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, February 20, 2014 AGENDA

7:00 p.m.

- 1. Call to Order
- 2. Determination of Quorum
- 3. Approval of Agenda
- 4. Approval of Minutes
 - November 21, 2013
 - January 2, 2014
 - January 16, 2014
- 5. Public Comment
- Old Business
 - A. Board of Supervisors Report Jim Crozier
 - B. Planning and Zoning Report Gregg Zody
 - C. Route 3 Sub-Committee Report

7:15 P.M. PUBLIC HEARING

PROPOSED AMENDMENTS TO ARTICLES 1 AND 4 OF THE ORANGE COUNTY ZONING ORDINANCE:

Sec. 70-1. Definitions.

Commercial kitchen or smokehouse means an operation which prepares or stores food, including smokehouses, for off-site sales, consumption, and distribution to persons of the same business operation or of a related off-site business operation for service to the public. An example includes operations preparing or storing food for catering services.

Sec. 70-302. Permitted Uses.

(11) Commercial kitchen or smokehouse.

Sec. 70-701. - Digital signs.

(c) Only one monument or pylon digital sign shall be allowed per development. <u>This limitation shall not apply to any digital sign utilized strictly for displaying gas station pump prices, where such digital signage otherwise complies with County sign regulations.</u>

- 7. New Business
- 8. Commissioner Comments
- 9. Next meeting
- 10. Adjourn

Orange County Planning Commission Regular Meeting Gordon Building Meeting Room 112 W. Main Street, Orange, VA 22960 Thursday, November 21, 2013 Minutes

Present: Donald Brooks, Chairman; Andy Hutchison, Vice-Chairman;

George Yancey

Absent: J.P. Tucker, III, Nigel Goodwin; Jim White, BOS Representative

Staff Present: Gregg B. Zody, Director; Josh Frederick, Senior Planner;

Janet Jones, Senior Administrative Assistant

All discussion and comment made during this meeting was captured via digital audio recording. The minutes as written below are intended to be a summary of this discussion and comment. Anyone desiring detailed information about comment or discussion made during the meeting is referred to the recording.

7:00 p.m.

1. Call to Order

2. Determination of Quorum

Chairman Brooks noted the absence of Mr. Goodwin and Mr. Tucker was due to family medical concerns.

3. Approval of Agenda

Chairman Brooks asked if there were any additions to or deletions from the agenda.

A motion was made by Mr. Yancey, seconded by Mr. Hutchison that the agenda be approved as presented. Motion carried 3-0; Goodwin, Tucker absent.

4. Approval of minutes

Chairman Brooks asked for additions to or deletions from the minutes of September 19, 2013.

A motion was made by Mr. Yancey, seconded by Mr. Hutchison that the minutes of September 19, 2013 be approved as presented. Motion carried 3-0; Goodwin, Tucker absent.

Chairman Brooks asked for additions to or deletions from the minutes of October 3, 2013.

A motion was made by Mr. Hutchison, seconded by Mr. Yancey that the minutes of October 3, 2013 be approved as presented. Motion carried 3-0; Goodwin, Tucker absent.

Chairman Brooks asked for additions to or deletions from the minutes of October 17, 2013.

A motion was made by Mr. Yancey, seconded by Mr. Hutchison that the minutes of October 17, 2013 be approved as presented. Motion carried 3-0, Goodwin, Tucker absent.

5. Public Comment

Chairman Brooks opened the floor for public comment.

There were no speakers.

6. Old Business

A. Board of Supervisors Report – Jim White

In the absence of Supervisor White Mr. Zody gave to the Commission copies of resolutions the BOS passed at their last meeting.

B. Planning and Zoning Report – Gregg Zody

Mr. Zody spoke briefly on Low Impact Development for storm water management. Mr. Zody stated staff had a meeting this week with Troy Smith, Stormwater Compliance Specialist to talk about the new Storm water program getting off the ground. Mr. Zody stated DEQ is struggling to get the program started and the E-permitting is still having issues, it will not be an easy roll-out. Mr. Zody stated he is working to have the fees reduced for single family dwelling construction.

C. Joint efforts of the BOS, PC and EDA discussion No discussion held.

7:15 P.M. - PUBLIC HEARING

DIVISION 2. -- GENERAL STREET DESIGN STANDARDS

Sec. 54-167. - Construction standards.

