

Board of Supervisors

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Department of Planning

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PLANNING UPDATE

December 12, 2018

UPCOMING PLANNING COMMISSION MEETINGS

Wednesday, January 2, 2019 at 7:00 pm

Discussion:

SUP18-0001 sPower Development Company, LLC (Livingston District)

COMMUNITY MEETINGS

Thursday, January 10, 2019 at 7:00 p.m. – A Community Meeting regarding a proposed WaWa convenience store and gasoline station on the northeast corner of Harrison Road and Salem Church Road. The meeting will be held at Salem Baptist Church, 4044 Plank Rd.

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	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)	Proffers under legal review	Livingston
R17-0005	Leon	Team Crucible, LLC	Crucible	76-A-2	6116 Jefferon 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)	Proffers under legal review	Berkeley
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 (Applicant has consented to time extension to 7/23/19)	Comments provided to applicant and meeting held 10/2/18. Waiting on resubmission	Courtland
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.	7/27/2018	Comments provided to applicant 10/23/18. Waiting on resubmission	Berkeley

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

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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	Proffer comments provided to applicant 12/5/18	Battlefield
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	Revised Traffic Impact Analysis submitted 11/30/18. 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	Proffers under legal review	Livingston
R18-0010	Leon	Old Plank Partners, LLC / Arthur and Patricia Tracy Trust	Chancellor Ridge	21-10-1, 21-10-2	7611 & 7613 Old Plank Rd	Rezoning from Rural (Ru) to Planned Development Housing 4 (PDH-4) for development of a single family detached subdivision of 65 lots on 39 acres.	11/5/2018	Initial review comments provided to the applicant 11/29/18	Chancellor
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 (applicant has consented to a time extension)	Will be scheduled for PC hearing once the rezoning proffers are finalized	Berkeley

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Application #	Lead Staff	Applicant	Project Name	Tax Map #	Address	Description	Application Complete	Status	Voting District
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	PC hearing held 12/5/18 and the vote continued to 1/2/19	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	PC hearing scheduled 12/19/18	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.	3/30/2018	PC hearing scheduled 12/19/18	Livingston
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	BOS hearing held 10/9/18 and continued vote at request of the applicant to 1/8/19. PC hearing held 9/5/18, recommend approval 5-2	Lee Hill

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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	Comments provided to applicant 11/16/18	Livingston
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	Initial comments provided to applicant 8/9/18. Waiting on resubmission	Courtland
SUP18-0011	Patrick	AT&T/Peace United Methodist Church	AT&T Telecommunication s Tower at Peace UMC	23-A-92B	801 Maple Grove Dr	Special Use Permit for a 105' monopole telecommunications tower with a 4' lightening rod in Residential 1 (R-1) zoning.	9/18/2018	Initial comments provided to applicant 10/9/18. Waiting on resubmission	Courtland
SUP18-0012	Patrick	AT&T/A Tempo LLC	AT&T Telecommunication s Tower at Rt 1 and Mine Rd	36-17-C	10601 Spotsylvania Ave	Special Use Permit for a 100' monopole telecommunications tower with a 6' lightening rod in Commercial 2 (C-2) zoning in the Lee's Hill Shopping Center.	TBD	Application incomplete	Lee Hill

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**COMMUNITY INFORMATION MEETING FOR
HAZEL RUN WAWA**

December 18, 2018

Dear Neighbor,

A new Wawa convenience store, with fuel dispensing facilities, is proposed to be built in your area. We are sending this letter to invite you to an informational meeting, because you own or occupy property within 3,000 feet of the proposed store. Rebkee, the developer of this project, is sponsoring the meeting to obtain your comments.

This initial community meeting is the first step in the process of requesting a Special Use Permit that requires approval by Spotsylvania County. In 2019, Wawa will be filing an application to obtain approval of the Special Use Permit. The Application will be evaluated by the County's Planning Department and then scheduled for review during public hearings, first before Spotsylvania County's Planning Commission and subsequently before the Board of Supervisors. You will receive separate written notice concerning the Spotsylvania County public hearings.

The proposed Wawa convenience store with fuel dispensing facilities will be approximately 6,049 square feet in size, and is proposed to be located at the corner of the intersection of Harrison Road and Salem Church Road (identified in County records as Tax Map Parcel 23-A-53E). A map is shown on the back of this page.

WHEN: THURSDAY, January 10, 2019 at 7:00 p.m.

WHERE: SALEM BAPTIST CHURCH
4044 PLANK ROAD
Fredericksburg, VA 22407

CONTACT: Debrarae Karnes
Leming and Healy P.C
P.O. Box 445
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Please feel free to contact us if you have any questions. I look forward to seeing you at the meeting.

Yours very truly,


H. Clark Leming