

Planning Commission Meeting Minutes
September 22, 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, Commissioners 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 and Town Attorney Catherine Lea. Mayor J. Harrison Cluff was also present. Commissioner Rita Carroll was 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.

Chairman Sherman requested to move agenda item 5 – Continued Discussion of the Caroline Streetscape Concept Plan to agenda item 2. Motion was made by Commissioner Roby, seconded by Vice-Chairman Crane to move agenda item 5 to agenda item 2. On vote, Chairman Sherman – aye, Vice-Chairman Crane – aye, Commissioner Carroll – absent, Commissioner Roby – aye, and Commissioner Sullenberger – aye. Motion carried.

CONTINUED DISCUSSION OF THE CAROLINE STREETScape CONCEPT PLAN – DRAFT

The Director of Community Development reported that she spoke with the Town's consultant regarding a waiver for the parking spaces in front of St. Thomas Episcopal Church. The Director of Community Development stated that the consultant spoke with representatives from VDOT and since the parking spaces were on church owned property they could remain. A brief discussion was held.

PUBLIC COMMENT

Mr. John Rhett of Orange appeared before the Commission to discuss the Caroline Streetscape Plan. Mr. Rhett asked the Commission to consider expanding the area.

Mrs. Ann Harmon of St. Thomas Episcopal Church appeared before the Commission to comment on the Caroline Streetscape Plan. Mrs. Harmon stated she was pleased to hear the response from VDOT. Mrs. Harmon stated further that St. Thomas is a Parrish that has elderly members, people who are disabled, and families with small children who really needed the parking spots in front of the church.

Ms. Virginia Donnelly of Orange appeared before the Commission to discuss the Caroline Streetscape Plan. Mrs. Donnelly stated that she was the Facilities Manager at St. Thomas Episcopal Church, and she was responsible for placing signs and blocking off parking for the Church when they had events.

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CONSIDERATION OF PLANNING COMMISSION MINUTES OF AUGUST 25TH AND SEPTEMBER 8, 2025

Motion was made by Vice-Chairman Crane, seconded by Commissioner Sullenberger, to approve the meeting minutes of August 25th and September 8, 2025, as presented. On vote, Chairman Sherman – aye, Vice-Chairman Crane – aye, Commissioner Carroll – absent, Commissioner Roby – aye, and Commissioner Sullenberger – aye. Motion carried.

CONTINUED DISCUSSION OF DRAFT FY2027-2032 CAPITAL IMPROVEMENTS PLAN

The Director of Community Development stated that the first step is to rank the items in the current CIP. The Director of Community Development stated that it was the goal to hold a public hearing on the DRAFT CIP at the October 27th meeting.

After discussion, it was the consensus of the Commission to discuss further and possibly do the ranking of the items in the CIP at their October 14th work session, have further discussion at their regular meeting October 27th and hold a public hearing at their regular meeting on November 24th.

Commissioner Sullenberger & Commissioner Roby requested that the Director of Public Works attend the work session on October 14th.

COMPREHENSIVE PLAN COMMUNITY MEETINGS

Chairman Sherman stated that the first meeting is Thursday, September 25th from 6:30p.m. to 8:30p.m., in the Community Meeting Room. The Director of Community Development stated that she would have a brief Power Point presentation and exhibits to review and comment on. The Director of Community Development stated that it would be important for Commissioners to attend. The Director of Community Development stated further this would be an open house format meeting. The Director of Community Development reported that 54 Comprehensive Plan surveys have been received to date.

KEAN ROAD UPDATE

The Director of Community Development reported that the storm water maintenance agreement was signed and DEQ approval was pending. The Director of Community Development stated that she spoke with the engineer and once the Town finalized their review bonds would be posted for the project.

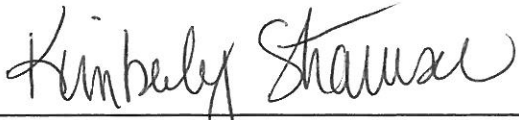
NEXT MEETING

Tuesday, October 14, 2025, work session meeting at 6 p.m.

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The Deputy Town Clerk stated that immediately after the Planning Commission meeting the FOIA/COIA training would be held.

With no further business to come before the Commission, the meeting adjourned at 6:46 p.m.



Kimberly Strawser, CZA, CMC
Deputy Town Clerk



Chairman Benjamin Sherman