



The Orange County Board of Supervisors will hold a public hearing at 7:00 p.m. on Tuesday, February 25, 2014, in the Meeting Room of the Gordon Building, located at 112 West Main Street, Orange, Virginia, to receive comments on, and consider the following:

Proposed Amendments to the Orange County Subdivision Ordinance:

DIVISION 2 – GENERAL STREET DESIGN STANDARDS*

Sec. 54-167 – Construction standards.

The Virginia Department of Transportation Subdivision Street Requirements (hereafter referred to as “public street requirements”) are hereby adopted by reference. Private Streets shall be constructed as follows:

1. Any road created to serve one (1) or two (2) lots, or any family subdivision of up to seven (7) lots, shall may be privately constructed and maintained.
2. Any road created to serve three (3) or more between three and up to seven lots (i.e. a minor subdivision), or any other road not otherwise provided for in this ordinance, may be privately constructed and maintained, to meet the public, provided the following minimum street construction standards requirements as referenced are met:
 - 1) The minimum width of the roadway shall be sixteen (16) feet twelve (12) feet and the minimum vertical clearance shall be fourteen (14) feet;
 - 2) The grade shall not exceed ten (10) percent;
 - 3) The road surface may be either paved or gravel. Gravel roads shall consist of a minimum of six (6) inches of compacted aggregate; paved roads shall consist of a minimum six (6) inches of gravel and asphalt;
 - 4) The roadway shall provide adequate drainage so as not to promote standing water;
 - 5) All culverts shall be constructed and installed to VDOT standards.
3. Any existing private road upon which property is divided such that the road serves between three or more and up to seven lots must be improved to meet the public private street requirements as referenced in Sec. 54-167(2). Nothing in this paragraph shall be construed to apply to any previously approved lot or subdivision unless a new division occurs which affects said private road.
4. Any road created to serve three (3) or more lots within a family subdivision may be privately maintained but shall be constructed to meet the public private street requirements as referenced. Any road created to serve eight or more lots (i.e. a major subdivision), or any other subdivision road as so desired by the property owner(s), shall be constructed to meet the Virginia Department of Transportation Subdivision Street Requirements (i.e. the public street requirements).
5. Covenants outlining the responsibility of construction and maintenance of any private right-of-way created to serve a subdivision shall be submitted to the county attorney for review with a plat of said subdivision and subsequently recorded with said subdivision plat upon approval.

DIVISION 4 – PLATS AND PLANS*

Sec. 54-28 – Family Subdivision.

- ~~11. Any street created to serve three (3) or more lots within a family subdivision shall be built to the VDOT subdivision street standards. Streets serving a family subdivision may be privately maintained in accordance with provision 12 below.~~
- ~~13. Prior to the issuance of a building permit on a family subdivision lot not having frontage on a state road, the property owner shall sign and record in the land records an agreement, which shall be reflected in the chain of title for that lot, stating that the property owner understands that:~~
- ~~a. The easement or right-of-way serving the lot is private and the road or drive within it shall be maintained by the benefited property owner(s);~~
 - ~~b. The road or drive is ineligible for admission into the state secondary road system for maintenance unless it is brought into conformance with the requirements of this subdivision ordinance at no cost to the county or state;~~
 - ~~c. Until the road is accepted into the secondary road system, state maintenance will not be provided, and mail service and school bus service may not be available to the property.~~

DIVISION 5 – FINAL PLATS*

Sec. 54-94 – Certificates.

- (9) For subdivisions showing the creation of a private street the plat shall clearly state the following:

“The streets in this subdivision serve ____ lots and do not meet the standards necessary for inclusion in the system of state highways and will not be maintained by the Department of Transportation or the county and are not eligible for rural addition funds or any other funds appropriated by the General Assembly and allocated by the Commonwealth Transportation Board. Such streets shall be constructed and maintained in accordance with the standards set forth in Sec. 54-167.”

* Includes recommended changes made by the Planning Commission.

All interested persons are invited to attend the hearing and to present their views and/or to submit written comments. Related documents may be examined during regular business hours of 8:00 a.m. – 5:00 p.m., Monday – Friday, at the Office of the County Administrator, located on the second floor of the Gordon Building, 112 West Main Street, Orange, Virginia. Materials may also be viewed on the County website at orangecountyva.gov. For further information, please contact the County Administrator’s Office at (540) 672-3313.

R. Bryan David
Interim County Administrator
Clerk to the Board of Supervisors