The Virginia Department of Transportation Subdivision Street Requirements (hereafter referred to as "public street requirements") are hereby adopted by reference. Private Streets shall be constructed as follows:

- 1. Any road created to serve one or two lots, or any family subdivision of up to seven (7) lots, may be privately constructed and maintained.
- 2. Any road created to serve three or more between three and up to seven lots (i.e. minor subdivision), or any other road not otherwise provided for in this ordinance, shall may be privately constructed and maintained to meet the public, provided the following minimum street construction standards requirements as referenced 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 compacted aggregate; paved roads shall consist of a minimum six (6) inches of gravel or asphalt;
 - 3) The roadway shall provide adequate drainage so as not to promote standing water;
 - 4) All culverts shall be constructed to VDOT standards.
- 3. Any existing private road where upon which property or properties are is divided such that the road serves between three or and up to seven more lots must be improved to meet the public 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 three (3) or more lots within a family subdivision may be privately maintained but shall be constructed to meet the public private street requirements as referenced. 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).
- 5. Covenants outlining the responsibility of construction and maintenance of any private rightof-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.

DIVISION 4. - PLATS AND PLANS

Sec. 54-28. - Family Subdivision.

- 11. Any street created to serve three (3) or more lots within a family subdivision shall be built to the VDOT subdivision street standards. 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. 54-167."

The Commission revisited the road construction standards in the subdivision ordinance (Sec. 54-167), to make final adjustments to the subdivision ordinance regarding private road standards to complete the text amendments heard and recommended by the Planning Commission at the public hearing held on October 3rd. Staff suggested additional minor changes to Sec. 54-28 and 54-94(9) to correct some discrepancies elsewhere in the ordinance. The Commission briefly discussed potential scenarios.

A motion was made by Mr. Hutchison to approve, seconded by Mr. Yancey. Motion passed 3-0, Goodwin, Tucker absent from meeting.

7. New Business

A. Suggestion for new Old Business item – Gregg Zody

Mr. Zody requested the Rt. 3 Sub-Committee report be added to future Commission Agendas.

B. Corridor Overlay District language – Gregg Zody

Mr. Zody presented a slightly modified version of Goochland County's Corridor Overlay District with a few staff recommendations. Mr. Zody discussed highlights of the text, such as variable landscaping options, architectural feature choices, signage, and etc. The Commission held a discussion on the potential creation of a Design Review Committee. Staff will bring back corrected language (minus the Design Review Committee section) to the Commission at the December 5, 2013 meeting.

C. Planned Unit Development language – Josh Frederick

Mr. Frederick presented language for two types of Planned Unit Developments; Mixed Use and the other Business Park. Commissioners inquired about where they should be applied and the benefits. Staff responded that it allows a property owner to essentially customize a development proposal to suit their needs while working towards the County's future vision for the Route 3 Area, and to the County as a whole.

The minor changes discussed will be made and brought back to the December 5, 2013 Commission meeting.

D. Miscellaneous draft zoning definitions – Gregg Zody

Mr. Zody presented 4 new uses/definitions for the PC to consider:

- 1 Digital Fuel Signs:
- 2 Commercial Kitchen/Smokehouse:
- 3 Allowing Farm Stands/Wayside Stands as permitted uses in the R-1 zoning district and allowing Farm Markets with a SUP.

(Farm Markets currently in the Agricultural District require a SUP.)

Mr. Zody explained the impetus behind each definition, the fact the BOS initiated PC action for #'s 1 and 2, after a brief discussion, the Commissioners were comfortable with the language. The language will be presented at the December 5, 2013 meeting when all members (except Mr. Hutchison) will be in attendance.

8. Commissioner Comments

Chairman Brooks proposed holding a town hall meeting for citizens regarding the Route 3 Area, and Mr. Yancey and Mr. Hutchison suggested the Commission begin holding a town hall meeting in each district. The holding of these meetings will be discussed at the December 5, 2013 meeting.

Staff made a suggestion that the Commission consider moving to one meeting per month until business picks back up, and that staff can still reserve the BOS room for a second meeting, and the Commission can call a special meeting with appropriate notification when the need arises. The members were in agreement and it will be discussed further at the December 5, 2013 meeting.

9.	Next	meeting

The next meeting of the Commission will be December 5, 2013.

10. Adjourn

A motion was made by Mr. Yancey, seconded by Mr. Hutchison that the meeting be adjourned. Motion carried 3-0. Meeting adjourned at 8:43 p.m.

