

BOARD OF SUPERVISORS MINUTES

AUGUST 14, 2018

At a regular meeting of the Orange County Board of Supervisors held on Tuesday, August 14, 2018, beginning at 5:00 p.m., in the Meeting Room of the Gordon Building, 112 West Main Street, Orange, Virginia. Present: James K. White, Chairman; James P. Crozier, Vice Chairman; R. Mark Johnson; and S. Teel Goodwin. Absent: Lee H. Frame. Also present: R. Bryan David, County Administrator; Thomas E. Lachenev, County Attorney; and Alyson A. Simpson, Chief Deputy Clerk.

RE: ADOPTION OF AGENDA

On the motion of Mr. Goodwin, seconded by Mr. Crozier, which carried by a vote of 4-0, with Mr. Frame being absent, the Board adopted the agenda, as modified. Ayes: Johnson, White, Goodwin, Crozier. Nays: None. Absent: Frame.

RE: SPECIAL PRESENTATIONS AND APPEARANCES

RE: SERVICE AWARDS

R. Bryan David, County Administrator, presented the following Service Award:

- Letitia Douthit 15 Years CSA Coordinator

Receiving a Service Award, but not in attendance at the meeting, was:

- Lewis Davis 10 Years Custodian

RE: BUSINESS SPOTLIGHT

Jenny Sanford, Owner of Central Virginia Wine Tours and Transportation, appeared before the Board to spotlight her business. She explained that the business opened about six (6) years ago and offered its customers a variety of luxury vehicles for tours and transportation. Ms. Sanford noted her business specialized in custom wine and brewery tours, wedding transportation, and special events.

The Board thanked Ms. Sanford for her presentation.

RE: VIRGINIA DEPARTMENT OF TRANSPORTATION QUARTERLY UPDATE

E. Alan Saunders, Louisa Resident Engineer, provided an update to the Board on VDOT activities. He reported on Smart Scale project updates; projects currently in development; projects under construction; completed and ongoing traffic engineering studies; resurfacing activities; and overall maintenance efforts.

Discussion ensued among the Board regarding: Westwind Drive; a pavement concern in Eheart; the statutory speed limit for Rural Rustic projects; and how to communicate recent findings to citizens regarding Rural Addition projects.

The Board thanked Mr. Saunders for his presentation.

RE: CONSENT AGENDA

On the motion of Mr. Goodwin, seconded by Mr. Crozier, which carried by a vote of 4-0, with Mr. Frame being absent, the Board adopted the Consent Agenda, as presented.

RE: FY18 BUDGET AMENDMENTS (SUPPLEMENTALS AND TRANSFERS)

As part of the Consent Agenda, the Board approved the following budget amendments, as presented:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	PREVIOUS BUDGET	BUDGET CHANGE	AMENDED BUDGET
41211001-43100	Prof. Services - Other	\$ 40,715.00	\$ (15,000.00)	\$ 25,715.00
41251001-45230	Telephone Services	140,000.00	15,000.00	155,000.00
30052001-39900	Appropriated Fund Balance	(1,496,675.43)	(5,720.00)	(1,502,395.43)
43560001-43415	E-911 Exp. & Maint., Etc.	98,105.00	5,720.00	103,825.00
45351001-43277	Spec. Ed. Priv. Day Place.	1,077,871.00	25,000.00	1,102,871.00
30045050-36125	Cat. Aid - State - CSA	(1,585,292.00)	(12,272.00)	(1,597,564.00)
30052001-39900	Appropriated Fund Balance	(1,496,675.43)	(12,728.00)	(1,509,403.43)
TOTALS		\$ (3,221,951.86)	\$ 0.00	\$ (3,221,951.86)

RE: FY18 BUDGET AMENDMENTS FOR ORANGE COUNTY PUBLIC SCHOOLS

As part of the Consent Agenda, the Board approved the FY18 supplemental appropriation and budget amendment for Orange County Public Schools in the amount of \$16,854 in the Child Care Fund, representing the receipt of additional child care tuition, as presented.

RE: FY19 BUDGET AMENDMENTS (SUPPLEMENTALS AND TRANSFERS)

As part of the Consent Agenda, the Board approved the following budget amendments, as presented:

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	PREVIOUS BUDGET	BUDGET CHANGE	AMENDED BUDGET
30044002-35650	Comp Board - Tech. Trust	\$ 0.00	\$ (23,268.00)	\$ (23,268.00)
42160002-48110	EDP Equipment	0.00	23,268.00	23,268.00
30034001-33000	Expenditure Refunds	0.00	(541.00)	(541.00)
43120001-45500	Training Expenses	4,000.00	497.00	4,497.00
43120001-45530	Meals / Lodging	6,500.00	44.00	6,544.00
30023001-31575	Sheriff Firing Range Fees	(1,021.00)	(1,500.00)	(2,521.00)
43120001-43350	Other Repairs / Maint.	8,650.00	1,500.00	10,150.00
30033502-33250	Miscellaneous	0.00	(1,000.00)	(1,000.00)
43231001-45540	Tuition / Registration	58,000.00	1,000.00	59,000.00
30030006-33500	Donations - Animal Shelter	(2,330.42)	(720.00)	(3,050.42)
43520003-43115	Prof. Serv. - Emergency Vet	1,018.42	720.00	1,738.42
30021006-31115	Interest on Investments	0.00	(44,020.00)	(44,020.00)
30052016-39900	Appropriated Fund Balance	0.00	(371,355.00)	(371,355.00)
30052016-39900	Appropriated Fund Balance	0.00	(142,455.00)	(142,455.00)
49400112-48180 C1057	Computer Software	0.00	(556,081.00)	(556,081.00)
49400112-48020 C1025	Construction Drawings	0.00	12,000.00	12,000.00

