

**From:** [Theodore Voorhees](#)  
**To:** [R. Mark Johnson \(External\)](#)  
**Subject:** Re: [EXTERNAL]RE: Orange County NDA"s & Rezoning Update  
**Date:** Monday, August 29, 2022 7:27:36 PM

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Actually, I was able to find it on my phone:

Technology park (professional schools, technology laboratory, programming, data processing/storage/distribution, communication facilities, and offices, etc.)

Theodore L. Voorhees  
Orange County Administrator

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**From:** Theodore Voorhees <tvoorhees@orangecountyva.gov>  
**Sent:** Monday, August 29, 2022 7:25:23 PM  
**To:** R. Mark Johnson (External) <rmarkjohnson142@gmail.com>  
**Subject:** Re: [EXTERNAL]RE: Orange County NDA's & Rezoning Update

Understood. I'll send you the definition of tech campus tomorrow and you see if that helps.

Theodore L. Voorhees  
Orange County Administrator

---

**From:** Mark Johnson <rmarkjohnson142@gmail.com>  
**Sent:** Monday, August 29, 2022 6:40:14 PM  
**To:** Theodore Voorhees <tvoorhees@orangecountyva.gov>  
**Subject:** Re: FW: [EXTERNAL]RE: Orange County NDA's & Rezoning Update

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Well, again, it has to be called a spotted horse if in fact it's a spotted horse. It can't be called a mottled hooved animal. I don't see Tech Campus or Tech Park as being acceptable.

On Mon, Aug 29, 2022 at 5:41 PM Theodore Voorhees <[tvoorhees@orangecountyva.gov](mailto:tvoorhees@orangecountyva.gov)> wrote:

Wilderness Crossing update below.

Theodore L. Voorhees  
Orange County Administrator

---

**From:** Theodore Voorhees

**Sent:** Monday, August 29, 2022 5:39 PM

**To:** Rose Deal <[rdeal@orangecountyva.gov](mailto:rdeal@orangecountyva.gov)>

**Subject:** RE: [EXTERNAL]RE: Orange County NDA's & Rezoning Update

Rose,

I just had a good call with Chip and Kenny. They are willing to amend the exhibits for the rezoning to show “Technology Campus” or “Technology Park” in place of several of the land bays currently shown as Residential, but they don’t want to do this unless the prospect signs off on it. So, let me know as soon as you can or if we need to get on a call with them to discuss what they can approve for public consumption.

Theodore L. Voorhees

Orange County Administrator

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## Michelle Williams

---

**From:** Rose Deal  
**Sent:** Tuesday, March 15, 2022 7:12 AM  
**To:** R. Mark Johnson (External);Theodore Voorhees  
**Cc:** Jim crozier  
**Subject:** Re: [EXTERNAL]Re: CONFIDENTIAL - King Property Purchase

Yes, sir. Any chance we could all meet via Zoom earlier, please? The client and VEDP previously requested a meeting at 3 pm. They were planning on traveling in.

Many thanks!

Rose Deal  
Director  
Orange County Economic Development  
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(540) 672 - 1238 office  
(540) 406 - 1605 cell

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**From:** Mark Johnson <[rmarkjohnson142@gmail.com](mailto:rmarkjohnson142@gmail.com)>  
**Sent:** Monday, March 14, 2022 8:15:03 PM  
**To:** Theodore Voorhees <[tvoorhees@orangecountyva.gov](mailto:tvoorhees@orangecountyva.gov)>  
**Cc:** Jim crozier <[jcrozier@orangecountyva.gov](mailto:jcrozier@orangecountyva.gov)>; Rose Deal <[rdeal@orangecountyva.gov](mailto:rdeal@orangecountyva.gov)>  
**Subject:** [EXTERNAL]Re: CONFIDENTIAL - King Property Purchase

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I don't think this project is inconsistent with GWAP.

We need to discuss this ASAP

Can we (Ted, Rose, me, Jim via Zoom) meet tomorrow ?

Maybe at 3:00 or 3:30 after the Zoom with the attorney?

Mark

On Mon, Mar 14, 2022 at 5:28 PM Theodore Voorhees <[tvoorhees@orangecountyva.gov](mailto:tvoorhees@orangecountyva.gov)> wrote:

Gentlemen,

Staff has been approached by VEDP, and a major player in the online retail/data center business, about purchasing several thousand acres of the King property for a data center. This would be inconsistent with the GWAP plan and puts

staff in a awkward position. We cannot support things that are inconsistent with County policy. If the landowner wants to proceed with rezoning for Wilderness Crossing, then that is the path we are on, but the rezoning is still in process. If the landowner would prefer to sell to a data center, we (staff) can't say what the position of the Board would be in such a rezoning.

We don't want to give VEDP or a data center company the impression that we aren't interested, but we have no basis to tell them otherwise at this point in time, for this particular location.

Accordingly, we are taking the position that this is a private landowner matter that the County staff doesn't want to be drawn into at the moment.

Please let us know if you see it differently or would like to discuss this further.



**Theodore L. Voorhees, ICMA-CM, MPA**

County Administrator  
County of Orange, Virginia

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## Michelle Williams

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**From:** Theodore Voorhees  
**Sent:** Wednesday, June 15, 2022 3:20 PM  
**To:** Rose Deal;David Smitherman;Jim crozier;Thomas Lacheney  
**Subject:** RE: Meeting Request re: Wilderness Crossing and [REDACTED]

Yes, that works for me.

