

**Orange County Planning Commission
Regular Meeting
Gordon Building Meeting Room
112 W. Main Street, Orange, VA 22960
Thursday, July 19, 2012
Minutes**

PRESENT: Nigel Goodwin, George Yancey, Andy Hutchison, Donald Brooks and Jim White,
Supervisor Representative

ABSENT: James P. Tucker, III

STAFF: Gregg B. Zody, Planning Director and Kevin McMahan, Planner

All discussion and comment made during this meeting was captured via digital audio and video 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 Goodwin called the meeting to order at 7:00 p.m. He stated a quorum was present to conduct business.

3. Approval of Agenda

Mr. Goodwin 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. Hutchison that the agenda be approved as presented. Motion carried with all members present voting in the affirmative.

4. Approval of Minutes

Mr. Yancey requested an edit to the draft June 21 minutes, "On page 3, the correct wording under the by-right subdivision discussion was basically in which one division of two acres would be permitted for the first 10 acres, and then one division..." (*then not understandable*). Supervisor White clarified that it should be, "In which one division for each two acres would be permitted." Mr. Yancey agreed with Mr. White's correction.

Mr. Goodwin, with assistance from Mr. White, corrected the minutes by removing "*of a minimum of*" and replacing it with "*for each*".

A motion was made by Mr. Hutchison, seconded by Mr. Yancey that the minutes of June 21, 2012 be approved as amended. Motion carried with all members present voting in the affirmative. Motion carried 4 – 0.

5. Public Comment

There was no public comment.

6. Old Business

A. Board of Supervisors Report – Jim White

Mr. White stated he will provide a recap of the July 8th BOS work session, later during the meeting.

B. Planning and Zoning Report – Gregg Zody

There was no discussion of a Planning and Zoning Report.

C. Comprehensive Plan - Revision Discussion

The start of the discussion centered mostly on the best way to proceed with the following items:

- changes to the subdivision ordinance
- comprehensive plan land use categories and definitions
- comprehensive plan text and map
- comprehensive plan goals and objectives

Mr. Zody then provided an update on the status of the comprehensive plan revision. Mr. Zody presented and discussed a revised current land use map. Mr. White commented that this version of this map had been discussed by the Board of Supervisors on July 8th, and had received support from the BOS.

Next, the discussion involved defining the land use categories, and their minimum lot sizes. Comments made regarding the existing “agricultural conservation” future land use category, included:

- necessitated a down-zoning for 2/3 of county land
- such a large-scale down-zoning would negatively impact the county’s “tax role”
- certain “agricultural uses” would not be permitted within the “agricultural conservation” zoning district
- the county would not receive 20% of non-taxable funds

Mr. Goodwin then directed the commission to look at the first half of the goals and objectives. Through discussion, and by reaching consensus, the commission made the following edits to their working copy of the comprehensive plan (last edited and revised on July 2, 2012):

- removed the 1% target for creation of new residential lots and county population
- removed line 37, page 2
- changed “*rural character*” to “*rural characteristics*” within the vision statement on line 30, page 2
- changed “*ensure*” to “*develop plans that ensure*” within the objective on line 6, page 4

- changed “*implement*” to “*consider*” after #1 on line 10, page 4
- agreed with Mr. Zody’s removal of line 45, page 4
- removed “*effective, flexible, sustain, cost-effective*” added “*subdivisions*” after #6 on lines 9 – 11, page 5
- changed “*that outlines strategies for encouraging*” to “*that encourages*” after #1 on line 36, page 6
- removed “*maintain land use taxation*” after #1 on line 15, page 7

Commissioners finished by directing Mr. Zody to further edit / “streamline” the comprehensive plan. Mr. Zody explained he would work with Sharon Pandak and Milt Herd to edit the language for the public facilities. Mr. Zody offered to create a “clean preliminary draft copy” of the comprehensive plan.

Towards the end of the discussion of the comprehensive plan, Mr. White provided a recap of the BOS’s July 8th meeting.

7. New Business

Mr. Goodwin offered Mr. Zody the option of meeting again with the planning commission sub-committee. Also, Mr. Goodwin requested the county tourism director be invited to speak with the planning commission.

8. Commissioner Comments

There were no commissioner comments.

9. Next meeting

The next meeting of the commission will be August 2, 2012. In addition to continued discussion of the comprehensive plan revision, and holding a public hearing regarding a proposed amendment to the zoning ordinance involving the payment of delinquent taxes and fees prior to filing an application, the planning commission will discuss an additional zoning ordinance proposed text amendment.

10. Adjourn

A motion was made by Mr. Brooks, seconded by Mr. Hutchison that the meeting be adjourned. Motion carried with all members present voting in the affirmative. Motion carried 4-0. Meeting adjourned at 9:03 p.m.

Nigel Goodwin, Chairman

Gregg B. Zody, Secretary