49400112-48340 C1025	Survey and Legal Permits	0.00	58,250.00	58,250.00
49400112-48090 C1025	Construction - Labor	0.00	121,130.00	121,130.00
49400112-48150 C1025	Construction Materials	0.00	922,531.00	922,531.00
TOTALS		\$ 74,817.00	\$ 0.00	\$ 74,817.00

RE: RESOLUTION FOR PERSONAL PROPERTY TAX RELIEF ACT (PPTRA)

As part of the Consent Agenda, the Board adopted the following resolution, as presented:

RESOLUTION TO ADOPT THE PERSONAL PROPERTY TAX RELIEF ACT (PPTRA) FOR 2018

WHEREAS, the Personal Property Tax Relief Act of 1998, Va. Code Section 58.1-3523 et seq. ("PPTRA"), was substantially modified by the enactment of Chapter 1 of the Acts of Assembly, 2004 Special Session I (Senate Bill 5005), and the provisions of Item 503 of Chapter 951 of the 2005 Acts of Assembly (the 2005 revisions to the 2004-06 Appropriations Act, hereinafter cited as the "2005 Appropriations Act"); and

WHEREAS, these legislative enactments require the County to take affirmative steps to implement these changes, and to provide for the computation and allocation of relief provided pursuant to the PPTRA, as revised; and

WHEREAS, these legislative enactments provide for the appropriation to the County, commencing in 2006, of a fixed sum to be used exclusively for the provision of the tax relief to owners of qualifying personal use vehicles that are subject to the personal property tax ("PPT") on such vehicles; and

WHEREAS, on December 13, 2005, the Orange County Board of Supervisors adopted an ordinance to provide for the implementation of the 2004-2005 changes to the Personal Property Tax Relief Act of 1998-Specific Relief; and

WHEREAS, the Commissioner of the Revenue, Treasurer, and the Assistant County Administrator for Finance and Management Services have calculated that the revenue to be received by the County from the State for PPTRA equates to approximately 31.44% for tax year 2018;

NOW, THEREFORE, BE IT RESOLVED, on this 14th day of August, 2018, that the Orange County Board of Supervisors hereby establishes the following:

In accordance with the current State requirements for PPTRA, any qualifying vehicle situated within the County commencing January 1, 2018, shall receive personal property tax relief in the following manner:

1. Personal use vehicles valued at \$1,000 or less will be eligible for 100% tax relief;
2. Personal use vehicles valued at \$1,001 to \$20,000 will be eligible for 31.44% tax relief;
3. Personal use vehicles valued at \$20,001 or more shall only receive 31.44% tax relief on the first \$20,000 of value; and
4. All other vehicles which do not meet the definition of "qualifying" (business use vehicles, farm use vehicles, motor homes, etc.) will not be eligible for any form of tax relief under this program.

RE: MINUTES

As part of the Consent Agenda, the Board approved the following minutes:

- July 10, 2018 Worksession
- July 10, 2018 Regular Meeting
- July 24, 2018 Worksession
- July 24, 2018 Regular Meeting

RE: NEW BUSINESS

RE: RESOLUTION SUPPORTING THE MONTPELIER FOUNDATION GRANT APPLICATION TO THE 2018 VIRGINIA RECREATIONAL TRAILS PROGRAM

R. Bryan David, County Administrator, explained that The Montpelier Foundation was proposing to construct approximately 4.2 miles of multi-use hiking and mountain biking trails at James Madison's Montpelier. He added that the proposed trails would be part of an eventual network of trails, which would increase tourism in Orange County by making Montpelier a premier mountain biking destination.

Mr. David stated that the Virginia Department of Conservation and Recreation administered a Recreational Trails Program, which was a competitive grant program that provided matching reimbursement funds for the design, construction, and maintenance of recreational trails. He added that Montpelier was interested in applying for the grant funding, but was only eligible through partnership with a governmental body.

Mr. David indicated the Board of Supervisors could serve as the government partner for purposes of this grant, and Montpelier was requesting such assistance. He presented a resolution to the Board for its consideration, which provided support for the grant application and named Orange County as partner to The Montpelier Foundation.

On the motion of Mr. Goodwin, seconded by Mr. Crozier, which carried by a vote of 4-0, with Mr. Frame being absent, the Board adopted the following resolution, as presented:

RESOLUTION SUPPORTING THE MONTPELIER FOUNDATION GRANT APPLICATION TO THE 2018 VIRGINIA RECREATIONAL TRAILS PROGRAM

WHEREAS, The Montpelier Foundation has made application for grant funds from the 2018 Virginia Recreational Trails Program for the purpose of constructing multi-use hiking and mountain biking trails at James Madison's Montpelier in Orange County, Virginia; and

WHEREAS, Orange County recognizes and supports the importance of identifying and developing outdoor recreational and tourism assets that are aligned with the rural, agricultural, historic, and conservation areas of Orange County; and

WHEREAS, The Montpelier Foundation is an eligible non-profit organization to receive grant funds from the 2018 Virginia Recreational Trails Program, when partnered with a governmental body;

NOW, THEREFORE, BE IT RESOLVED, on this 14th day of August, 2018, that the Orange County Board of Supervisors hereby expresses its support for The Montpelier Foundation's grant application to the 2018 Virginia Recreational Trails Program; and

BE IT FURTHER RESOLVED, that the Orange County Board of Supervisors hereby agrees to serve as the required governmental partner to The Montpelier Foundation for the purposes of this grant application to the 2018 Virginia Recreational Trails Program, and it recognizes that it may approve a contribution of eligible in-kind or cash to assist The Montpelier Foundation in meeting the local match requirement of the grant award; and

BE IT YET FURTHER RESOLVED, that the Orange County Board of Supervisors hereby authorizes the County Administrator to do those things necessary to give this Resolution effect.

