

Planning Commission Meeting Minutes

January 13, 2020

Page One

The Town of Orange Planning Commission held a meeting at 6:00 p.m., in the Town of Orange Community Meeting Room. Planning Commission members present were: Chairman Benjamin Sherman, Vice – Chair Page Sullenberger, Commissioners Charles Lovell, Donald Schafer & L.J. Taylor. Staff members present were Director of Community Development John Cooley, AICP, CZA, Town Attorney Catherine Lea and Deputy Town Clerk Kimberly Strawser, CZA, CMC. Councilmember Timothy Bosford 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.

PUBLIC HEARING – SPECIAL USE PERMIT REQUEST FOR VERIZON WIRELESS CELL TOWER CASE #SUP2019-2

Planning Commission held a public hearing on a request from Verizon for a special use permit for tax map #044A209310004A on the North side of Lafayette Street to allow the installation of a telecommunication facility with a new 195 – foot tall galvanized steel monopole style communication tower.

Chairman Sherman called for presentations.

Director of Community Development stated all zoning standards have been met and staff recommends approval of SUP2019-2.

Lori Schweller, Attorney on behalf of Verizon Wireless appeared before the Commission and gave a presentation regarding the proposed cell tower.

Chairman Sherman declared the public hearing open and called for public comment.

Mr. Barry Jacobs of 11090 Landon Lane Extended appeared before the Commission to express his concerns regarding the proposed cell tower and asked that the Commission not recommend this to Town Council.

Mrs. Marsha Jacobs of 11090 Landon Lane Extended appeared before the Commission to express her concerns in opposition of the proposed cell tower. Mrs. Jacobs stated she spoke with the Town Manager, via email in regards to a needs study regarding the tower and she was also in contact with Jerry Calloway of Verizon and Steven Waller of Verizon in regards to the needs study, however she never received any information.

Lori Schweller appeared back before the Commission and said that the needs study would come from FCC engineers.

No further comments, Chairman Sherman declared the public hearing closed.

Planning Commission Meeting Minutes
January 13, 2020
Page Two

Chairman Sherman called for questions/comments from the Commission.

After discussion, motion was made by Vice Chair Sullenberger, seconded by Commissioner Lovell that the Planning Commission recommend approval to Town Council regarding the special use permit SUP2019-2 for tax map #044A209310004A, as presented. On vote, Chairman Sherman – nay, Vice-Chair Sullenberger – aye, Commissioner Lovell – aye, Commissioner Schafer – nay and Commissioner Taylor – nay. The motion failed.

Chairman Sherman asked for any other motion, there being none motion failed. Chairman Sherman stated the SUP would be forwarded but not with a recommendation from the Planning Commission.

PUBLIC COMMENT

There was no public comment.

PLANNING COMMISSION MEETING MINUTES OF NOVEMBER 25, 2019

The minutes stand approved as presented.

DISCUSSION OF REZONING APPLICATION FOR ROUND HILL MEADOWS RESUBMISSION (RZ2019-1)

The Director of Community Development gave an update of the resubmission of the Round Hill Meadows rezoning request. The Director of Community Development reviewed the letter received from the applicant dated January 2, 2020. The Director of Community Development requested authorization from the Commission to advertise for public hearing to be held on February 24, 2020.

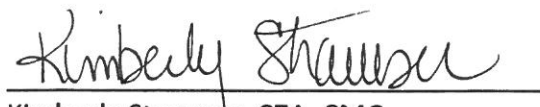
Alex Cannon appeared before the Commission and requested that the public hearing be held on February 10, 2020 instead of February 24, 2020.

After discussion it was the consensus of the Commission to move forward with the public hearing on February 10, 2020 at 6 p.m.

NEXT MEETING

The Planning Commission will meet on Monday, January 27, 2020 at 7:00 p.m.

With no further business to come before the Commission, the meeting adjourned at 7:59 p.m.


