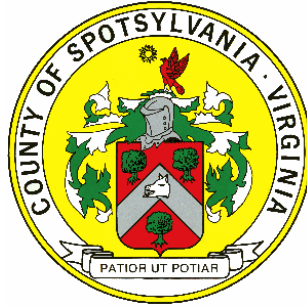


*Board of Supervisors*

Greg Benton  
Kevin W. Marshall  
Timothy J. McLaughlin  
David Ross  
Gary F. Skinner  
Paul D. Trampe  
Chris Yakabowski



*Department of Planning & Zoning*

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**PLANNING UPDATE**

September 25, 2019

**UPCOMING PLANNING COMMISSION MEETINGS**

**Wednesday, October 16, 2019 at 7:00 pm**

Comprehensive Plan work session – Historic and Natural Resources

**COMMUNITY MEETINGS**

None

**NEW PUBLIC HEARING CASES**

R19-0011 Upper Spotsy Redevelopment Project (Lee Hill District)

**TRC Agenda Items for October 3, 2019**

ST19-0044 Garden Center Jackson Village (Lee Hill District)  
ST19-0046 The Heights at Jackson Village (Lee Hill District)  
ST19-0048 The Villages at Courthouse Commons Sec.6 (Berkeley District)

SUP19-0003 Age Wise VA (Assisted Living Facility) (Courtland District)

**NEW PRELIMINARY PLATS**

None

## Spotsylvania County Planning Department Public Hearing Cases Status Report

Application #	Lead Staff	Applicant	Project Name	Tax Map #	Address	Description	Proffer Law	Application Complete	Status	Voting District
<b>COMPREHENSIVE PLAN AMENDMENTS</b>										
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	N/A	NA	Ongoing	Countywide
<b>CODE AMENDMENTS</b>										
CA19-0001	Wanda	Spotsylvania County Board of Supervisors	Zoning Amendment	Multiple	Multiple	Amendments to Community Center and Place of Worship	N/A	NA	PC hearing 10/2/19	Countywide
<b>REZONINGS &amp; PROFFER AMENDMENTS</b>										
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.	Pre-7/2016	5/29/2015 (Applicant has consented to time extension)	PC hearing canceled on 8/21/19 at request of applicant so they can consider revisions to proposal	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).	N/A	5/5/2017 (Applicant has consented to time extension)	On Hold - per request of applicant	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.	2016	1/24/2018 (Applicant has consented to time extension)	Comments provided to applicant and meeting held 10/2/18	Courtland
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.	2016	5/24/2018 (Applicant consented to time extension)	BOS hearing TBD-Delayed at request of applicant. PC hearing held 5/15/19 and recommend denial, 6-1	Salem
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.	2016	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.	2016	1/22/2019	BOS hearing held 9/10/19 and approved 7-0	Berkeley

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	Proffer Law	Application Complete	Status	Voting District
R19-0003	Shannon	USGGB, LLC	Noah's Landing	24-A-64	East side 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.	2016	3/27/2019	2nd review letter sent 7/19/19	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.	2019	4/26/2019	Proffer comments sent to applicant 8/22/19	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.	2016	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.	2019	6/4/2019	Met with applicant on 9/12/19 regarding density concerns	Lee Hill
R19-0007	David	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	2016	6/17/2019	Initial comments provided to applicant 7/11/19	Berkeley
R19-0009	Shannon	Rappahannock Devt. Group, LLC and Sheri L. Kornegay	Lafayette Commons	24-A-49A, 24-A-57, 24-A-59, 24-A-60, 24-A-61, 24-A-62	111 Wakeview Dr., 3103 Lafayette Blvd., and 4 unaddressed properties	Rezoning request for approximately 27.5 acres from Residential 1 (R-1) to Mixed Use 2 & 3 (MU-2 & MU-3) for development of 217 single family attached units and up to 15,257 square feet of commercial space.	2016	7/12/2019	Initial comments provided to applicant 8/1/2019	Battlefield
R19-0010	Shannon	KW Commercial LLC and Bonaventure	Aspire at Lees Hill	36-17-FF	Spotsylvania Ave. between Goodwill and Weis	Rezoning request for approximately 13.69 acres from Commercial 2 & 3 (C-2, C-3) to Mixed Use 4 (MU-4) for an age-restricted development of 64 single family attached units, 146 apartments and a restaurant and additional commercial uses.	2019	7/22/2019	TRC meeting on 8/15/19	Lee Hill
R19-0011		Monument Development Fifteen LLC	Upper Spotsy Redevelopment Project	25-7-B, C, E, F, G, P	11900, 11812, 1174 4 & 11800 Main Street	Rezoning request for approximately 14.372 acres from Industrial 2 (I-2) to Mixed Use 5 (MU-5) for the development of up to 525 multi-family units and 14,000 square feet of commercial space.	2019		Application Filed 9/25/2019	Lee Hill

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## Spotsylvania County Planning Department Public Hearing Cases Status Report

Application #	Lead Staff	Applicant	Project Name	Tax Map #	Address	Description	Proffer Law	Application Complete	Status	Voting District
<b>SPECIAL USE PERMITS</b>										
SUP17-0003	Leon	Team Crucible, LLC	Crucible	76-A-2	6116 Jefferson Davis Hwy	Special Use for security training facility (associated with R17-0005)	N/A	5/5/2017 (applicant has consented to a time extension)	On Hold - per request of applicant	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	N/A	6/7/2018 (applicant has consented to a time extension to 11/6/19)	Applicant revising GDP	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.	N/A	7/20/2018	Applicant revising GDP	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.	N/A	5/20/2019	9/10/19, BOS voted denial 7-0	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.	N/A	7/16/2019	balloon test conducted on 9/11 & 9/12	Lee Hill
SUP19-0003	Shannon	Sandra G Baxter Trustee	Age Wise Virginia	22-6-A	6425 Harrison Rd	Special use permit for a 43-bed Assisted Living Facility on 5.43 acres in the Residential 1 (R-1) zoning district.	N/A	TBD	TRC Meeting on October 3, 11 a.m.	Courtland

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