

ORANGE COUNTY, VIRGINIA PLANNING COMMISSION

JASON CAPELLE, DISTRICT ONE
GEORGE YANCEY, DISTRICT TWO
DONALD BROOKS, DISTRICT THREE
ADAM BRYINGTON, DISTRICT FOUR
BRYAN NICOL, DISTRICT FIVE



JOSH FREDERICK, AICP
PLANNING AND ZONING SERVICES MANAGER

PLANNING & ZONING SERVICES
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Orange County Planning Commission Agenda Public Safety Building; Board Meeting Room 11282 Government Center Drive, Orange, Virginia 22960 Thursday, January 5, 2023 – 6:00 p.m.

1. Call to Order and Determination of Quorum

2. Organizational Meeting

- a. Election of Chairman
- b. Election of Vice Chairman
- c. Establish Regular Meeting Schedule

3. Adoption of Agenda

4. Adoption of Minutes

- a. November 10, 2022 Regular Meeting

5. Public Comment

6. Public Hearings

- a. STA 22-04 / ZTA 22-02: Josh Frederick, Planning and Zoning Services Manager
A proposed amendment to Sec. 54-17 of the Subdivision Ordinance and Sec. 70-37 of the Zoning Ordinance that would allow the Subdivision Agent or Zoning Administrator to withhold various development approvals in the event a property is delinquent in taxes, or if the owner is in default of any agreement or requirement.
- b. REZ 22-04: Eric Bittner, Planner
An application from Hugh Wright, Sr. to rezone property located along south Old Gordonsville Road (Route 647) southeast of the Town of Orange, between Woodcrest Drive (Route 745) and Berry Hill Lane, from General Industrial (I-2) and General Residential (R-2) to General Industrial (I-2). The property is identified as Tax Map Parcel 44-10 and contains 21.02 acres. The property is recommended for Economic Development and Town/Suburban on the Future Land Use Map, as described in the Orange County Comprehensive Plan.

7. New Business

8. Old Business

- a. Preliminary Plat for Winterberry Creek Subdivision: Eric Bittner, Planner

9. Worksession

- a. REZ 22-03 (Wilderness Crossing): Eric Bittner, Planner
 - 1. Design Guidelines (1 Hour, 15 Minutes Max)
 - Land Use Chart (Pages 8-9)
 - Mixed-Use Guidelines (Pages 20-33)
 - Residential Design Guidelines (Pages 34-48)

- Commercial / Industrial Design Guidelines (Pages 50-52)
 - Signage Plan (Pages 53-55)
 - Landscaping Plan (Pages 56-63)
2. The Circulation / Transportation Plan and Transportation Impact Analysis (1 Hour Max)
 - Traffic Impacts
 - Road Layout / GDP Sheet 8
 - Multi-Modal Transportation
 - Relationship with Route 3
 3. The Open Space and Recreational Facilities Plan (30 Minutes Max)
 - Open Space / GDP Sheet 9
 - Dedicated Parks
 - Park Requirements within Bays
 4. The Generalized Development Plan (1 Hour, 15 Minutes Max)
 - Land Bay Layout
 - Land Bay Uses
 - Public Facilities (Proffered School / Park Sites)
 - Reservoir Locations
 - Mines
 - GWAP Consistency

-- IF TIME PERMITS --

5. The Public Utilities Plan (30 Minutes Max)
 - GDP Sheet 7
6. Fiscal Impact Analysis (45 Minutes Max)
7. Economic Impact Analysis (45 Minutes Max)
8. Proffer Statement (1 Hour, 30 Minutes Max)
 - Unaddressed Impacts / Needs
 - Environmental Impacts
 - Cultural / Historic Resources Impacts

10. Reports

- a. Board of Supervisors Report: R. Mark Johnson, Board of Supervisors Liaison
- b. Planning and Zoning Services Report: Josh Frederick, Planning and Zoning Services Manager

11. Commissioner Comments

12. Next Meeting Date: January 19, 2023 Regular Meeting

13. Adjourn

Unless otherwise indicated, agenda items will be taken in the order in which they appear above. The Planning Commission reserves upon itself the right to amend a meeting agenda at any point and with any frequency prior to adoption of said agenda, pursuant to any required public notice. Time limits may be imposed by the Chairman for speakers addressing the Planning Commission.