

ORANGE COUNTY PLANNING COMMISSION

COMMUNITY DEVELOPMENT BUILDING
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960



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Regular Meeting
Gordon Building Meeting Room
112 W. Main Street, Orange, VA 22960
Thursday, February 21, 2013

AGENDA

7:00 p.m.

1. Call to Order
2. Determination of Quorum
3. Approval of Agenda
4. Approval of minutes
 - December 20, 2012
 - January 17, 2013
5. Public Comment
6. Old Business
 - A. Board of Supervisors Report – Jim White
 - B. Planning and Zoning Report – Gregg Zody
 - C. Work Session for 2012 Draft Comprehensive Plan

7:15 P.M. PUBLIC HEARING:

REZ 11-01: Application by Signature Series Development LLC, owner, requesting a rezoning of approximately 75.8 acres (“Subject Property”) from Agricultural (A) to approximately 47.6 acres of Multifamily Residential (R-4) and approximately 28.2 acres of General Commercial (C-2) subject to twelve (12) proffered conditions set forth within a document entitled “Rezoning Application Supporting Documentation – Signature Station,” dated February 17, 2012 (with proffers dated June 29, 2012). The application explains the rezoning is requested in order to advance a project to be known as Signature Station as shown on the Generalized Development Plan (“GDP”); although the applicant reserves the right to make modifications or changes to the GDP in order to address final engineering, architectural, and design issues. The Subject Property is identified on Orange County Tax Map 4 as Parcel 3 (“Parcel 4-3”). Parcel 4-3 has frontage on Germanna Highway (Route 3) approximately 2,800 feet northwest of Flat Run Road (Route 601), and is situated between Hampton Lane and Somerset Ridge Road (Route 708). The Subject Property is designated as Mixed Use on the Future Land Use Map. Rezoning of the Subject Property to R-4 and C-2, subject to the proffered development conditions, would allow a range of residential and commercial uses by right, as set forth within Sections 70-422 and 70-482

of the Orange County Zoning Ordinance.

7. New Business
8. Commissioner Comments
9. Next meeting
10. Adjourn