# ORANGE COUNTY

## PLANNING COMMISSION

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**Regular Meeting**  
**Gordon Building Meeting Room**  
**112 W. Main St, Orange, VA, 22960**  
**Thursday, February 5<sup>th</sup>, 2015**  
**AGENDA**

**7:00 pm**

1. Call to order and determination of quorum
2. Approval of agenda
3. Approval of minutes
4. Work session
5. Public comment
6. Old business:
  - A. Board of Supervisors report – Jim Crozier
  - B. Planning & Zoning report – Josh Frederick
  - C. Route 3 Steering Committee report – George Yancey/Nigel Goodwin
  - D. Zoning Ordinance Articles 1 & 4 (action deferred from the December 18<sup>th</sup>, 2014 regular meeting; **public hearing closed**): New definitions for *agritourism*, *bed and breakfast homestay*, *private cultural use*, *private recreational use* and *private institutional use*; revised definitions for *bed and breakfast inn* and *camp*. The amendment also proposes changes to the permitted and special uses in the Agricultural (A), Limited Residential (R-1), General Residential (R-2), Limited Commercial (C-1) and General Commercial (C-2) zoning districts and adds additional permitted uses.
7. Public hearing:
  - A. Subdivision Ordinance Sec. 54-167: Private road standards for major subdivisions to be platted on or along an existing road.
8. New business
9. Commissioner comments
10. Next meeting – February 19<sup>th</sup>, 2015
11. Adjourn

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DEPARTMENT OF PLANNING AND ZONING

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**MEMORANDUM**

**TO:** Orange County Planning Commission

**FROM:** Josh Frederick, Senior Planner &  
Acting Director of Planning & Zoning

**DATE:** January 28<sup>th</sup>, 2015

**RE:** Zoning Ordinance definitions and permitted uses

At the Commission's 10/2/14 regular meeting, Staff introduced a number of new definitions for addition to the Zoning Ordinance and solicited comments. The Commission instructed Staff to bring the matter before the Board of Supervisors during a work session to seek input on a course of action. The Board subsequently considered the proposed language and initiated Planning Commission action on the definitions as well as updating the permitted uses in the Zoning Ordinance for said definitions.

The Commission held a public hearing on the proposed definitions and uses during their 12/18/14 regular meeting. The amendment of regulations pertaining to short-term and transient lodging in the county prompted input by stakeholders of the local bed-and-breakfast industry. Action on the amendment was deferred until the 2/5/15 regular meeting so that Staff could have a chance to meet with these stakeholders in order to ensure the regulations found a balance between the needs of the county and the needs of the business community.

The attached proposed language incorporates changes to lodging-related definitions and uses derived from discussions during this meeting. The definitions for *bed and breakfast inn*, *short-term tourist lodging facility* (previously *bed and breakfast homestay*) and *vacation rental* include performance standards in order to mitigate potential impacts of the by-right uses. *Short-term tourist lodging facilities* and *vacation rentals* have also been added as permitted uses in the Planned Residential (R-3) zoning district, and the private cultural, recreational and institutional use categories have been updated in light of the new definitions. The rest of the proposed language has not been altered beyond what was previously heard by the Commission, with the exception of a tweak to *agritourism* definition.

To further reiterate, this proposed amendment better encourages small business development, better supports tourism activities and provides better consistency throughout the ordinance. Perhaps most importantly, it better aligns the Zoning Ordinance with the goals and objectives of the 2013 Comprehensive Plan. Staff recommends approval as presented.

## **New Definitions:**

*Agritourism* means any activity carried out on a farm that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, wineries, ranching, historical, cultural, harvest-your-own activities, or natural activities and attractions. An activity is an agritourism activity whether or not the participant paid to participate, but does not include commercial competitions. The commercial hosting of weddings, corporate retreats, celebrations and other similar events within facilities dedicated for such uses is considered agritourism if the parcel on which they are hosted is of a bona fide agricultural use. Zoning permit issuance for such facilities shall be conditioned upon approval from the Building Official and the Virginia Department of Health.

