

ORANGE COUNTY

PLANNING COMMISSION

JASON CAPELLE, DISTRICT 1
GEORGE YANCEY, DISTRICT 2
DONALD BROOKS, DISTRICT 3
CRYSTAL HALE, DISTRICT 4
JIM HUTCHISON, DISTRICT 5

JOSH FREDERICK, AICP
DIRECTOR OF PLANNING & ZONING



MAILING ADDRESS:
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960

PLANNING & ZONING:
OFFICE: (540) 672-4347
FAX: (540) 672-0164
ORANGECOUNTYVA.GOV

Regular Meeting
Gordon Building Meeting Room
112 W. Main St, Orange, VA, 22960
Thursday, February 16th, 2017
AGENDA

6:00 pm

1. Call to order and determination of quorum
2. Approval of agenda
3. Approval of minutes
4. Public comment
5. Work session
6. Old business:
 - A. Board of Supervisors report – Jim Crozier
 - B. Planning & Zoning report – Josh Frederick
 - C. Germanna-Wilderness Area Plan Steering Committee report – George Yancey & Jim Hutchison
7. Public hearings:
 - A. REZ 17-01 – Mine Run Rezoning Phase I: An application by the Orange County Board of Supervisors for a zoning map amendment for six (6) tax parcels fronting on Route 621 in the Mine Run area of the County. The following parcels are being considered for a map amendment from the Limited Commercial (C-1) district to the Agricultural (A) district: TM 35-36A (2.37 acres of which is C-1); TM 35-36 (2.61 acres of which is C-1); TM 35-37 (0.23 acres of which is C-1); and TM 35-37A (the entire 2.77 acres is C-1). The following parcels are being considered for a map amendment from the Limited Residential (R-1) district to the Agricultural (A) district: TM 35-16 (1.07 acres of which is R-1); and TM 35-16D (4.5 acres of which is R-1). These six (6) parcels are identified as being within the Agricultural (A-2) designation on the Recommended Future Land Use Map in the Comprehensive Plan.
8. New business
9. Commissioner comments:
 - A. Updates on community outreach activities
10. Next meeting date – TBD
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 Chairman for speakers addressing the Commission.

Orange County Planning Commission

February 16th, 2017 regular meeting

Agenda item 7A

ORANGE COUNTY
DEPARTMENT OF PLANNING AND ZONING

COMMUNITY DEVELOPMENT
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960



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

MEMORANDUM

TO: Orange County Planning Commission
FROM: Josh Frederick, Director of Planning & Zoning
DATE: February 10th, 2017
RE: REZ 17-01 – Mine Run Rezoning Phase I: February 16th public hearing

The Board has initiated a zoning map amendment for the area in Mine Run near the intersections of Mine Run Rd, Dulin Ln, and Meadows Rd, as well as down along Dulin Ln. Because this proposal is split between District 2 and District 4, it is being completed in 2 phases, with REZ 17-01 covering the first phase. The goal is to correct what Planning Staff have dubbed “legacy zoning,” which is the original zoning map adopted by the Board in the 60s. There was considerable arbitrariness involved in the legacy zoning, resulting in a delineation of zoning districts that did not match the land use(s) at the time. It also resulted in numerous properties with multiple zoning districts, a situation known as “split-zoning.”

In the Mine Run area in particular, this consists of a considerable amount of General Industrial (I-2) and Limited Commercial (C-1) zoning. The Board’s overarching reason for this proposal is to align the zoning map with the existing land uses in the area. It is also to introduce greater consistency with the Comprehensive Plan, which does not call for the amount of industrial/commercial activity otherwise indicated by the current zoning map.

Cc: Board of Supervisors
R. Bryan David, County Administrator
Tom Lacheney, County Attorney
Alyson Simpson, Chief Deputy Clerk to the Board
File

Att: Board motion sheet initiating Planning Commission action
REZ 17-01 staff report
Individual property fact sheets
Draft Resolution #17-01

**COUNTY ADMINISTRATOR'S OFFICE
P. O. BOX 111
ORANGE, VIRGINIA 22960**

At a regular meeting of the Orange County Board of Supervisors held on Tuesday, January 24, 2017, the following action was taken:

170124 – 5A

RE: COMPREHENSIVE MINE RUN AREA REZONING

On the motion of Mr. Crozier, seconded by Mr. White, which carried by a vote of 5-0, the Board initiated action on the proposed Mine Run Area Rezoning and authorized staff to do those things necessary to proceed with the rezoning process, as presented.

Ayes: Johnson, White, Goodwin, Crozier, Frame. Nays: None.

MOTION APPROVED



R. Bryan David
County Administrator

cc: Glenda Bradley, Assistant County Administrator for Finance and Management Services
Connie Clark, Accountant
Thomas Lacheney, County Attorney
Josh Frederick, Planning and Zoning Director
Alyson Simpson, Chief Deputy Clerk
File: Board Actions 2017

ORANGE COUNTY

DEPARTMENT OF PLANNING AND ZONING

COMMUNITY DEVELOPMENT
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960



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FAX: (540) 672-0164
orangecountyva.gov

STAFF REPORT

<u>Application Number / Name:</u> REZ 17-01 – Mine Run Rezoning Phase I	<u>Application Type:</u> Zoning Map Amendment
<u>Planning Commission Public Hearing:</u> February 16 th , 2017	<u>Board of Supervisors Public Hearing:</u> February 28 th , 2017
<u>Owner(s):</u> Sawyer; Wiltshire; Kurtz; Waverly Farms- Mine Run LLC	<u>Applicant(s):</u> Orange County Board of Supervisors
<u>Tax Parcel Number(s):</u> 35-36A (part); 35-36 (part); 35-37 (part); 35- 37A; 35-16 (part); 35-16D (part)	<u>Location:</u> Mine Run Rd (Route 621), adjacent to the Dulin Ln and Meadows Rd intersections
<u>Voting District(s):</u> District 4	<u>Current Zoning District(s):</u> Agricultural (A); Limited Residential (R-1); Limited Commercial (C-1)
<u>Affected Acreage:</u> Approx. 13.55	<u>Recommended Future Land Use:</u> Agricultural A2
<u>Staff Report Date:</u> February 8 th , 2017	<u>Staff Report Prepared By:</u> Josh Frederick, Director of Planning & Zoning

STAFF RECOMMENDATION

Planning Staff recommend approval as presented. This action will align the current/historic land uses with the Zoning Ordinance as well as abate some nonconforming situations with respect to the C-1 legacy zoning. REZ 17-01 is consistent with the Comprehensive Plan.

