

Board of Supervisors

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Department of Planning

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PLANNING UPDATE

February 14, 2018

UPCOMING PLANNING COMMISSION MEETINGS

Wednesday, March 7, 2018

Vote – CPA17-0003 Comprehensive Plan Amendments to Introduction/Vision and Land Use Chapters

COMMUNITY MEETINGS

Thursday, February 22, 2018 at 7:00 pm at Salem Baptist Church in the Family Life Center, 4044 Plank Road – Community meeting to discuss a proposed rezoning of 16.4 acres from Residential 1 (R-1) to Planned Development Housing (PDH-16) to develop an age-restricted residential community consisting of 22 detached homes, 18 attached villas, and 200 apartment units at 10300 and 10316 Courthouse Road (adjacent to the Giant grocery store). Salem Voting District.

NEW PUBLIC HEARING CASES

None

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. Staff work on-going	Countywide
CPA17-0003	Patrick	Spotsylvania County	Comprehensive Plan Update	Multiple	Multiple	Amendments to Introduction/Vision and Land Use chapters of the Comprehensive Plan related to solar/renewable energy in Agricultural and Rural land use areas	NA	PC hearing held 2/7/18 and the vote continued to 3/7/18 to allow staff to review the proposed amendments to ensure they address concerns expressed	Countywide
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	Under legal review	Countywide
CA18-0001	Wanda	Spotsylvania County Board of Supervisors	Zoning Update	Multiple	Multiple	Proposal to amend County Code Chapter 23, amending and adding provisions related to Notices for public hearings	NA	BOS hearing scheduled 2/27/18. PC voted 7-0 to recommend approval on 2/7/18	Countywide
REZONINGS & PROFFER AMENDMENTS									
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 12/21/17. 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)	Resubmitted 2/6/18. Under review	Lee Hill

KEY: TRC - Technical Review Committee meeting
PC - Planning Commission
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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	BOS approved 7-0 on 2/13/18	Courtland
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	BOS approved 7-0 on 2/13/18	Berkeley
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	Revision received 1/8/18. Under review	Chancellor
R17-0012	Kimberly	268 Main Street, LLC	Villas at Salem Church	23-3-A	5715 Ross Drive	Rezoning of 6.6 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	Revision received 2/2/18. Under review	Courtland
R17-0013	Patrick	Spectrum Partner Investments, LLC	Roseland	24B-2-12-1, 2, & 3 and 24B-2-14-16, 17, & 18	212-216 Hudgins Rd and 3 unaddressed parcels	Rezoning of 1.01 acres from Residential 1 (R-1) to Mixed Use 2 (MU-2) with proffers to develop a 14 lot townhome subdivision.	11/28/2017	Revision received 1/26/18. Under review	Battlefield
R18-0001	Kimberly	2600 SCR, LLC	2600 Acqua	23-A-49, 23-A-49B & 23-A-42	2618 & 2622 Salem Church Rd	Rezoning of 20.77 acres from Commercial 2 (C-2) & Residential 1 (R-1) to Mixed Use 4 (MU-4) for a multifamily residential community with 12,000 sf commercial.	1/24/2018	Under initial review. TRC scheduled 2/15/18	Courtland
R18-0002	Kimberly	Keswick Land Development Corp	Keswick Proffer Amendment	47-25-1 thru 47-25-8	Int. Old Robert E. Lee Dr. and Lake Anna Parkway	Text amendment to the proffers accepted with the rezoning for Keswick (R10-0005) to eliminate County approval of changes to the development's Design Guide.	1/29/2018	Under initial review.	Berkeley
SPECIAL USE PERMITS									
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

