

**Orange County Planning Commission
Regular Meeting
Gordon Building Meeting Room
112 W. Main Street, Orange, VA 22960
Thursday, September 5, 2013
Minutes**

Present: Donald Brooks, Chairman; Andy Hutchison, Vice-Chairman; Nigel Goodwin, George Yancey, J.P. Tucker, III, Jim White, BOS Representative

Absent: none

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 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.

Chairman Brooks stated he would like to add a discussion on the Vision Tour that was held in August to the agenda.

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

4. Public Comment

Chairman Brooks opened the floor for public comment.

The following individual spoke:

- Mrs. Angela Rapids, 25407 Lafayette Drive, Rhoadesville, VA 22542

There being no further speakers, public comment was closed.

Discussion on Vision Tour

Chairman Brooks opened the discussion by welcoming members of the EDA and BOS, and sought comments from Supervisor White, N. Goodwin, and other members of the respective boards in attendance. Everyone that spoke praised the tour and each identified shared characteristics they thought made all of the projects success stories; such as the public-partnerships, master planning and special zoning districts to accommodate the master plan(s). Speakers noted that the developments the group visited took years to transform, and that the respective boards need to act now.

Chairman Brooks suggested a committee be formed to proceed with development of plans, text amendments, etc. for the Route 3 corridor and nominated Mr. N. Goodwin and Mr. Yancey to serve as PC representatives. Discussion arose about whether the BOS had established a committee, and it was hoped that one would be formed in the immediate future.

A motion was made by Mr. Hutchison, seconded by Mr. Tucker to appoint Mr. Yancey and Mr. N. Goodwin to serve on the new committee. Motion carried 5-0.

5. Old Business

A. Board of Supervisors Report – Jim White

Supervisor White mentioned that the Comprehensive Plan work session would be held at the September 10, 2013 BOS meeting. Supervisor White stated the BOS approved the rezoning request for REZ13-01, Ken Dotson.

B. Planning and Zoning Report – Gregg Zody

Mr. Zody distributed the monthly report and discussed the RRBC meeting and the impending Storm water Management program inaction.

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

No further discussion was held on joint efforts of the BOS, PC and EDA.

Continued discussion on SUP 13-03 tabled from the August 1, 2013 meeting. Public hearing has been closed.

SUP 13-03: Scott Pattillo, on behalf of Discount Propane Services, has applied for a special use permit to install a propane gas tank storage facility on property located on Dulin Lane in Locust Grove, Virginia and referenced by tax map 50-05. This request is pursuant to Section 70-543(1) of the Orange County Zoning Ordinance. The property has an existing special use permit (#03-08) for a propane gas tank storage facility under separate ownership. This parcel is 29.5 acres in size, zoned General Industrial (I-2) and located on the west side of Dulin Lane (Route 608), approximately 1 mile south of the intersection with Mine Run Road (route 621).

Chairman Brooks reconvened the tabled SUP 13-03 from the August 1, 2013 Commission meeting to allow Chief Harkness to speak on concerns Chairman Brooks had (based on concerns expressed by two citizens in attendance at the August 1st public hearing). Chief Harkness explained the detailed training firefighters must undergo to be able to adequately respond to emergencies such as a gas leak, etc., as well as the state of technology with propane tanks' safety features (shut-off valves, remote alert systems, etc). Mr. Brooks inquired about the adequacy of tanker trucks to respond to such emergencies and back-up water supplies (dry hydrants, etc). Chief Harkness further explained about the mutual aid resources available to Orange County and that particular site's proximity to the Spotsylvania's water resources for such catastrophic events. Other members had minor follow-up questions, and Chief Harkness provided answers.

Chief Harkness assured the Commission that while such a hazard exists, the probability of it actually occurring was low, and the first responders were trained to contain the hazard.

The Planning Commission was satisfied with Chief Harkness' testimony, and Mr. Hutchison made a motion to approve, with Tucker seconding it. The motion passed 5-0.

RESOLUTION RECOMMENDING APPROVAL

MOTION: Hutchison

SECOND: Tucker

**September 5th, 2013
Regular Meeting
Res. No. 13-10**

RE: SUP 13-03: Discount Propane Services

WHEREAS, Scott Pattillo, on behalf of Discount Propane Services, has applied for a special use permit to install a propane gas tank storage facility on property located on Dulin Lane in Locust Grove, Virginia and referenced by tax map 50-05. This request is pursuant to Section 70-543(1) of the Orange County Zoning Ordinance; and

WHEREAS, the Orange County Board of Supervisors approved special use permit #03-08 on November 12th, 2003, to allow Quarles Energy Services to install a propane gas tank storage facility; and

WHEREAS, the Zoning Ordinance does not prohibit multiple special use permits on a single property; and

WHEREAS, the Planning Commission held a duly advertised public hearing on this proposed special use permit on August 1st, 2013; and

WHEREAS, this special use permit is consistent with the Agriculture land use designation in the Comprehensive Plan; 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 considered whether this proposed special use permit, as conditioned, would further the purposes of the Comprehensive Plan and the Zoning Ordinance; threaten the public health, safety or welfare; be compatible with its surroundings; or would result in substantial detriment to the surrounding property; and

WHEREAS, public necessity, convenience, general welfare and/or good zoning practice support approval of this special use permit as conditioned; and

NOW, THEREFORE, BE IT RESOLVED, that the Orange County Planning Commission hereby recommends that the Orange County Board of Supervisors approve SUP 13-03 with the attached conditions in order to mitigate the impacts of the proposed use.

Votes:

Ayes: Hutchison, Brooks, Yancey, Tucker, Goodwin

Nays: N/A

Absent from Vote: N/A

Absent from Meeting: N/A

6. New Business

Mr. Zody discussed the development standards packet and the need for the County to update the zoning ordinance, mentioning that when the BOS received their copy of the draft Powhatan County development standards, that staff recommended applying standards county-wide, but the BOS did not agree – at this point. Staff reminded the members that Supervisor Frame requested (with BOS consent) that the PC recommend whether to apply the standards to Route 3 or to the whole County. Mr. Hutchison said that there are elements in the draft Powhatan County standards that could be applied county-wide and the other members agreed.

Mr. Zody stated staff would like to proceed with text amendments to the zoning ordinance and subdivision ordinance that were set aside while the Commission finalized the comprehensive plan. Mr. Zody suggested an October 3, 2013 public hearing date for the text amendments. The text amendments include accessory apartments, definitions, as well as private street standards. The majority of the Commission members are fine with the staff's recommendation. Mr. Goodwin and Chairman Brooks has concerns about the vocational training facilities.

Mr. Zody reminded members of the meeting scheduled for September 19th at LOW and whether the Commission had dinner preferences at the Clubhouse. Mr. Zody stated they will be three different chicken options for dinner.

7. Commissioner Comments

The Commission discussed the amount of developable land (2700 acres +/-) in the Route 3 Corridor.

Chairman Brooks mentioned the need to move forward with amending the Subdivision and Zoning Ordinances.

Mr. Yancey mentioned the Commission training in Roanoke. Staff also reminded the Commission about RRRC training for Commission members at the State Theatre in October and would follow up with the date.

8. Next meeting

The next meeting of the Commission will be September 19, 2013 at the Lake of the Woods Clubhouse.

10. Adjourn

A motion was made by Mr. Hutchison, seconded by Mr. Tucker that the meeting be adjourned. Motion carried 5-0. Meeting adjourned at 8:42 p.m.

Donald Brooks, Chairman

Gregg B. Zody, Secretary