Donald Brooks, Chairman		
Gregg B. Zody, Secretary		

Orange County Planning Commission Regular Meeting Gordon Building Meeting Room 112 W. Main Street, Orange, VA 22960 Thursday, January 2, 2014 Minutes

Present: Donald Brooks, Andy Hutchison, George Yancey J.P. Tucker, III,

Nigel Goodwin

Absent: Jim White, BOS Representative

Staff Present: Gregg B. Zody, Director; Josh Frederick, Senior Planner;

Janet Jones, Senior Administrative Assistant

All discussion and comment made during this meeting was captured via digital audio recording. The minutes as written below are intended to be a summary of this discussion and comment. Anyone desiring detailed information about comment or discussion made during the meeting is referred to the recording.

7:00 p.m.

1. Call to Order

2. Determination of Quorum

Mr. Brooks called the meeting to order at 7:00 p.m. He stated a quorum was present to conduct business.

3. Election of Officers

Mr. Brooks turned the meeting over to Mr. Zody for the election of officers.

Mr. Zody asked for nominations for Chairman.

A motion was made by Mr. Yancey, seconded by Mr. Tucker that Mr. Brooks be re-elected Chairman. Motion carried 5-0.

Mr. Zody turned the meeting back over to Chairman Brooks for the election of Vice-Chairman.

A motion was made by Mr. Hutchison, seconded by Mr. Yancey to nominate Mr. Goodwin as Vice-Chairman.

A motion was made by Mr. Goodwin, seconded by Mr. Tucker to nominate Mr. Yancey Vice-Chairman

A vote was taken on the motion to nominate Mr. Goodwin as Vice-Chairman, voting aye; Brooks, Yancey, Hutchison, Tucker, abstained from vote Mr. Goodwin. Motion passed with a vote of 4-0, Goodwin abstained.

No vote was necessary on the motion to nominate Mr. Yancey for Vice-Chairman.

A motion was made by Chairman Brooks, seconded by Mr. Yancey to appoint Mr. Zody Director of Planning and Zoning as Secretary to the Commission. Motion carried 5-0.

4. Approval of Agenda

Chairman Brooks asked if there were any additions to or deletions from the agenda.

A motion was made by Mr. Goodwin seconded by Mr. Hutchison that the agenda be approved as presented. Motion carried 5-0.

5. Adoption of 2014 meeting schedule

Chairman Brooks opened the floor for discussion on the adoption of the meeting schedule.

A motion was made by Mr. Goodwin seconded by Mr. Yancey that the 2014 meeting schedule for the Commission be approved as presented. Motion carried 5-0.

6. Annual review of Commission By-laws

Chairman Brooks asked for comments on the Commission By-laws.

A motion was made by Mr. Yancey, seconded by Mr. Tucker that the Commission By-laws be approved as written. Motion carried 5-0.

7. Approval of minutes

Chairman Brooks asked for additions to or deletions from the minutes of November 7, 2013.

A motion was made by Mr. Yancey, seconded by Mr. Hutchison that the minutes of November 7, 2013 be approved as presented. Motion carried 5-0.

Chairman Brooks asked for additions to or deletions from the minutes of November 21, 2013.

The Commission discussed the November 21, 2013 minutes and noted changes will be made and placed on the next agenda for approval.

Chairman Brooks asked for additions to or deletions from the minutes of December 5, 2013.

A motion was made by Mr. Hutchison, seconded by Mr. Yancey that the minutes of December 5, 2013 be approved as amended. Motion carried 5-0.

8. Public Comment

There was no public comment.

9. Old Business

A. Board of Supervisors Report

No report due to the absence of Supervisor White

B. Planning and Zoning Report – Gregg Zody

Mr. Zody gave to the Commission a copy of the newly adopted Orange County Comprehensive Plan, the Orange County Department of Planning and Zoning December, 2013 Monthly Report and also 2013 yearly report.

C. Joint efforts of the BOS, PC and EDA discussion

Neither Mr. Yancey nor Mr. Goodwin had any updates. It was noted the next meeting of the Steering Committee will be Friday, January 3, 2014 at 10:00 am.

DRAFT

10. New Business

There was no new business.

11. Commissioner Comments

The Commission discussed the road standards legal ad for the Board of Supervisors. Mr. Lacheney suggested that he work with Mr. Zody to show the PC-recommended changes in future BOS public hearing notices. It was determined this would be the easiest means to correct the issue.

12. Next meeting

The next meeting of the Commission will be Thursday, January 16, 2014 with one public hearing scheduled.

13. Adjourn

A motion was made by Mr. Hutchison, seconded by Mr. Tucker that the meeting be adjourned. Motion carried 5-0. Meeting adjourned at 7:20 p.m.

