

Board of Supervisors

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PLANNING UPDATE

March 28, 2018

UPCOMING PLANNING COMMISSION MEETINGS

Wednesday, April 18, 2018

Public Hearing (tentatively): R17-0013 Roseland (Battlefield District)

JOINT MEETING WITH THE BOARD OF SUPERVISORS

To discuss the update of the Comprehensive Plan – Potential dates: April 24 at 6 pm and May 22 at 6 pm

COMMUNITY MEETINGS

April 3, 2018 at 6:00 pm – Hampton Inn & Suites, 4800 Market Street

Community meeting for a telecommunications tower proposed in the Lee Hill Shopping Center. A balloon fly will occur April 2 & 3 from 7 am to 5 pm (Lee Hill District)

April 12, 2018 at 7:00 pm – Salem Baptist Church, 4044 Plank Road

Community meeting to discuss a rezoning application to develop a 21-unit single family attached community known as Regency Crossing on 2.7 acres on Five Mile Road at TM 12-A-69J (Courtland District)

NEW PUBLIC HEARING CASES

SUP18-0004 Fredericksburg Christian School Expansion (Berkeley 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. Staff work on-going	Countywide
CPA17-0003	Patrick, Wanda	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	BOS hearing scheduled for 4/10/18. PC recommended approval, 7-0 on 3/7/18	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
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)	Comments on proffer statement provided to applicant 3/15/18. Waiting on resubmission	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

KEY: TRC - Technical Review Committee meeting
PC - Planning Commission
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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	Partial resubmission 2/28/18, waiting on proffer statement submission	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	Proffer statement 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	Proffer statement 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	Comments provided to applicant 2/15/18. Waiting on resubmission	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	Need executed proffer statement for legal review	Berkeley
R18-0003	Patrick	Cleil and Christie Albrite	Albrite Property	49-A-84A, 49-A-84J	8309 and 8305 Jefferson Davis Hwy	Rezoning of 5.9980 acres from Rural (Ru) and Commercial 3 (C-3) to I-1 for future development consistent with the I-1 zoning district.	TBD	Application deemed incomplete	Berkeley
R18-0004	Kimberly	11.684 Acres Ladysmith Rd, LLC	Jones Commercial Property	35-A-102	9624 Jefferson Davis Hwy	Rezoning of approximately 5 acres from Residential 1 (R-1) to Commercial 3 (C-3) for future development consistent with the C-3 zoning district.	3/20/2018	Under initial review. TRC scheduled 4/12/18	Battlefield
R18-0005	Kimberly	B-Farms Development LLC	Franklin's Crossing at River Meadows	25-A-14C	Off Tidewater Trail at the end of River Meadows Way	Rezoning of 10 acres from Residential 2 (R-2) to PDH-4 for 32 single family attached homes	3/9/2018	Under initial review. TRC scheduled 3/29/18	Lee Hill
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.	2/26/2018	Initial comments provided to applicant 3/20/18. Waiting on resubmission	Chancellor
SUP17-0006	Patrick	St. Patrick Parrish	St. Patrick Parrish Place	10-A-1C	9151 Elys Ford Rd	Special Use Permit for a 16,730 sq.ft. 2-story place of worship and a 7,144 private school/gym at the existing Saint Patricks Parrish church zoned Rural (Ru)	12/6/2017	Requires BZA variance due to building height prior to scheduling Planning Commission public hearing	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	Additional materials received 3/20/18. Reviewing for completeness	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	Additional materials received 3/20/18. Reviewing for completeness	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	Additional materials received 3/20/18. Reviewing for completeness	Livingston

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SUP18-0005	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	PC hearing scheduled for 4/2/18	Chancellor
SUP18-0004	Kimberly	Fredericksburg Christian School	Fredericksburg Christian School Expansion	37-4-47 & 37-A-47A	9400 Thornton Rolling Road	Special Use for addition of an elementary school and ball fields to existing private school on 75.2 acres zoned Rural (Ru).	3/28/2018	Under initial review. TRC scheduled 4/19/18	Berkeley

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