

Board of Supervisors
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Department of Planning & Zoning

B. LEON HUGHES, AICP
Director

9019 OLD BATTLEFIELD BLVD., STE 320
SPOTSYLVANIA, VA 22553
(540) 507-7434

PLANNING UPDATE

August 12, 2020

UPCOMING PLANNING COMMISSION MEETINGS:

Wednesday, August 19, 2020 Work Session at 5:00 pm in the Merchants Square Building 3rd Floor

Economic Development Update - Economic Development Staff

R20-0003 Afton Villas

Wednesday September 2, 2020 Regular Planning Commission Meeting 7:00 pm in the Holbert Building

R20-0003 Afton Villas

COMMUNITY MEETINGS

We have asked applicants to engage citizens using alternative methods. Several applicants are sending notices and setting up web pages that allow citizens to submit comments in response to the notices.

NEW PUBLIC HEARING CASES

None

NEW PRELIMINARY PLATS

None

OTHER UPDATES

sPower-

Site Plans:

Early clearing and grading permit issued for a portion of Phase 4.

Currently under review are the Phase 4, 159 MW and Phase 5, 66 MW.

Compliance Items:

None to date

Technical Review Committee Meeting: No Meeting August 20, 2020.

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
COMPREHENSIVE PLAN AMENDMENTS										
CPA17-0002	Jacob	Spotsylvania County Planning Commission	Comprehensive Plan Update	Multiple	Multiple	5 year review and update to the Comprehensive Plan per Code of VA	N/A	N/A	Ongoing	Countywide
CPA20-0001	Jacob	Spotsylvania County Planning Commission	Transportation Plan Update	Multiple	Multiple	Update to Transportation Chapter of Comprehensive Plan	N/A	N/A	BOS approved 7/28/2020, 6-0	Countywide
CODE AMENDMENTS										
CA20-003	Kimberly	Spotsylvania County Planning Commission	Office-Data Centers	Multiple	Multiple	Amendments to Zoning Ordinance Chapter 23 Articles 2 & 4 Definitions and Off-Street Parking. The definition of Office is amended to include data centers. The parking spaces table is amended adding number of spaces required for data centers.	N/A	N/A	BOS approved 7/28/2020, 6-0	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.	Pre-7/2016	5/29/2015 (Applicant has consented to time extension)	BOS hearing TBD. PC recommended Denial 7-0 on 6/17/2020.	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)	Comments sent to applicant on 8/6/2020	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 10/2/2018	Courtland
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 (Applicant has consented to time extension to 9/30/2020)	Revised proffers under review	Chancellor
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 (Applicant has consented to time extension to 12/31/2020)	Comments sent to applicant 7/19/19	Battlefield

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R19-0005	Shannon	Harrison Road Partners, LLC	Wawa at Harrison/Salem Church	23-A-53E	NE corner Harrison Rd and Salem Church Rd	Rezoning 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	BOS approved 8/11/2020, 7-0	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.	Rezoning approx. 11.7 acres from Residential 2 (R-2) to Residential 8 (R-8) for 68 townhouses (reduced from 85 after PC vote).	2019	6/4/2019	BOS approved 7/28/2020, 4-2	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 (Applicant consented to extension to 11/17/2020)	Comment letter sent to applicant on 7/01/2020	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 (Applicant consented to extension to 12/31/2020)	Comments sent to applicant on 2/10/2020	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	Comments sent to applicant on 7/15/2020	Lee Hill
R19-0011	David	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	10/3/2019	Comments sent to applicant 8/11/20	Lee Hill
R19-0012	Shannon	Chancellorsville Investment Co, LLC	Legends of Chancellorsville Proffer Amendment	9-A-107	North Side Rt. 3, west of Elys Ford Rd	Proffer amendment to R14-0006 to change building material requirements.	2019	10/8/2019	Comments on proffers provided to applicant 7/2/2020	Chancellor