Theodore L. Voorhees  
Orange County Administrator

---

**From:** Rose Deal <rdeal@orangecountyva.gov>  
**Sent:** Wednesday, June 15, 2022 2:07 PM  
**To:** Theodore Voorhees <tvoorhees@orangecountyva.gov>; David Smitherman <dsmitherman@orangecountyva.gov>; Jim crozier <jcrozier@orangecountyva.gov>; Thomas Lacheney <tlacheney@orangecountyva.us>  
**Subject:** Meeting Request re: Wilderness Crossing and Project Tricycle

Good Afternoon-

We just wrapped up a meeting with [REDACTED] and a few follow-up questions were asked. Can we gather this team to discuss sometime tomorrow morning before 1 pm?

Thank you,

Rose Deal  
Director  
Orange County Economic Development  
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## Michelle Williams

---

**From:** Theodore Voorhees  
**Sent:** Wednesday, August 31, 2022 8:07 AM  
**To:** Rose Deal  
**Cc:** Eric Bittner;David Smitherman  
**Subject:** Re: Wilderness Crossing Exhibit Change - Confidential

Excellent. Thanks.

Theodore L. Voorhees  
Orange County Administrator

---

**From:** Rose Deal <rdeal@orangecountyva.gov>  
**Sent:** Wednesday, August 31, 2022 7:26:36 AM  
**To:** Theodore Voorhees <tvoorhees@orangecountyva.gov>  
**Cc:** Eric Bittner <ebittner@orangecountyva.gov>; David Smitherman <dsmitherman@orangecountyva.gov>  
**Subject:** Re: Wilderness Crossing Exhibit Change - Confidential

Good morning-

I have an 11 am call with our prospect. I'll update everyone immediately following that call.

Thank you,

Rose

Rose Deal  
Director  
Orange County Economic Development  
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(540) 406 - 1605 cell

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**From:** Theodore Voorhees <tvoorhees@orangecountyva.gov>  
**Sent:** Tuesday, August 30, 2022 5:03:57 PM  
**To:** Rose Deal <rdeal@orangecountyva.gov>  
**Cc:** Eric Bittner <ebittner@orangecountyva.gov>; David Smitherman <dsmitherman@orangecountyva.gov>  
**Subject:** RE: Wilderness Crossing Exhibit Change - Confidential

Ok, thanks for the update.

Theodore L. Voorhees  
Orange County Administrator

---

**From:** Rose Deal <rdeal@orangecountyva.gov>  
**Sent:** Tuesday, August 30, 2022 4:56 PM

**To:** Theodore Voorhees <tvoorhees@orangecountyva.gov>  
**Cc:** Eric Bittner <ebittner@orangecountyva.gov>; David Smitherman <dsmitherman@orangecountyva.gov>  
**Subject:** RE: Wilderness Crossing Exhibit Change - Confidential

Ted-

As of now, I still have not received the official notice to proceed. As soon as I receive, I will advise all parties.

Thanks,

Rose Deal, CAPM®

Director of Economic Development

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---

**From:** Theodore Voorhees <tvoorhees@orangecountyva.gov>

**Sent:** Tuesday, August 30, 2022 12:21 PM

**To:** Ken Dotson <kdtitan@aol.com>

**Cc:** Eric Bittner <ebittner@orangecountyva.gov>; David Smitherman <dsmitherman@orangecountyva.gov>; Rose Deal <rdeal@orangecountyva.gov>

**Subject:** Wilderness Crossing Exhibit Change - Confidential

Kenny,

The prospect for your project has verbally signed off on the approach we discussed last night to change the exhibits to show the proposed land bays as Technology Campus instead of Residential. I will discuss with David and Eric the importance of flexibility in the rezoning to allow some adjustments at the site plan stage to allow for adjustments that may be necessary as the project unfolds.

We are awaiting a more formal sign off later today on our approach that would come after an internal meeting at the company confirms approval of the approach.

We also think we will be able to extend the NDA to the entire Board but without releasing the name of the prospect.



**Theodore L. Voorhees, ICMA-CM, MPA**

County Administrator  
County of Orange, Virginia

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## Michelle Williams

---

**From:** Theodore Voorhees  
**Sent:** Friday, July 15, 2022 4:34 PM  
**To:** Eric Bittner  
**Cc:** David Smitherman  
**Subject:** RE: Update on Wild X

Ok, sounds good. Thanks!

Theodore L. Voorhees  
Orange County Administrator

---

**From:** Eric Bittner <[ebittner@orangecountyva.gov](mailto:ebittner@orangecountyva.gov)>  
**Sent:** Friday, July 15, 2022 4:27 PM  
**To:** Theodore Voorhees <[tvoorhees@orangecountyva.gov](mailto:tvoorhees@orangecountyva.gov)>  
**Cc:** David Smitherman <[dsmitherman@orangecountyva.gov](mailto:dsmitherman@orangecountyva.gov)>  
**Subject:** RE: Update on Wild X

I was typing a response to say that hadn't when they just emailed it. I'll upload to the teams.

I follow that; That may be something we'll want to mention more in the staff report/REC/RSA addendums rather than the utility plan, but we can look at doing at that.

---

**From:** Theodore Voorhees <[tvoorhees@orangecountyva.gov](mailto:tvoorhees@orangecountyva.gov)>  
**Sent:** Friday, July 15, 2022 4:13 PM  
**To:** Eric Bittner <[ebittner@orangecountyva.gov](mailto:ebittner@orangecountyva.gov)>  
**Cc:** David Smitherman <[dsmitherman@orangecountyva.gov](mailto:dsmitherman@orangecountyva.gov)>  
**Subject:** RE: Update on Wild X

Eric,

Just checking in to see if the WC applicant had shared when they might submit revised utility plans.

Also, I was thinking about what if someone asks about utility capacities for the non-residential options in the use tables. Perhaps the utility plan should explain that, generally speaking, unless there is a water intensive industry (textiles for example) nearly all the "campus" uses listed in the use table (medical, office, educational, data) would use LESS water and sewer than a residential development. Cooling water would typically be ground water and or/recycled water. So if the applicant DID want to have a high water use added in at the site plan stage, then we would just want to verify the additional capability of RSA to serve it, but as far as approving the zoning, if the residential is approved, the non-residential options could be accommodated.

Does this make sense to you? Sometimes folks think commercial water/sewer use is higher, but in my experience, it is not. Only industrial uses that are specifically involving process water are more demanding.

Power is a different issue. I think the power demand would be more for some commercial/industrial options, particularly for large cooling operations. It might be useful to have REC explain in their letter what the max residential and max commercial/campus uses are that they can serve.



Theodore L. Voorhees  
Orange County Administrator

---

**From:** Eric Bittner <[ebittner@orangecountyva.gov](mailto:ebittner@orangecountyva.gov)>  
**Sent:** Friday, July 8, 2022 9:19 AM  
**To:** Theodore Voorhees <[tvoorhees@orangecountyva.gov](mailto:tvoorhees@orangecountyva.gov)>  
**Cc:** David Smitherman <[dsmitherman@orangecountyva.gov](mailto:dsmitherman@orangecountyva.gov)>  
**Subject:** Update on Wild X

Good morning Ted,

I wanted to provide an update on wilderness crossing. We have a meeting with the applicant and staff today at 1 (which you are invited to attend, I'll have the info forwarded to you) to go over their items to submit for completeness. Once we check off on it, they'll formally submit it, and we'll proceed with ARC review.

Also, regarding tricycle rather than the bubble approach, we've got them to add in the land use chart, a definition (which we created and includes tricycle) for education/technology/medical campus and an allowance for it be present in most districts except for the town center and parks.

#



Hulf#Elwghu#  
Sdlqghu#  
Frqxw|#i# udqjh/#lj qb#  
Sdlqghj# #Ghyhosp hqw#huylfhv  
## #  
W# +873 ,#94#866<#  
# #  
[rudqjhfrqxw|ydjry](mailto:rudqjhfrqxw|ydjry)

## Michelle Williams

---

**From:** Rose Deal  
**Sent:** Thursday, June 16, 2022 1:16 PM  
**To:** David Smitherman;Eric Bittner  
**Subject:** RE: Wilderness Crossing

Perfect!! Thanks again.

Rose Deal, CAPM®

Director of Economic Development

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---

**From:** David Smitherman <[dsmitherman@orangecountyva.gov](mailto:dsmitherman@orangecountyva.gov)>  
**Sent:** Thursday, June 16, 2022 1:11 PM  
**To:** Rose Deal <[rdeal@orangecountyva.gov](mailto:rdeal@orangecountyva.gov)>; Eric Bittner <[ebittner@orangecountyva.gov](mailto:ebittner@orangecountyva.gov)>  
**Subject:** Re: Wilderness Crossing

Accurate

David M. Smitherman  
Interim Director  
Planning & Development Services  
Orange County, Virginia

---

**From:** Rose Deal <[rdeal@orangecountyva.gov](mailto:rdeal@orangecountyva.gov)>  
**Sent:** Thursday, June 16, 2022 12:41:00 PM  
**To:** Eric Bittner <[ebittner@orangecountyva.gov](mailto:ebittner@orangecountyva.gov)>; David Smitherman <[dsmitherman@orangecountyva.gov](mailto:dsmitherman@orangecountyva.gov)>  
**Subject:** RE: Wilderness Crossing

Hi Eric and David-

Is the following response to Project Tricycle accurate?

“The Team here in Orange met to discuss the next steps in the Wilderness Crossing rezoning. Planning staff is currently finalizing their application completeness review and is prepared to advise the applicant on the necessary steps needed to ensure the rezoning will allow for the proposed use associated with your project. We are prepared to put forth a text amendment to remove building height requirements in the Planned Development – Mixed Use district, and we are requesting that the applicant enlarge the area depicted on the plan for economic development/campus use. This generic use allows for flexibility and to continue to keep your project confidential.”

Thanks,

Rose Deal, CAPM®

Director of Economic Development

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---

**From:** Eric Bittner <[ebittner@orangecountyva.gov](mailto:ebittner@orangecountyva.gov)>

**Sent:** Thursday, June 16, 2022 10:08 AM

**To:** Rose Deal <[rdeal@orangecountyva.gov](mailto:rdeal@orangecountyva.gov)>

**Subject:** Re: Wilderness Crossing

Hi Rose,

In short, I'm happy to provide whatever you need. what's the best way to get it to you and what would you like? I'm assuming 217 page Traffic study isnt on that list ha ha. submitted items are below, just let me know what you need.

- rezoning application
- affidavits
- narrative
- TIA
- FIA
- Proffers
- Mine remediation plan
- GDP
- Design Guidelines

Please note that its been deemed incomplete for missing traffic and utility items. There's nothing related to Tricycle except in allowable uses.

Sent via the Samsung Galaxy A71 5G, an AT&T 5G smartphone

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**From:** Rose Deal <[rdeal@orangecountyva.gov](mailto:rdeal@orangecountyva.gov)>

**Sent:** Thursday, June 16, 2022 8:43:51 AM

**To:** Tracey Newman <[tnewman@orangecountyva.gov](mailto:tnewman@orangecountyva.gov)>; Eric Bittner <[ebittner@orangecountyva.gov](mailto:ebittner@orangecountyva.gov)>

**Subject:** RE: Wilderness Crossing

Thank you both!

Rose Deal, CAPM®

Director of Economic Development

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**From:** Tracey Newman <[tnewman@orangecountyva.gov](mailto:tnewman@orangecountyva.gov)>  
**Sent:** Thursday, June 16, 2022 8:31 AM  
**To:** Rose Deal <[rdeal@orangecountyva.gov](mailto:rdeal@orangecountyva.gov)>; Eric Bittner <[ebittner@orangecountyva.gov](mailto:ebittner@orangecountyva.gov)>  
**Subject:** RE: Wilderness Crossing

Good morning Rose,

Eric Bittner is lead on Wilderness Crossing and should be able to provide the electronic copy of the application.

Have a good Thursday  
Tracey

---

**From:** Rose Deal <[rdeal@orangecountyva.gov](mailto:rdeal@orangecountyva.gov)>  
**Sent:** Thursday, June 16, 2022 8:20 AM  
**To:** Tracey Newman <[tnewman@orangecountyva.gov](mailto:tnewman@orangecountyva.gov)>  
**Subject:** Wilderness Crossing

Hi Tracey-

Good Morning! Would you be able to provide me an electronic copy of the revised Wilderness Crossing rezoning submission, please?

Thanks,

Rose Deal, CAPM®

Director of Economic Development

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## Michelle Williams

---

**From:** Theodore Voorhees  
**Sent:** Wednesday, June 1, 2022 1:16 PM  
**To:** David Smitherman  
**Subject:** RE: [EXTERNAL]Project Tricycle List of Parcels

Oooh. I like that angle. Thanks. I'll share that with Rose.

Theodore L. Voorhees  
Orange County Administrator

---

**From:** David Smitherman <[dsmitherman@orangecountyva.gov](mailto:dsmitherman@orangecountyva.gov)>  
**Sent:** Wednesday, June 1, 2022 1:07 PM  
**To:** Theodore Voorhees <[tvoorhees@orangecountyva.gov](mailto:tvoorhees@orangecountyva.gov)>  
**Subject:** Re: [EXTERNAL]Project Tricycle List of Parcels

I think if the use of "Section 4" is a mixed use development that contains Tricycle there is enough language there for the BOS to legislatively lean on. If Tricycle develops without the town center component, we may need a GWAP amendment....

---

**From:** Theodore Voorhees <[tvoorhees@orangecountyva.gov](mailto:tvoorhees@orangecountyva.gov)>  
**Sent:** Wednesday, June 1, 2022 1:04 PM  
**To:** David Smitherman <[dsmitherman@orangecountyva.gov](mailto:dsmitherman@orangecountyva.gov)>  
**Subject:** RE: [EXTERNAL]Project Tricycle List of Parcels

David,

After discussions we had this morning, what do you think? We really didn't talk about project Tricycle as much as we talked about Wilderness Crossing.

Theodore L. Voorhees  
Orange County Administrator

---

**From:** Rose Deal <[rdeal@orangecountyva.gov](mailto:rdeal@orangecountyva.gov)>  
**Sent:** Wednesday, June 1, 2022 11:23 AM  
**To:** David Smitherman <[dsmitherman@orangecountyva.gov](mailto:dsmitherman@orangecountyva.gov)>; Theodore Voorhees <[tvoorhees@orangecountyva.gov](mailto:tvoorhees@orangecountyva.gov)>  
**Subject:** FW: [EXTERNAL]Project Tricycle List of Parcels

Hi David and Ted-

Attached is information I need to collect before next week's meeting. I have completed all but column G, which asks if a comp. plan amendment is needed. Once you can look into this would you please advise and if one is needed, what is the timeline for that amendment?

Thank you,

Rose Deal, CAPM®  
Director of Economic Development

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**From:** Smith, Armon <[adsmith@vedp.org](mailto:adsmith@vedp.org)>

**Sent:** Tuesday, May 31, 2022 2:34 PM

**To:** Rose Deal <[rdeal@orangecountyva.gov](mailto:rdeal@orangecountyva.gov)>

**Cc:** Barnett, Vince <[VBarnett@vedp.org](mailto:VBarnett@vedp.org)>; [hcauthen@centralvirginia.org](mailto:hcauthen@centralvirginia.org); Candace Spence <[cspence@centralvirginia.org](mailto:cspence@centralvirginia.org)>

**Subject:** [EXTERNAL]Project Tricycle List of Parcels

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Good Afternoon Rose,

I hope all is well. I received this list of parcels from Becky and team that they are targeting in Orange County. If you could fill out Sections E, F, and G, that would be great. Section E asks for the current zoning designation of the parcel. Section F asks for if the parcel is not currently zoned appropriately for data center development, which zoning designation would be needed for data center development. Lastly, section G asks if there is a comp plan amendment needed for any of the parcels. If you could get this to me by the meeting next week, that would be great.

