

BOARD OF SUPERVISORS MINUTES

OCTOBER 5, 2021

At a Worksession of the Orange County Board of Supervisors held on Tuesday, October 5, 2021, beginning at 1:00 p.m., in the Meeting Room of the Gordon Building, 112 West Main Street, Orange, Virginia. Present: James P. Crozier, Chairman; R. Mark Johnson, Vice Chairman; James K. White; Keith F. Marshall; and Lee H. Frame. Also present: Glenda E. Bradley, Assistant County Administrator; Thomas E. Lacheney, County Attorney; and Alyson A. Simpson, Chief Deputy Clerk.

RE: ADOPTION OF AGENDA

On the motion of Mr. Frame, seconded by Mr. White, which carried by a vote of 5-0, the Board adopted the agenda, as presented. Ayes: Johnson, White, Marshall, Crozier, Frame. Nays: None.

RE: REDISTRICTING

Alyson Simpson, Chief Deputy Clerk, explained that at its meeting on September 28, 2021, the Board had provided staff with the guidance necessary to establish the proposed district boundaries, precinct boundaries, and polling place locations relative to the Decennial Redistricting. Since said meeting, staff had been working to not only prepare the maps, but also to address some of the remaining items, such as potential changes to polling place locations, upgrades at Mine Run Fire Company, and the establishment of an additional precinct for the Town of Gordonsville.

Ms. Simpson presented the maps to the Board that displayed the proposed district boundaries, precinct boundaries, and polling place locations, as prepared by Jim Whipp, GIS Analyst. Additionally, she highlighted the proposed change in polling place in District 4 from Locust Grove Middle School to Wilderness Shores Clubhouse. Ms. Simpson reviewed the feedback that had been provided by the General Registrar regarding upgrades at Mine Run Fire Company, and reported that the Town of Gordonsville was agreeable to having its own precinct with the polling place at the Gordonsville Town Hall.

Discussion ensued among the Board regarding: upgrades at Mine Run Fire Company, including enlarging access doors, improving doorway thresholds, installing appropriate handicapped signage, adding gravel to the parking lot, and delineating the parking spaces; obtaining a price estimate for the cost of the upgrades; receiving approval from the Chief of Mine Run Fire Company; and updates to the proposed maps and Redistricting website to indicate that changes would not be effective until 2022.

By consensus, the Board agreed on the proposed district boundaries, proposed precinct boundaries, and proposed polling place locations, as presented, to be advertised for the scheduled public hearing on Tuesday, October 26, 2021.

RE: REZ 21-02 (WILDERNESS CROSSING)

Josh Gillespie, Planning and Development Services Director, provided a memorandum to the Board that summarized the rezoning application REZ 21-02 (Wilderness Crossing). He explained the application proposed the rezoning of twenty (20) parcels totaling 2,618 acres from a variety of zonings to Planned Development - Mixed Use (PDM). As the development was located in the Germanna-Wilderness Area (GWA), Mr. Gillespie reviewed the applicable Vision Statement of the Plan (GWAP). He also presented his evaluation of the REZ 21-02 proposal with the vision, key considerations, and specific future land use plans for Subarea 4 of the GWAP, which included zoning, land use, and infrastructure.

Discussion ensued among the Board regarding: walkability and pedestrian access; the potential future realignment of Route 20; the need to keep traffic off Route 3; the potential for a roundabout intersection; traffic impacts related to the proposed development; phasing of the project; recreational opportunities; residential development; dedication of space(s) for public use; a future worksession with VDOT; a future worksession with the Planning Commission; and the development of a guidance document.

By consensus, the Board agreed to the following guidance to provide to the Planning Commission relative to the REZ 21-02 (Wilderness Crossing) application:

*REZ 21-02 (Wilderness Crossing)
Guidance from the Board of Supervisors
to the Planning Commission*

Land Use

- The sequencing of commercial and residential development needs to be defined, with the true mixed-use development occurring in the first phase.
- Phases of the development need to be incorporated into the plans.
- *Housing*
 - A mix of housing types should be offered. The types of housing units and ranges for number of said units need to be defined, with an allowance for a specified +/- percentage of deviation without having to seek Board approval.
 - A maximum number of new residential units should be established.
 - Affordable housing and employee housing opportunities are strongly desired.
 - The mixed-use development should include a significant portion of residential units located above retail.
 - Larger lot sizes, homes, and price points are supported in the rear of the development.
- *Commercial*
 - The development should include a corporate campus or industrial park that is significant in size and readily developable in terms of site preparation. This should be phased in the early part of the development.
 - The parkway should serve the parcel(s) for the corporate campus or industrial park.
 - The location of the parkway should be reserved, preserved, and better defined in the plans and throughout the development.
 - There should be ample opportunities allocated for economic development.
 - A larger town center is strongly desired, with a plan for future expansion or additional phase(s).
- *Public Use*
 - There should be defined spaced for the provision of public facilities (parks, fire station, school, community center, etc.) and utilities infrastructure.
 - Community spaces should be reflected throughout the development.
- *Design Standards*
 - A focus on design standards for the development is strongly encouraged.
 - There should be very few “surprises” when it comes to design standards. Materials, designs, orientations, layouts, landscaping, structure heights, façades, etc.) should be defined.
 - Consideration should be given to appropriate screening, placement of signage, berms, and the like, and not so much on solely a “distance setback.”
 - Walkability components should be incorporated into the development (i.e., accessibility to amenities within a 15 minute / 0.25-mile walk).

Infrastructure

- *Transportation*
 - The traffic flow and development should be moved off of Route 3 and focused toward the internal parkway.
 - It is essential that the viewshed off Route 3 be protected.
 - The addition of signal-controlled intersections should be limited to one (1), ideally near the Post Office.

- A few right-in, right-out access points may be considered.
- It is desirable to achieve efficiency in accessing the development from Lake of the Woods, Wilderness Shores, and other surrounding residential developments without pushing more traffic onto Route 3.
- The development does not need to include consideration of the potential future relocation of the Routes 3 and 20 intersection. However, the ultimate points of access of the completed internal parkway to Route 3, preferably near the Route 20 intersection, needs to be specified.
- Traffic movement from the Lake of the Woods side of Route 3 via Goodwin Drive to the internal parkway and back, should be included in the traffic flow planning.
- *Utilities*
 - RSA has, either in place or planned, appropriate infrastructure to keep up with the development and demand.
 - There is no reason to have impoundments set aside within the development.
 - All planned utilities should be underground.
 - Mainline fiber conduits should be laid while the development is under construction.
 - A “dig once” approach should be taken for utilities.
 - Discussions need to occur regarding that work the developers will do and turn over to RSA. Collaborations with RSA should occur relative to engineering decisions and details on pipe sizing, pump stations, etc.

RE: ADJOURN

There being no further business to discuss, the Board concluded its Worksession at 3:16 p.m.

James P. Crozier, Chairman

Theodore L. Voorhees, County Administrator