

Board of Supervisors

Greg Benton
Kevin W. Marshall
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

May 30, 2018

UPCOMING PLANNING COMMISSION MEETINGS

Wednesday, June 20, 2018 at 7:00 pm

Public Hearings:

SUP18-0005 Columbia Gas Western PIG Insertion Facility (Chancellor)

Tentatively: R17-0011 Ashleigh Ridge Subdivision (Chancellor)

Wednesday, July 4, 2018 - CANCELED

COMMUNITY MEETINGS

None

NEW PUBLIC HEARING CASES

R18-0007 Regency Crossing Townhomes (Courtland)

R18-0008 Winding Creek (Salem)

SUP18-0005 Franklin's Crossing Assisted Living (Lee Hill)

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	Joint PC/BOS worksession 5/22/18	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	Palmer's Creek, LLC	Palmer's 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)	Proffers under legal 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 (Applicant has consented to time extension)	Resubmission received 4/27/18	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	Proffer statement under review	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	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	Scheduled for PC hearing 6/6/18	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	BOS hearing scheduled 6/12/18. PC hearing held 5/2/18, recommend approval, 7-0	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	Proffers under review. Tentatively scheduled for PC hearing 6/6/18	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	Initial comments provided to applicant 4/12/18. Waiting on resubmission	Battlefield
R18-0007	Kimberly	B-Farms Development LLC	Regency Crossing Townhomes	12-A-69J	East side Five Mile Road adjacent to Regency Park Villas	Rezoning of 2.69 acres from Residential 1 (R-1) to Residential 8 (R-8) for 21 single family attached homes	5/17/2018	Under initial review. TRC scheduled for 6/7/18	Courtland
R18-0008	Kimberly	ATFD, LLC	Winding Creek	35-A-8, 35-A-9	10300 & 10316 Courthouse Rd	Rezoning of 16 acres from Residential 1 (R-1) to Planned Development Housing 16 (PDH-16) in order to develop an age-restricted community with 22 single family detached houses, 18 single family attached houses, and 215 multi-family units.	5/24/2018	Under initial review. TRC scheduled for 6/14/18	Salem

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
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	Resubmission received 4/27/18	Berkeley
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	Tentatively scheduled for PC hearing 6/20/18	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	PC hearing scheduled 6/6/18	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.	3/30/2018	Initial comments provided to applicant 4/26/18	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.	3/30/2018	Initial comments provided to applicant 4/26/18	Livingston

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
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.	3/30/2018	Initial comments provided to applicant 4/26/18	Livingston
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	Resubmission received 5/17/18	Berkeley
SUP18-0005	Kimberly	Columbia Gas	Western PIG Insertion Facility	4(10)6	15213 Spotswood Furnace Rd	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.	4/23/2018	Initial comments provided to application 5/16/18	Chancellor
SUP18-0006	Patrick	B-Farms Development LLC	Franklin's Crossing	25-A-14C	Off Tidewater Trail at end of River Meadows Way	Special Use permit for a 125 bed assisted living facility on a 10 acre Residential 2 (R-2) zoned property	5/22/2018	Under ititial review. TRC scheduled 6/14/18	Lee Hill

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