

Planning Commission Meeting Minutes

August 25, 2025

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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-Chairman Jeffrey Crane, and Commissioner Rita Carroll. Staff members present were Director of Community Development Deborah Sturm, ICMA-CM, AICP, Deputy Town Clerk Kimberly Strawser, CZA, CMC and Town Attorney Catherine Lea. Mayor J. Harrison Cluff was also present. Commissioners Martha Roby and Page Sullenberger 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.

PUBLIC HEARING – THE COMMISSION HELD A PUBLIC HEARING ON THE ZONING FOR TM#43-47

Chairman Sherman called for presentation from staff.

The Director of Community Development reported that in 2002 the 6.207-acre portion of Orange County TM#43-47 was annexed into the Town of Orange. The Director of Community Development stated that when the annexation process was completed, the 6.207-acre portion should have been assigned a zoning classification by the Town per §4-20.30 of the Zoning Ordinance.

The Director of Community Development stated that a letter was sent to the property owners to offer them an opportunity to provide input on the zoning of the property. The Director of Community Development stated further that the property owner desires the property to be zoned Traditional Resident – High (TR-H). The Director of Community Development reported that the advertisement for the public hearing reflected the TR-H zoning classification and adjoining property notifications were sent out.

The Director of Community Development stated that portion of the property located in Orange County was zoned Agricultural and the Future Land Use Map shows the property as Agricultural 2 which allows the mix of agricultural activities, residential neighborhoods and small-scale commercial uses. The Director of Community Development stated further that the TR-H zoning classification desired by the property owner permits Accessory Dwelling Units, Agriculture, Bed & Breakfast, Duplex Dwellings, Family Day Home, Ground floor residential, Group Homes, Multi-family Dwellings, Single Family Dwellings, and Townhouses. The Director of Community Development stated that the property owner has no current plans for the property.

The Director of Community Development stated that should the Commission wish to act on the zoning of the property, a motion for consideration was provided in their packets.

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Chairman Sherman declared the Public Hearing open and called for public comment. There was no public comment.

Chairman Sherman declared the Public Hearing closed.

Chairman Sherman called for questions/comments from the Commission.

Chairman Sherman called for vote from the Commission.

The motion was made by Vice-Chairman Crane, seconded by Commissioner Carroll that the Planning Commission recommend to the Orange Town Council that the 6.207-acre portion of Orange County TM#43-47, known as TM #T43-47, be assigned the Town Orange Traditional Residential – High (TR-H) zoning classification. On roll call vote: Vice-Chairman Crane – aye, Commissioner Carroll – aye, Chairman Sherman – aye, Commissioner Roby – absent, Commissioner Sullenberger – absent. Motion carried.

Chairman Sherman stated that this would be forwarded to Town Council for their consideration.

CONSIDERATION OF PLANNING COMMISSION MINUTES OF JULY 28, 2025

Motion was made by Vice-Chairman Crane, seconded by Commissioner Carroll, to approve the meeting minutes of July 28, 2025, as presented. On vote, Chairman Sherman – aye, Vice-Chairman Crane – aye, Commissioner Carroll – aye, Commissioner Roby – absent, and Commissioner Sullenberger – absent. Motion carried.

CONTINUED DISCUSSION REGARDING THE KEAN ROAD SUBDIVISION SITE PLAN (SP2024-1)

The Director of Community Development stated at the Commission's meeting on July 28th they inquired about the sidewalk requirements for the project. The Director of Community Development reported that staff re-reviewed the zoning ordinance provisions and found that sidewalk construction was required on both sides of North Street adjacent to the Kean Road subdivision property.

After discussion, motion was made by Vice-Chairman Crane, seconded by Commissioner Carroll, that the Planning Commission recommend to the Zoning Administrator that the plans for the Kean Road Subdivision be approved, with the requirement of additional sidewalk all the way to Spicers Mill Road. On vote, Chairman Sherman – aye, Vice-Chairman Crane – aye, Commissioner Carroll – aye, Commissioner Roby – absent, and Commissioner Sullenberger – absent. Motion carried.

COMPREHENSIVE PLAN UPDATE/PROGRESS

The Director of Community Development provided the Commission with community meeting dates on index cards, and these cards include a QR Code for the Comprehensive Plan survey. The

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Director of Community Development stated that the cards will be passed out at the street festival. The Director of Community Development stated further that the survey was available online and a townwide mailing would be going out by the end of the week.

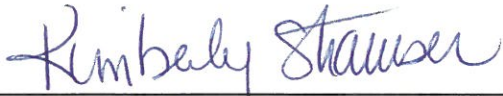
DISCUSSION OF RESCHEDULING FOIA/COIA TRAINING

Chairman Sherman stated that the FOIA/COIA training has been scheduled for Monday, September 8th directly following the Commission's work session.

NEXT MEETING

Monday, September 8, 2025, work session meeting at 6 p.m.

With no further business to come before the Commission, the meeting adjourned at 6:17 p.m.



Kimberly Strawser, CZA, CMC
Deputy Town Clerk



Chairman Benjamin Sherman