Ayes: Johnson, White, Goodwin, Crozier. Nays: None. Absent: Frame.

RE: OLD BUSINESS

RE: ZTA 18-05; PROPOSED AMENDMENT TO THE ZONING ORDINANCE – “PLANNED RESIDENTIAL - TRADITIONAL DESIGN” (R-5) DISTRICT

Josh Frederick, Planning and Zoning Director, explained that the proposed Zoning Ordinance amendment had been deferred from the Board’s July 10, 2018 Public Hearing, in order for changes to be made. He reviewed each of the changes that had been incorporated at the request of the Board.

Discussion ensued among the Board regarding: the various types of housing forms; and a desire to change the amendment to allow for more flexibility in choosing the housing forms.

On the motion of Mr. Crozier, seconded by Mr. Goodwin, which carried by a vote of 4-0, with Mr. Frame being absent, the Board adopted the following ordinance, as modified:

ORDINANCE APPROVING AMENDMENTS TO ARTICLE IV (DISTRICT REGULATIONS),
SECTION 70 (ZONING), OF THE ORANGE COUNTY CODE OF ORDINANCES CONCERNING
THE GERMANNA-WILDERNESS AREA PLAN (GWAP) PLANNED RESIDENTIAL -
TRADITIONAL DESIGN (R-5) DISTRICT

WHEREAS, staff previously initiated Planning Commission action on amendments to Article IV (District Regulations), Section 70 (Zoning), of the Orange County Code of Ordinances concerning the Germanna-Wilderness Area Plan (GWAP) Planned Residential - Traditional Design (R-5) District; and

WHEREAS, the County Attorney and Planning and Zoning Director prepared recommended language for the text amendments, which was presented to the Planning Commission for consideration; and

WHEREAS, the Planning Commission advertised and held a Public Hearing on the proposed text amendments on June 7, 2018; and

WHEREAS, after discussing the proposed text amendments, the Planning Commission recommended approval of the proposed text amendments to the Board of Supervisors, as presented during its meeting; and

WHEREAS, the Board of Supervisors conducted a duly-advertised Public Hearing on July 10, 2018, to receive public comment; and

WHEREAS, following the Public Hearing, the Board of Supervisors deferred action on the proposed text amendments until August 14, 2018; and

WHEREAS, after discussion, the Board of Supervisors hereby supports the proposed text amendments, as modified during its meeting; and

WHEREAS, public necessity, convenience, general welfare, and/or good zoning practice also support approval of the proposed text amendments;

NOW, THEREFORE, BE IT ORDAINED, on this 14th day of August, 2018, that the Orange County Board of Supervisors hereby approves the proposed amendments to Article IV (District

Regulations), Section 70 (Zoning), of the Orange County Code of Ordinances concerning the Germanna-Wilderness Area Plan (GWAP) Planned Residential - Traditional Design (R-5) District, as modified and shown below.

Ayes: Johnson, White, Goodwin, Crozier. Nays: None. Absent: Frame.

Amendments to the Orange County Code of Ordinances

**As adopted in Ord. No. 180814 – 6A
by the Orange County Board of Supervisors
on August 14, 2018**

Note: All text below is proposed as new text. Text shown in red indicates changes from Public Hearing on July 10, 2018.

Chapter 70 - Zoning

Article IV - District Regulations

~~TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)~~

PLANNED RESIDENTIAL – TRADITIONAL DESIGN (R-5)

Sec. 70-569A. – Purpose and Intent.

- (a) The ~~Traditional Neighborhood Development~~ **Planned Residential – Traditional Design (R-5)** district implements the policies, objectives, and purposes of the Comprehensive Plan, the Germanna-Wilderness Area Plan, and the Code of Virginia § 15.2-2283 by allowing for a traditional approach to residential development which provides for the sense of community, pedestrian orientation, sense of place, and connectivity that is commonly associated with neighborhoods prior to the suburbanization of residential development that occurred in the mid-twentieth century.
- (b) The intent of this district is to provide for a manner of residential development which:
 - (1) Fosters a sense of community through the application of building placement and orientation standards and ample common spaces;
 - (2) Comports with **many** commonly-accepted principles of traditional neighborhood development while providing a range of housing types;
 - (3) Relies on a transportation network that is compact, well-connected, and conducive to all forms of mobility, including walking, biking, and motor vehicles;
 - (4) Takes a creative approach in preserving and protecting natural site features through innovative site planning and the use of low impact development (LID) principles; and
 - (5) Avoids typical aspects of suburbanization, including large lot sizes, large building setback requirements, a lack of community space and common open space, inefficient use of land, no proximity to commercial centers or civic uses, and a lack of pedestrian infrastructure.

Sec. 70-569B. – Applicability. Any property qualifying for a zoning map amendment to the ~~TND~~ **R-5** district shall be identified as being within the *Germanna-Wilderness Area* on the Future Land Use Map of the Comprehensive Plan.

Sec. 70-569C. – Development plans.

