

Board of Supervisors

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PLANNING UPDATE

August 8, 2018

UPCOMING PLANNING COMMISSION MEETINGS

Wednesday, September 5, 2018 at 7:00 pm

Public Hearings:

R18-0002 Keswick Proffer Amendment (Berkeley)

SUP18-0007 Franklin's Crossing (Lee Hill)

CA18-0005 Subdivision Ordinance Amendment Related to Chesapeake Bay Act

Comprehensive Plan Work Session

COMMUNITY MEETINGS

None

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	Ongoing	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
CA18-0002	Wanda	Spotsylvania County Planning Commission	Zoning Update	Multiple	Multiple	Proposal to amend County Code ("Code Amendment") Chapter 23, Zoning, Article 4, Development Review Procedures, as part of an ongoing effort to review and update the Spotsylvania County Zoning ordinance. The proposed amendment includes: Section 23-4.6. Zoning Map Amendments (Rezoning).	NA	BOS hearing scheduled 9/11/18. PC hearing held 7/18/18, 4-0 vote approval	Countywide
CA18-0003	Wanda	Spotsylvania County Planning Commission	Zoning Update	Multiple	Multiple	To amend County Code ("Code Amendment") Chapter 23, Zoning, Article 2, Definitions and Rules of Construction, and Article 4, Development Review Procedures, as part of an ongoing effort to review and update the Spotsylvania County Zoning ordinance. The proposed amendment includes: Section 23-2.1.4. Definitions, and Section 23-4.11. Site Plan Review.	NA	BOS hearing scheduled 9/11/18. PC hearing held 7/18/18, 5-0 vote approval	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

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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)	BOS hearing scheduled 9/11/18. PC hearing held 7/18/18, 2-2 vote for approval (failed). New vote scheduled 8/15/18	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 and is under review	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	BOS hearing scheduled 8/14/18. PC hearing 6/20/18 and continued until 7/18/18, 4-1 vote approval	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 45 units.	11/28/2017	BOS hearing scheduled 8/14/18. PC hearing held 6/6/18, recommend approval 7-0	Courtland
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	Resubmission received 7/31/18 and is under review	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	PC hearing scheduled 9/5/18	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	Revision received 7/27/18 and is under review	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	Revision received 7/20/18 and is under review	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	Revision received 7/31/18 and is under review	Courtland

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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	Revision received 8/1/18 and is under review	Salem
R18-0009	Patrick	SRSF Investments LLC	SRSF Law Office & Residence	47-A-148	9134 Courthouse Rd	Rezoning from Rural (Ru) to Mixed Use 4 (MU-4). The property contains one residential structure and one office structure, both of which are proposed to be inhabited. An additional 830 office expansion is proposed.	6/29/2018	Comments provided to applicant 7/24/18. Waiting on resubmission	Livingston
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 and is under review	Berkeley
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	Resubmission received 6/27/18 and is under review	Livingston

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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	Resubmission received 6/27/18 and is under review	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.	3/30/2018	Resubmission received 6/27/18 and is under review	Livingston
SUP18-0005	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	BOS hearing scheduled 8/14/18. PC hearing held 7/18/18, recommend approval 4-1	Berkeley
SUP18-0006	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	PC hearing scheduled 8/15/18	Chancellor
SUP18-0007	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	PC hearing scheduled 9/5/18	Lee Hill
SUP18-0008	Patrick	Omar Abi Faraj	Courthouse Classic Auto	47-A-70C	8900 Courthouse Rd	Special Use Permit for a Vehicle sale, rental and ancillary service establishment, small scale, on an existing improved property	6/7/2018	Initial comments provided to applicant 6/28/18. Waiting on resubmission	Livingston

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SUP18-0009	Kimberly	DMS Properties, LLC	Sedlak Construction Office	76-A-15A	5730 Jefferson Davis Hwy	Special Use Permit to allow a contractors office and shop to operate on the property. Proposal includes the relocation of access, a storage yard and barn.	6/28/2018	Initial comments provided to applicant 7/17/18. Waiting on resubmission	Berkeley
SUP18-0010	Leon	Zakia Walizada	Vertex Auto Sales and Repair	23-A-144R	112 Pegram Ln	Special Use Permit to allow vehicle sales on a parcel less than 2 acres in the Commercial 3 (C-3) zoning district.	7/20/2018	Under initial review. TRC scheduled 8/9/18	Courtland

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