

Board of Supervisors

Greg Benton
Greg Cebula
Timothy J. McLaughlin
David Ross
Gary F. Skinner
Paul D. Trampe
Chris Yakabouski



Department of Planning

Wanda Parrish, AICP, Director
9019 Old Battlefield Blvd., Suite 320
Spotsylvania, VA 22553

(540) 507-7434
wparrish@spotsylvania.va.us

PLANNING UPDATE

November 29, 2017

UPCOMING PLANNING COMMISSION MEETINGS

Wednesday, December 20, 2017

No business

Wednesday, January 3, 2018

Cancel to allow Board appointments to occur at the January 9th Board meeting

COMMUNITY MEETINGS

None

NEW PUBLIC HEARING CASES

R17-0012 Villas at Salem Church (Courtland District)

SUP17-0005 Columbia Gas (Chancellor District)

NEW PRELIMINARY PLATS

None

Spotsylvania County Planning Department Public Hearing Cases Status Report

Application #	Lead Staff	Applicant	Project Name	Tax Map #	Address	Description	Application Complete	Status	Voting District
COMPREHENSIVE PLAN AMENDMENTS									
CPA17-0002	Wanda, Jacob, Patrick	Spotsylvania County Planning Commission	Comprehensive Plan Update	Multiple	Multiple	5 year review and update to the Comprehensive Plan per Code of VA	NA	PC work session held 8/2/17 to begin the update	Countywide
CPA17-0003	Wanda	Spotsylvania County	Consistency with Comprehensive Plan Review	13-A-17	3102 Plank Rd	Review proposed library site within the Spotsylvania Towne Center to determine whether it is substantially in accord with the Comprehensive Plan	NA	PC review 12/6/17	Courtland
CODE AMENDMENTS									
CA17-0006	Jacob	Spotsylvania County Planning Commission	Zoning Update	Multiple	Multiple	Proposal to amend County Code Chapter 23, amending and adding provisions related to Ordinance 23-172- Development Review Procedures, specifically Section 23-4.1. Required Permits and Approvals; Fees; Section 23-4.4. Permitted Uses; Section 23-4.5. Special Uses; Section 23-4.7. Text Amendments; Section 23-4.8. Variances; Section 23-4.9. Appeals of Administrative Decisions; Section 23-4.12. Building Permit; Section 23-4.13. Occupancy Permit and Zoning Certification	NA	PC hearing TBD	Countywide
CA17-0008	Wanda	Spotsylvania County Board of Supervisors	Zoning Update	Multiple	Multiple	Proposal to amend County Code Chapter 23, to add definitions for Recreational Vehicles; Vehicle sale, rental, and ancillary service establishment, large scale; and Vehicle sale, rental, and ancillary service establishment, small scale; Development Review Procedures, in Sec. 23-4.5.7 Standards of Review, to add specific standards related to Vehicle sale, rental, and ancillary service establishment, small scale; and to make "small scale" a Special Use in C-3, I-1, and I-2	NA	BOS voted 5-2 to approve on 11/28/2017	Countywide
REZONINGS & PROFFER AMENDMENTS									

KEY: TRC - Technical Review Committee meeting
 PC - Planning Commission
 BOS - Board of Supervisors