- (a) *Form.* Any ~~TND~~ **R-5** district shall be regulated by an overall development plan or master plan submitted and approved as part of the zoning map amendment request. Such plans shall be prepared by a licensed surveyor, engineer, or architect, and in addition to said submittal requirements shall also include:
 - (1) Design guidelines ~~and generalized elevation drawings~~ for the overall site **and generalized lot layout standards for each form of housing to be provided;**
 - (2) A circulation/transportation plan, including a transportation impact analysis (TIA), hierarchy of streets, and general street cross sections;

- (3) An open space, **common areas**, and recreational facilities plan;
 - (4) A landscaping plan;
 - (5) A generalized land use plan; and
 - (6) A public utilities plan.
- (b) *Major Revisions.* Requests for major revisions to an ~~TND R-5~~ development plan shall follow procedural requirements for zoning map amendments. A major revision shall be characterized by:
- (1) Significant changes in density;
 - (2) Substantial changes in vehicular circulation or access;
 - (3) Substantial changes in the types of land uses proposed;
 - (4) Substantial changes in building design or site design; and
 - (5) Any other change the zoning administrator determines is a major divergence from the approved development plan.
- (c) *Minor revisions.* All other changes to an approved ~~TND R-5~~ development plan shall be considered minor and may be administratively approved by the Zoning Administrator. Requests for minor revisions shall be in writing by the owner. If the Zoning Administrator denies such a request, the matter may be brought before the Board of Supervisors for a decision to approve or deny.
- (d) *Implementation.* All properties for which an ~~TND R-5~~ development plan is approved shall be under common ownership before construction may begin.

Sec. 70-569D. – General Site Development Standards.

- (a) *Minimum area required to establish a district:* ~~Fifty (50) Twenty (20)~~ contiguous acres. ~~If the proposed district abuts a considerably sized commercial district or other planned development district, the minimum area shall be forty (40) acres. If the proposed district abuts a considerably sized commercial district or other planned development district AND pedestrian and motor vehicle connections are provided to said district(s), the minimum area shall be thirty (30) acres.~~ If a proposed R-5 district is within 1/4 mile of an existing commercial area of considerable size, or is within 1/4 mile of any area specifically designated for commercial use within the adopted Comprehensive Plan, the minimum shall be fifteen (15) acres.
- (b) *Public utilities required:* Public water and wastewater services shall be required for all development in an ~~TND R-5~~ district.
- (c) *Underground utilities:* All utilities shall be placed underground.
- ~~(d) *Principal structures and uses:* Multiple principal uses may be allowed on a lot, but there shall be only one (1) principal structure per lot.~~
- (e) *Maximum height:* Forty (40) feet, unless otherwise permitted via Special Exception or via Special Use Permit for telecommunications facilities.
- (f) *Landscaping:* Established as part of the development plan, which shall at least meet the intent of any landscaping requirements specified in Article V of this Chapter. Street trees shall generally be planted throughout the development in order to form a canopy once the trees reach maturity. Tree species shall be diversified as a precaution against blight.
- (g) *Outdoor lighting criteria:* See the Exterior Lighting section of the Supplementary District Regulations section of this chapter.
- (h) *Signage:* ~~If desired,~~ established as part of the development plan.

Sec. 70-569E. – General Nonresidential Building Standards Form-based development design.

- ~~1. *Exterior mechanical equipment:* All HVAC equipment and other mechanical devices for nonresidential uses shall be opaquely screened from view from all public rights-of-way.~~
- ~~2. *Refuse receptacles:* Receptacles and enclosures for refuse shall be opaquely screened from view. Screening shall be complementary to building design and materials.~~
- ~~3. *Building materials:* Metal siding, non-architectural vinyl siding, and/or non-architectural concrete block shall not comprise any building façade visible from a public right-of-way. No building façade visible from a public right-of-way shall be comprised of more than sixty (60) percent of a single building material.~~
- ~~4. *Building façades:* For building façades visible from a public right-of-way, horizontal wall expanses longer than thirty (30) feet shall be interrupted by recesses, projections, overhangs, and other architectural treatments in order to reduce the physical monotony of the building.~~

~~5. Outdoor storage. Outdoor storage of materials and supplies shall be opaquely screened with landscaping and/or fencing from adjacent properties and public rights-of-way. Chain-link fencing is not permitted as screening for outdoor storage.~~

1. *Housing forms.* All housing provided within an R-5 development shall adhere to the forms provided below (examples shown).

F1: Single-family detached	F2: Single-family detached w/ accessory apartment	F3: Duplex (over-and-under)
		
F4: Duplex (side-by-side)	F5: Fourplex	F6: Townhouse
		
F7: Bungalow court	F8: Courtyard apartments	F9: Live/work unit
		

Figure 1: Permitted housing forms and example images

a. *Definitions.* For the purposes of these district regulations, the following definitions shall apply:

- i. *F1: Single-family detached* – a free-standing dwelling unit designed to provide housing for one (1) family and which is constructed in accordance with the Uniform Statewide Building Code.
- ii. *F2: Single-family detached w/ accessory apartment* – see above and the definition for accessory apartment in Sec. 70-1.
- iii. *F3: Duplex (over-and-under)* – a structure that consists of two (2) dwelling units stacked one on top of the other with no openings between them, both of which face and are entered from the frontage street.
- iv. *F4: Duplex (side-by-side)* – a structure that consists of two (2) dwelling units connected by a common side wall with no openings between them, both of which face and are entered from the frontage street.
- v. *F5: Fourplex* – a structure that consists of four (4) dwelling units, typically two (2) on the ground floor and two (2) above, all of which share a common entry.
- vi. *F6: Townhouse* – a structure that consists of up to five (5) single-family dwelling units each with separate entrances and connected by common side walls with no openings between them, all of which face and are entered from the frontage street.

- vii. *F7: Bungalow court* – a site that consists of a series of small detached structures all constructed in a cohesive style, which may be single-family detached or duplex dwellings, arranged around and with entrances onto a common courtyard/shared yard that is typically parallel to the frontage street.
 - viii. *F8: Courtyard apartments* – an L or U-structure that consists of multiple side-by-side or stacked dwelling units accessed from a common courtyard or series of common courtyards, all of which utilize individual and/or shared entrances.
 - ix. *F9: Live/work unit* – a structure, which is typically owned by a single entity, that consists of up to two (2) dwelling units above or behind a nonresidential ground floor space.
2. *Multiple forms of housing required.* At least three (3) forms of housing must be provided in any R-5 development; for the purposes of this section, forms F3 and F4 shall be considered one form. No more than forty percent (40%) of the total number of units may be form F1. This may be increased to sixty percent (60%) provided forms F2, F3, and/or F4 are adequately dispersed throughout the areas in which form F1 is provided.
 3. *Live/work units.* If provided, all form F9 housing shall be located in the same area within the development.
 4. *Distribution of housing.* Higher-density forms of housing shall generally be located closest to any on-site or off-site nonresidential uses, including form F9 units.
 5. *Build-to zones.* All housing shall be oriented to the frontage road or for housing forms F7 and F8, to a central courtyard, shared yard, or plaza. Build-to zones shall be utilized for all housing forms instead of traditional building setbacks. No build-to zone shall extend further than twenty-five (25) feet into a lot.

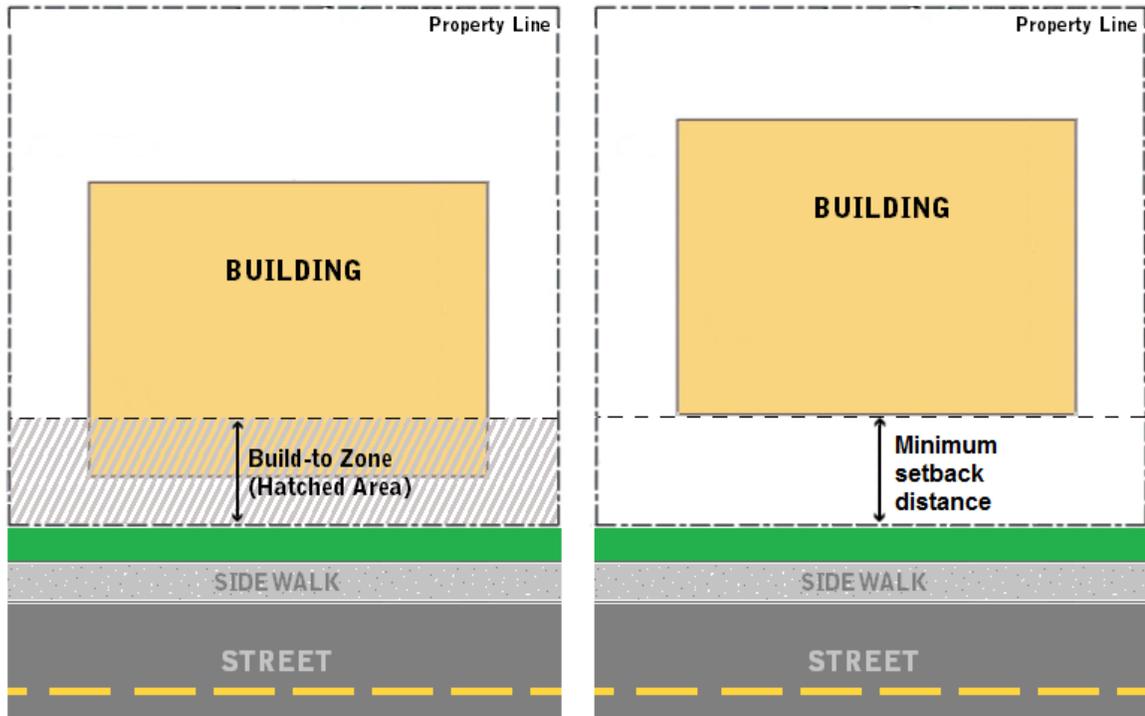


Figure 2: Illustration of a build-to zone (required) and a traditional setback (not permitted)

6. *Neighborhood form.* An R-5 development shall be generally arranged in blocks, streets, alleys, building lots, and open space areas. A strict adherence to a right-angle grid pattern is discouraged in order to allow the development to fit within the topography rather than be superimposed upon it.
7. *Block layout.* The perimeter of a given block shall not exceed thirteen-hundred and fifty (1,350) feet, unless it is predominantly for usable common open space. No block face shall have a length greater than five-hundred (500) feet without an alley providing through access. A continuous network of rear alleys is recommended for all lots, and is required for any lot sixty (60) feet or less in width, or for any lot which has frontage on a courtyard/plaza or other open space.

8. *Garages.* If provided, garages shall not face the frontage road to which the lot is oriented unless they are located completely behind the dwelling.
9. *Open space criteria:*
 - a. A minimum of twenty percent (20%) of the gross acreage of an R-5 development shall be devoted to common open space and/or community recreational facilities. The required courtyards associated with housing forms F7 and F8 may be used to meet this requirement provided they are at least ten-thousand (10,000) contiguous square feet in size.
 - b. All dwelling units shall be within at least one-thousand feet of a usable, common open space at least ten-thousand (10,000) contiguous square feet in size.
 - c. All common open space shall be protected by covenants and open space easements setting forth the provisions for its ownership and maintenance.
10. *Density.* An R-5 development shall not exceed a gross density of six (6) dwelling units per acre without density bonuses.
11. *Density bonuses.* Density bonuses may be allowed under the following scenarios. The maximum gross density of any R-5 development shall not exceed twelve (12) dwelling units per acre with density bonuses.
 - a. An additional one (1) dwelling unit per gross acre may be permitted for each additional five percent (5%) open space provided above the required minimum. The maximum bonus permitted via this provision shall be two (2) dwelling units per acre.
 - b. An additional bonus of two (2) dwelling units per acre may be granted if the site abuts either an existing commercial area of considerable size or any area specifically designated for commercial use within the adopted Comprehensive Plan, and improved pedestrian connections are provided to said area.
 - c. An additional bonus of two (2) dwelling units per acre may be granted if at least twenty percent (20%) of the total number of dwelling units is provided as forms F7, F8, and/or F9.

Sec. 70-569F. — TND Site Design Standards.

- (a) *Transsect concept.* A TND site shall be arranged with a mix of uses such that land use intensity and density radiates in a decreasing manner outward from a core or central area. If integral to the site, this core or central area shall be oriented towards the interior of the site and shall be where the nonresidential uses are concentrated. A large central plaza or square within the core is required. If a TND project abuts a considerably sized commercial district, the site may be treated as infill development by orienting the site to utilize the abutting district(s) as the core, provided however that pedestrian and motor vehicle connections are achieved between the abutting sites. Residential density should generally be greatest in and adjacent to the core or central area and decrease towards the perimeter of the site.

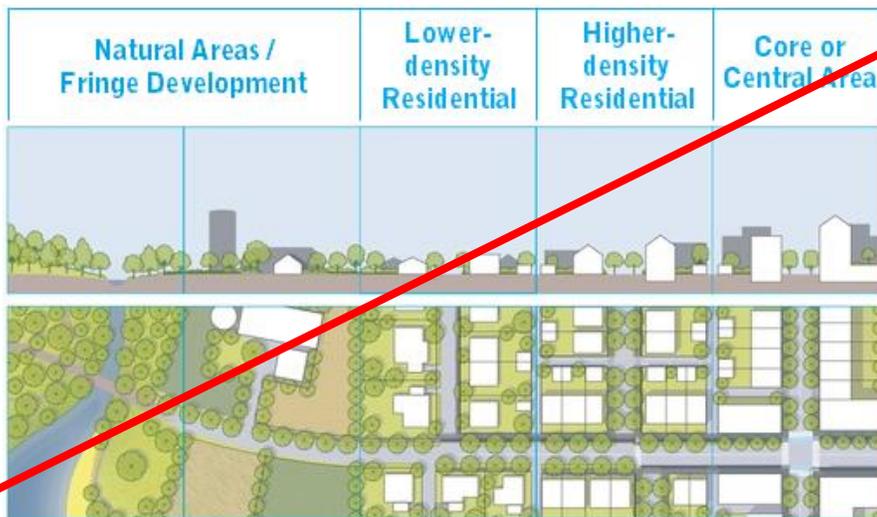


Figure 1: TND transect concept

- ~~(b) *Development in Natural areas / Fringe.* These areas shall be generally reserved for open space and recreational uses. Limited development may be permitted provided that it is not counter to the purpose of the transect concept.~~
- ~~(c) *Neighborhood form.* A TND site shall be generally arranged in blocks, streets, alleys, building lots, and open space areas. A strict adherence to a right-angle grid pattern is discouraged in order to allow the development to fit within the topography rather than be superimposed upon it.~~
- ~~(d) *Orientation of uses.* Similar land uses shall generally front each other across a given street. Dissimilar uses shall generally abut at rear lot lines.~~
- ~~(e) *Block layout.* The perimeter of a given block shall not exceed thirteen-hundred and fifty (1,350) feet, unless it is predominantly for usable common open space. No block face shall have a length greater than five-hundred (500) feet without an alley providing through access. A continuous network of rear alleys is recommended for all lots, and is required for any lot sixty (60) feet or less in width, or for any lot which has frontage on a square or other open space.~~
- ~~(f) *Density.* Allowable densities and floor area ratios (FARs) shall be as provided for in Figure 2 below.~~

Transect	Minimum Density	Maximum Density	Nonresidential Floor Area Ratio (FAR)
Core	8 units per acre	12 units per acre	0.5 min. / 1.0 max.
Higher-Density Residential	4 units per acre	8 units per acre	0.2 min. / 0.5 max.
Lower-Density Residential	2 units per acre	4 units per acre	N/A
Natural Areas / Fringe	N/A	0.2 units per acre	0.2 max.

Figure 2: Density requirements

- ~~(g) *Lot sizes.* Minimum lot sizes shall be as provided for in Figure 3 below.~~

Nonresidential	Apartment	Single-family Attached (Townhouses)	Single-family Semi-Detached (Duplexes)	Single-Family Detached
No minimum	15,000 sq. ft.	1,750 sq. ft.	3,000 sq. ft.	5,000 sq. ft.

Figure 3: Lot size requirements

- ~~(h) *Lot layout.* The arrangement of structures on lots shall be determined by the transect in which they are located, as provided for in Figure 4 below. Build-to zones shall be utilized for all principal structures.~~

Transect	
<p><u>Core:</u></p> <p>(A): 0 feet (D): 0 feet (B): 5 feet (E): 85% max. (C): 0 feet</p>	
<p><u>Higher-Density Residential</u></p> <p>(A): 0 feet (D): 10 feet* (B): 10 feet (E): 70% max. (C): 0 feet</p>	
<p><u>Lower-Density Residential</u></p> <p>(A): 5 feet (D): 20 feet* (B): 15 feet (E): 60% max. (C): 5 feet</p>	

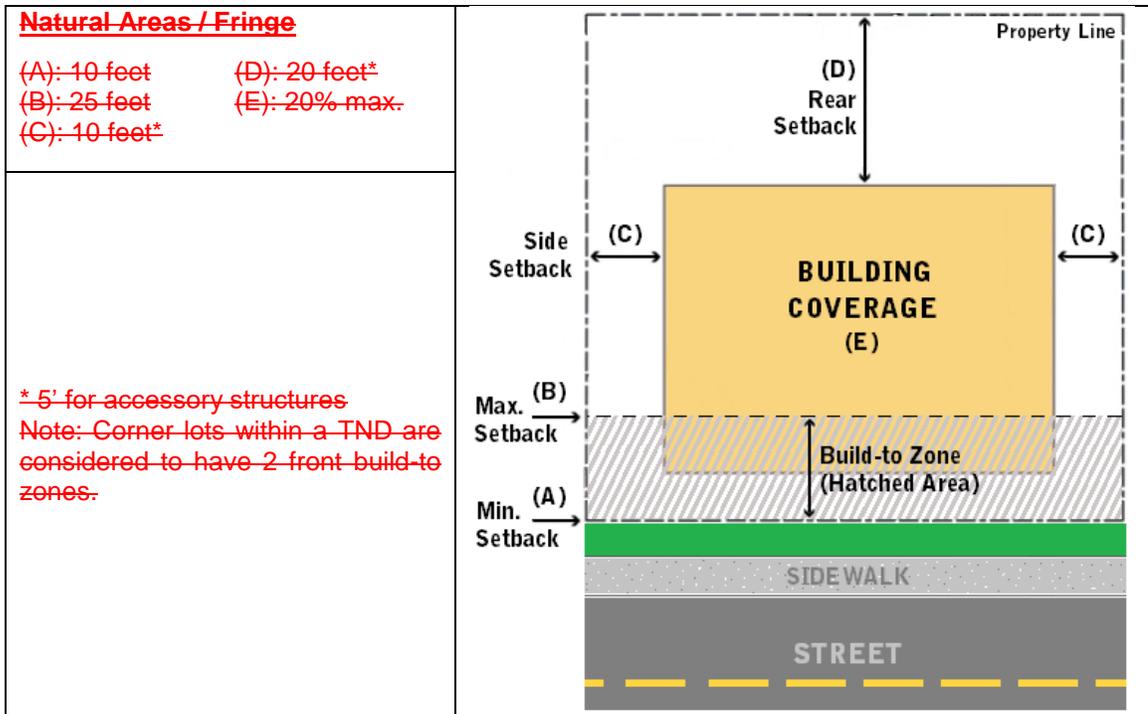


Figure 4: Lot layout requirements

- (i) ~~Orientation of buildings.~~ All principal structures shall be oriented towards the frontage street or the frontage square or plaza, if applicable. Residential garages shall be located in the rear yard. The Board of Supervisors may permit exceptions to this requirement within the Natural Areas / Fringe.
- (j) ~~Walkability.~~ To promote a truly walkable, pedestrian-oriented environment, lots intended for residential use shall be arranged within a TND such that no lot is further than 1/3 mile from the core area.
- (k) ~~Open space criteria.~~
 - (1) ~~Open space shall be in the form of plazas, squares, commons, recreational areas such as playgrounds, ballfields, trails, and bike paths, picnic areas, and natural/wooded areas.~~
 - (2) ~~All lots intended for residential use shall be within one thousand (1,000) feet of a usable common open space area.~~
 - (3) ~~An individual usable common open space area must be at least ten thousand (10,000) contiguous square feet.~~
 - (4) ~~All common open space shall be protected by covenants and open space easements setting forth the provisions for ownership and maintenance.~~

Sec. 70-569G 569F. – TND Transportation Standards.

- (a) ~~Streets.~~ All roads shall be dedicated to public use and designed in accordance with VDOT Secondary Street Acceptance Requirements. The Board of Supervisors may allow low-volume roads, alleys, and non-integral roadways to be private and not built according to VDOT standards provided covenants for their maintenance are recorded in the Circuit Court. Streets and their encompassing rights-of-way shall generally be designed to accommodate cars, bicycles, parking, planting strips/islands, and pedestrians.
- (b) ~~Access.~~ At least two access points to the project site shall be provided. All lots shall front on a public or private street or on a square or plaza. No residential use shall have direct access to any road outside of the district.
- (c) ~~Connectivity.~~ Streets and alleys within a TND project shall be generally arranged such that they terminate at other streets and alleys rather than cul-de-sacs or other dead-ends. Where topography or site constraints necessitate the use of a cul-de-sac, the centerline of the cul-de-sac road shall not exceed two-hundred and fifty (250) feet in length. Additionally, access to such a road shall be provided by a road providing internal connectivity rather than by another dead-end road.

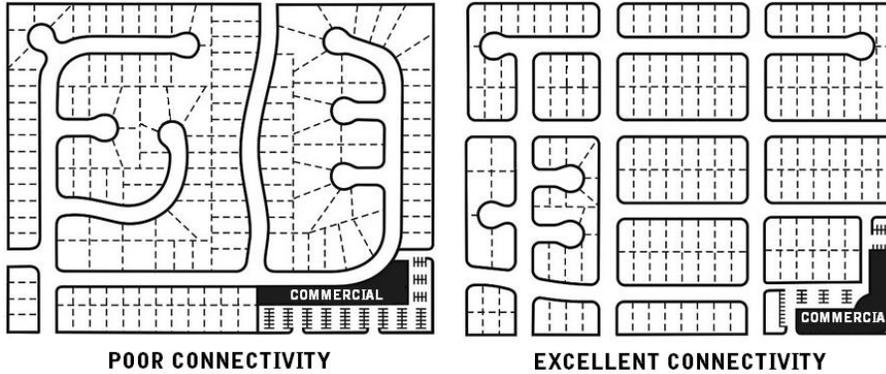


Figure 2: Examples of unacceptable (left) and acceptable (right) connectivity

- (d) *Parking.* Parking shall be in accordance with the Supplementary District Standards section of this Chapter. On-street parking shall be **strongly encouraged throughout any R-5 development provided in the Core and Higher-Density Residential transects, and is recommended in the Lower-Density Residential transect.**
- (e) *Sidewalks.* Sidewalks shall **generally** be provided on both sides of the roads within **any R-5 development. The Board of Supervisors may allow the strategic location of shared-use pathways (e.g. greenways) in certain areas as an alternate means of meeting this requirement and abutting the Core and Higher-Density Residential transects, and are recommended along all other public roads.**

Secs. 70-570 - 70-580. - Reserved.

RE: DEPARTMENT DIRECTOR / CONSTITUTIONAL OFFICER REPORTS
There were no Department Director / Constitutional Officer reports at this time.

RE: COUNTY ATTORNEY'S REPORT
The County Attorney had nothing to report on at this time.

RE: COUNTY ADMINISTRATOR'S REPORT

RE: GERMANNA-WILDERNESS AREA PLAN (GWAP) UPDATE
R. Bryan David, County Administrator, provided an update to the Board regarding the recent meeting with Michael Baker International and the work completed to-date on the Route 3 Arterial Management Plan, indicating the information would be presented to the public at an upcoming town hall meeting.

Discussion ensued among the Board regarding: potential dates for the town hall meeting; and appreciation for the involvement by the Virginia Department of Transportation.

The Board took the information regarding the Germanna-Wilderness Area Plan (GWAP) under advisement, and there was no action taken at this time.

RE: SHORT-TERM RENTAL OF RESIDENTIAL PROPERTY
R. Bryan David, County Administrator, indicated the Board had previously reviewed and discussed the short-term rental of residential property throughout the County, and there was agreement to consider an ordinance amendment that would establish a short-term rental registry. He provided said ordinance amendment to the Board for its consideration.

Discussion ensued among the Board regarding: the fact that this was not imposing a new tax or regulation, but was enforcing existing taxes and regulations; responsibility for enforcement; and a desire to amend the proposed ordinance to reflect management through the Commissioner of the Revenue's Office.

By consensus, the Board requested that staff make the desired changes to the proposed ordinance amendment for the creation of the Short-Term Rental Registry, understanding it would be presented again at its August 28, 2018 meeting.

RE: ANNOUNCEMENT OF FIRE & EMS CHIEF AND EMERGENCY COMMUNICATIONS CENTER DIRECTOR

R. Bryan David, County Administrator, announced that Nathan Mort had recently been hired as the Fire and EMS Chief, and Domonique Curry had recently been hired as the Emergency Communications Center Director.

RE: BOARD COMMENT

Supervisor Goodwin requested the Board's consideration of a resolution at the next meeting recognizing the Orange Volunteer Fire Company for its recent competition win.

Members of the Board commented on recent litter clean-up activities of Orange County youth, noting a particular story that had been highlighted in The Orange Review.

RE: INFORMATIONAL ITEMS

The Board received the following correspondence for its information:

- May 17, 2018 Rapidan Service Authority Minutes

RE: APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

There were no appointments at this time.

RE: CALENDAR

The Board received copies of its calendar of meetings for the months of August 2018, September 2018, and October 2018.

RE: CLOSED MEETING

At 6:05 p.m., Mr. Lacheny read the following motion authorizing Closed Meeting:

WHEREAS, the Board of Supervisors of Orange County desired to discuss in Closed Meeting the following matters:

- Discussion and consideration of the assignment and performance of specific employees of the public body, and the assignment of certain duties to a new staff member. - §2.2-3711(A)(1) of the Code of Virginia
- Discussion or consideration of the acquisition of real property for a public purpose with respect to the P25 Radio System and the Broadband Initiative, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body. - §2.2-3711(A)(3) of the Code of Virginia
- Consultation with legal counsel employed or retained by the public body regarding specific legal matters concerning a right-of-way agreement, archiving of text messages, Airport zoning, staff

safety concerns, and issues at the Animal Shelter, requiring the provision of legal advice by such counsel. - §2.2-3711(A)(8) of the Code of Virginia

WHEREAS, pursuant to §§2.2-3711 (A)(1), (A)(3), and (A)(8) of the Code of Virginia, such discussions may occur in Closed Meeting;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Orange County hereby authorized discussion of the aforestated matters in Closed Meeting.

On the motion of Mr. Crozier, seconded by Mr. Goodwin, which carried by a vote of 4-0, with Mr. Frame being absent, the Board adopted the resolution authorizing Closed Meeting, as presented. Ayes: Johnson, White, Goodwin, Crozier. Nays: None. Absent: Frame.

RE: CERTIFICATION OF CLOSED MEETING

At 7:03 p.m., Ms. Simpson read the following resolution certifying Closed Meeting:

WHEREAS, the Board of Supervisors of Orange County has this day adjourned into Closed Meeting in accordance with a formal vote, and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, the Freedom of Information Act requires certification that such Closed Meeting was conducted in conformity with the law;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Orange County hereby certified that to the best of each member's knowledge, i) only public business matters lawfully exempted from open meeting requirements under the Freedom of Information Act were discussed in the Closed Meeting to which this certification applied, and ii) only such public business matters as were identified in the motion by which the said Closed Meeting was convened were heard, discussed or considered by it.

Ayes: Johnson, White, Goodwin, Crozier. Nays: None. Absent: Frame.

RE: PUBLIC COMMENT

At 7:03 p.m., Chairman White opened the floor for public comment.

There being no speakers, public comment was closed at 7:03 p.m.

RE: ADJOURN

On the motion of Mr. Goodwin, seconded by Mr. Johnson, which carried by a vote of 4-0, with Mr. Frame being absent, the Board adjourned the meeting at 7:04 p.m. Ayes: Johnson, White, Goodwin, Crozier. Nays: None. Absent: Frame.

James K. White, Chairman

R. Bryan David, County Administrator