Donald Brooks, Chairman
Gregg B. Zody, Secretary

Orange County Planning Commission Regular Meeting Gordon Building Meeting Room 112 W. Main Street, Orange, VA 22960 Thursday, January 16, 2014 Minutes

Present: Donald Brooks, Andy Hutchison, George Yancey J.P. Tucker, III.

Nigel Goodwin, James Crozier, BOS Representative

Staff Present: Gregg B. Zody, Director; Josh Frederick, Senior Planner; Tom Lacheney,

County Attorney; Janet Jones, Senior Administrative Assistant

All discussion and comment made during this meeting was captured via digital audio recording. The minutes as written below are intended to be a summary of this discussion and comment. Anyone desiring detailed information about comment or discussion made during the meeting is referred to the recording.

1. Call to Order

2. Determination of Quorum

Chairman Brooks called the meeting to order at 7:00 p.m., and stated a quorum was present to conduct business.

3. Approval of Agenda

Chairman Brooks asked if there were any additions to or deletions from the agenda.

There were no additions or deletions from agenda.

A motion was made by Mr. Yancey, seconded by Mr. Tucker that the agenda be approved as presented. Motion carried 5-0.

4. Public Comment

Chairman Brooks opened the floor for public comment.

There were no speakers.

Chairman Brooks closed the public comment period.

5. Old Business

A. Board of Supervisors Report – James Crozier

Mr. Crozier stated the Board met on Tuesday with no change in leadership. Mr. Crozier stated he was looking forward to working with the Commission and people of Orange County.

B. Planning and Zoning Report – Gregg Zody

Mr. Zody introduced Mr. Bryan David the new Interim County Administrator.

Mr. David stated he is looking forward to working with the Commission on upcoming projects.

Mr. Zody stated the stormwater plan has been submitted to DEQ and staff has placed the plan on the county website for public review. Mr. Zody stated a public hearing needs to be held on the stormwater plan as well as work sessions with the BOS.

C. Route 3 Sub-Committee Report

Mr. Goodwin stated March 2-4, 2014 has been set for the Charette. Mr. Goodwin stated information is being gathered and a working draft is being created. Mr. Goodwin stated the Rt. 3 Visioning Committee will not be meeting again before the Charette.

7:15 P.M. PUBLIC HEARING

REZ13-02/SUP13-04: Stephen McLean has applied to rezone property in Locust Grove from Agricultural (A) to General Commercial (C-2), and for a special use permit to install a self-storage facility pursuant to Sec. 70-483(7) of the Zoning Ordinance. The property is referenced by tax map #23-12E, 12F and 12H, is a total of 10.882 acres, and is located on the northern side of Constitution Hwy (Rt. 20) approximately 1/3 mile east of the intersection with Flat Run Road (Rt. 601). No proffers have been volunteered with respect to the rezoning request.

Mr. Frederick, Senior Planner briefed the Commission on the application from Mr. McLean to rezone TM #23,12E, 12F and 12H from Agricultural (A) to General Commercial (C-2) and for a special use permit to install a self-storage facility. Mr. Frederick stated the storage facility will be developed in phases and is anticipated to have approximately 620 units of both climate-controlled and traditional drive-up varieties.

Chairman Brooks opened the public hearing and asked for persons to speak on the public hearing.

There was one speaker on the application:

Bruce Kay; 105 Constitution Highway, Locust Grove, VA

Mr. Kay was speaking on behalf of the LOWA and the citizens of LOW. Mr. Kay stated the LOWA is concerned with the permissiveness of the C-2 zoning and strongly urges the Commission to use the C-1 zoning designation and consider additional conditions. Mr. Kay stated the LOWA have no objection to the self storage units, but that the C-2 zoning is quite permissive.

Mr. Steven McLean, applicant spoke on his application for the rezoning and special use permit on the construction of the self-storage facility. Mr. McLean stated this is the second facility of this type he has constructed and owned.

There being no other speakers, the public hearing was closed.

The Commission discussed at length the application and why the applicant had requested C-2 vs. C-1 zoning. The Commission also discussed the conditions proposed by staff.

Mr. Lacheney stated verbal agreements are not enforceable and that any verbal agreements made should be a part of the special use permit conditions.

Following the discussion of the General Commercial (C-2) vs. Limited Commercial (C-1), Mr. McLean stated he is in agreement to amend his request from General Commercial (C-2) to Limited Commercial (C-1) with the approval to build the size of buildings he is proposing.