As a matter of policy, however, Planning Staff generally recommend that zoning map amendments to the Agricultural (A) district be reserved for bona fide agricultural uses rather than those of a residential nature. The Limited Residential (R-1) district's purpose is to accommodate low-density residential uses, such as those found in this area.

APPLICATION OVERVIEW & BACKGROUND

Application Summary: This is an application by the Orange County Board of Supervisors for a zoning map amendment for six (6) tax parcels fronting on Route 621 in the Mine Run area of the County. The following parcels are being considered for a map amendment from the Limited Commercial (C-1) district to the Agricultural (A) district: TM 35-36A (2.37 acres of which is C-1); TM 35-36 (2.61 acres of which is C-1); TM 35-37 (0.23 acres of which is C-1); and TM 35-37A (the entire 2.77 acres is C-1). The following parcels are being considered for a map amendment from the Limited Residential (R-1) district to the Agricultural (A) district: TM 35-16 (1.07 acres of which is R-1); and TM 35-16D (4.5 acres of which is R-1).

ORANGE COUNTY

DEPARTMENT OF PLANNING AND ZONING

Character of the Area: The area is best categorized as rural-residential. Single family homes and agricultural uses predominantly characterize the area. A small retail/convenience store (TM 35-34; currently vacant) and the Mine Run Volunteer Co. (TM 35-37) are also in the area.

Planning & Zoning History: The current zoning district classifications are original to when the Board first “zoned” the county in the 1960s. As was customary at that time, an arbitrary distance was selected parallel to the road and that area was zoned to a particular zoning district. Most structures in this particular area were constructed prior to adoption of the zoning district boundaries in the 60s.

Community Input: As of the writing of this staff report, 1 phone call was received in support of the application.

Application Review Committee (ARC): The ARC did not review this proposal.

ANALYSIS & REVIEW OF IMPACTS

Zoning / Uses: Tax parcels 35-36 and 35-37A contain single-family residential uses; rezoning these properties to Agricultural (A) will correct a nonconforming use situation. The house on 35-37A will however remaining a nonconforming structure due to its proximity to adjacent roads. Tax parcels 35-36 and 35-37 are vacant, but based on their acreages it is evident they are intended for residential use, which is permitted within the Agricultural (A) district. The portion of 35-16 under consideration is an agricultural field, and most of 35-16D is as well. Rezoning these to the Agricultural (A) district aligns the uses with the zoning district classification.

Comprehensive Plan: This proposal is consistent with the stated definition of the Agricultural A2 recommended future land use designation: *“Pockets of residential development interspersed between large areas of farmland and along primary and secondary highways; Scattered community commercial uses such as auto repair shops, and established rural convenience stores; Public uses include airports, solid waste collection sites (including landfills), and fire and rescue stations.”* It is also consistent with the intent and defining characteristics of the Agricultural A2 designation.

Impacts to Public Health, Safety, and Welfare: This proposal is consistent with the area character and corrects nonconformities, thus making it a benefit to the public welfare. No impacts are anticipated related to the public health or safety.

Compatibility with Surroundings: This proposal is consistent with and does not detract from the surrounding land uses and area character.

Impacts to Environmental, Scenic, and Historic Assets: None anticipated.

Impacts to County Services: None anticipated.

Transportation: None anticipated. The removal of commercial zoning decreases the opportunity for adverse transportation impacts.

PROFFERS / CONDITIONS REVIEW

Not applicable to this application.

Proposed Mine Run Area Rezoning

Parcel Information

[For Discussion Purposes Only]

Parcel Number: 0350000000036A

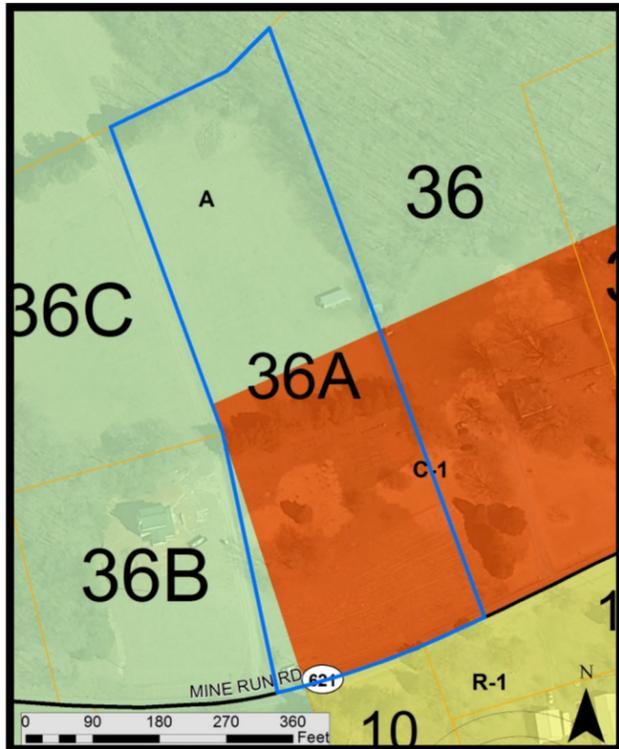
Owner Name: Sawyer, Robert & Kimberly N

Owner Address: 30521 Mine Run Rd, Mine Run, VA 22508

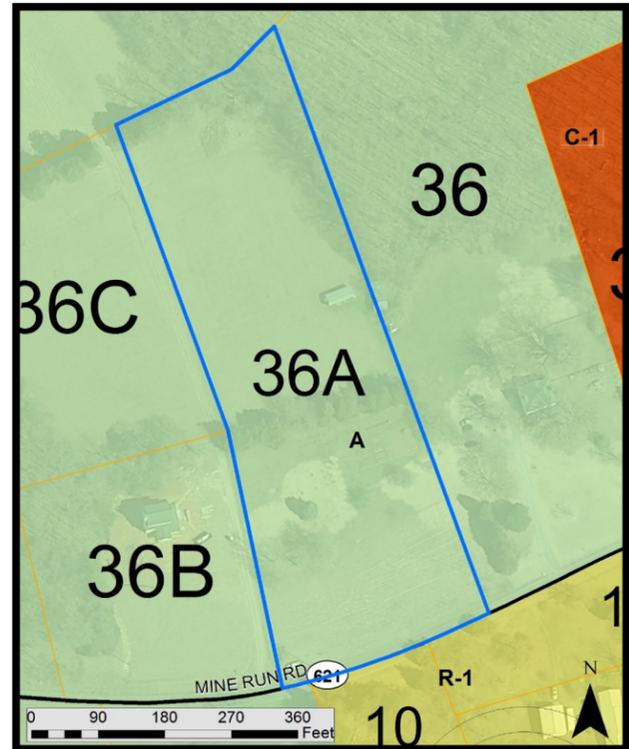
Property Address: 30479 Mine Run Rd, Mine Run, VA 22508