Kimberly Strawser, CZA, CMC
Deputy Town Clerk


Chairman Benjamin Sherman

Planning Commission Meeting Minutes

January 27, 2020

Page One

The Town of Orange Planning Commission held a meeting at 7:00 p.m., in the Town of Orange Community Meeting Room. Planning Commission members present were: Chairman Benjamin Sherman, Vice – Chair Page Sullenberger, Commissioners Charles Lovell, Donald Schafer & L.J. Taylor. Staff members present were Director of Community Development John Cooley, AICP, CZA, Town Attorney Catherine Lea and Deputy Town Clerk Kimberly Strawser, CZA, CMC. Councilmember Timothy Bosford 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.

PUBLIC COMMENT

There was no public comment.

PLANNING COMMISSION MEETING MINUTES OF JANUARY 13, 2020

The minutes stand approved as presented.

CONTINUED DISCUSSION OF REZONING APPLICATION FOR ROUND HILL MEADOWS RESUBMISSION – RZ2019-1

The Director of Community Development provided the Commission with a memo and two different maps regarding the Round Hill Meadows. The Director of Community Development reported on the three outstanding matters/waivers to be resolved are – front setbacks, fenestration and window spacing and streetlights. After discussion these were the following solutions:

- Front Setbacks – limit the number of lots with deeper front setbacks (up to 32 feet) to 10% of the total lots proposed
- Fenestrations & Window spacing – use trees & other landscaping to break up wall, houses on corner lots facing street
- Streetlights – yard lights will remain – 6ft post lights and a total of 5 streetlights

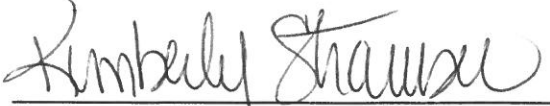
Chairman Sherman reminded the Commission the public hearing for this rezoning will be at their next meeting on February, 10th at 6:00 p.m.

Planning Commission Meeting Minutes
January 27, 2020
Page Two

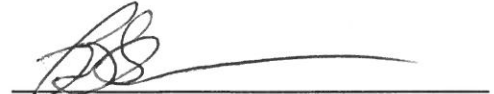
NEXT MEETING

The Planning Commission will meet on Monday, February 10, 2020 at 6:00 p.m.

With no further business to come before the Commission, the meeting adjourned at 7:42 p.m.



Kimberly Strawser, CZA, CMC
Deputy Town Clerk



Chairman Benjamin Sherman

Planning Commission Meeting Minutes
February 10, 2020
Page One

The Town of Orange Planning Commission held a meeting at 6:00 p.m., in the Town of Orange Community Meeting Room. Planning Commission members present were: Chairman Benjamin Sherman, Vice – Chair Page Sullenberger, Commissioners Charles Lovell, Donald Schafer & L.J. Taylor. Staff members present were Director of Community Development John Cooley, AICP, CZA, Town Attorney Catherine Lea and Deputy Town Clerk Kimberly Strawser, CZA, CMC. Councilmember Timothy Bosford 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.

PUBLIC HEARING – REQUEST FOR REZONING – ROUND HILL MEADOWS – RZ2019-1

Chairman Sherman called for presentation from Director of Community Development.

The Director of Community Development stated that the rezoning request RZ2019-1 was received on December 12, 2019 and contained all of the required information. The Director of Community Development reported that staff forwarded the request to the Commission on January 6, 2020 and the Commission discussed the application at their January 13th meeting. The Director of Community Development reported further that at the Commission's February 10th meeting, the Commission authorized staff to advertise for a public hearing. The Director of Community Development stated that the applicant requested a number of waivers to the existing zoning ordinance requirements. The Director of Community Development reported that the Commission discussed the application and finalized their review of the waivers in his memo to the Commission, dated February 7, 2020.

The Director of Community Development stated that porch and stoops would need to be discussed before staff recommendation is given.

Chairman Sherman declared the public hearing open and called for public comment.