A motion was made by Mr. Goodwin, seconded by Mr. Hutchison to approve the request for rezoning from Agricultural (A) to Limited Commercial (C-1) using the standard resolution of approval. Motion carried with all members voting in the affirmative.

RESOLUTION RECOMMENDING APPROVAL

RE: REZ 13-02: McLean Self-Storage Facility

WHEREAS, Stephen McLean has applied to rezone property, referenced by tax map #23-12E, 12F and 12H and containing a total of 10.882 acres in Locust Grove, from Agricultural (A) to General Commercial (C-2); and

WHEREAS, the Planning Commission held a duly advertised public hearing on this proposed rezoning on January 16th, 2014; and

WHEREAS, Staff of the Department of Planning and Zoning have recommended approval of this rezoning; and

WHEREAS, the applicant verbally amended his application during the public hearing to rezone the property to Limited Commercial (C-1); and

WHEREAS, the Planning Commission has determined that this rezoning is consistent with the Comprehensive Plan and would serve the interests of public necessity, convenience, general welfare, and as good zoning practice.

NOW, THEREFORE, BE IT RESOLVED, that the Orange County Planning Commission hereby recommends that the Orange County Board of Supervisors **approve** REZ 13-02, as amended, to rezone 10.882 acres, as referenced by tax map #23-12E, 12F and 12H, from Agricultural (A) to Limited Commercial (C-1).

SUP 13-04: McLean Self-Storage Facility

The Commission discussed at length the proposed conditions for the self storage facility.

A motion was made by Mr. Goodwin that a buffer be added to the front of the building from Rt. 20. Motion dies due to lack of a second.

Chairman Brooks noted this proposed project does not impact the schools or infrastructure.

A motion was made by Mr. Hutchison, seconded by Mr. Tucker to approve the amended conditions as per standard resolution. Voting Aye: Tucker, Hutchison, Brooks, Yancey; Voting Nay: Goodwin. Motion carried 4-1.

RESOLUTION RECOMMENDING APPROVAL

RE: SUP 13-04: McLean Self-Storage Facility

WHEREAS, Stephen McLean has applied for a special use permit, pursuant to Sec. 70-483(7) of the Zoning Ordinance, to install a self-storage facility on property in Locust Grove, referenced by tax map #23-12E, 12F and 12H and containing a total of 10.882 acres; and

WHEREAS, the Planning Commission held a duly advertised public hearing on this proposed special use permit on January 16th, 2014; and

WHEREAS, the Planning Commission's approval of REZ 13-02, as amended, is necessarily subsequent to approval of this special use permit as a matter of permitted uses; and

WHEREAS, Staff of the Department of Planning and Zoning have recommended approval of this special use permit subject to certain conditions; and

WHEREAS, the Planning Commission has determined that this special use permit, as conditioned, would further the purposes of the Comprehensive Plan and the Zoning Ordinance; not threaten the public health, safety or welfare; promote compatibility with the surroundings; and not result in substantial detriment to the surrounding property.

NOW, THEREFORE, BE IT RESOLVED, that the Orange County Planning Commission hereby recommends that the Orange County Board of Supervisors **approve** SUP 13-04 for tax map #23-12E, 12F and 12H with the attached conditions, amended during the public hearing, in order to mitigate the impacts of the proposed use.

SUP 13-04: McLean Self-Storage Facility Orange County Tax Map #23-12E, 12F & 12H

The conditions of this special use permit ("SUP") shall apply to the properties identified on county tax map 23 as parcels 12E, 12F & 12H, as well as any future division or consolidation of said properties. Compliance is the responsibility of the applicant, owners and assigns. The following conditions are intended to offset and mitigate impacts of the proposed development, and to render the application consistent with the applicable provisions of the Comprehensive Plan. If the conditions of the SUP or the information on the SUP plans are in conflict with one another or with the Zoning Ordinance, the more restrictive shall apply, unless, specifically modified, waived or otherwise specified in these conditions.

- 1. <u>Controlling documents</u> Controlling documents shall be the conditions as set forth herein and the documents submitted with the application.
- Compliance Use and development of the subject property shall be in substantial conformance with these conditions. The Zoning Administrator shall determine "substantial conformance." The business owner and/or property owner shall be responsible for obtaining all required site plan approvals, building permits, health permits, VDOT permits, zoning and erosion & sediment control permits.

The business owner and/or property owner shall be responsible for complying with all local, state and federal laws and regulations that are applicable to the business.

