

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



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

1. Call to Order and Determination of Quorum

2. Adoption of Agenda

3. Adoption of Minutes

- a. February 16, 2023 Regular Meeting

4. Public Comments

5. Public Hearings

- a. ZTA 23-01: Josh Frederick, Planning and Zoning Services Manager
A County-initiated Zoning Text Amendment which would amend §70-646 to reduce from 100 feet to 50 feet the building setback requirement for residential lots within the Lake of the Woods subdivision adjacent to Route 3.
- b. ZTA 23-03: Eric Bittner, Planner
A County-initiated Zoning Text Amendment which would amend §70-567C and §70-567F of the Orange County Zoning Ordinance to conditionally allow greater structure height within the alternative form provision of §70-567C(e).
- c. SUP 23-01/ SUP-2023-00106: Kyra Davis, Planner
Wal-Mart Real Estate Business Trust has filed for a Special Use Permit (SUP) at 2533 Germanna Hwy, TM 01200000000420, which is zoned General Commercial (C-2) Conditional consisting of 13.52 acres. The recommended future land use is Germanna Wilderness Area Plan (GWAP); Mixed Use Planned Development in Sub Area 1: Spotswood. The Special Use Permit application is to modify the conditions of previously-approved SUP 11-05 for a large retail use, to now permit (a) re-painting of the store facade, (b) modifications to the free standing and building signage used for the store, (c) an expansion of the store to provide space for the staging of customer pick-up of pre-purchased merchandise, and (d) modifications to a portion of the parking area to provide designated space for customers picking-up pre-purchased merchandise.

6. New Business

7. Old Business

- a. REZ 22-03 Wilderness Crossing (Deferred from March 23, 2023 Public Hearing): 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.

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: May 4, 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.