

**Orange County Planning Commission
Regular Meeting Minutes
Public Safety Building; Board Meeting Room
11282 Government Center Drive, Orange, Virginia 22960
Thursday, February 16, 2023**

Members Present: Donald Brooks, Chairman; Jason Capelle, Vice Chairman; George Yancey; Adam Bryington; and Bryan Nicol.

Members Absent: None.

Others Present: Nicole Ganoe-Washington, Director of Development Services; Thomas Lacheney, County Attorney; Josh Frederick, Planning and Zoning Services Manager; Eric Bittner, Planner; Kyra Davis, Planner; and Susan Crosby, Planning Commission Secretary.

1. Call to Order and Determination of Quorum

Chairman Brooks called the meeting to order at 6:00 p.m. and a quorum was established.

2. Adoption of Agenda

On the motion of Mr. Nicol, seconded by Mr. Capelle, which carried by a vote of 5-0, the Commission adopted the agenda, as modified, to include a discussion on the Wilderness Crossing Public Hearing location and adding Commissioners Comments section.

Ayes: Capelle, Yancey, Brooks, Bryington, Nicol. Nays: None.

3. Worksession

a. REZ 22-03 (Wilderness Crossing)

Discussion ensued regarding the night's worksession as the Fiscal Impact consultant would be arriving late, one consultant is sick and applicant had not updated their proffer statement. Following discussion, Chairman Brooks agreed to discuss applicants planned proffer amendments.

Applicant went over the changes they intended to make to the Proffer Statement, such as the dedication of land for the future reservoir, the proffering of land and buffering to the Pilgrim Church and the new school. Discussion ensued among Commission and applicant on what those changes mean specifically.

Fiscal Impact Analysis and Economic Impact Analysis

Upon the arrival of the Fiscal Analysis Consultant, Eric Bittner, Planner, began review of the staff's concerns and possible corrections. Mr. Bittner stated without a 3rd party prepared capital impact analysis to provide data to staff they were unable to perform an analysis beyond very broad generalizations. Discussion ensued regarding the lack of a capital impact analysis. Following discussion, the Commission is in favor of requesting a 3rd party analysis in their recommendation to the Board of Supervisors.

Consultant gave a presentation to Commissioners on the Fiscal and Economic Impact Analysis. Discussion ensued among the Commission and the applicant's consultant, Russell Smith, regarding: school impact, increase in taxes, land fill issues and how he came to the projections in the analysis.

Proffer Statement

Chairman Brooks asked applicant if they wanted to wait until they had all of their adjustments made based on what they have heard of couple of meetings or go through them as they exist. Discussion ensued among Commission and applicant. Commission concluded they would have 1 more meeting prior to the public hearing to go over the revised Proffer Statement, with a consensus to have them by close of business by February the 24th so they have time to review.

4. Public Hearing Location Discussion

Chairman Brooks asked Nicole, Director of Development Services, what she found out regarding having the public hearing at the Locust Grove Middle School. She stated there is a conflict, a basketball game going on at the same time and suggested it come back to the Board room. Discussion ensued, following discussion there was a consensus to change the date of the public hearing to allow for an alternative location. Chairman Brooks asked Nicole to come back to Commission with some available dates, preferably staying to Thursdays and notify Commissioners by the following Wednesday with the available dates. Mr. Capelle requested RSA and the 2 Supervisors that sit on the RSA Board to be present as well to answer questions regarding the water issue.

5. Commissioner Comments

Mr. Nicol stated the County had not done what was needed to be done with GWAP and pointed to several issues he still sees as problems. Thanked staff and Chairman Brooks for working with the Commission.

Mr. Bryington agreed with everything Mr. Nicol said and thanked the applicant for working through everything.

Mr. Yancey thanked applicant and staff for their patience and understanding while the Commission worked through each members thoughts and ideas.

Chairman Brooks thanked the applicant and feels they really have tried to work with the Commission, he stated nothing has been personal but professional to get where they need to be for the County. He asked the Commissioners to keep in mind what is best for the entire county not just one section.

Mr. Capelle thanked fellow Commissioners, staff and the applicant.

6. Next Meeting

The Commission was reminded of its next meeting on March 2, 2023.

7. Adjourn

On the motion of Mr. Capelle, seconded by Mr. Nicol, which carried by a vote of 5-0, the Commission adjourned its meeting at 9:50 p.m.

Ayes: Capelle, Yancey, Brooks, Bryington, Nicol. Nays: None.

A handwritten signature in black ink, appearing to read "Donald Brooks", written over a horizontal line.

Donald Brooks, Chairman

A handwritten signature in blue ink, appearing to read "Susan Crosby", written over a horizontal line.

Susan Crosby, Planning Commission Secretary

While the events of this meeting were captured via digital audio recording, these written minutes shall serve as the official record of actions taken during the meeting.