Parcel Size: 4.78 acres

Zoning: A and C-1



Current Zoning: Agricultural (A) and Limited Commercial (C-1)



Recommended Zoning: Agricultural (A)

Current Zoning Classification

Intention: The intention of the Limited Commercial (C-1) district is to provide area for small businesses that will serve nearby residential districts.

Current Use: This property is vacant and split-zoned between the Limited Commercial (C-1) and Agricultural (A) districts.

Permitted Uses: Per the Orange County Zoning Ordinance, in the Limited Commercial (C-1) district, land may be used for the following uses:

1. Office not exceeding 4,000 square feet of gross floor area.
2. Place of worship.
3. Public use such as school, park, library, or fire/rescue station.
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. Cultural use.
10. Commercial indoor recreational use.
11. Institutional use.

Additional uses may be permitted by special use permit pursuant to the Orange County Zoning Ordinance.

Recommended Zoning Classification

Intention: The intention of the Agricultural (A) district is to preserve the rural character of the County.

Current Use: Upon rezoning, this property would be governed by the Agricultural (A) district.

Permitted Uses: Per the Orange County Zoning Ordinance, in the Agricultural (A) district, land may be used for the following uses:

1. Agriculture.
2. Agritourism.
3. Bed and breakfast inn.
4. Short-term lodging facility.
5. Single-family dwelling.
6. Two-family dwelling.
7. Manufactured home.
8. Place of worship.
9. Cemetery or graveyard.
10. Sign subject to sections 70-308 and 70-696 et seq.
11. Farm enterprise, farm stand, wayside stand.
12. Farmer's market of up to 4,000 square feet gross floor area.
13. 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.
14. Accessory Apartment.
15. Commercial Kitchen or Smokehouse.

Additional uses may be permitted by special use permit pursuant to the Orange County Zoning Ordinance.

Projected Real Property Assessment and Tax Changes

Total Current Assessed Value is \$43,900:

\$0 for Improvements and \$43,900 for Land.

Although the property is split-zoned C-1, the land is assessed as a homesite and residue, meaning it's currently assessed for its use, not its zoning. Therefore, the Commissioner of the Revenue's Office does not anticipate a change in the assessed value as a result of the recommended rezoning.

Proposed Mine Run Area Rezoning

Parcel Information

[For Discussion Purposes Only]

Parcel Number: 03500000000360

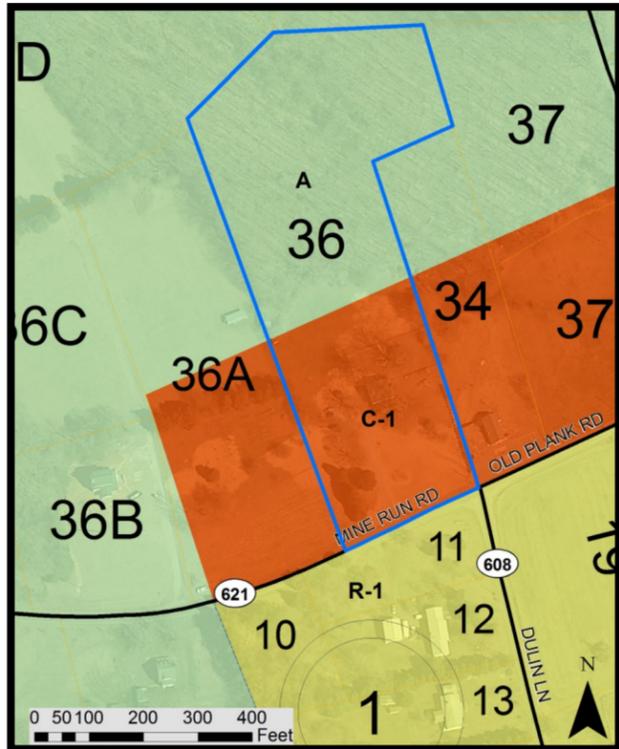
Owner Name: Sawyer, Robert & Kimberly N

Owner Address: 30521 Mine Run Rd, Mine Run, VA 22508

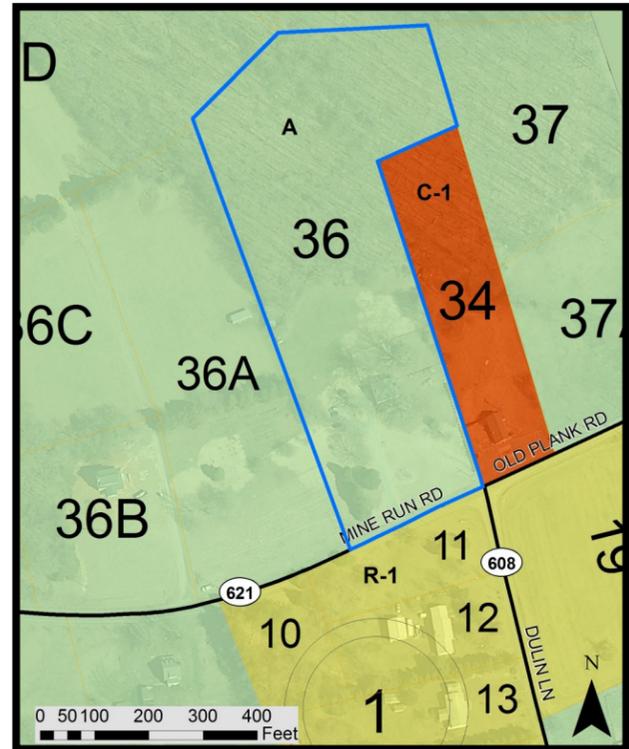
Property Address: 30521 Mine Run Rd, Mine Run, VA 22508

Parcel Size: 6.607 acres

Zoning: A and C-1



Current Zoning: Agricultural (A) and Limited Commercial (C-1)



Recommended Zoning: Agricultural (A)

Current Zoning Classification

Intention: The intention of the Limited Commercial (C-1) district is to provide area for small businesses that will serve nearby residential districts.