Thanks so much,

Armon Smith

**Armon Smith**

Associate Business Manager, Technology & Services

Business Investment

Virginia Economic Development Partnership

Direct: 804.545.5724 | Mobile: 804.807.0065

[VEDP.org](http://VEDP.org)

## Michelle Williams

---

**From:** Theodore Voorhees  
**Sent:** Wednesday, May 4, 2022 3:23 PM  
**To:** David Smitherman  
**Subject:** RE: Economic Opportunity Area in Wilderness Crossing (WC)

I like it!

Theodore L. Voorhees  
Orange County Administrator

---

**From:** David Smitherman <[dsmitherman@orangecountyva.gov](mailto:dsmitherman@orangecountyva.gov)>  
**Sent:** Wednesday, May 4, 2022 2:56 PM  
**To:** Theodore Voorhees <[tvoorhees@orangecountyva.gov](mailto:tvoorhees@orangecountyva.gov)>  
**Subject:** RE: Economic Opportunity Area in Wilderness Crossing (WC)

Maybe you could suggest to the Chairman that we bring Rose into the staff-level conversation and work with the applicant to find a more suitable place.



**David M. Smitherman**

Interim Director  
County of Orange, Virginia  
Planning & Development Services

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**M** 336/209-3772

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**From:** Theodore Voorhees <[tvoorhees@orangecountyva.gov](mailto:tvoorhees@orangecountyva.gov)>  
**Sent:** Wednesday, May 4, 2022 2:24 PM  
**To:** David Smitherman <[dsmitherman@orangecountyva.gov](mailto:dsmitherman@orangecountyva.gov)>  
**Subject:** RE: Economic Opportunity Area in Wilderness Crossing (WC)

Nothing from Mark. I can ask him again at a meeting I have scheduled for tomorrow.

BUT, I did have a conversation with Crozier. He essentially said he doesn't care where it goes as long as it makes sense. That seems to be different than what Kenny is directing his planners to do.

Given that tidbit, do we need to meet or just tell the designers they need to move some things around and stop letting Kenney misdirect their efforts. If Chip King doesn't care and Jim Crozier doesn't care, then why can't they be more responsive?

Theodore L. Voorhees  
Orange County Administrator

---

**From:** David Smitherman <[dsmitherman@orangecountyva.gov](mailto:dsmitherman@orangecountyva.gov)>  
**Sent:** Wednesday, May 4, 2022 11:12 AM  
**To:** Theodore Voorhees <[tvoorhees@orangecountyva.gov](mailto:tvoorhees@orangecountyva.gov)>  
**Subject:** RE: Economic Opportunity Area in Wilderness Crossing (WC)

Any update here?



**David M. Smitherman**

Interim Director  
County of Orange, Virginia  
Planning & Development Services

**T** 540/672-4574

**M** 336/209-3772

[orangecountyva.gov](http://orangecountyva.gov)

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---

**From:** Theodore Voorhees <[tvoorhees@orangecountyva.gov](mailto:tvoorhees@orangecountyva.gov)>  
**Sent:** Thursday, April 28, 2022 2:25 PM  
**To:** R. Mark Johnson (External) <[rmarkjohnson142@gmail.com](mailto:rmarkjohnson142@gmail.com)>; Jim crozier <[jcrozier@orangecountyva.gov](mailto:jcrozier@orangecountyva.gov)>  
**Cc:** David Smitherman <[dsmitherman@orangecountyva.gov](mailto:dsmitherman@orangecountyva.gov)>; Rose Deal <[rdeal@orangecountyva.gov](mailto:rdeal@orangecountyva.gov)>  
**Subject:** Economic Opportunity Area in Wilderness Crossing (WC)

Gentlemen,

Staff has been working with the LPDA Land Planning team on a variety of adjustments to the WC concept of development as things are refined in anticipation of a complete rezoning submission. One issue that has come up is the location of the Economic Opportunity area, its size, and the road network that serves it. LPDA has stated that they have been told to move the area into a particular direction which County staff has some thoughts about alternatives.

Would you be amenable to a meeting to hash some of this out? Or at least we need to make it clear that the Board is not concerned about any particular location at this point in time (rezoning) so that the best site can be selected as the plan of development is refined following rezoning? We would simply want a proffer to commit to a minimum amount of economic opportunity area within the overall plan.

Of course, this issue could be completely overcome by Project Tricycle, but we cant assume that will be successful at this juncture.





**Theodore L. Voorhees, ICMA-CM, MPA**

County Administrator  
County of Orange, Virginia

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**M** (540) 920-9370

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**Michelle Williams**

---

**From:** [redacted] <[redacted]>  
**Sent:** Wednesday, June 22, 2022 1:44 PM  
**To:** Rose Deal <[redacted]>  
**Cc:** [redacted]  
**Subject:** [EXTERNAL]RE: RE: RE: Follow up

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Rose -  
Yes, if you can have them sign and let them know that they will receive the fully executed document back directly from me ([redacted]) that'd be helpful. I just imagine they are used to seeing email from you and then they'll know to keep an eye out for an email from my address.  
Thanks in advance for your help.