*Short-term Tourist Lodging Facility* means a building and/or portion of a building, such as a guesthouse, carriage house or other accessory dwelling, on 1 parcel where, for compensation, lodging is provided for 14 or fewer consecutive days in 4 or fewer guest rooms or suites. The property owner must make themselves present and available as manager as long as guests are staying on the premises. Short-term tourist lodging facilities shall conform, at a minimum, to the following performance standards:

- Zoning permit issuance is conditioned upon approval from the Building Official, the Virginia Department of Health and proof of issuance of a state business license.
- Food service and meals shall not be provided to guests or the general public.
- Proof of registration with the Orange County Treasurer for transient occupancy tax shall be provided to the Zoning Administrator within 30 days of zoning permit issuance.
- Special events are not permitted.
- The property owner shall be responsible for coordinating and obtaining yearly safety inspections from the Building Official.
- A short-term tourist lodging facility shall be considered accessory to the property's principal residential use and shall not detract from the character of that use.

*Private Cultural Use* means a property and/or facility that is used for the commercial practice and furthering of the arts and sciences, or continual display and promotion of items or events related to anthropological, historical or intellectual achievements. Private cultural uses include, but are not limited to, theaters, studios, artist retreats, libraries, museums, galleries, botanical/zoological gardens and the like.

*Private Recreational Use* means a property and/or facility used for commercial sports or amusement operations under the following categories:

*Indoor:* Such as bowling, skating, swimming, therapeutic activities, athletic courts and related facilities, paintball, shooting ranges and the like. This does not include facilities offering table games, billiards, having amusement rides or any use involving motorized vehicles.

*Outdoor, non-vehicular:* Such as golf driving ranges, miniature golf, batting cages, paintball, athletic courts and related facilities, pools, commercial competitions, and the like. This does not include fairgrounds, camps, amusement rides, shooting ranges, regular live entertainment or farm enterprises.

*Outdoor, vehicular:* Such as go-carts, race tracks and the like. This does not include motorized watercraft.

*Private Institutional Use* means a property and/or facility that is used for education, assisted living and group homes containing greater than 8 clients/occupants, family day homes serving

greater than 5 children, and the like. This does not include vocational training facilities or places of worship and those uses customarily accessory to them.

*Vacation Rental* means any single-family dwelling and/or accessory dwelling unit, intended for permanent occupancy, which is rented or leased as a whole for transient use for 14 or fewer consecutive days. This term does not include a bed and breakfast inn or a short-term tourist lodging facility. The property owner must make themselves present and available as manager as long as guests are staying on the premises. Vacation rentals shall conform, at a minimum, to the following performance standards:

- Zoning permit issuance is conditioned upon approval from the Building Official, the Virginia Department of Health and proof of issuance of a state business license.
- Food service and meals shall not be provided to guests or the general public.
- Proof of registration with the Orange County Treasurer for transient occupancy tax shall be provided to the Zoning Administrator within 30 days of zoning permit issuance.
- The property owner shall be responsible for coordinating and obtaining yearly safety inspections from the Building Official.

**Amended Existing Definitions (new language in blue)**

*Bed and breakfast inn* means ~~a building, or portion of a building, where, for compensation, lodging is provided for 30 or fewer days in 12 or fewer guest rooms or suites.~~ any establishment, having no more than 15 guestrooms or suites offering to the public, for compensation, transitory lodging for 30 or fewer consecutive days and offering at least one meal per day, which may but need not be breakfast, to each person to whom overnight lodging is provided. A manager, which may be the property owner, must reside within the building or one of the buildings on the parcel(s) and shall make themselves present and available as long as guests are staying on the premises. Bed and breakfast inns shall conform, at a minimum, to the following performance standards:

- Zoning permit issuance is conditioned upon approval from the Building Official, the Virginia Department of Health and proof of issuance of a state business license.
- Food service facilities shall only be utilized for guests and/or in connection to the use (e.g. catering for on-site events). No dedicated restaurant facilities are permitted.
- Proof of registration with the Orange County Treasurer for transient occupancy tax shall be provided to the Zoning Administrator within 30 days of zoning permit issuance.
- The property owner shall be responsible for coordinating and obtaining yearly safety inspections from the Building Official.
- A bed and breakfast inn shall be considered a principal use.