Current Use: This property is currently used as a single-family home (built in 1890, before zoning regulations), which is not a permitted use within the Limited Commercial (C-1) district, making the home a lawful nonconforming use.

Lawful Nonconforming Use: Per the Orange County Zoning Ordinance, a lawful nonconforming use cannot be expanded or enlarged, meaning no permits could be issued by the Planning and Zoning Department that would expand the footprint of the home (e.g. permits for decks or additions).

Permitted Uses: Per the Orange County Zoning Ordinance, in the Limited Commercial (C-1) district, land may be used for the following uses:

1. Office not exceeding 4,000 square feet of gross floor area.
2. Place of worship.
3. Public use such as school, park, library, or fire/rescue station.
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. Cultural use.
10. Commercial indoor recreational use.
11. Institutional use.

Additional uses may be permitted by special use permit pursuant to the Orange County Zoning Ordinance.

Recommended Zoning Classification

Intention: The intention of the Agricultural (A) district is to preserve the rural character of the County.

Current Use: The current use of the property would be permitted "by-right" within the Agricultural (A) district. Upon rezoning, the current use of the property would conform with its zoning district, which would allow for the home to be expanded or enlarged in accordance with the County's zoning regulations.

Permitted Uses: Per the Orange County Zoning Ordinance, in the Agricultural (A) district, land may be used for the following uses:

1. Agriculture.
2. Agritourism.
3. Bed and breakfast inn.
4. Short-term lodging facility.
5. Single-family dwelling.
6. Two-family dwelling.
7. Manufactured home.
8. Place of worship.
9. Cemetery or graveyard.
10. Sign subject to sections 70-308 and 70-696 et seq.
11. Farm enterprise, farm stand, wayside stand.
12. Farmer's market of up to 4,000 square feet gross floor area.
13. 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.
14. Accessory Apartment.
15. Commercial Kitchen or Smokehouse.

Additional uses may be permitted by special use permit pursuant to the Orange County Zoning Ordinance.

Projected Real Property Assessment and Tax Changes

Total Current Assessed Value is \$207,100:

\$144,100 for Improvements and \$63,000 for Land.

Although the property is split-zoned C-1, the land is assessed as a homesite and open/wooded, meaning it's currently assessed for its use, not its zoning. Therefore, the Commissioner of the Revenue's Office does not anticipate a change in the assessed value as a result of the recommended rezoning.

Proposed Mine Run Area Rezoning

Parcel Information

[For Discussion Purposes Only]

Parcel Number: 03500000000370

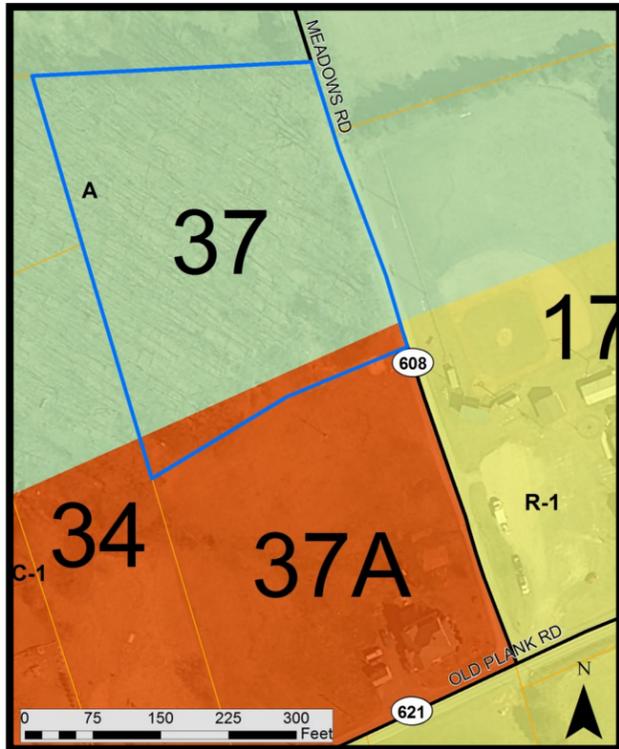
Owner Name: Wiltshire, Paul Mason & Jane P

Owner Address: 4010 Bonnie Brae Ct, Fredericksburg, VA 22407

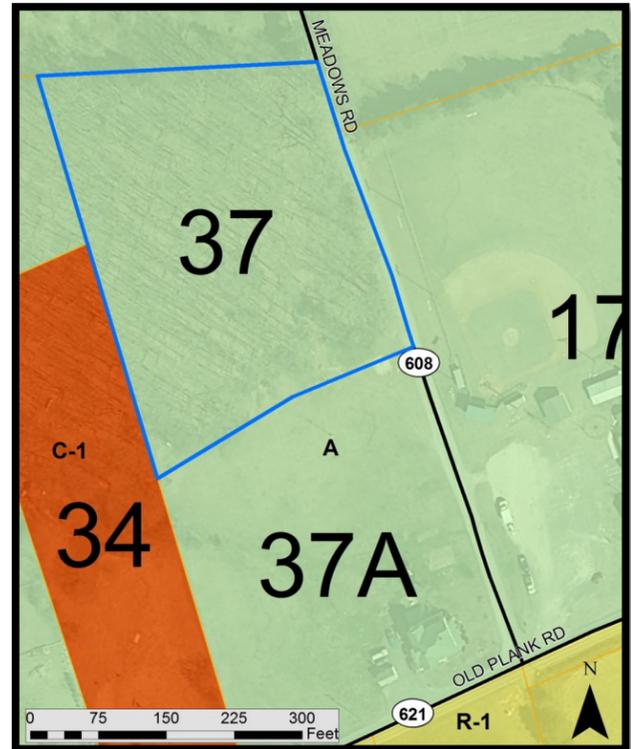
Property Address: Old Plank Road, Mine Run, VA 22508

Parcel Size: 2.23 acres

Zoning: A and C-1



Current Zoning: Agricultural (A) and Limited Commercial (C-1)



Recommended Zoning: Agricultural (A)

Current Zoning Classification

Intention: The intention of the Agricultural (A) district is to preserve the rural character of the County.