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R19-0013	Shannon	Spotsylvania Mall Co / Bonaventure Investments, LLC	Aura at Towne Centre	13-A-107	At Sears at Spotsylvania Towne Centre	Rezoning of 4.82 acres from Commercial 2 (C-2) to Mixed Use (MU-4) to add a mixed use component to an existing commercial development, adding no more than 271 residential multi-family units within two buildings. One building having approximately 500 sq. ft. of retail on the main floor.	2019	10/29/2019	Comments on proffers provided to applicant 4/15/20	Courtland
R19-0014	David	Patricia P. Preston / Ceresharrisonland, LLC	Hazel Run Glen	23-A-64A	5430 Harrison Rd	Rezoning of approximately 58.1 acres from Residential 1 (R-1) to Planned Development Housing 2 (PDH-2) for 110 single family homes.	2019	12/13/2019	Revisions submitted on 7/01/2020 under review	Courtland
R20-0002	Shannon	International Development of Virginia LLC	Jackson Village Proffer Amendment	36-2-1, 35-A-88, 49-A-101, 35-4-1A	East side Jefferson Davis Hwy, south of Cosner's Corner	Amend proffers for Mixed Use zoned Jackson Village to allow 594 residential condominium units to be built as apartments instead.	2019	3/6/2020	Proffer comments provided to applicant 4/21/2020	Lee Hill
R20-0003	David	Benchmark Road Investments, LLC	Afton Villas	24-A-92A, 36-A-113, 36-A-115, 36-A-117, 36-A-117A	4105, 4107, 4109, 4113, 4121, & 4125 Mine Rd	Rezoning of 15.1 acres from Residential 1 (R-1) and Planned Development Housing (PDH-2) to Planned Development Housing (PDH-5) for 77 age-restricted single family attached dwelling units and 2 single family detached units.	2019	2/25/2020	PC hearing scheduled 9/2/2020	Battlefield
R20-0005	David	Springhaven Holding LLC	Springhaven	12-A-34	12324 Five Mile Road	Rezoning of 6.52 acres from Residential-1 (R-1) to Planned Development Housing-5 (PDH-5) for 30 single-family attached units	2019	3/30/2020	Revised proffers under review	Courtland
R20-0006	Wanda	Tricord, Inc.	New Post Proffer Amendment	38B-1-1R	North side Rt. 17, east of Tidewater Trail	Proffer amendment to New Post rezoning to adjust timing requirement for commercial construction with cash payment to offset lost tax revenue	2019	5/14/2020	BOS approved 7/28/2020, 5-1	Lee Hill
R20-0007	Wanda	Tricord, Inc.	Ni River Proffer Amendment	34-14-A	6310 Smith Station Rd	Proffer amendment to Ni River (Courtland Park) rezoning to adjust timing requirement for commercial construction with cash payment to offset lost tax revenue	2019	5/14/2020	Proffer comments provided to applicant 7/28/2020	Berkeley
R20-0008	Shannon	Rappahannock Devt. Group, Linda Curtis and Leigh Ann Curtis-Chapman	Saddle Creek	22-A-103, 22-11-4B, 22-11-5	11501 & 11513 Piedmont Dr., 6020 Harrison Rd	Rezoning of 47.9 acres from Residential 1(R-1) to Planned Development Housing-3(PDH-3) for 103 single-family detached units.	2019	7/8/2020	Initial comments to applicant 7/30/2020	Salem
R20-0009	Shannon	Verdad Real Estate and Construction Services	7-11 Convenience Center	23-A-52D & 52E	5900 Harrison Road	Rezoning of 2.32 acres from Commercial 2 (C-2) to Commercial 3 (C-3) for a Convenience Store with fueling stations.	2019	7/10/2020	Initial comments to applicant 7/30/2020	Courtland

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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)	N/A	5/5/2017 (applicant has consented to a time extension)	See R17-0005	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.	N/A	7/20/2018 (applicant has consented to a time extension)	Applicant revising GDP	Courtland

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