

Planning Commission Meeting Minutes
October 14, 2025
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The Town of Orange Planning Commission held a work session meeting at 6:00 p.m., in the Town of Orange Community Meeting Room. Planning Commission members present were: Chairman Benjamin Sherman, Vice Chairman Jeffrey Crane, Commissioners Rita Carroll, Martha Roby and Page Sullenberger. Staff members present were Director of Community Development Deborah Sturm, ICMA-CM, AICP, Deputy Town Clerk Kimberly Strawser, CZA, CMC, Director of Public Works Larry Bond, Town Attorney Catherine Lea and Interim Town Manager Chris Snider. Mayor J. Harrison Cluff was also present.

CALL TO ORDER

Chairman Sherman called the meeting to order. The Deputy Town Clerk called roll and noted that there was a quorum present.

DISCUSSION OF DRAFT FY2027-2032 CAPITAL IMPROVEMENTS PLAN (CIP)

The Director of Community Development stated that a ranking sheet was provided to the Commission. The Director of Community Development stated further the Director of Public Works was in attendance if the Commission had any questions regarding the projects in the CIP.

After discussion, the Commission ranked each of the projects in the DRAFT FY2027-2032 CIP. The Director of Community Development stated that staff would review all the scores and bring the final ranking back to the Commission at their next meeting.

REVIEW OF THE CAROLINE STREET – STREETSCAPE CONCEPT PLAN

The Director of Community Development reported that she met with a local architect and a member of the St. Thomas Episcopal Church regarding comments they had regarding the Caroline Street – Streetscape Concept Plan. The comments were as follows:

- remove the on-street parking and landscaping in front of the church
- extend the streetscape to S. Madison Rd.
- create a gateway to downtown using wayfinding signage
- locate a crosswalk at Brooking Street (south of the intersection) and at S. Madison Rd.
- extend on-street parking on west side of Caroline Street from Brooking Street to S. Madison Rd.
- locate parking between the James Madison Museum and Paint It Orange
- Place a bump-out in front of the museum and include more plantings, also provide handicap access to the museum and connect the crosswalk to Brooking Street
- locate two trees on the southern lawn of the Episcopal Church
- repeat existing street trees along the corridor to tie together the landscaping
- locate an elevated crosswalk across W. Church Street
- consider a crosswalk at W. Main Street and Caroline Street, on the eastern side of the intersection

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The Director of Community Development stated that staff recommends the Commission recommend approval of the draft concept plan, as amended.

After discussion it was consensus of the Commission that staff have the consultant include the recommendations on the concept plan and bring back to the Commission for final review, before their recommendation.

DISCUSSION OF REVISIONS TO THE SUBDIVISION ORDINANCE

The Director of Community Development reported that she and the Town Attorney were still working on the revisions to the subdivision ordinance and requested that the discussion be deferred to the next meeting.

NEXT MEETING

Monday, October 27, 2025-regular meeting at 6 p.m.

With no further business to come before the Commission, the meeting adjourned at 7:08 p.m.



Kimberly Strawser, CZA, CMC
Deputy Town Clerk



Chairman Benjamin Sherman

FOIA/COIA TRAINING

The Town Attorney held FOIA/COIA training immediately after adjournment of the Planning Commission meeting.