Mr. Kevin Minkoff of 14221 Spicers Mill Road appeared before the Commission to express his concerns regarding the proposed Round Hill Meadows development. Mr. Minkoff requested his statement be made part of the official record. Mr. Minkoff's statement is as follows:

2/10/2020

Good Evening,

My name is Kevin Minkoff. My address is 14221 Spicers Mill Road, Orange VA. I own the 52 acre property that borders the planned development, directly to the west. My property is in agricultural use, and falls within the county government's agricultural zoning designation.

Planning Commission Meeting Minutes

February 10, 2020

Page Two

First I'd like to share my belief that well-managed growth is in the best interest of both the town of Orange and Orange County. I share your goal of living in a prosperous and vibrant community, and understand that the construction of desirable housing is an important driver of growth.

*Next I'd like to quote an excerpt from the town comprehensive plan that was included in Section E of the Round Hill Meadows Rezoning Application. **The overall health of our town is no stronger than our weakest capital asset. Thus, our economic quality is linked to our social, human and environmental assets. Our Vision – We propose policies to increase our development densities in a manner that provides greater potential for future residents to enjoy those assets current residents now find so attractive.***

I share this quote as a lead-in to a concern that I have regarding the development. My goal is for this concern to be considered and addressed before the rezoning is approved and construction of the development begins.

My concern is in regard to the stretch of trees that runs directly along the line separating my property from the proposed development. If a person walks along the property line, he or she will notice that the remnants of an old fence separating the two properties run right through the middle of this stretch of trees. This tree line, to re-quote the town's comprehensive plan, is an environmental asset that current residents find attractive, and provide potential for future residents to enjoy.

From an environmental perspective, this stretch of forest is home to an abundance of wildlife. It has important old growth characteristics including numerous large specimen trees, a diverse range of mixed age tree species, and a thick layer of decaying vegetation that contributes carbon rich organic matter into the soil. These trees absorb up to 48 pounds of carbon dioxide each, and by virtue of their existence help to reduce Orange's carbon footprint.

From a civic perspective, the tree line is an important part of the natural landscape that my neighbors and I hold dear. As stated in the comprehensive plan, the natural landscape is an element of the town and county that the community has a vested interest in preserving.

From a property owner's perspective, the tree line serves as a barrier that shields my property from the lights and sounds coming from inside the town's borders. With the planned construction of homes and roads just a few yards away from the property line, it is an important priority of mine to ensure the preservation or enhancement of this natural barrier.

My questions regarding the tree line that runs along the property line are as follows:

- 1. Has the impact that the planned construction will have on the tree line been determined by the developers? In other words, is it in the existing plan to cut down trees in this area?*
 - a. If the answer is 'yes', then I would request that prior to re-zoning approval the zoning board consider the environmental impact of this action, as well as the action's consistency with the statement I read from the town's comprehensive plan.*
 - b. If the answer is "no, the fate of the trees along the property line have not yet been considered", I would request that as part of the approved re-zoning and/or construction work, a formal plan to protect as much of the tree line as possible be included.*

*Thank you for your time,
Kevin Minkoff*

Planning Commission Meeting Minutes
February 10, 2020
Page Three

Mr. Kendall Smith of 14257 Spicers Mill Road appeared before the Commission to express his concerns regarding the runoff water from the development of this property. Mr. Smith questioned whether the existing storm water detention pond on the Oakbrook property was functioning properly. Mr. Smith asked if there would be a stop light out at Route 15 and when North Street would be connected. The Director of Community Development stated there would not be a stop light put in at Route 15 and that the Town is working with the developer to get the North Street connector complete.

Alex Cannon of Cannon Properties, Ltd., gave an update regarding the North Street connector. Ms. Cannon stated that on February 25th the connection of the waterline would be done and then Verizon and Dominion power can do their work and about another 30 days for the road to be complete.