*Camp* means an area containing not less than ten acres, ~~owned and/or operated privately for profit or by a charitable, religious or civic organization, where patrons are provided seasonal/temporary lodging in permanent structures and where instruction in outdoor activities, crafts, sports, religious retreat activities, and similar pursuits is furnished.~~

**Use Changes (new in blue; changes in strikethrough):**

Sec. 70-302. - Permitted uses. (A)

In the agricultural district, land may be used for the following uses, and any accessory use that is customarily incidental to such uses, including home occupations:

- 1) Agriculture.
- 2) Agritourism.
- 3) Bed and breakfast inn.
- 4) Short-term tourist lodging facility.
- 5) Vacation rental.
- 6) Single-family dwelling.
- 7) Two-family dwelling.
- 8) Manufactured home.
- 9) Place of worship.
- 10) Cemetery or graveyard.
- 11) Sign subject to sections 70-308 and 70-696
- 12) Farm enterprise, farm stand, wayside stand.
- 13) Farmer's market of up to 4,000 square feet gross floor area.
- 14) Private indoor recreational use.
- 15) Private cultural use of up to 4,000 square feet gross floor area.
- 16) Temporary uses, with a zoning permit pursuant to sections 70-309 and 70-122, limited to the following:
  - a. Temporary or seasonal sales.
  - b. Special events.
- 17) Accessory Apartment
- 18) Commercial Kitchen or Smokehouse

Sec. 70-303. - Uses permitted by special use permit.

In the agricultural district the following uses may be permitted upon issuance of a special use permit by the board of supervisors:

- 1) Agricultural equipment sales or service, or both.
- 2) Airport.
- 3) Boarding kennel or commercial breeding kennel.
- 4) Camp, campground or recreational vehicle park.
- 5) ~~Carnival, circus,~~ fairground ~~or similar temporary activity.~~
- 6) Elder care center, child day care center, or nursery school.
- 7) Livestock auction or farmer's market of greater than 4,000 square feet gross floor area.
- 8) Manufactured home park.
- 9) Mine or quarry.
- 10) Office ~~of less than~~ not exceeding 4,000 square feet gross floor area, including professional or contracting office.
- 11) Private cultural use ~~not~~ exceeding 4,000 square feet gross floor area, ~~recreational or institutional use.~~
- 12) Private outdoor recreational use.

- 13) Private institutional use.
- 14) Public garage.
- 15) Public use such as school, park, library, fire and rescue station, public utility, or maintenance facility.
- 16) Retail store ~~of less than~~ not exceeding 4,000 square feet gross floor area, including, ~~farmer's market,~~ a farm stand greater than 1,000 square feet gross floor area, flea market, or retail nursery.
- 17) Sanitary landfill.
- 18) Veterinary service, including animal hospital.
- 19) Cluster housing development (see also article VI).
- 20) ~~Bicycling, horseback riding, carriage rides, and other similar transient recreational uses which involve overnight night stays on private property.~~
- 21) Outdoor Power Equipment Motorcycle. All-Terrain Vehicle. Watercraft Repair and Storage

Sec. 70-332. - Permitted uses. **(R-1)**

In the limited residential district, land may be used for the following uses, and any customarily incidental accessory use, including home occupations:

- 1) Single-family dwelling.
- 2) Two-family dwelling.
- 3) Short-term tourist lodging facility.
- 4) Vacation rental.
- 5) Agriculture, except keeping of any animals other than those customarily kept as household pets.
- 6) Agritourism.
- 7) Place of worship.
- 8) Public use such as school, park, library, fire and rescue station, public utility, or maintenance facility.
- 9) Sign subject to sections 70-338 and 70-696 et seq.
- 10) Accessory Apartment.
- 11) Farm stand, wayside stand.