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SUP17-0005	Kimberly	Columbia Gas	PIG Facility	10-7-82	13919 Hunting Run Dr	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.	N/A	Deemed incomplete	Chancellor
SUP17-0006	Patrick	St. Patrick Parrish	St. Patrick Parrish Place	10-A-1C	9151 Elys Ford Rd	Special Use for expansion of a Place of Worship and School	12/6/2017	Revision received 1/24/18. Under review	Chancellor
SUP18-0001	Patrick	sPower Development Company, LLC	Spotsylvania Solar Energy Center Site A	28-A-71, 29-A-2A, 29-A-2, 28-A-77, 16-A-1, 29-A-24, 29-A-25, 29-A-26, 29-A-27, 17-A-47, 29-A-28, 29-A-22, 18-A-15, 18-A-20, 28-A-1, 28-A-78, 29-A-1, 28-A-79, 30-A-1, 18-A-16, 17-A-4, 17-A-3, 17-5-19, 17-A-3A, 17-A-48, & 17-A-7	Generally bounded by Orange Plank Rd to the north, West Catharpin Rd south, Mine Run to the west, and Catharpin Rd to the east	Special Use for a 400 MW (megawatt) Solar Energy Facility on approximately 5,200 acres zoned Agricultural 3. Approximately 2,800 acres is proposed to be developed.	TBD	Application deemed incomplete 1/25/18	Livingston
SUP18-0002	Patrick	sPower Development Company, LLC	Spotsylvania Solar Energy Center Site B	28-A-58	Located approx. 0.75 miles southeast of Lawyers Rd/Post Oak Rd intersection	Special Use for a 30 MW (megawatt) Solar Energy Facility on approximately 245 acres zoned Agricultural 3. Approximately 200 acres is proposed to be developed.	TBD	Application deemed incomplete 1/25/18	Livingston
SUP18-0003	Patrick	sPower Development Company, LLC	Spotsylvania Solar Energy Center Site C	29-A-7 & 43-A-3	Located approx. 0.75 miles southeast of West Catharpin Rd/Post Oak Rd intersection	Special Use for a 70 MW (megawatt) Solar Energy Facility on approximately 905 acres zoned Agricultural 3. Approximately 500 acres is proposed to be developed.	TBD	Application deemed incomplete 1/25/18	Livingston

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SUP18-0004	Kimberly	Zoan Baptist Church	Summit Academy	22-A-38	5888 Plank Rd	Special Use for a private school (Summit Academy) in Zoan Baptist Church.	1/26/2018	Under initial review. TRC scheduled 2/15/18	Chancellor

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February 7, 2018

**Re: Notice of a Community Meeting for a Rezoning Application
Development of a residential age-restricted community
Located at 10300 & 10316 Courthouse Road; Spotsylvania County Tax Parcels 35-A-8 & 35-A-9**

To Whom It May Concern:

We hope this finds you well. The purpose of this letter is to notify you, pursuant to Spotsylvania County, Virginia ("County") guidelines, that our client, Doug Janney, is hosting a community meeting on **Thursday, February 22, 2018, 7:00PM**, at the Salem Baptist Church, in the Family Life Center, located at 4044 Plank Road, Fredericksburg, VA 22407. The purpose of the meeting is to discuss our proposed rezoning application to develop a residential age-restricted community with 22 single family detached homes, 18 single family attached villas and 200 multifamily apartment units (all age-restricted) on the above-referenced parcels located at 10300 & 10316 Courthouse Road, west of the intersection of Courthouse Road and Leavells Road. The property contains approximately 16.4 acres, 14.4 of which will be subject to this rezoning.

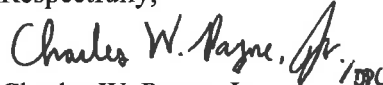
You are receiving this letter because you are an owner of record or the occupant of certain property located within 3,000 feet of the proposed project. Copies of this letter are also being sent to all known Homeowners Associations within 3,000 feet of the project, as well as members of the Board of Supervisors and Planning Commission.

We have also enclosed a map of the general vicinity of the development, showing the location of the subject property and its relation to the immediate area. The proposed generalized development plan will be available for your review at the meeting. Please join us to learn about this project as well as ask questions and provide comments.

In order to develop our project, we will be filing for rezoning approval from the County to change the existing land use from the current R-1 zoning to Planned Development Housing (PDH-16) zoning. The following is the webpage for the county planning department if you require more information about this process: <http://www.spotsylvania.va.us/Planning>.

In closing, please feel free to contact me at cpayne@hf-law.com to further discuss this project. We look forward to meeting you on Thursday, February 22, 2018, at 7:00PM.

Respectfully,


Charles W. Payne, Jr.

Enclosures