---

**From:** Rose Deal <rdeal@orangecountyva.gov>  
**Sent:** Wednesday, June 22, 2022 5:09 AM  
**To:** [redacted] <[redacted]> <[redacted]>  
**Cc:** [redacted] <[redacted]>  
**Subject:** RE: [EXTERNAL][EXTERNAL]RE: RE: Follow up

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Good morning, [redacted]

Thanks for putting this together. Both emails are correct. Should I have them sign or will you email directly to [redacted] and [redacted]

Best,

Rose Deal, CAPM®  
Director of Economic Development  
**THINK ORANGE VA**  
ORANGE COUNTY VA ECONOMIC DEVELOPMENT  
P. O. Box 111 | 109 West Main Street | Orange VA 22960  
[rdeal@orangecountyva.gov](mailto:rdeal@orangecountyva.gov) | Ph: 540.672.1238 | Cell: 540.406.1605 | Fax: 540.672.1679  
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---

**From:** [redacted] <[redacted]>  
**Sent:** Tuesday, June 21, 2022 7:12 PM  
**To:** Rose Deal <rdeal@orangecountyva.gov>; [redacted] <[redacted]>  
**Cc:** [redacted] <[redacted]>  
**Subject:** [EXTERNAL]RE: RE: Follow up

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Rose –

Thank you for the update you provided below.

As discussed, please find attached the mutual NDA. Once [redacted] and [redacted] sign, I can execute it on my end and circulate the fully executed agreement back to them. Are you able to also confirm the accuracy of their email addresses below:

- [redacted]
- [redacted]

**From:** Rose Deal <[rdeal@orangecountyva.gov](mailto:rdeal@orangecountyva.gov)>

**Sent:** Thursday, June 16, 2022 10:15 AM

**To:** [redacted] <[redacted]> [redacted] <[redacted]>

**Cc:** [redacted] <[redacted]>

**Subject:** RE: [EXTERNAL][EXTERNAL]RE: Follow up

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

[redacted] and [redacted]

The Team here in Orange met this morning to discuss the next steps in the Wilderness Crossing rezoning process. Planning staff is currently finalizing their application completeness review and is prepared to advise the applicant on the necessary steps needed to ensure the rezoning will allow for the proposed use associated with your project. We are prepared to put forth a text amendment to remove building height requirements in the Planned Development – Mixed Use district, and we are requesting that the applicant enlarge the area depicted on the plan for economic development/campus use. This generic use allows for flexibility and to continue to keep your project confidential. I can send the revised rezoning application, once we receive it.

Additionally, I have confirmed with [redacted] will send over the CAD files after he receives and executes [redacted]

Thank you and have a great weekend!

Best,

Rose Deal, CAPM®

Director of Economic Development

**THINK ORANGE VA**

ORANGE COUNTY VA ECONOMIC DEVELOPMENT

P. O. Box 111 | 109 West Main Street | Orange VA 22960

[rdeal@orangecountyva.gov](mailto:rdeal@orangecountyva.gov) | Ph: 540.672.1238 | Cell: 540.406.1605 | Fax: 540.672.1679

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**From:** [redacted] <[redacted]>

**Sent:** Thursday, June 16, 2022 9:48 AM

**To:** Rose Deal <[rdeal@orangecountyva.gov](mailto:rdeal@orangecountyva.gov)>; [redacted] <[redacted]>



Cc: [redacted] <[redacted]>

Subject: [EXTERNAL]RE: Follow up

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Hi Rose.

Good morning and thank you for arranging the meeting yesterday. It was very productive. [redacted] forward to the follow up information and next steps.

Kind regards

[redacted]

[redacted] | [redacted]

[redacted]

E: [redacted] M: + [redacted]

[redacted]

---

From: Rose Deal <[rdeal@orangecountyva.gov](mailto:rdeal@orangecountyva.gov)>

Sent: Thursday, June 16, 2022 8:44 AM

To: [redacted] <[redacted]> [redacted] <[redacted]>

Cc: [redacted] <[redacted]>

Subject: [EXTERNAL] Follow up

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Good Morning Amy and [redacted]

I wanted to thank you again for your time yesterday. I'm [redacted] on compiling the follow-up items we discussed and hope to have those to you all this afternoon. In the meantime, should you have any additional questions please feel free to send them over.

Best,

Rose Deal, CAPM®

Director of Economic Development

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## Michelle Williams

---

**From:** Rose Deal  
**Sent:** Friday, August 19, 2022 9:15 AM  
**To:** Lee Frame  
**Subject:** Re: [REDACTED] Wilderness Crossing Project

Thanks, Mr. Frame. This digital copy is sufficient for our records. Many thanks!

Rose

Rose Deal  
Director  
Orange County Economic Development  
[www.thinkorangeva.com](http://www.thinkorangeva.com)  
(540) 672 - 1238 office  
(540) 406 - 1605 cell

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

---

**From:** Lee Frame <lframe@orangecountyva.gov>  
**Sent:** Friday, August 19, 2022 8:36:33 AM  
**To:** Rose Deal <rdeal@orangecountyva.gov>  
**Subject:** Re: [REDACTED] Wilderness Crossing Project

Rose,  
Here is a PDF of the signed [REDACTED] form. I can bring the original when I come to the Board meeting on Tuesday unless you need it sooner,  
Lee

---

**From:** Rose Deal <rdeal@orangecountyva.gov>  
**Sent:** Thursday, August 18, 2022 12:36 PM  
**To:** Lee Frame <lframe@orangecountyva.gov>  
**Subject:** RE: [REDACTED] Wilderness Crossing Project

Great! Thank you.