3. <u>Uses</u> – This SUP shall permit the operation of a self-storage facility as generally shown on the site plan and described in the application.

4. Performance Standards:

- Per recommendations by the Culpeper Soil & Water Conservation District in their comment letter dated November 18th, 2013:
 - A stormwater concept plan shall be submitted as part of a site plan that includes the delineation of critical slopes (>15%), streams, soils,

- and wetlands. The concept plan shall estimate the required storage volumes necessary for maintaining the 1-year peak flow rate and 1-year volume in forested condition as per a full LID design.
- o For the intermittent stream channel on the western side of the property, an undisturbed 35' stream buffer shall be maintained where slopes are 3% or less. An undisturbed 50' stream buffer shall be maintained where slopes are greater than 3%.
- A minimum 50' natural, treed buffer shall be maintained on the sides and rear of the property.
- Any freestanding sign for the site shall be monument-style with a maximum height of 10' in order to reduce the visual impact for motorists along Constitution Hwy (Rt. 20).
- Storage of motor vehicles, boats, recreational vehicles, motorcycles, etc. shall be screened so as to blend into the natural surroundings and not be visible from any public right-of-way.
- A parking concept plan shall be submitted as part of a site plan that clearly delineates the area reserved for storage of motor vehicles, boats, recreational vehicles, motorcycles, etc. This area shall not be used to satisfy any other parking requirement.
- There shall be no minimum parking requirement for the drive-up storage units, provided they front on a drive aisle with a minimum width of 24' (or 12' for perimeter units). For any indoor climate-controlled storage units, 1 parking space shall be required for every 20 units.

6. New Business

There was no new business.

7. Commissioner Comments

Chairman Brooks stated the County Administrator is getting direction prepared for the Commission. Chairman Brooks stated he would like to get permission from the Commission to talk with Mr. Zody to see what direction to go in. Chairman Brooks stated it could take more than two meetings a month to get the Commission work done.

8. Next meeting

The next meeting of the Commission will be February 6, 2014.

9. Adiourn

A motion was made by Mr. Tucker, seconded by Mr. Goodwin that the meeting be adjourned. Motion carried 5-0. Meeting adjourned at 8:53 pm.

Donald Brooks, Chairman	
·	
Gregg B. Zody, Secretary	

ORANGE COUNTY PLANNING COMMISSION

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



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

STAFF REPORT

TO: Planning Commission Members

FROM: Gregg Zody, Director of Planning and Zoning

DATE: February 11, 2014

SUBJECT: Zoning Ordinance Text Amendments

The public hearing regards the following text amendments: 1) Creating a definition for "Commercial Kitchen/Smokehouse" and identified as a by-right use in the Agricultural zoning district; and 2) Allow digital fuel signs in addition to "regular" digital signs in those zoning districts where digital signs are permitted. The attached legal ad (Attachment 1) serves as the proposed text for consideration and recommendation.

The Board initiated Planning Commission action at their November 13, 2013 meeting. The Planning Commission had previously reviewed the text proposals at their October 17th (2013) meeting, and again at the November 21st meeting. The Board's action is documented in Attachment 2.

Resolutions are contained in Attachment 3.

The Planning Commission's suggested changes are incorporated into the legal ad for the digital sign amendment with strike-throughs. No Planning Commission-level changes were proposed for the new definition ("Commercial Kitchen/Smokehouse") nor the suggested zoning designation.

Attachments (3)

CC: Bryan David, Interim County Administrator Tom Lacheney, County Attorney Alyson Simpson, Chief Deputy Clerk

SEAL

The Orange County Planning Commission will hold a public hearing at 7:15 p.m. on **Thursday**, **February**, **20**, **2014**, in the Meeting Room of the Gordon Building, located at 112 West Main Street, Orange, Virginia. The purpose of the public hearing is to receive comments on and consider for recommendation to the Board of Supervisors the following items:

PROPOSED AMENDMENTS TO ARTICLES 1 AND 4 OF THE ORANGE COUNTY ZONING ORDINANCE:

Sec. 70-1. Definitions.

<u>Commercial kitchen or smokehouse</u> means an operation which prepares or stores food, including smokehouses, for off-site sales, consumption, and distribution to persons of the same business operation or of a related off-site business operation for service to the public. An example includes operations preparing or storing food for catering services.

Sec. 70-302. Permitted Uses.

(11) Commercial kitchen or smokehouse.

Sec. 70-701. - Digital signs.

