
COUNTY OF SPOTSYLVANIA



BOARD OF SUPERVISORS COMMUNICATION

Date: August 3, 2017

Purpose:

<input type="checkbox"/> BOS Follow-Up	<input type="checkbox"/> Schedule Notes *
<input type="checkbox"/> Future BOS Meeting	<input checked="" type="checkbox"/> Information Only *
<input type="checkbox"/> Emerging Issue	<input type="checkbox"/> Other: _____

* May be combined

Title: Planning Department [Month] Monthly Report & Vicinity Maps

Summary/Analysis: The Monthly Report serves as an informative tool to let the Planning Commission and Board of Supervisors know the status of all pending Public Hearing cases. The Monthly Report is in chronological order by the type of case and then by the district to show what is occurring in each of your respective districts.

The Vicinity Maps are project sheets that provide an overview of recently submitted/initiated site plan, plat, rezoning, proffer amendment, special use, certificate of appropriateness, and comprehensive plan amendment projects. These sheets provide a brief description of the project to inform you about development and other projects occurring in the County.

If you desire additional information on a project, please contact the assigned staff member at 507-7434.

Conclusion/Recommended Action: None

Prepared By: Donna Mayfield

Reviewed By: _____

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									
CPA7-0002	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	PC work session held 8/2/17 to begin the update	Countywide
CODE AMENDMENTS									
CA17-0005	Jacob	Spotsylvania County Planning Commission	Zoning Update	Multiple	Multiple	Proposal to amend County Code Chapter 23, Article 5 General Development Standards, related to Off-Street Parking, Off-Street Loading, & Off-Street Stacking	NA	BOS hearing tentatively scheduled 9/12/17. PC recommends approval, 7-0	Countywide
CA17-0006	Jacob	Spotsylvania County Planning Commission	Zoning Update	Multiple	Multiple	Proposal 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	PC hearing tentatively scheduled 9/20/17	Countywide
REZONINGS & PROFFER AMENDMENTS									
R15-0006	Kimberly & Jacob	David L. Hunter	The Towns at Point Seanna	69(5)B & 69(5)A5	4900 Corsair Terrace	Rezoning of approx. 47 acres from RC and RR to PDH-2 for 81 townhouses	5/29/2015 (Applicant has consented to time extension)	Comments provided to applicant on 6/17/15 & 7/2/15. