

Board of Supervisors

Greg Benton
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Gary F. Skinner
Paul D. Trampe
Chris Yakabowski



Department of Planning & Zoning

Wanda Parrish, AICP, Director
9019 Old Battlefield Blvd., Suite 320
Spotsylvania, VA 22553
(540) 507-7434
wparrish@spotsylvania.va.us

PLANNING UPDATE

June 12, 2019

UPCOMING PLANNING COMMISSION MEETINGS

No meeting July 3, 2019

Wednesday, July 17, 2019 at 7:00 pm (tentative agenda)

Vote – SUP19-0001 Mazari Motors (Courtland District)
R18-0011 Village at Courthouse Commons (Berkeley District)
SUP18-0008 Courthouse Classic Auto (Livingston District)
SUP18-0010 Vertex Auto Sales (Courtland District)
SUP18-0011 AT&T Telecommunications Tower at Peace United Methodist Church (Courtland District)

Wednesday, August 7, 2019 at 7:00 pm

R15-0006 The Towns at Point Seanna (Livingston District)

COMMUNITY MEETINGS

June 27 at 7 pm – Community meeting at Building P. Spotsylvania Business Park, 11800 Main Street, Fredericksburg, VA 22408 to discuss a proposed rezoning of property at the Bowman Center to Mixed Use (Lee Hill District)

NEW PUBLIC HEARING CASES

R19-0007 Village at Crossroads Station (Berkeley District) – Under Completeness Review

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									
CA19-	Wanda	Spotsylvania County Board of Supervisors	Community Centers	Multiple	Multiple		NA		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)	PC hearing tentatively scheduled 8/7/19	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)	Final proffer review pending finalization of conditions in SUP17-0003	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	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	PC hearing scheduled 6/19/19	Berkeley
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)	BOS hearing scheduled 6/25/19. PC hearing held 6/5/19 and recommended approval, 7-0 vote.	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	BOS hearing TBD-Delayed at request of applicant. PC hearing held 5/15/19 and recommend denial, 6-1	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
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	BOS hearing scheduled 6/25/19. PC hearing held 6/5/19 and recommend approval 7-0 vote.	Livingston
R18-0010	David	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	Comments provided to applicant 5/22/19	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	PC hearing scheduled 7/17/19	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	PC hearing scheduled 6/19/19	Livingston
R19-0003	Shannon	USGGB, LLC	Noah's Landing	24-A-64	Lafayette Blvd. at end of Marshall Drive and Normandy Ct	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.	3/27/2019	Initial comments provided to applicant 4/18/19	Battlefield
R19-0004	David	Rappahannock Devt. Group, LLC	Harrison Village	23-A-65	5601 Harrison Rd	Rezoning of 24.57 acres from Residential 1 (R-1) to Planned Development Housing 3 (PDH-3) for a 73 single family detached unit subdivision.	4/26/2019	Initial comments provided to applicant 5/16/19	Courtland
R19-0005	Shannon	Harrison Road Partners, LLC	WaWa at Harrison/Salem Church	23-A-53E	NE corner Harrison Rd and Salem Church Rd	Rezone a 3.411 acre portion of Tax Map 23-A-53E from Commercial 2 (C-2) to C-3 to permit construction of a convenience store and fuel dispensing service.	5/7/2019	Initial comments provided to applicant 5/30/19	Courtland
R19-0006	Shannon	Foxcroft Development and The Oaks, LLC	Foxcroft	36-A-87, 36-A-88, 36-A-89A	3725, 3737, & 3743 Lee Hill School Dr	Rezone approx. 11.7 acres from Residential 2 (R-2) to Residential 8 (R-8) for 85 townhouses.	6/4/2019	Under initial review. TRC scheduled 6/27/19	Lee Hill

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SPECIAL USE PERMITS									
R19-0007	TBD	Tricord Homes Inc	Village at Crossroads Station	37-A-48, 49, 50, 52, 52A, 53, 54, 55	South of Rt 17 between Crossroads Parkway and Thornton Rolling Road	Rezoning request for approximately 115 acres from Rural (Ru), Industrial 1 (I-1), and Commercial 3 (C-3) to Mixed Use (MU-2, MU-3, and MU-4) for 770 single family attached and detached and multifamily residential units.	TBD	Under completeness review	Berkeley
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 conditions are finalized	Berkeley
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	Resubmission received 5/22/19 and under review	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	Resubmission received 5/17/19 and under review	Courtland
SUP18-0011	David	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	Resubmission received 5/2/19 and under review	Courtland
SUP18-0012	David	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 to applicant 5/29/19. 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	PC hearing held 6/5/19 and continued to 7/17/19.	Courtland

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SUP19-0002	Shannon	Virginia Railway Express	VRE Maintenance Yard	37-A-41E	9400 Crossroads Pky	Amendment to Conditional Use Permit for Maintenance Yard to add an additional rail siding.	4/30/2019	Resubmission received 5/3/19 and under review	Berkeley

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