Current Use: This property is currently vacant.

Permitted Uses: Per the Orange County Zoning Ordinance, in the Agricultural (A) district, land may be used for the following uses:

1. Agriculture.
2. Agritourism.
3. Bed and breakfast inn.
4. Short-term lodging facility.
5. Single-family dwelling.
6. Two-family dwelling.
7. Manufactured home.
8. Place of worship.
9. Cemetery or graveyard.
10. Sign subject to sections 70-308 and 70-696 et seq.
11. Farm enterprise, farm stand, wayside stand.
12. Farmer's market of up to 4,000 square feet gross floor area.
13. 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.
14. Accessory Apartment.
15. Commercial Kitchen or Smokehouse.

Additional uses may be permitted by special use permit pursuant to the Orange County Zoning Ordinance.

Recommended Zoning Classification

Intention: The intention of the Agricultural (A) district is to preserve the rural character of the County.

Current Use: Upon rezoning, this property would be governed by the Agricultural (A) district.

Permitted Uses: Per the Orange County Zoning Ordinance, in the Agricultural (A) district, land may be used for the following uses:

1. Agriculture.
2. Agritourism.
3. Bed and breakfast inn.
4. Short-term lodging facility.
5. Single-family dwelling.
6. Two-family dwelling.
7. Manufactured home.
8. Place of worship.
9. Cemetery or graveyard.
10. Sign subject to sections 70-308 and 70-696 et seq.
11. Farm enterprise, farm stand, wayside stand.
12. Farmer's market of up to 4,000 square feet gross floor area.
13. 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.
14. Accessory Apartment.
15. Commercial Kitchen or Smokehouse.

Additional uses may be permitted by special use permit pursuant to the Orange County Zoning Ordinance.

Projected Real Property Assessment and Tax Changes

Total Current Assessed Value is \$31,200:

\$0 for Improvements and \$31,200 for Land.

Although the property is split-zoned C-1, the land is assessed as a homesite and residue, meaning it's currently assessed for its use, not its zoning. Therefore, the Commissioner of the Revenue's Office does not anticipate a change in the assessed value as a result of the recommended rezoning.

Proposed Mine Run Area Rezoning

Parcel Information

[For Discussion Purposes Only]

Parcel Number: 0350000000037A

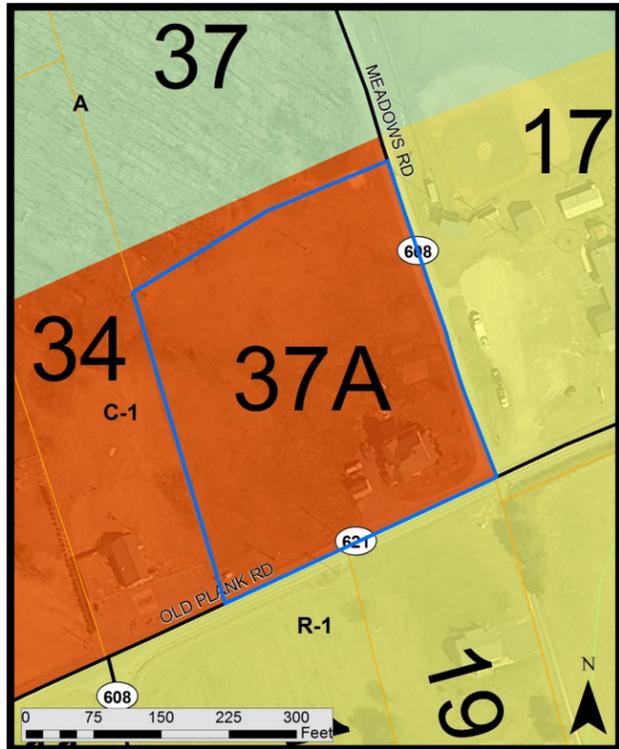
Owner Name: Kurtz, Calvin A & Sheila D

Owner Address: 31049 Old Plank Rd, Locust Grove, VA 22508

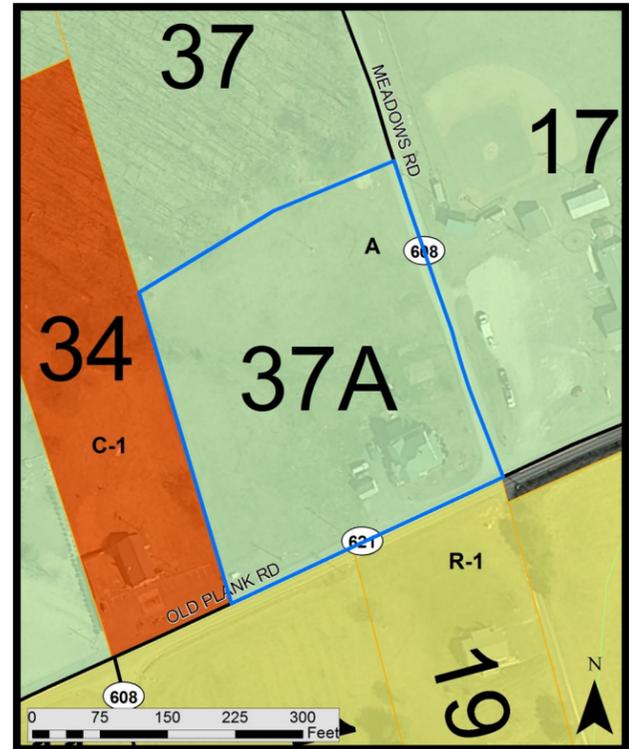
Property Address: 31049 Old Plank Rd, Locust Grove, VA 22508

Parcel Size: 2.77 acres

Zoning: C-1



Current Zoning: Limited Commercial (C-1)



Recommended Zoning: Agricultural (A)

Current Zoning Classification

Intention: The intention of the Limited Commercial (C-1) district is to provide area for small businesses that will serve nearby residential districts.

Current Use: This property is currently used as a single-family home (built in 1911, before zoning regulations), which is not a permitted use within the Limited Commercial (C-1) district, making the home a lawful nonconforming use.

Lawful Nonconforming Use: Per the Orange County Zoning Ordinance, a lawful nonconforming use cannot be expanded or enlarged, meaning no permits could be issued by the Planning and Zoning Department that would expand the footprint of the home (e.g. permits for decks or additions).