Spotsylvania County Planning Department Public Hearing Cases Status Report

Application #	Lead Staff	Applicant	Project Name	Tax Map #	Address	Description	Application Complete	Status	Voting District
R15-0006	Kimberly	David L. Hunter	The Towns at Point Seanna	69-5-B & 69-5-A5	4900 Corsair Terrace	Rezoning of approx. 47 acres from Resort Commercial (RC) and Resort Residential (RR) to Planned Development Housing 2 (PDH-2) for 81 townhouses	5/29/2015 (Applicant has consented to time extension)	Comments provided to applicant on 6/17/15 & 7/2/15. Waiting on resubmission	Livingston
R16-0009	Kimberly	Palmers Creek, LLC	Palmers Creek	49-A-112, 114, & 114A	8932, 8934 & 8936 Jefferson Davis Hwy	Rezoning of 25.6 acres from Commercial 3 (C-3) and Rural (RU) to Mixed Use (MU-5) to allow for up to 400 multi-family units and 40,000 sf of commercial space. The property is located on the west side of Route 1 directly across from the "Pick A Part" site.	11/30/2016 (Applicant has consented to time extension)	Revision submitted 11/22/17. Under review	Lee Hill
R17-0005	Leon	Team Crucible, LLC	Crucible	76-A-2	6116 Jefferson Davis Hwy	Rezoning of 69.9 acres from Agricultural 2 (A-2) to Industrial 2 (I-2) for the development of a security training facility with a companion SUP application (SUP17-0003)	5/5/2017	Initial comments provided to applicant 5/25/17. Waiting on resubmission	Berkeley
R17-0006	Kimberly	HH Hunt Corp	Spring Arbor II	13-A-73, 13-A-74	1804 Bragg Rd	Rezoning with proffers of approx. 3.99 ac. From Residential 1 (R-1) to Commercial 2 (C-2) for a 32 unit assisted living facility and retail/commercial uses	5/24/2017	Scheduled for PC hearing 12/6/17	Courtland
R17-0007	Patrick	Benchmark Road Investments LLS	Afton	24-A-92A	4105 Mine Rd	Rezoning with proffers of approx. 18.87 ac. from Residential 1 (R-1) to Planned Development Housing 2 (PDH-2) for the development of a 29 lot single family detached house subdivision	5/24/2017	BOS hearing scheduled 12/12/17. PC hearing held 11/15/17 - recommend approval 6-1	Battlefield
R17-0008	Patrick	Eldrick's LLC	Terry Industrial Park	49B-1-5	8332 Jeff. Davis Hwy.	Rezoning with proffers for an office and outdoor storage yard. Rezoning consists of 1.99 acres from Rural (RU) to Industrial 2 (I-2)	6/14/2017	PC hearing held 11/15/17 and vote continued to 12/6/17	Berkeley
R17-0010		Zoan Baptist Church	Zoan Baptist Church	22-A-38	5888 Plank Rd	Rezoning of existing church property from Residential 1 (R-1) to Commercial 2 (C-2)	TBD	Incomplete application	Chancellor
R17-0011	Leon	Trustees of Islamic Church of Fredericksburg	Ashleigh Ridge subdivision	21-20-1, 21-20-2, 21-20-3	7301, 7305, 7309 Old Plank Rd	Rezoning of approx. 9.62 acres from Rural (Ru) to Planned Development Housing 2 (PDH-2) for 19 single family detached lots	10/23/2017	Initial comments provided to applicant on 11/9/17. Waiting on resubmission.	Chancellor

KEY: TRC - Technical Review Committee meeting
PC - Planning Commission
BOS - Board of Supervisors

Spotsylvania County Planning Department Public Hearing Cases Status Report

Application #	Lead Staff	Applicant	Project Name	Tax Map #	Address	Description	Application Complete	Status	Voting District
R17-0012	Patrick	268 Main Street, LLC	Villas at Salem Church	23-3-A	5715 Ross Drive	Rezoning of 6.646 acres from Residential 1 (R-1) to Residential 8 (R-8) for an age-restricted single family attached housing development of 50 units.	11/28/2017	Submitted 11/16/17. Under initial review. TRC scheduled 12/14/17	Courtland
SPECIAL USE PERMITS									
SUP16-0013	Patrick	Milestone Communication	Virginia Electric & Power Co	21-A-93A	11100 Gordon Rd	150' telecommunications tower at Chancellor substation	2/24/2017	BOS hearing held 11/9/17 and vote continued to 12/12/17. PC hearing held 9/20/17 - recommend approval 6-1	Chancellor
SUP17-0003	Leon	Team Crucible, LLC	Crucible	76-A-2	6116 Jefferson Davis Hwy	Special Use for security training facility (associated with R17-0005)	5/5/2017	Initial comments provided to applicant 5/25/17. Waiting on resubmission	Berkeley
SUP17-0004	Kimberly	Rappahannock Electrical Substation	Electrical substation	36-A-46	Massaponax Church Rd, south of intersection with Mills Drive	Special Use for electrical substation on Rural (Ru) zoned land.	8/7/2017	BOS hearing scheduled 12/12/17. PC hearing held 11/15/17 - recommend approval 7-0	Berkeley
SUP17-0005	Kimberly	Columbia Gas	PIG Facility	10/7/1982		Special Use for PIG Insertion Facility on Rural (Ru) zoned land. PIGs are devices that are inserted into pipelines and used to clean, inspect, or maintain the pipeline as they pass through it.	TBD	Application deemed incomplete on 11/28/17	Chancellor

KEY: TRC - Technical Review Committee meeting
PC - Planning Commission
BOS - Board of Supervisors



MEMORANDUM

TO: Planning Commission Members

THROUGH: Wanda Parrish, AICP, Spotsylvania County Director of Planning

FROM: Patrick White, Planner III

DATE: November 29, 2017

RE: Inaccurate definition of Silviculture stated during Planning Commission meeting on November 15, 2017.

During the November 15th 2017 meeting of the Planning Commission's agenda item CPA17-0003 during which staff requested initiation of a public hearing for Comprehensive Plan amendments pursuant to Comprehensive Plan Consistency review of Solar Energy Facilities, I mistakenly responded to an inquiry from the Commission about the meaning of the word "Silviculture" as 'water based'.

The word appears in the Comprehensive Plan's Guiding Policy: "Agriculture and Silviculture are valued components of Spotsylvania County's economy".

Silviculture is defined by the U.S. Forest Service as "the art and science of controlling the establishment, growth, composition, health, and quality of forests and woodlands to meet the diverse needs and values of landowners and society such as wildlife habitat, timber, water resources, restoration, and recreation on a sustainable basis."

I respectfully apologize for my mistake in clarifying this term.