

County of Spotsylvania

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Service, Integrity, Pride

April 18, 2023

Supervisor R. Mark Johnson, Chairman, and Members of the Board of Supervisors
Orange County Board of Supervisors
P.O. Box 111
Orange, VA 22960

Dear Chairman Johnson:

RE: RZ22-03 Wilderness Crossing

On behalf of the Spotsylvania County Board of Supervisors, I am writing to express concerns related to the Wilderness Crossing rezoning proposal as well as the review and notification process for the application.

We respect that each jurisdiction has the right to adopt plans for development within their boundaries. Our concerns relate to the significant impacts to facilities and property within Spotsylvania County that may occur if the project develops as proposed. The primary concerns are related to traffic and the potential future impoundment of Wilderness Run for a reservoir.

Traffic

The TIA for this project was not adequately scoped resulting in an analysis that assumes 50% of the traffic will travel through Spotsylvania County on Route 3, but the study did not analyze any intersections or impacts outside of Orange County. A development of this size has regional impacts and we are disappointed that neither Spotsylvania County nor the Fredericksburg District VDOT were consulted in the scoping or review of this TIA.

Potential Impoundment

Our County Administrator requested a meeting with the Orange County Administrator and General Manager of the Rapidan Service Authority (RSA) to discuss RSA's water supply planning as it relates to western Spotsylvania County and this proposed development. To date, we have yet to hear a reply to the request. Spotsylvania County has questions and concerns about the impact of the proposal on Spotsylvania County's withdrawal permits and on the impact of impoundment of Wilderness Run on private property owners in Spotsylvania County.

In addition, please note the following procedural concerns:

- Spotsylvania did not receive written notice of the Planning Commission public hearing, nor to date have we received notice of the Board of Supervisor's public hearing as is required by the Code of Virginia Sec. 15.2-2204.C.
- While not a Code requirement, Spotsylvania and Orange County Planning Staff have included each other in the technical review of zoning applications along the County boundary. This occurred most recently with the RV Resort proposed on Lake Anna. We are disappointed that this good neighbor policy was not followed for this significantly more impactful project, especially in light of past concerns raised by Spotsylvania County related to the Germanna Wilderness Area Plan (see attached letter).

Sincerely,



Ed Petrovitch

Spotsylvania County Administrator

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April 27, 2013

Donald Brooks, Chairman
Orange County Planning Commission
128 West Main Street
Orange, VA 22960

RE: Orange County's Draft Comprehensive Plan

Dear Mr. Brooks:

On April 17, 2013, the Spotsylvania County Planning Commission discussed Orange County's Draft Comprehensive Plan. In particular, the discussion focused on the inclusion of components of the Wilderness Battlefield Gateway Study in the draft Plan.

The Gateway Study proposes impoundment of Wilderness Run, which forms the boundary between Orange and Spotsylvania counties. Impoundment of Wilderness Run would have a direct and permanent impact on property in Spotsylvania County, affecting several private property owners and changing the landscape in our county. To date, no substantive discussions have occurred between officials in Orange and Spotsylvania regarding impoundment of Wilderness Run or inclusion of the impoundment in your Comprehensive Plan.

The Spotsylvania County Planning Commission is concerned with the lack of information about the proposed impoundment and the potential impact on landowners in Spotsylvania County. Impoundment of Wilderness Run will require Spotsylvania County's consent under the Code of Virginia §15.2-5122. The Spotsylvania Planning Commission would welcome open communication with its counterparts in Orange County, and respectfully requests that Orange County consult with Spotsylvania County about the proposed impoundment before proceeding further with your Comprehensive Plan adoption process.

I welcome the opportunity to discuss our concerns with you. Please feel free to contact me at (202) 497-9763.

Sincerely,

A handwritten signature in blue ink that reads "Robert Stuber for".

Robert Stuber, Chairman
Spotsylvania County Planning Commission

**c: Spotsylvania County Board of Supervisors
Spotsylvania County Planning Commission
C. Douglas Barnes, Spotsylvania County Administrator
James Benkahla, Spotsylvania County Interim County Attorney
John Blair, II, Spotsylvania County Interim Deputy County Attorney
Wanda Parrish, Spotsylvania County Director of Planning
Gregg Zody, Orange County Director of Planning and Zoning**