Permitted Uses: Per the Orange County Zoning Ordinance, in the Limited Commercial (C-1) district, land may be used for the following uses:

1. Office not exceeding 4,000 square feet of gross floor area.
2. Place of worship.
3. Public use such as school, park, library, or fire/rescue station.
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. Cultural use.
10. Commercial indoor recreational use.
11. Institutional use.

Additional uses may be permitted by special use permit pursuant to the Orange County Zoning Ordinance.

Projected Real Property Assessment and Tax Changes

Total Current Assessed Value is \$175,600:

\$131,700 for Improvements and \$43,900 for Land.

Although the property is zoned C-1, the land is assessed as a homesite and residue, meaning it's currently assessed for its use, not its zoning. Therefore, the Commissioner of the Revenue's Office does not anticipate a change in the assessed value as a result of the recommended rezoning.

Recommended Zoning Classification

Intention: The intention of the Agricultural (A) district is to preserve the rural character of the County.

Current Use: The current use of the property would be permitted "by-right" within the Agricultural (A) district. Upon rezoning, the current use of the property would conform with its zoning district, which would allow for the home to be expanded or enlarged in accordance with the County's zoning regulations.

Lawful Nonconforming Structure: While the single-family home would become a permitted use, the single-family home would remain a lawful nonconforming structure within the Agricultural (A) district, as it is located within the 85' setback requirement from the centerline of Old Plank Road. Therefore, the home could only be expanded up to 50% of the home's original footprint, and could not be expanded further within the violated setback requirement.

Permitted Uses: Per the Orange County Zoning Ordinance, in the Agricultural (A) district, land may be used for the following uses:

1. Agriculture.
2. Agritourism.
3. Bed and breakfast inn.
4. Short-term lodging facility.
5. Single-family dwelling.
6. Two-family dwelling.
7. Manufactured home.
8. Place of worship.
9. Cemetery or graveyard.
10. Sign subject to sections 70-308 and 70-696 et seq.
11. Farm enterprise, farm stand, wayside stand.
12. Farmer's market of up to 4,000 square feet gross floor area.
13. 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.
14. Accessory Apartment.
15. Commercial Kitchen or Smokehouse.

Additional uses may be permitted by special use permit pursuant to the Orange County Zoning Ordinance.

Proposed Mine Run Area Rezoning

Parcel Information

[For Discussion Purposes Only]

Parcel Number: 03500000000160

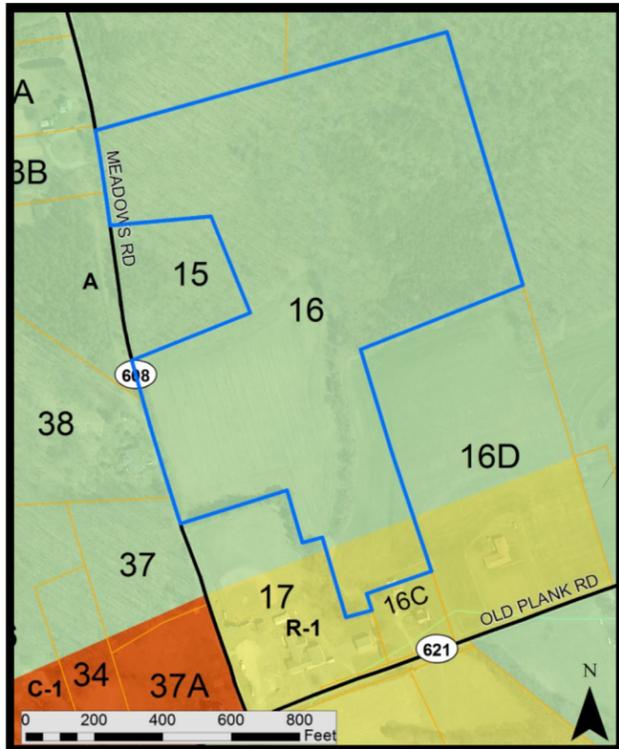
Parcel Size: 26.4 acres

Owner Name: Waverly Farms - Mine Run, LLC c/o Wanda H. Miller

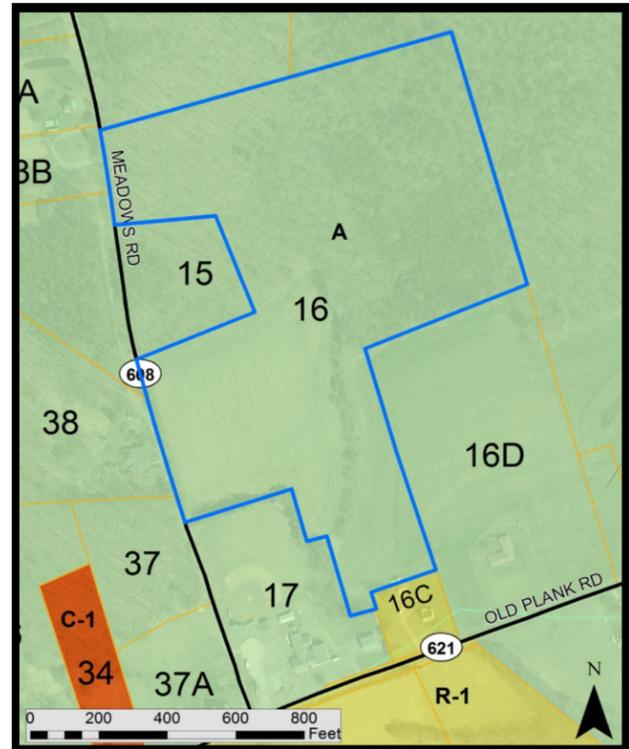
Zoning: A and R-1

Owner Address: 9234 John Wickham Way, Ashland, VA 23005

Property Address: 32165 Mine Run Rd, Mine Run, VA 22508



Current Zoning: Agricultural (A) and Limited Residential (R-1)



Recommended Zoning: Agricultural (A)

Current Zoning Classification

Intention: The intention of the Agricultural (A) district is to preserve the rural character of the County.

Current Use: This property is currently used as agricultural land, which is a permitted use within the Agricultural (A) district. Farm animals may not be kept on the portion of land zoned for Limited Residential (R-1) use.