Sec. 70-333. - Uses permitted by special use permit.

In the limited residential district, the following uses may be permitted upon issuance of a special use permit by the board of supervisors:

- 1) Elder care center, child day care center, or nursery school.
- 2) Bed and breakfast inn.
- 3) Keeping of animals other than those customarily kept as household pets.
- 4) Office ~~of less than~~ not exceeding 4,000 square feet gross floor area, including professional or contracting office.
- 5) Private cultural, ~~recreational~~ or institutional use.
- 6) Farmer's Market

Sec. 70-362. - Permitted uses. **(R-2)**

In the general residential district, land may be used for the following uses, and any customarily incidental accessory use, including home occupations:

- 1) Single-family dwelling.
- 2) Short-term tourist lodging facility.
- 3) Vacation rental.
- 4) Place of worship.
- 5) Public use such as school, park, library, fire and rescue station, public utility, or maintenance facility.
- 6) Signs subject to sections 70-368 and 70-696 et seq.

Sec. 70-363. - Uses permitted by special use permit.

In the general residential district, the following uses may be permitted upon issuance of a special use permit by the board of supervisors:

- 1) Elder care center, day care center, or nursery school.
- 2) Keeping of animals other than those customarily kept as household pets.
- 3) Office of less than not exceeding 4,000 square feet gross floor area, including professional or contracting office.
- 4) Private cultural use not exceeding 4,000 square feet gross floor area. ~~recreational or institutional use.~~
- 5) Private institutional use.
- 6) Bed and breakfast inn.

Sec. 70-392. - Permitted uses. **(R-3)**

In the planned residential district land may be used for the following uses and any customarily incidental accessory use, including home occupations:

- 1) Single-family dwelling.
- 2) Two-family dwelling.
- 3) Multifamily dwelling.
- 4) Short-term tourist lodging facility.
- 5) Vacation rental.
- 6) Community services such as office, day care center, elder care center, or security facility.
- 7) Place of worship.
- 8) Private cultural, ~~recreational or institutional~~ use.
- 9) Private indoor or non-vehicular outdoor recreational use.
- 10) Private institutional use.
- 11) Public or private use such as school, park, library, fire/rescue station, utility or maintenance facility.
- 12) Signs subject to sections 70-400 and 70-696 et seq.



Sec. 70-452. - Permitted uses. (C-1)

In the limited commercial district, land may be used for the following uses and any customarily incidental accessory use, provided that no merchandise, materials, tractor-trailers, or equipment are stored outdoors:

- 1) Office not exceeding 4,000 square feet of gross floor area.
- 2) Place of worship.
- 3) Public use such as school, park, library, fire or rescue station, public utility or maintenance facility.
- 4) Retail store not exceeding 4,000 square feet of gross floor area.
- 5) Signs in accordance with sections 70-456 and 70-696 et seq.
- 6) Up to four dwelling units attached to an office or a retail store.
- 7) Temporary uses, with a zoning permit pursuant to section 70-940, limited to the following:
  - a. Temporary or seasonal sales.
  - b. Special events.
- 8) Outdoor Power Equipment Motorcycle. All-Terrain Vehicle. Watercraft Repair and Storage
- 9) Private cultural use.
- 10) Private indoor recreational use.
- 11) Private institutional use.

Sec. 70-453. - Uses permitted by special use permit.

In the limited commercial district, the following uses may be permitted upon issuance of a special use permit by the board of supervisors:

- 1) Any commercial use compatible with residential surroundings, that is not permitted in any other district.
- 2) Bed and breakfast inn.
- 3) Private ~~cultural~~, outdoor recreational ~~or institutional~~ use.

