

BOARD OF SUPERVISORS MINUTES

June 21, 2012

At a joint worksession of the Orange County Board of Supervisors and Orange County Planning Commission held on Thursday, June 21, 2012 beginning at 7:00 p.m., in the Meeting Room of the Gordon Building, 112 West Main Street, Orange, Virginia. Present: S. Teel Goodwin, Chairman; Lee H. Frame, Jr., Vice-Chairman; Shannon C. Abbs; Grover C. Wilson; James K. White; Nigel Goodwin, Chairman of the Planning Commission; George Yancey; Donald Brooks; James P. Tucker, III; and Andy Hutchison. Absent: none. Also present: Julie G. Summs, County Administrator; Ashley Jacobs, Chief Deputy Clerk; Sharon Pandak, County Attorney; Gregg Zody, Planning Director and Secretary; Kevin McMahan, Planner; and Janet Jones, Permit Technician.

RE: CALL TO ORDER

Chairman Goodwin called the meeting to order for the Board of Supervisors at 7:01 p.m.

Planning Commission Chairman Goodwin called the meeting to order for the Planning Commission at 7:01 p.m.

RE: ADOPTION OF AGENDA

Mr. Frame moved, seconded by Abbs and carried, to adopt the agenda as presented. Ayes: Abbs, White, Goodwin, Wilson, Frame. Nays: None.

Mr. Hutchison moved, seconded by Mr. Yancey and carried, to adopt the Commission agenda as presented. Ayes: Goodwin, Yancey, Brooks, Tucker III, Hutchison. Nays: None.

RE: COMPREHENSIVE PLAN WORKSESSION WITH THE PLANNING COMMISSION

Discussion began regarding proposed land use categories for consideration for adoption with the revised Comprehensive Plan: Historic/Conservation Areas; Rural Agricultural; Neighborhood Residential; Village Center; Suburban; and Economic Development. Discussion continued regarding the need to acknowledge existing uses and evaluate what is realistic; the fact that the Comprehensive Plan is a guide; the reality that some overlap in land use categories is inevitable; and citizen requests to concentrate economic development near towns and the Route 3 corridor. Dialogue continued between the Planning Commission and Board concerning rezoning requests and the proposed "preferred zoning ratios" as presented for consideration. Mixed use was discussed specifically with regards to whether it should be defined solely in the Zoning Ordinance or in the Comprehensive Plan as well.

Discussion ensued regarding the criteria used to determine the proposed land use categories; the characteristics of the Towns of Orange and Gordonsville and the need to work with the Towns cooperatively because of the dramatic impact our entities can have on each other. The Planning Commission members and the Board of Supervisors members went category by category and addressed the proposed criteria used to determine the proposed land use categories. Discussion ensued regarding the estimated population densities of the categories.

The topic of aquifers and water resources was discussed amongst the members of both the Planning Commission and Board of Supervisors. Discussion ensued regarding the need to maintain water accessibility in an attempt to plan for future County needs; the Route 15 aquifer; ownership of water within the aquifer; and the need to consider a "public facilities" land use category.

It was suggested that the land use category proposed as "Village Center" be called "Village" for clarification purposes. Planning Commission Chairman Goodwin stated that the Planning Commission needed a general consensus of the Board to move forward with the land use categories as proposed to facilitate the public comment process. Discussion ensued regarding identifying current land uses; the reiteration that the Comprehensive Plan is a guide; the need to identify Towns as such in the land use

categories; and the need to more closely evaluate the details of the proposed land use categories.

By consensus the Board of Supervisors agreed that it was prepared to move forward with the concept of the proposed land use categories but that the details needed to be more closely examined and refined.

RE: RECESS

The Board of Supervisors and the Planning Commission took a brief recess at 8:25 p.m.

RE: RECONVENE

The Joint Worksession reconvened at 8:37 p.m.

RE: ZONING ORDINANCE – SHORT TERM VERSUS LONG TERM AMENDMENTS

Discussion ensued regarding “fixes” to the Zoning Ordinance and what the Board of Supervisors meant in this regard. Discussion continued regarding examples of various text selections to review and consider for revisions to the Zoning Ordinance, including garage apartments, mixed use, and revisions to the sign ordinance.

The Planning Commission and the Board of Supervisors requested Gregg Zody, Planning Director, to draft a prioritized listing of proposed “fixes” to the Zoning Ordinance for the Planning Commission and Board of Supervisors to provide input. Discussion continued regarding certain Zoning Ordinance oddities that are case specific versus certain oddities that are continually in need of a special exception.

RE: BY-RIGHT SUBDIVISION DISCUSSION

Supervisor White explained a potential Subdivision Ordinance Amendment known as the “2 then 5” scenario, in which one division of a minimum of two acres would be permitted for the first ten acres and then one division would be permitted for each additional five acres. Discussion ensued regarding division rights on non-agricultural land. Board Chairman Goodwin stated that he disagreed with not allowing some division rights in each land use category.

Discussion ensued regarding: the character of the County; limits on subdivisions in general; whether or not to have one set of division rights for the County; whether or not certain regulations should be set for certain parts of the County; the driving force behind the suggested changes; the importance of planning for the County’s future; by-right divisions and effects of limitations on by-right divisions; whether or not to apply one mediocre division rights policy to the County as a whole or to have easy division rights in some areas and tightened division rights in others.

Discussion continued regarding: retaining the character of existing areas in the County; the Route 3 Corridor and its current uses and proposed land use category; and concentrating infrastructure where growth is desired.

The Planning Commission and the Board of Supervisors agreed that there is much to be discussed before a consensus on any proposed amendments to the Subdivision Ordinance could be reached.

RE: ADJOURNMENT

There being no further business to discuss, Mr. Frame moved, seconded Mrs. Abbs and carried, to adjourn the Board of Supervisors meeting at 10:00 p.m. Ayes: Abbs, White, Goodwin, Wilson, Frame. Nays: None.

There being no further business to discuss, Mr. Hutchison moved, seconded by Mr. Tucker and carried, to adjourn the Planning Commission meeting at 10:00 p.m. Ayes: Goodwin, Yancey, Brooks, Tucker III, Hutchison. Nays: None.

S. Teel Goodwin, Chairman

Julie G. Summs, County Administrator