

## SEAL

The Orange County Planning Commission will hold a public hearing at 7:15 p.m. on **Thursday, August 1<sup>st</sup>, 2013**, in the Town of Orange Community Meeting Room, located at 235 Warren Street, Orange, Virginia, to receive comments on and consider for recommendation to the Board of Supervisors the following:

The Orange County 2013 Draft Revised Comprehensive Plan. The plan addresses an entire range of issues as they relate to the future of Orange County. It establishes the vision as "Sustain the rural character of Orange County while enhancing and improving the quality of life for all its citizens." The Plan sets forth the following primary goals: 1. Promote and preserve our unique historic and environmental resources; 2. Ensure the County is a competitive location for economic development opportunities; 3. Provide for adequate public services and facilities to serve the needs of County citizens; 4. Provide the citizens of Orange County with the safest and most efficient transportation system based on state, local and regional future land use and transportation plans

Goal 1 includes these objectives: Promote preservation of significant historical areas, sites, and buildings; Sustain and enhance agricultural and forestal uses; Develop plans to protect the quality and supply of surface water and groundwater and other valuable environmental resources.

Goal 2 includes these objectives: Provide adequate adult training resources to ensure a marketable and sustainable local labor force; Utilize the recommendations contained in the Existing and Target Industry Analysis (TJPED, 2012) and target the following industries based on the screening criteria contained in the report: Agribusiness, Business & Financial Services, Transportation & Logistics, Health Services, Light Manufacturing; Evaluate the County's overall approach to retaining and attracting business and industry; Assure that sufficient land, in desirable locations, is designated for economic development uses; Promote tourism as a viable component of the County's economy; Promote health services as a viable component of the County's economy.

Goal 3 includes these objectives: Promote effective and efficient government; Ensure quality education for all County citizens; Meet the health and human services needs of County citizens; Encourage affordable housing development; Provide for public safety through adequate emergency services and law enforcement; Ensure adequate infrastructure; Serve the parks and recreation needs of County residents.

Goal 4 includes these objectives: Provide a safe and efficient transportation network for Orange County; Coordinate regional transportation needs with surrounding localities, including phased implementation of an intermodal transportation network, by coordinating planning efforts with the Towns of Orange and Gordonsville, as necessary; Encourage a system of non-motorized recreational trails throughout the County.

The future land use policy recommends guidelines and criteria for future land use decisions. The Agricultural 1 (A1) and Agricultural 2 (A2) land use categories are similar to the Agricultural Conservation and Agricultural categories found in the current comprehensive plan. The Residential and Mixed Use categories have been removed while the Economic Development category remains in place. New categories include Village and Potential Economic Development. The following describes each land use

category:

**Agricultural 1 (A1)** : This land use category covers areas of the County that are actively farmed, have significant forest cover, are under public or private easements, and encompass historically sensitive areas or areas that are environmentally sensitive due to topography or other unique physical characteristics. Areas of the County included in this category include the Madison-Barbour Rural Historic District, the Clarks Mountain area, areas adjacent to the Rapidan River and Lake Anna, and areas owned or authorized for purchase by the National Park Service. Locations covered by this category are nearly identical to those covered by the Agricultural Conservation category in the current plan, albeit slightly expanded.

**Agricultural 2 (A2)**: This land use category covers areas of the County that feature a mix of agricultural activities and single family residential neighborhoods. Large undeveloped tracts of land surrounded by neighborhoods are common in this category. In the future, land in the A2 area is intended to retain the rural residential lifestyle and continue the characteristics of our small neighborhoods and farming communities. The plan for these areas is based on a modest increase in the number of similar or compatible mix of uses, especially adjacent to existing residential or commercial developments (i.e. "infilling"). Care should be taken to assure that development in the A2 area does not negatively impact the land located in the A1 areas of the County, or conflict with the County's vision and the stated principles in the Plan. Areas of the County included in this future land use category include most of the land area situated on both sides of Route 20 between Route 522 and Routes 614/603, areas surrounding Lake Orange, Madison Run Road, Mountain Track Road, and Cox Mill Road, as well as the Montford area and the area surrounding Eheart.