(c) Only one monument or pylon digital sign shall be allowed per development. <u>This limitation shall not apply to any digital sign utilized strictly for displaying gas station pump prices, where such digital signage otherwise complies with County sign regulations.</u>

All interested persons are invited to attend and speak at the public hearing and/or to submit written comments by 5:00 p.m., February 19, 2014. Copies of the amendments are available for examination in the Orange County Department of Planning & Zoning, located at 128 West Main Street in Orange, Virginia 22960, and may be reviewed from 8:00 a.m. to 5:00 p.m., Monday through Friday. Any person who has questions or who desires to review the described materials may contact the Orange County Department of Planning & Zoning at (540) 672-4347.

Gregg Zody, AICP Secretary, Orange County Planning Commission

Please run in the Thursday, February 6th, 2014 and Thursday, February 13th, 2014 editions of the Orange County Review, and send the bill, clip sheets, and affidavits to the Orange County Board of Supervisors, P.O. Box 111, Orange, Virginia 22960.

ORANGE COUNTY, VIRGINIA

BOARD OF SUPERVISORS

SHANNON C. ABBS, DISTRICT ONE JAMES K. WHITE, DISTRICT TWO S. TEEL GOODWIN, DISTRICT THREE GROVER C. WILSON, DISTRICT FOUR LEE H. FRAME, DISTRICT FIVE

JULIE G. SUMMS
COUNTY ADMINISTRATOR

PHONE: (540) 672-3313 FAX: (540) 672-1679



MAILING ADDRESS: PO Box 111 ORANGE, VA 22980

PHYSICAL ADDRESS: R. LINDSAY GORDON III BUILDING 112 WEST MAIN STREET PO BOX 111 ORANGE, VIRGINIA 22960

MOTION: ABBS

SECOND: GOODWIN

November 13, 2013 Regular Meeting Res. No. 131113 - 7B

RE: RESOLUTION TO

RESOLUTION TO INITIATE PLANNING COMMISSION ACTION ON AMENDMENTS TO SECTIONS 70-701(C) AND 70-302 OF THE ORANGE COUNTY CODE OF ORDINANCES REGARDING DIGITAL FUEL SIGNS AND COMMERCIAL KITCHENS

WHEREAS, the Board of Supervisors desires to consider amendments to Sections 70-701(c) and 70-302 of the Orange County Code of Ordinances with respect to digital fuel signs and commercial kitchens; and

WHEREAS, in order to accomplish said goal, staff has drafted and recommended changes to the Code of Ordinances; and

WHEREAS, public necessity, convenience, general welfare, and/or good zoning practice support initiation of these amendments for consideration;

NOW, THEREFORE, BE IT RESOLVED, that the Orange County Board of Supervisors does hereby initiate amendments to Sections 70-701(c) and 70-302 of the Orange County Code of Ordinances regarding digital fuel signs and commercial kitchens, and requests that the Planning Commission advertise, hold a public hearing, and make a recommendation to the Board of Supervisors on the proposed amendments; and

BE IT FURTHER RESOLVED, that the Orange County Board of Supervisors reserves the right to schedule its public hearing on the proposed amendments to Sections 70-701(c) and 70-302 of the Orange County Code of Ordinances after receipt of a recommendation from the Planning Commission and at a date deemed appropriate by the majority of the Board.

Votes:

Ayes: Abbs, White, Goodwin, Wilson, Frame.

Nays: None.

Absent from Vote: None. Absent from Meeting: None.

For Information:

Orange County Planning Commission Thomas E. Lacheney, County Attorney Gregg Zody, Planning and Zoning Director

CERTIFIED COPY_____

Clerk to the Board of Supervisors

Page 1 of 1

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

At a regular meeting of the Orange County Board of Supervisors held on November 13, 2013, the following action was taken:

131113 - 7B

RE: REQUEST TO INITIATE PLANNING COMMISSION ACTION ON PROPOSED TEXT AMENDMENTS FOR DIGITAL FUEL SIGNS AND COMMERCIAL KITCHENS

Mrs. Abbs moved, seconded by Mr. Goodwin and carried, to adopt the following resolution:

RESOLUTION TO INITIATE PLANNING COMMISSION ACTION ON AMENDMENTS TO SECTIONS 70-701(C) AND 70-302 OF THE ORANGE COUNTY CODE OF ORDINANCES REGARDING DIGITAL FUEL SIGNS AND COMMERCIAL KITCHENS