Permitted Uses: Per the Orange County Zoning Ordinance, in the Agricultural (A) district, land may be used for the following uses:

1. Agriculture.
2. Agritourism.
3. Bed and breakfast inn.
4. Short-term lodging facility.
5. Single-family dwelling.
6. Two-family dwelling.
7. Manufactured home.
8. Place of worship.
9. Cemetery or graveyard.
10. Sign subject to sections 70-308 and 70-696 et seq.
11. Farm enterprise, farm stand, wayside stand.
12. Farmer's market of up to 4,000 square feet gross floor area.
13. 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.
14. Accessory Apartment.
15. Commercial Kitchen or Smokehouse.

Additional uses may be permitted by special use permit pursuant to the Orange County Zoning Ordinance.

Recommended Zoning Classification

Intention: The intention of the Agricultural (A) district is to preserve the rural character of the County.

Current Use: The current use of this property would be permitted "by-right" within the Agricultural (A) district. Upon rezoning the property to be zoned for Agricultural (A) in its entirety, farm animals may be kept on the property in its entirety.

Permitted Uses: Per the Orange County Zoning Ordinance, in the Agricultural (A) district, land may be used for the following uses:

1. Agriculture.
2. Agritourism.
3. Bed and breakfast inn.
4. Short-term lodging facility.
5. Single-family dwelling.
6. Two-family dwelling.
7. Manufactured home.
8. Place of worship.
9. Cemetery or graveyard.
10. Sign subject to sections 70-308 and 70-696 et seq.
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b. Special events.
14. Accessory Apartment.
15. Commercial Kitchen or Smokehouse.

Additional uses may be permitted by special use permit pursuant to the Orange County Zoning Ordinance.

Projected Real Property Assessment and Tax Changes

Total Current Assessed Value is \$295,900*:

\$0 for Improvements and \$295,900 for Land.

Although the property is split-zoned R-1, the land is assessed as a homesite and wooded/other, meaning it's currently assessed for its use, not its zoning. Therefore, the Commissioner of the Revenue's Office does not anticipate a change in the assessed value as a result of the recommended rezoning.

* Total Value shown does not reflect actual Land Use Value.

Proposed Mine Run Area Rezoning

Parcel Information

[For Discussion Purposes Only]

Parcel Number: 0350000000016D

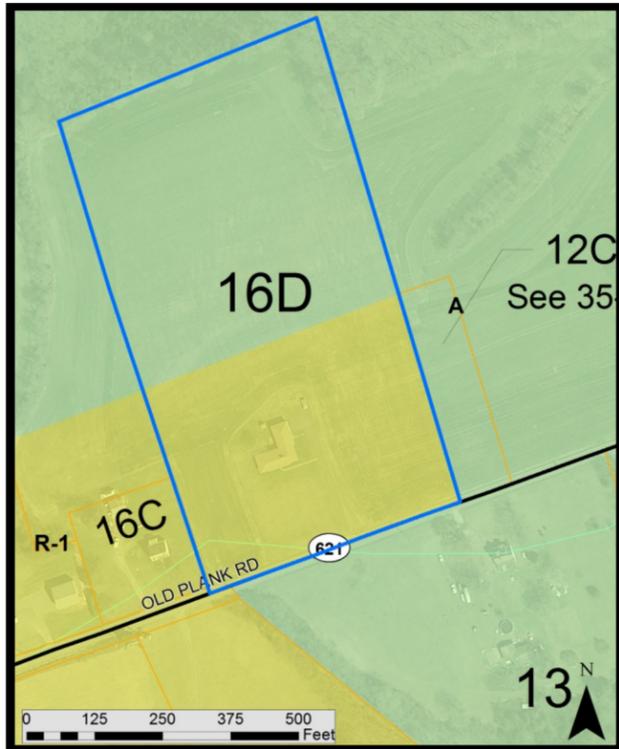
Owner Name: Waverly Farms - Hedrick, LLC c/o Wanda H. Miller

Owner Address: 9234 John Wickham Way, Ashland, VA 23005

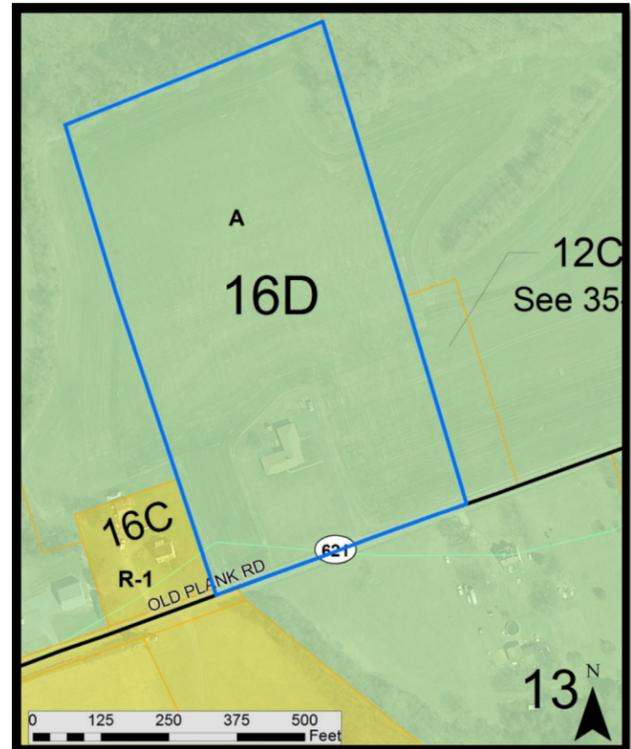
Property Address: 31143 Old Plank Rd, Mine Run, VA 22508

Parcel Size: 10.66 acres

Zoning: A and R-1



Current Zoning: Agricultural (A) and Limited Residential (R-1)



Recommended Zoning: Agricultural (A)

Current Zoning Classification

Intention: The intention of the Limited Residential (R-1) district is to provide areas for residential development that are protected from the negative impacts of commercial and industrial uses (e.g. traffic and noise).

Current Use: This property is currently used as a single-family home (built in 1976), which is a permitted use within the Limited Residential (R-1) district. The home complies with the setback and side yard requirements for this district.

Permitted Uses: Per the Orange County Zoning Ordinance, in the Limited Residential (R-1) district, land may be used for the following uses:

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

Additional uses may be permitted by special use permit pursuant to the Orange County Zoning Ordinance.