Rose Deal, CAPM®  
Director of Economic Development  
**THINK ORANGE VA**  
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P. O. Box 111 | 109 West Main Street | Orange VA 22960  
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**From:** Lee Frame <lframe@orangecountyva.gov>  
**Sent:** Thursday, August 18, 2022 12:36 PM  
**To:** Rose Deal <rdeal@orangecountyva.gov>  
**Subject:** RE: [REDACTED] Wilderness Crossing Project

Rose,  
Signed. Paper copy provided tomorrow.  
Lee Frame

Sent via the Samsung GALAXY S® 5, an AT&T 4G LTE smartphone

----- Original message -----

**From:** Rose Deal <rdeal@orangecountyva.gov>  
**Date:** 8/18/22 12:27 (GMT-05:00)  
**To:** Lee Frame <lframe@orangecountyva.gov>  
**Subject:** [REDACTED] Wilderness Crossing Project

Mr. Frame-

We are currently [REDACTED] a large project that would land in the Wilderness Crossing area. Mr. Crozier is going to brief you and get you up to speed today. This is a [REDACTED] project, and they are requiring [REDACTED]. Can you please sign and return the [REDACTED], as soon as possible?

Thank you,

Rose Deal, CAPM®

Director of Economic Development

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ORANGE COUNTY VA ECONOMIC DEVELOPMENT

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[rdeal@orangecountyva.gov](mailto:rdeal@orangecountyva.gov) | Ph: 540.672.1238 | Cell: 540.406.1605 | Fax: 540.672.1679

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## Michelle Williams

---

**From:** Rose Deal  
**Sent:** Thursday, August 18, 2022 12:47 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: [EXTERNAL]RE: Orange County [REDACTED]

[REDACTED]

Wonderful, thank you!

The below representatives of Orange County all have [REDACTED] on file:

Lee Frame, District 5 Representative, Board of Supervisors (I'll have a copy to forward to you tomorrow)  
James "Jim" P. Crozier, District 4 Representative, Board of Supervisors  
David Smitherman, Interim Director of Planning and Development Services  
Theodore L. Voorhees, Orange County Administrator  
Rose Deal, Director of Economic Development

Have a wonderful weekend.

Best,

Rose Deal, CAPM®

Director of Economic Development

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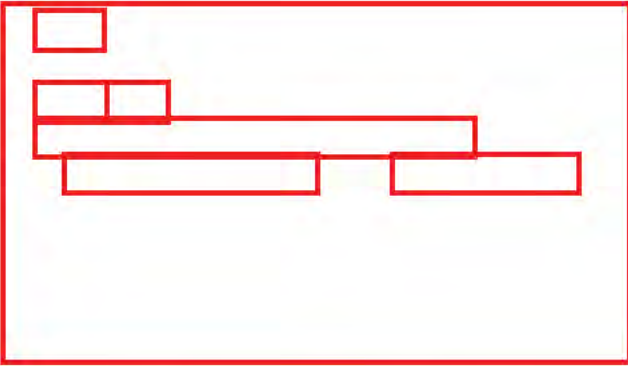
**From:** [REDACTED] <[REDACTED]>  
**Sent:** Thursday, August 18, 2022 12:02 PM  
**To:** Rose Deal <rdeal@orangecountyva.gov>; [REDACTED] <[REDACTED]>  
**Cc:** [REDACTED] <[REDACTED]>  
**Subject:** [EXTERNAL]RE: Orange County [REDACTED]

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Rose.

Thank you for reaching out and for your continued support. Yes, please proceed with getting the a [REDACTED]. Could you confirm coverage back to this group for the [REDACTED] date as it relates to County Board, staff, Planning Commission? Just to make sure all are on same page.

[REDACTED] forward to moving things forward.



From: Rose Deal <[rdeal@orangecountyva.gov](mailto:rdeal@orangecountyva.gov)>

Sent: Tuesday, August 16, 2022 3:02 PM

To: [redacted] <[redacted]> <[redacted]>

Cc: [redacted] <[redacted]>

Subject: [EXTERNAL] Orange County [redacted]

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Hi [redacted] and [redacted]

I hope you are both well. As part of the Wilderness Crossing rezoning, the Application Review Committee and staff met today to discuss the proposed rezoning. Mr. Crozier was in attendance as he is one of the area’s Board representatives, however, there is another Board member that has a portion of the area being discussed as a part of the rezoning. He was also present today. He brought up a few questions regarding rezoning and some of the future land use designations. How do you all feel about having him [redacted]? I will express the [redacted] and assure you he will uphold that. He is one of our longest-standing Board members.

Thank you!

Best,

Rose Deal, CAPM®

Director of Economic Development

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## Michelle Williams

---

**From:** Rose Deal  
**Sent:** Thursday, August 18, 2022 12:37 PM  
**To:** Lee Frame  
**Subject:** RE: [REDACTED] for Wilderness Crossing Project

Great! Thank you.

Rose Deal, CAPM®

Director of Economic Development

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---

**From:** Lee Frame <lframe@orangecountyva.gov>  
**Sent:** Thursday, August 18, 2022 12:36 PM  
**To:** Rose Deal <rdeal@orangecountyva.gov>  
**Subject:** RE: [REDACTED] for Wilderness Crossing Project

Rose,  
Signed. Paper copy provided tomorrow.  
Lee Frame

Sent via the Samsung GALAXY S® 5, an AT&T 4G LTE smartphone

----- Original message -----

**From:** Rose Deal <rdeal@orangecountyva.gov>  
**Date:** 8/18/22 12:27 (GMT-05:00)  
**To:** Lee Frame <lframe@orangecountyva.gov>  
**Subject:** [REDACTED] for Wilderness Crossing Project

Mr. Frame-

We are currently [REDACTED] a large project that would land in the Wilderness Crossing area. Mr. Crozier is going to brief you and get you up to speed today. This is a [REDACTED] project, and they are [REDACTED]. Can you please sign and return the attached [REDACTED], as soon as possible?

