

**Orange County Planning Commission
Regular Meeting
Gordon Building Meeting Room
112 W. Main Street, Orange, VA 22960
Thursday, September 6, 2012
7:00 p.m.
Minutes**

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

Staff Present: Gregg B. Zody, Director; Janet Jones, Permit Technician

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 Goodwin called the meeting to order at 7:00 p.m. He stated no quorum was present and therefore no business could be conducted.

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. Tucker that the agenda be approved as presented. Motion carried 5-0.

4. Public Comment

There was no public comment.

5. Old Business

A. Board of Supervisors Report – Jim White

Mr. White briefed the Commission on the tent fees that have been updated by the BOS. The “draft” Future Land Use Map has been approved to go forward to the Commission. Mr. White stated the BOS discussed briefly down-zoning fees and after a discussion about the research that Mr. Zody conducted the BOS made no change to the rezoning fee.

B. Planning and Zoning Report – Gregg Zody

Mr. Zody stated the owner of Annadale have filed for the down-zoning of their property and will be bringing to the Commission soon. Mr. Zody stated he has reviewed previous down-zoning and they have not gone before the ARC and he will not be taking Annadale to the ARC for review. Mr. Zody stated he

wants to be consistent in the process.

C. Comprehensive Plan

- Revision discussion

Mr. Zody stated part of package that will be taken up, waiting on language from Sharon Pandak.

- Public Input (taken up after public hearing closed)

Chairman Goodwin stated he will calling a Special meeting of the Commission to be held Saturday, October 6, 2012 to have public input Comprehensive Plan and has asked staff to schedule and support a comprehensive plan public input session. Mr. Zody stated he was concerned about the timeline and if meeting held it would only be on what is presented to the BOS. The Commission held a discussion on the proposal made by Chairman

Goodwin.
public input
Commission

After the discussion by the Commission it was decided to hold a session one hour prior to the start of the regular meeting of the scheduled for Thursday, October 6, 2012 at 7:00 pm.

Mr. Brooks suggested that Chairman Goodwin write a letter to the editor of the Orange Review and the Free Lance Star to get the word out of the public input session to be held Thursday, October 6, 2012. It was also mentioned about posting to the Orange County website

7:15 P.M. PUBLIC HEARING:

SUP 12-02: Application by Jeremy and Melanie Beveridge, requesting a special use permit (SUP) to operate a public garage, including an impound lot. Pursuant to Sec. 70-303 (13) of the County Zoning Ordinance, in the Agricultural (A) zoning district a public garage is permitted upon issuance of an SUP by the County Board of Supervisors. The subject property is designated as Agricultural on the Future Land Use Map, contains approximately 4.540 acres, and is zoned Agricultural (A). The property is identified on county tax maps as parcel 36-44J, and is addressed at 8475 Gold Dale Road (Route 604). Gold Dale Road is situated on the south side of Constitution Highway (Route 20), approximately 1.78 miles west of the intersection of Route 20 and Flat Run Road (Route 601).

Mr. Zody, Director briefed the Commission on the request from Mr. & Mrs. Beveridge for an SUP to operate a public garage as required by Section 70-303(13) of the Orange County Zoning Ordinance. Mr. Zody stated the proposed use is to include the existing 40' x80' garage building and 40' x 40' fenced impound lot, no new structures are planned. Mr. Zody stated this SUP will enable the applicant to become a licensed state inspection station, as well as continue to offer vehicle service and 24-hour vehicle tow/impound service.

Mr. Zody stated staff recommends approval of the SUP 12-02 subject to the conditions dated August 22, 2012.

Chairman Goodwin opened the public hearing.

Chairman Goodwin asked for speakers for or against the request.

Mr. Jeremy Beveridge, owner stated he is not a big business but does tow for the Orange Sheriff Office and Virginia State Police and also wants to start conducting Virginia State Inspections. Mr. Beveridge stated he will not be doing state inspections of big trucks. Mr. Beveridge stated he is required by the state to have a customer lounge for the inspection station.

Mr. Brandon Zeigler, 3469 Russell Run Road, Locust Grove, VA stated he is a close friend of Mr. Beveridge and feels it will be good to have another state inspection station and is a wise decision to approve this request.

Mrs. Beveridge gave to the Commission three letters from some neighbors supporting the application; Virginia Dominquez, 8491 Gold Dale Road, Robert S. Coleman Jr. owner of property on Route 604 and Billy Barnes (no address given).

Ms. Judith Hauser, 1927 Hileman Road, Falls Church, VA stated she has not been to her property in years but did ride by before the meeting tonight and looks like a full grown business. Ms Hauser, stated the business looked clean. Ms. Hauser was concerned about the resale value of her property and also the potential for contamination from waste materials. Ms. Hauser stated she was not crazy about the request.

There being no further speakers, Chairman Goodwin closed the public hearing at 7:24 p.m.

The Commissioners held a short discussion on the request and made minor changes to the number of cars in the impound lot.

Chairman Goodwin made a motion, seconded by Mr. Hutchison to add additional luggage to Condition number 1, Controlling documents. Motion carried 5-0.

Chairman Goodwin made a motion, seconded by Mr. Brooks to change the number of cars to 25 with 6 in the impound lot. Motion carried 5-0.

Condition number 10 word changed from private to public garage.

Mr. Brooks made a motion, seconded by Mr. Hutchison that SUP12-01 be approved as per Resolution recommending approval.

MOTION: Brooks **September 6, 2012**
SECOND: Hutchison **Regular Meeting**
RE: SUP 12-02: JEREMY G. AND MELANNIE D. BEVERIDGE – **Res. No. 12 - 09**
TO OPERATE A PUBLIC GARAGE ON TAX MAP NO. 36-44J

WHEREAS, Mr. Jeremy G. and Mrs. Melannie D. Beveridge, owners, have applied for a special use permit to operate a public garage on the 4.54 acre property addressed at 8475 Gold Dale Road (Route 604); identified on County Tax Map 36 as Parcel 44J (“Parcel 36-44J”). The subject property is zoned Agricultural (A), and is located approximately 1.81 miles southeast of the intersection of Route 604 and Constitution Highway (Route 20); and

WHEREAS, a public garage is an allowed use in the Agricultural (A) zoning district subject to an approved special use permit; and

WHEREAS, the Planning Commission held a duly advertised public hearing on this proposed Special Use Permit on September 6, 2012; and

WHEREAS, this Special Use Permit is consistent with the Comprehensive Plan land use designation of the land as Agricultural; and

WHEREAS, the Department of Planning and Zoning staff has 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;

NOW, THEREFORE, BE IT RESOLVED, that the Orange County Planning Commission hereby recommends that the Orange County Board of Supervisors approve SUP 12-02 with the attached conditions in order to mitigate the impacts of the proposed use.

Votes:

Ayes: Goodwin, Brooks, Hutchison, Yancey, Tucker

Nays: none

Absent from Vote: none

Absent from Meeting: none

SUP 12-02 / Mr. Jeremy G. and Mrs. Melannie D. Beveridge (Owner)

Public Garage

Orange County T.M. # 36-44J

August 22, 2012

The conditions of this Special Use Permit shall apply to the property identified on County Tax Map 36 as Parcel 44J (“Parcel 36-44J”) and compliance is the responsibility of the Applicant, owners, and assigns. The following conditions are intended to offset and mitigate impacts of the proposed development on adjacent properties and uses, and to render the Application consistent with the applicable provisions of the Comprehensive Plan. If the conditions of this special use

permit (“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. **Controlling documents** – The controlling document shall be these conditions.
2. **Uses** – This special use permit is to allow the operation of a public garage, including 24-hour towing and storage, lock out, jump start, and flat tire service.
3. **Hours of Operation** – All vehicle repair services, except towing services, shall only be conducted between the hours of **7:00 a.m. to 10:00 p.m., Sunday through Saturday.**
4. **Number of Vehicles** – At any one time, a maximum of **25** vehicles may be stored on the property for compensatory service, provided that when **15** or more customer vehicles are present, no less than **6** vehicles shall be contained within the fenced impound area; and all vehicles parked on the property for compensatory service shall be parked in the designated customer parking and additional parking spaces, as indicated in the site sketches included with this SUP application.
5. A **20** foot wide existing tree preservation buffer shall be designated along the left-side, right-side, and rear property lines around the garage and vehicle storage areas; and no structures shall be constructed, erected, or installed in such buffer area; and all existing trees and shrubs within the buffer area shall be preserved and maintained, including the prompt replacement of dead or diseased plants, as long as this SUP shall remain in effect.
6. The existing repair garage at the time of this SUP approval by the Board of Supervisors shall not be enlarged, nor shall any additional structures related to the repair and storage of vehicles be constructed, erected, or installed, nor shall any area of the property besides the customer parking and additional parking spaces, impound lot, or interior of the garage be used for storage of vehicles not owned by the property owner, unless a subsequent SUP for such is granted.
7. All waste and hazardous materials shall be properly stored and disposed of in a safe, legal, and responsible manner.
8. Pursuant to definition of “Automobile Graveyard,” included in Sec. 70-1 of the Zoning Ordinance, no more than five (5) inoperable and unlicensed motor vehicles shall be stored on the property at one time.
9. Upon approval by the Board of Supervisors, a site plan must be submitted to Planning and Zoning staff for review and approval, prior to the issuance of any permits.
10. A zoning permit and a building permit must be obtained for a “change of use” from personal garage to public garage.

6. New Business

There was no new business.

7. Commissioner Comments

There were no commissioner comments.

8. Next meeting

The next meeting of the Commission will be Thursday, September 20, 2012. The meeting will be held in Auditorium of the Orange County High School. Two public hearings are scheduled, text amendment on Tactical Training Facilities and the SUP12-03, GDS.

9. Adjourn

A motion was made by Mr. Tucker, seconded by Mr. Brooks that the meeting be adjourned. Motion carried with all members present voting in the affirmative. Motion carried 5-0. Meeting adjourned at 8:30 p.m.

Nigel Goodwin, Chairman

Gregg B. Zody, Secretary