Sec. 70-482. - Permitted uses. (C-2)

In the general commercial district, land may be used for the following uses and any accessory use:

- 1) Automobile sales, service, storage or rental.
- 2) Commercial assembly plant, such as a printing or framing shop.
- 3) Office / Office building.
- 4) Place of worship.
- 5) Private cultural, ~~recreational or institutional~~ use.
- 6) Private indoor or non-vehicular outdoor recreational use.
- 7) Private institutional use.

- 8) Public use such as school, park, library, fire or rescue station, public utility, or maintenance facility.
- 9) Restaurant.
- 10) Retail store.
- 11) Signs in accordance with sections 70-486 and 70-696 et seq.
- 12) Up to four dwelling units attached to any permitted commercial use.
- 13) Temporary uses, with a zoning permit pursuant to section 70-940, limited to the following:
  - a. Temporary or seasonal sales.
  - b. Special events.
- 14) Vocational Training Facility
- 15) Outdoor Power Equipment Motorcycle. All-Terrain Vehicle. Watercraft Repair and Storage

In the general commercial district, the following uses may be permitted upon issuance of a special use permit by the board of supervisors:

- 1) Carnival, circus, noncommercial fairground or similar temporary activity.
- 2) [Bed and breakfast inn.](#)
- 3) Limited manufacturing and processing.
- 4) Manufactured home sales and service.
- 5) Theater, video game parlor, or other recreational use.
- 6) Wholesale distribution or warehouse.
- 7) Adult-oriented business.
- 8) [Private outdoor vehicular recreational use.](#)
- 9) Any commercial use which is not expressly permitted in any district.

Cc: R. Bryan David, County Administrator  
Tom Lacheney, County Attorney  
Board of Supervisors  
File

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**DRAFT RESOLUTION RECOMMENDING APPROVAL / DENIAL**

**MOTION:** February 5<sup>th</sup>, 2015  
**SECOND:** Regular Meeting  
Res. No. 15-01

**Amendment to County Code Chapter 70, Zoning Ordinance Articles I & IV**

**WHEREAS**, the Board of Supervisors initiated Planning Commission action to consider a certain Zoning Ordinance amendment; and

**WHEREAS**, the Planning Commission held a duly advertised public hearing on this proposed amendment on December 18<sup>th</sup>, 2014 and subsequently deferred action until the February 5<sup>th</sup>, 2015 regular meeting; and

**WHEREAS**, Staff of the Department of Planning and Zoning have recommended approval of this proposed amendment; and

**WHEREAS**, the Planning Commission discussed the proposed amendment, considered comments received during the public hearing and desires to recommend approval / denial of the proposed Zoning Ordinance amendment.

**NOW, THEREFORE, BE IT RESOLVED**, that the Orange County Planning Commission hereby recommends, based on public necessity, convenience, general welfare and good zoning practice, that the Orange County Board of Supervisors approve / deny the proposed amendment to Zoning Ordinance Articles I & IV, as attached.

**Votes**

**Ayes:**

**Nays:**

**Abstained from Vote:**

**Absent from Meeting:**

**For Information:** Clerk to the Board of Supervisors  
County Attorney

**CERTIFIED COPY**

\_\_\_\_\_  
Secretary to the Planning Commission

Public Hearing #1  
Subdivision Ordinance Sec. 54-167

ORANGE COUNTY  
DEPARTMENT OF PLANNING AND ZONING

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**MEMORANDUM**

**TO:** Orange County Planning Commission

**FROM:** Josh Frederick, Senior Planner &  
Acting Director of Planning & Zoning

**DATE:** December 10<sup>th</sup>, 2014 (updated January 28<sup>th</sup>, 2015)

**RE:** Private road standards for major subdivisions on existing roads

In February of 2014 the Board of Supervisors held a public hearing on and approved an amendment to the Subdivision Ordinance to relax private road standards for minor subdivisions (7 or fewer lots). There was no change in the existing requirement for major subdivisions (8 or more lots) to construct their roads to state (i.e. VDOT) standards.