WHEREAS, the Board of Supervisors desires to consider amendments to Sections 70-701(c) and 70-302 of the Orange County Code of Ordinances with respect to digital fuel signs and commercial kitchens; and

WHEREAS, in order to accomplish said goal, staff has drafted and recommended changes to the Code of Ordinances; and

WHEREAS, public necessity, convenience, general welfare, and/or good zoning practice support initiation of these amendments for consideration;

NOW, THEREFORE, BE IT RESOLVED, that the Orange County Board of Supervisors does hereby initiate amendments to Sections 70-701(c) and 70-302 of the Orange County Code of Ordinances regarding digital fuel signs and commercial kitchens, and requests that the Planning Commission advertise, hold a public hearing, and make a recommendation to the Board of Supervisors on the proposed amendments; and

BE IT FURTHER RESOLVED, that the Orange County Board of Supervisors reserves the right to schedule its public hearing on the proposed amendments to Sections 70-701(c) and 70-302 of the Orange County Code of Ordinances after receipt of a recommendation from the Planning Commission and at a date deemed appropriate by the majority of the Board.

Julie G Summs County Administrator

Ayes: Abbs, White, Goodwin, Wilson, Frame. Nays: None.

MOTION APPROVED

CC:

Glanda Bradley, Finance Director Connie Clark, Accountant Gregg Zody, Planning and Zoning Director Josh Frederick, Senior Planner Thomas Lacheney, County Attorney File: Board Actions 2013

ORANGE COUNTY

PLANNING COMMISSION

COMMUNITY DEVELOPMENT BUILDING 128 WEST MAIN STREET ORANGE, VIRGINIA 22960



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

RESOLUTION RECOMMENDING APPROVAL

MOTION: February 20, 2014
Regular Meeting
SECOND: Res. No. 14-03

Proposed Amendments to County Code Chapter 70, Zoning Ordinance. Articles 1 and 4, Secs. 70-1, 70-302, and 70-701.

WHEREAS, the Board of Supervisors directed the Planning Commission to consider certain Zoning Ordinance amendments pertaining to definitions and district regulations; and

WHEREAS, the Planning Commission advertised and held a public hearing on February 20, 2014 to receive public comment regarding said proposed amendments; and

WHEREAS, the Planning Commission discussed the proposed amendments, and considered comments received during the public hearing and desires to recommend approval of the draft Zoning Ordinance amendments; and

WHEREAS, public necessity, convenience, general welfare, and good zoning practice support approval of the draft Zoning Ordinance amendment;

NOW, THEREFORE, BE IT RESOLVED, that the Orange County Planning Commission hereby recommends approval to the Orange County Board of Supervisors of the proposed amendments to County Code Chapter 70, Zoning Ordinance.

proposed amendment	s to County Code Chapter 70, Zoning Ordinance.
Votes	
Ayes: Nays: Abstained from Vote Absent from Meetin	
For Information:	Clerk to the Board of Supervisors County Attorney
CERTIFIED COPY	Secretary to the Planning Commission

ORANGE COUNTY

PLANNING COMMISSION

COMMUNITY DEVELOPMENT BUILDING 128 WEST MAIN STREET ORANGE, VIRGINIA 22960



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

RESOLUTION RECOMMENDING DENIAL

MOTION:	February 20, 2014
	Regular Meeting
SECOND:	Res. No. 14-03

Proposed Amendments to County Code Chapter 70, Zoning Ordinance. Articles 1 and 4, Secs. 70-1, 70-302, and 70-701.

WHEREAS, the Board of Supervisors directed the Planning Commission to consider certain Zoning Ordinance amendments pertaining to definitions and district regulations; and

WHEREAS, the Planning Commission advertised and held a public hearing on February 20, 2014 to receive public comment regarding said proposed amendments; and

WHEREAS, the Planning Commission discussed the proposed amendments, and considered comments received during the public hearing and desires to recommend denial of the draft Zoning Ordinance amendments; and

WHEREAS, public necessity, convenience, general welfare, and good zoning practice do not support approval of the draft Zoning Ordinance amendment;

NOW, THEREFORE, BE IT RESOLVED, that the Orange County Planning Commission hereby recommends denial to the Orange County Board of Supervisors of the proposed amendments to County Code Chapter 70, Zoning Ordinance.

Votes	
Ayes:	
Nays:	
Abstained from Vote	: :
Absent from Meetin	g:
For Information:	Clerk to the Board of Supervisors County Attorney
CERTIFIED COPY	
	Secretary to the Planning Commission