Mr. Kevin Minkoff appeared again before the Commission regarding the North Street connector. The Director of Community Development stated that this connector would help with traffic from this development. The Director of Community Development stated further that when the Owens property is development it would "trigger" other requirements from VDOT. Mr. Minkoff stated that he would like assurance that runoff wouldn't come onto his property, to his pond and when it leaves his property that he wouldn't be liable.

Mr. Kendall Smith appeared again before the Commission to clarify where the water from Round Hill Meadows runoff would not affect his property and Mr. Minkoff's property.

Alex Cannon appeared again before the Commission to explain and address the runoff concerns.

Chairman Sherman declared the Public Hearing closed.

The Director of Community Development stated that porches and stoops proposed do not meet the definition in the zoning ordinance. After discussion, Alex Cannon stated that the stoops could be fixed to extend the concrete by 4 feet and these houses would be in compliance.

Vice-Chair Sullenberger stated that she would like to see the tree barrier between this project and Mr. Minkoff's property preserved.

The Director of Community Development stated that staff recommends approval of RZ2019-1.

Chairman Sherman called for vote from the Commission.

Motion was made by Commissioner Taylor, seconded by Commissioner Lovell to recommend approval to Town Council regarding the rezoning request RZ2019-1 from Cannon Land Trust for the proposed Round Hill Meadows Development, tax map #29-44C to rezone 8.41 acres zoned Town Activity Center and 14.8871 acres zoned Residential High Density to Traditional Residential High Density including the waiver recommendations amended to the application.

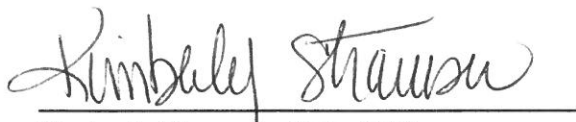
Planning Commission Meeting Minutes
February 10, 2020
Page Four

On vote, Chairman Sherman – aye, Vice-Chair Sullenberger – aye, Commissioner Lovell – aye, Commissioner Schafer – aye and Commissioner Taylor – aye. The motion passed unanimously.

NEXT MEETING

The Planning Commission will meet on Monday, February 24, 2020 at 7:00 p.m.

With no further business to come before the Commission, the meeting adjourned at 6:55 p.m.



Kimberly Strawser, CZA, CMC
Deputy Town Clerk


Chairman Benjamin Sherman

Planning Commission Meeting Minutes

June 29, 2020

Page One

The Town of Orange Planning Commission held a meeting at 6:00 p.m., in the Town of Orange Community Meeting Room. Planning Commission members present were: Chairman Benjamin Sherman, Vice-Chair Page Sullenberger & Commissioner Donald Schafer. Staff members present were Director of Community Development John Cooley, AICP, CZA, and Deputy Town Clerk Kimberly Strawser, CZA, CMC. Councilmember Timothy Bosford was also present. Commissioners Charles Lovell and L.J. Taylor were absent.

CALL TO ORDER

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

PUBLIC COMMENT

There was no public comment.

PLANNING COMMISSION MEETING MINUTES OF FEBRUARY 24, 2020

The minutes stand approved.

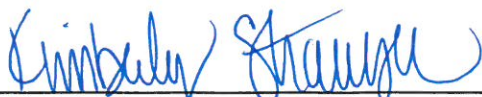
DISCUSSION & REVIEW OF ROUND HILL MEADOWS SITE PLAN SP2020-1

A review and discussion was held. The Director of Community Development stated that staff was still waiting on comments from Culpeper Soil & Water and VDOT regarding the Round Hill Meadows site plan. The Director of Community Development reported that after all comments were received he would provide a letter to the applicant.

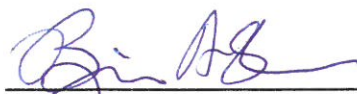
NEXT MEETING

The Commission will meet on Monday, July 27th if staff has items for the agenda at 7 p.m.

With no further business to come before the Commission, the meeting adjourned at 6:49 p.m.



Kimberly Strawser, CZA, CMC
Deputy Town Clerk



Chairman Benjamin Sherman