Over the course of reviewing proposed subdivision plats since then, Staff have found a 'loophole' in the standards that permits existing minor subdivisions to subdivide additional lots so that they become major subdivisions without complying with the requirement for the road to be built to VDOT Subdivision Street Standards. In these circumstances, the original intention (as recommended by the Planning Commission and indicated by the Board) was to require the road to be improved up to the lot that is being subdivided. However, the current ordinance language (Sec. 54-167(4)) only requires this if the road is being *created*, which applies to new major subdivisions only.

Staff brought this to the Board during their October 28<sup>th</sup> and December 2<sup>nd</sup> work sessions for input. Concerns were raised with regards to requiring landowners to improve existing private roads to state standards (particularly for older roads) as part of a subdivision. In light of these concerns, Staff revised the proposed language which is included on the following page. It is proposed to only introduce this standard for private roads created on or after the date of adoption of the ordinance to approve this amendment. Roads in existence prior to said date would fall under the "any other road not otherwise provided for" clause under 54-167(2).

The Board has initiated Planning Commission action on the proposed amendment, which is scheduled for a public hearing during the 2/5/15 regular meeting. With instruction from the Commission, Staff has advertised the amendment using the figure of "8 lots" rather than the "11 lots" originally introduced to the Board. Staff recommends approval with either figure.

**ORANGE COUNTY**  
DEPARTMENT OF PLANNING AND ZONING

**Current Private Road Standards**  
**(proposed language in blue)**

**Sec. 54-167. - Construction standards.**

Private Streets shall be constructed as follows:

1. Any road created to serve one (1) or two (2) lots, or any family subdivision of up to seven (7) 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), or any other road not otherwise provided for in this ordinance, may be privately constructed and maintained, provided the following minimum street 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; paved roads shall consist of a minimum 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). Nothing in this paragraph shall be construed to apply to any previously approved lot or subdivision unless a new division occurs which affects said private road.
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 (i.e. the public street requirements). For any private road or extension of an existing road platted and approved on or after < ordinance adoption date > upon which property is divided such that the road cumulatively serves eight or more lots, the road must be improved to meet the public street requirements up to and including the frontage of the subdivided lot(s).
5. Covenants outlining the responsibility of construction and maintenance of any private right-of-way created to serve a subdivision shall be submitted to the county attorney for review with a plat of said subdivision and subsequently recorded with said subdivision plat upon approval.

Cc: R. Bryan David, County Administrator  
Tom Lacheney, County Attorney  
Alyson Simpson, Chief Deputy Clerk  
File

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**DRAFT RESOLUTION RECOMMENDING APPROVAL / DENIAL**

**MOTION:** February 5<sup>th</sup>, 2015  
**SECOND:** Regular Meeting  
Res. No. 15-02

**Amendment to County Code Chapter 54, Subdivision Ordinance Sec. 54-167**

**WHEREAS**, the Board of Supervisors initiated Planning Commission action to consider a certain Subdivision Ordinance amendment; and

**WHEREAS**, the Planning Commission held a duly advertised public hearing during the February 5<sup>th</sup>, 2015 regular meeting; and

**WHEREAS**, Staff of the Department of Planning and Zoning have recommended approval of this proposed amendment; and

**WHEREAS**, the Planning Commission discussed the proposed amendment, considered comments received during the public hearing and desires to recommend **approval / denial** of the proposed Subdivision Ordinance amendment.

**NOW, THEREFORE, BE IT RESOLVED**, that the Orange County Planning Commission hereby recommends, based on public necessity, convenience, general welfare and the orderly subdivision of land, that the Orange County Board of Supervisors **approve / deny** the proposed amendment to Subdivision Ordinance Sec. 54-167, as attached.

**Votes**

**Ayes:**

**Nays:**

**Abstained from Vote:**

**Absent from Meeting:**

**For Information:** Clerk to the Board of Supervisors  
County Attorney

**CERTIFIED COPY**

\_\_\_\_\_  
**Secretary to the Planning Commission**