

**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



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Orange County Planning Commission Agenda
Public Safety Building; Board Meeting Room
11282 Government Center Drive, Orange, Virginia 22960
Thursday, March 23, 2023 – 6:00 p.m.

1. Call to Order and Determination of Quorum

2. Adoption of Agenda

3. Adoption of Minutes

- a. February 9, 2023 Regular Meeting

4. Public Comments

5. Public Hearings

- a. REZ 22-03 (Wilderness Crossing): Eric Bittner, Planner
The Planning Commission will consider an application from Kenny Dotson of KEG III Associates, to rezone property located along north Germanna Highway (Route 3), between Rapidan Rd and the Spotsylvania County-Orange County line, and between Germanna Highway (Route 3) and the Rapidan River to Planned Development-Mixed-Use (PDM). The proposal includes the creation of six land use types, mixed-use development, and proffered conditions. The subject properties and their current zoning are Tax Map Parcels (TMP); 13-16, 13-5B, currently zoned as both A, Agriculture, and C-2, General Commercial; 24-90, currently zoned as C-2, General Commercial and R-1, Limited Residential, Conditional; 13-70, currently zoned as A, Agriculture, I-2, General Industrial, Conditional, and C-2, General Commercial; 13-10, 13-110, 13-130, 13-60, 13-6C, 13-6B, 13-6A, 13-30, 14-10, 13-20, 13-3A, 13-16B, 24-20, 24-2A, currently zoned as A, Agriculture ; 13-190, 13-20, zoned as I-2, General Industrial, Conditional. The total area of the proposed development is ±2,618.4 acres and is part of Sub-Area 4 of the Germanna-Wilderness Area Plan.

6. New Business

7. Old Business

8. 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

9. Commissioner Comments

10. Next Meeting Date: April 6, 2023 Regular Meeting

11. 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.