Recommended Zoning Classification

Intention: The intention of the Agricultural (A) district is to preserve the rural character of the County.

Current Use: The current use of this property would be permitted "by-right" within the Agricultural (A) district and would comply with the setback requirements for the district.

Permitted Uses: Per the Orange County Zoning Ordinance, in the Agricultural (A) district, land may be used for the following uses:

1. Agriculture.
2. Agritourism.
3. Bed and breakfast inn.
4. Short-term lodging facility.
5. Single-family dwelling.
6. Two-family dwelling.
7. Manufactured home.
8. Place of worship.
9. Cemetery or graveyard.
10. Sign subject to sections 70-308 and 70-696 et seq.
11. Farm enterprise, farm stand, wayside stand.
12. Farmer's market of up to 4,000 square feet gross floor area.
13. 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.
14. Accessory Apartment.
15. Commercial Kitchen or Smokehouse.

Additional uses may be permitted by special use permit pursuant to the Orange County Zoning Ordinance.

Projected Real Property Assessment and Tax Changes

Total Current Assessed Value is \$262,900*:

\$184,400 for Improvements and \$78,500 for Land.

Although the property is split-zoned R-1, the land is assessed as a homesite and residue, meaning it's currently assessed for its use, not its zoning. Therefore, the Commissioner of the Revenue's Office does not anticipate a change in the assessed value as a result of the recommended rezoning.

* Total Value shown does not reflect actual Land Use Value.

ORANGE COUNTY
PLANNING COMMISSION

JASON CAPELLE, DISTRICT 1
GEORGE YANCEY, DISTRICT 2
DONALD BROOKS, DISTRICT 3
CRYSTAL HALE, DISTRICT 4
JIM HUTCHISON, DISTRICT 5



JOSH FREDERICK, AICP
DIRECTOR OF PLANNING & ZONING

MAILING ADDRESS:
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960

PLANNING & ZONING:
OFFICE: (540) 672-4347
FAX: (540) 672-0164
ORANGECOUNTYVA.GOV

DRAFT RESOLUTION RECOMMENDING APPROVAL / DENIAL

MOTION:

February 16th, 2017

Regular Meeting

SECOND:

Res. No. 17-01

REZ 17-01 – Mine Run Rezoning Phase I

WHEREAS, Planning Commission action was initiated to consider a certain zoning map amendment; and

WHEREAS, the Planning Commission held a duly advertised public hearing during the February 16th, 2017 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 this proposed amendment, considered comments received during the public hearing, and desires to recommend **approval / denial** of the proposed zoning map amendment.

NOW, THEREFORE, BE IT RESOLVED, that the Orange County Planning Commission hereby recommends, based on public necessity, convenience, general welfare, and good planning/zoning practice, that the Orange County Board of Supervisors **approve / deny** REZ 17-01 for tax parcels 35-36A, 35-36, 35-37, 35-37A, 35-16, and 35-16D, as shown on the attached maps.

Votes

Ayes:

Nays:

Abstained from Vote:

Absent from Meeting:

For Information: Clerk to the Board of Supervisors
County Attorney

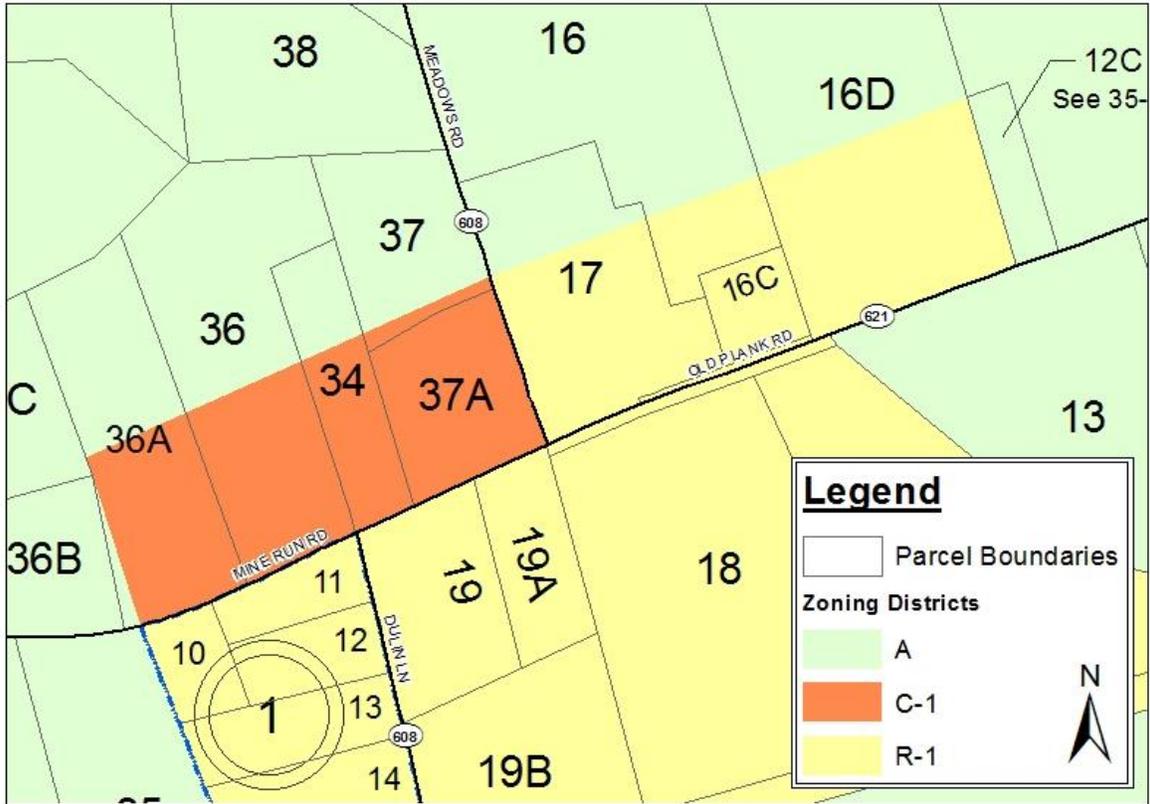
Attached: Existing and recommended zoning maps

CERTIFIED COPY

Secretary to the Planning Commission

ORANGE COUNTY PLANNING COMMISSION

Existing zoning map:



Recommended zoning map:

