

Board of Supervisors

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Department of Planning

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PLANNING UPDATE

March 27, 2019

UPCOMING PLANNING COMMISSION MEETINGS

Wednesday, April 17, 2019 at 7:00 pm

R19-0001 Thornburg Towne Centre (Berkeley District)

COMMUNITY MEETINGS

None

NEW PUBLIC HEARING CASES

R19-0003 Noah's Landing (Battlefield 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	Jacob and Wanda	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	Leon	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)	Tentatively scheduled 5/1/19	Livingston
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)	Proffers under legal review	Berkeley
R18-0001	Leon	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	Leon	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	Proffers under legal review	Berkeley

KEY: TRC - Technical Review Committee meeting
 PC - Planning Commission
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R18-0004	Leon	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 (Applicant consented to time extension 5/31/19)	Tentatively scheduled 5/1/19	Battlefield
R18-0008	Leon	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	Comments provided to applicant 2/28/19. Waiting on resubmission	Salem
R18-0009	Leon	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	Proffer comments provided to applicant 3/4/19	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	Revision under review	Chancellor
R18-0011	Shannon	Spotsylvania Courthouse Village II LLC	The Village at Courthouse Commons	48-A-90	unaddressed	Rezoning of 3.99 acres from Agricultural 2 (A-2) to Mixed Use 3 (MU-3) for residential development as part of The Village at Courthouse Commons.	1/22/2019	Revision under review	Berkeley
R19-0001	Shannon	Thornburg Towne Centre, LLC	Thornburg Towne Centre	63-A-42, 63-A-43C, 63-A-44	South side Mudd Tavern Rd, east of Rt 1	The rezoning of a portion of several parcels that have split zoning classifications between A-2 and C-3. This request is to create C-3 zoning on all of the parcels. This request will rezone 10.2 acres.	1/22/2019	Scheduled for PC hearing 4/17/19	Berkeley
R19-0002	Wanda	William and Laura Cutler	Cutler Rezoning	43-4-1	7841 Panier Rd	Rezoning of 30.8 acres from Agricultural 3 (A-3) to Planned Residential Rural 2 (PRR-2) for the creation of two residential lots in addition to the existing equestrian center house site.	2/7/2019	Comments to applicant 3/7/19	Livingston
R19-0003	Shannon	USGGB, LLC	Noah's Landing	24-A-64	Lafayette Blvd. at end of Marshall Drive and Normandy	Rezoning of 18.5 acres from Residential 1 (R-1) to Planned Development Housing 8 (PDH-8) for 49 single family detached lots and 53 single family attached lots.		Under completeness review	Battlefield

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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
SUP18-0001	Wanda	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	BOS hearing held 2/26/19 and closed; continued to 4/9/19. PC vote 1/16/19 to recommend denial, 5-2	Livingston
SUP18-0002	Wanda	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	BOS hearing held 2/26/19 and closed; continued to 4/9/19. PC vote 1/16/19 to recommend approval, 4-3	Livingston
SUP18-0003	Wanda	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	BOS hearing held 2/26/19 and closed; continued to 4/9/19. PC vote 1/16/19 to recommend denial, 4-3	Livingston

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SUP18-0008	Shannon	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 3/5/19. Waiting on resubmission	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	Comments provided to applicant 2/18/19. Waiting on resubmission	Courtland
SUP18-0011	Leon	AT&T/Peace United Methodist Church	AT&T Telecommunications 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. Community meeting held 2/7/19	Courtland
SUP18-0012	Leon	AT&T/A Tempo LLC	AT&T Telecommunications 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.	2/25/2019	Comments provide to applicant 3/12/19. Waiting on resubmission	Lee Hill
SUP19-0001	Shannon	Mazari Motors	Mazari Motors	23-A-140	1900 Courthouse Rd	Special Use Permit for vehicle sales, small scale in Commercial 3 (C-3) zoning on 1.18 acres.	2/4/2019	Under 2nd review	Courtland

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