

**Orange County Planning Commission
Regular Meeting
Gordon Building Meeting Room
112 W. Main Street, Orange, VA 22960
Thursday, July 11, 2019**

Present: George Yancey (Chair); Donald Brooks (Vice Chair); Jim Hutchison; Julie Zeijlmaker, James Crozier, BOS Representative

Absent: Jason Capelle

Staff Present: Sandra Thornton, Planning Services Manager; Bryan David, County Administrator; Tracey Newman, Planning Services Associate; Eric Lansing, Assistant County Attorney

1. Call to order and determination of quorum:

Chairman Yancey called the meeting to order at 6:00 pm.

2. Approval of agenda:

On the motion of Mr. Hutchison, seconded by Mr. Brooks, which carried by a vote of 4-0, the agenda was approved as presented.

3. Approval of minutes:

A. June 6, 2019 regular meeting:

Mr. Hutchison made a motion that the minutes be accepted as presented. The motion was seconded by Mr. Brooks, and carried by a vote of 4-0.

4. Public comment:

Chairman Yancey opened the floor for public comment. No one came forward and public comment closed.

5. Public hearings: None

6. Work session:

Upon motion by Mr. Brooks with second from Mr. Hutchison, the commission voted unanimously to amend the order of the agenda so that Mr. Lansing's presentation and consideration of the two (2) pending private road applications would precede discussion of both this item and 6.C.

A. Private Road Hardship Finding

Assistant County Attorney Eric Lansing advised that his presentation was being made at the request of the Board of Supervisors and gave a presentation entitled Private Roads – The Legal Framework under State and County Law. He discussed the definition of a private road as set forth in the county Subdivision Ordinance and how the Planning Commission should determine if a hardship exists with respect

to construction of a required road. Mr. Lansing advised the commission that the first general test, before the other findings required by the county's ordinance, should be whether there is something different about the land, not simply difficult or unjust to build a road to meet VDOT standards. He stressed that the commission must conduct their 2-part analysis on the record.

7. New Business

A. PRA 19-03

Mr. Mark Penning advised that he is not opposed to VDOT maintaining the road for the proposed subdivision and withdrew the application

B. PRA 19-04

Mr. Linwood Glascoe presented his reasons for applying for a private road for his proposed subdivision. A lengthy discussion ensued after which the Planning Commission determined that there is a hardship based on public safety considerations with respect to sight distances and limiting the number of access points along that particular stretch of Belmont Road.

Mr. Brooks made a motion to approve PRA 19-04 with the condition of Mr. Glascoe meeting with staff to review the best way to access the property before the subdivision lot layout is finalized. The motion was seconded by Mr. Hutchison and carried by a vote of 4-0.

Ayes: Brooks, Yancey, Hutchison, Zeijlmaker. Nays: 0

C. Agenda Item 9a was taken up at this time.

Lewis Foster, Broadband Program Manager, reviewed the phases of bringing broadband to Orange County. He described the need in terms of public safety as "mission critical". There are two (2) projects underway, the public survey of coverage and verifying vertical assets in the county, which will give needed information Mr. Foster will use when applying for grants.

8. Work Session Continued:

A. ZTA 19-01

Mr. David reviewed proposed new amendments to the Planned Development-Mixed Use (PDM) district, based upon the Board of Supervisor's considerations of discussion associated with both the commission and board of public hearings on proposed amendments in May. He recommended that ZTA 19-01 be presented for another public hearing on revised amendments. Based on the recommendation, Mr. Brooks made a motion that was seconded by Mr. Hutchison to schedule a hearing for August 1, 2019. The motion carried on a vote 4-0.

B. Subdivision Ordinance Sec. 54-124

Ms. Thornton and Mr. David discussed proposed amendments to Subdivision Ordinance Sec. 54-124 Individual Road, Access, and Road Network Design Standards. Ms. Thornton advised that some of the county's access management standards exceed those established by VDOT.

Mr. Brooks made a motion to move the proposed amendments to public hearing. Ms. Zeijlmaker seconded the motion which carried 4-0.

9. Old business: none

10. Reports:

A. Board of Supervisors Report – Jim Crozier

Mr. Crozier reported the Board did not approve the proposed amendments to the definitions of camp and campground or the addition of a definition of recreational vehicle as had been presented in the context of glamping. He advised that a number of public comments in opposition to the proposed ordinance amendments were received at the board's hearing.

B. Planning Services Report – Sandra Thornton

Ms. Thornton advised that based on the Planning Commissions actions there will be two (2) public hearings at the next meeting


11. Commissioner comments

Mr. Brooks complimented Broadband Program Manager Lewis Foster and expressed appreciation for his presentation.

12. Next meeting date – August 1, 2019

13. Adjourn

On the motion of Mr. Brooks, seconded by Ms. Zeijlmaker, which carried by a vote of 4-0, the meeting was adjourned at 8:01 pm.


George Yanocy, Chair


Sandra B. Thornton
Planning Commission Secretary

The events of this meeting were captured via digital audio recording. These written minutes shall serve as the official record of actions taken during the meeting.