**Village**: This land use category consists of well established communities and Census Designated Places throughout the County. Primarily located at crossroads, these communities exhibit clustered rural residential development, and in some instances, also include a basic level of retail establishments such as convenience stores and food shops. The following communities are designated under the Village category: Barboursville, Unionville, Rhoadesville and Locust Grove. This category is intended to protect and encourage the unique land use patterns contained within each area.

**Town/Suburban**: The Town-Suburban land use category includes those areas adjacent to incorporated towns and Lake of the Woods. This category maintains and promotes the continuity of established development patterns of the incorporated towns and Lake of the Woods. Public water and sewer are available in most areas, and the predominant type of development is single family detached dwellings, although greater density or a non-residential use may be appropriate through rezoning if consistent with the existing, adjacent uses. Other public facilities and uses may include fire and rescue stations, public schools, solid waste collection sites, libraries, and emergency operations centers.

**Economic Development**: This land use category has been identified in the County's Comprehensive Plans for many years to serve two main goals: 1) Create more jobs in the County; and 2) Create tax sources that are based on economic activity. Areas of the County that are designated for economic development (including commercial, mixed use, and industrial developments) are primarily for locating businesses that address these goals by providing employment, shopping and other activities for the residents of Orange County and increasing the business tax base while not changing the character of the majority of the County. The areas of the County designated for economic development are north of Route 3, the Lee Industrial Park and other properties suitable for commercial or industrial use along Route 15 between the towns of Orange and Gordonsville, along Route 20 near the airport and a large tract in tax blocks 19 and 20.

**Potential Economic Development:** There are general corridors and small areas located along two primary highways with potential economic development opportunities: Route 15, between the towns of Gordonsville and Orange, and Route 3, in the eastern-most end of the County. When considering the potential for business location or expansion, several conditions should be taken into account including, but not limited to, compatibility with adjacent uses, impact on traffic flow, available infrastructure and public services, and suitable land conditions.

The Draft 2013 Comprehensive Plan includes a Technical Supplement which provides current data and information on: Climate, Physical Geography, Water Resources, Soils, Demographics, Economic Conditions, Agricultural Statistics, Tourism, Historic Resources and Community Infrastructure. This section also includes an overview of current public services and details the process for review of public uses and uses of a public nature, as required under the Code of Virginia.

Following the Technical Supplement is an appendix of maps: Parcel Distribution, Population Density; Recommended Land Use, Infrastructure, Physiography, Steep Slopes, Groundwater Protection Zones, Soils and the Madison-Barbour Rural Historic District.

Copies of the draft plan are available for review in each branch of the Orange County Library, the Orange County Office of Planning and Zoning, as well as online at [www.orangecountyva.gov](http://www.orangecountyva.gov). After the public hearing, appropriate changes or corrections may be made to the Comprehensive Plan.

All interested persons are invited to attend and speak at the public hearing and/or to submit written comments by 5:00 p.m., July 31<sup>st</sup>, 2013. Information related to the above is available for examination in the Orange County Department of Planning & Zoning, located at 128 West Main Street in Orange, Virginia 22960, and may be reviewed from 8:00 a.m. to 5:00 p.m., Monday through Friday. Any person who has questions or who desires to review the application materials may contact the Orange County Department of Planning & Zoning at (540) 672-4347.

Gregg Zody  
Secretary, Orange County Planning Commission

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Please run in the **Thursday, July 18<sup>th</sup>, 2013** and **Thursday, July 25<sup>th</sup>, 2013** editions of the Orange County Review, and send the bill, clip sheets, and affidavits to the Orange County Board of Supervisors, P.O. Box 111, Orange, Virginia 22960