



Planning Commission Agenda
Town of Orange Community Meeting Room – 235 Warren Street
Monday, March 25, 2024

6:00 p.m.

1. Call to order.

Roll Call:

Chairman Benjamin Sherman
Vice-Chair Page Sullenberger
Commissioner Rita Carroll

Commissioner Donald Schafer
Commissioner LJ Taylor
Councilmember Jeremiah Pent, *Ex-Officio*

- 2. Public Comment** – *The public is invited to make brief comments that would not necessarily require scheduling a separate Agenda item. It is asked that everyone speaking please state their name and address or group affiliation, if any.*
- 3. Consideration of the Planning Commission Meeting Minutes of January 29, 2024.**
- 4. Update of Kean Road Subdivision – SP2024-01.**
- 5. Discussion of Solar Residential & Solar Commercial. (*Director of Community Development*)**
- 6. Continued Discussion of Comprehensive Plan.**
- 7. Discussion of Main Street Enhancement Project. (*Director of Community Development*)**
- 8. Discussion of Parklets. (*Director of Community Development*)**
- 9. Next Meeting – April 22, 2024, at 6p.m.**
- 10. Adjournment.**

Planning Commission Meeting Minutes
January 29, 2024
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 Rita Carroll (arrived at 6:03p.m.), Donald Schafer and LJ 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. Mayor Roby 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.

PLANNING COMMISSION MEETING MINUTES OF OCTOBER 23, 2023

Motion was made by Vice-Chair Sullenberger, seconded by Commissioner Taylor, to approve the meeting minutes of October 23, 2023, as presented. On vote, Chairman Sherman – aye, Vice-Chair Sullenberger – aye, Commissioner Carroll – aye, Commissioner Schafer – aye, and Commissioner Taylor – aye. Motion carried.

REVIEW AND DISCUSSION OF SIGN PERMIT APPLICATION SGN2024-1

The Director of Community Development reported that staff received a sign permit application (SGN2024-1) from John and Lena Murray of Blue Ridge Studio of Fine Arts, for tax parcel 44A3-37-2, located at 131 E. Main Street. The Director of Community Development stated that the applicant was requesting a larger wall sign than what is permitted by right in the TTC zoning district. The Director of Community Development stated further that Article 11, Sign Regulations of the zoning ordinance, under the definition of wall signs, allows painted wall signs. The Director of Community Development stated that larger than allowed painted wall signs may be requested for review by the Planning Commission. The Director of Community Development stated further that in no case shall the wall sign size exceed 40 square feet.

Mr. John Murray, applicant, appeared before the Commission.

After discussion, a motion was made by Commissioner Taylor, seconded by Commissioner Schafer to approve the sign permit, SGN2024-1 as submitted. On vote, Chairman Sherman – aye, Vice-Chair Sullenberger – aye, Commissioner Carroll – aye, Commissioner Schafer – aye, and Commissioner Taylor – aye. Motion carried.

Planning Commission Meeting Minutes
January 29, 2024
Page Two

REVIEW AND DISCUSSION OF KEAN ROAD SUBDIVISION – SP2024-01

The Director of Community Development reported that staff received a site plan for the Kean Road Subdivision – SP2024-01, tax parcel 44A3-10-12A. The Director of Community Development stated that staff was working on a substantially complete letter as required by Article 12 section 12-30(c) of the zoning ordinance. A lengthy discussion was held.

COMPREHENSIVE PLAN

Commissioner Carroll suggested that a town hall meeting be held regarding the Comprehensive Plan to get more public involvement. A discussion was held.

MEETINGS NEXT MEETING

The next Planning Commission meeting will be on Monday, February 26th at 6p.m.

2024 meeting schedule was distributed to the Commission.

With no further business to come before the Commission, the meeting adjourned at 7:03 p.m.

Kimberly Strawser, CZA, CMC
Deputy Town Clerk

Chairman Benjamin Sherman