Thank you,

Rose Deal, CAPM®

Director of Economic Development

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---

**From:** Rose Deal <[rdeal@orangecountyva.gov](mailto:rdeal@orangecountyva.gov)>  
**Sent:** Tuesday, February 8, 2022 1:55 PM  
**To:** [redacted] <[redacted]>  
**Subject:** RE: [EXTERNAL] [redacted] Site- Orange County, VA

I'm sorry [redacted] I didn't realize that the information I replied with was already stated in your email. I'll contact REC now and see if I can locate the 500kv line.

Thanks,

Rose Deal, CAPM®  
Director of Economic Development  
**THINK ORANGE VA**  
ORANGE COUNTY VA ECONOMIC DEVELOPMENT  
P. O. Box 111 | 109 West Main Street | Orange VA 22960  
[rdeal@orangecountyva.gov](mailto:rdeal@orangecountyva.gov) | Ph: 540.672.1238 | Cell: 540.406.1605 | Fax: 540.672.1679  
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---

**From:** Rose Deal  
**Sent:** Tuesday, February 8, 2022 1:52 PM  
**To:** [redacted] <[redacted]>  
**Subject:** RE: [EXTERNAL] [redacted] Site- Orange County, VA

Thanks [redacted] REC noted, "In response to your electrical service questions, REC does serve the region around [redacted]. We would be able to serve the 50-60MW load from either our 34.5 kV or 115 kV circuits, both located within 1-1/2 miles of the site."

Please let me know if you need additional information and I will reach back out to REC.

Thanks,

Rose Deal, CAPM®  
Director of Economic Development  
**THINK ORANGE VA**  
ORANGE COUNTY VA ECONOMIC DEVELOPMENT  
P. O. Box 111 | 109 West Main Street | Orange VA 22960  
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---

**From:** [redacted] <[redacted]>  
**Sent:** Tuesday, February 8, 2022 12:05 PM  
**To:** Rose Deal <[rdeal@orangecountyva.gov](mailto:rdeal@orangecountyva.gov)>  
**Subject:** [EXTERNAL] [redacted] Site- Orange County, VA

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Good Afternoon Rose,

I hope all is well. I am helping [redacted] out with the project he reached out to you about [redacted] at the [redacted] Property Site in Orange County. Based on your information about the site, I know you said the power company was [redacted] and there are 34.5 kV or 115 kV circuits, both located within 1-1/2 miles of the site. The company we are [redacted] with has indicated that there is indeed a 115kv that is near the site, but it also looks like that there is a 500kv line that is relatively close to the site as well. Wanted to reach out to see if you could confirm this is the case, or if you have any additional information that you know of about this that may help.

Thanks so much,

[redacted]

**From:** [kdtitan](#)  
**To:** [Eric Bittner](#)  
**Cc:** [Theodore Voorhees](#); [Charlie Payne](#)  
**Subject:** [EXTERNAL]Re: Wilderness Crossing Exhibit Change - Confidential  
**Date:** Tuesday, August 30, 2022 4:31:50 PM  
**Attachments:** [image001.png](#)

---

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Yes we've been working with the potential client today to try to get all that resolved.  
Thanks,  
Kenny

Sent from my iPhone

On Aug 30, 2022, at 4:26 PM, Eric Bittner <[ebittner@orangecountyva.gov](mailto:ebittner@orangecountyva.gov)> wrote:

Hi Kenny,

Are y'all changing the land bay exhibit before turning in the revision for ARC? I'm assuming so, but thought I'd confirm.

---

**From:** Theodore Voorhees <[tvoorhees@orangecountyva.gov](mailto:tvoorhees@orangecountyva.gov)>  
**Sent:** Tuesday, August 30, 2022 12:21 PM  
**To:** Ken Dotson <[kdtitan@aol.com](mailto:kdtitan@aol.com)>  
**Cc:** Eric Bittner <[ebittner@orangecountyva.gov](mailto:ebittner@orangecountyva.gov)>; David Smitherman <[dsmitherman@orangecountyva.gov](mailto:dsmitherman@orangecountyva.gov)>; Rose Deal <[rdeal@orangecountyva.gov](mailto:rdeal@orangecountyva.gov)>  
**Subject:** Wilderness Crossing Exhibit Change - Confidential

Kenny,

The prospect for your project has verbally signed off on the approach we discussed last night to change the exhibits to show the proposed land bays as Technology Campus instead of Residential. I will discuss with David and Eric the importance of flexibility in the rezoning to allow some adjustments at the site plan stage to allow for adjustments that may be necessary as the project unfolds.

We are awaiting a more formal sign off later today on our approach that would come after an internal meeting at the company confirms approval of the approach.

We also think we will be able to extend the NDA to the entire Board but without

releasing the name of the prospect.



**Theodore L. Voorhees, ICMA-CM, MPA**

County Administrator  
County of Orange, Virginia

**T** (540) 672-3313

**M** (540) 920-9370

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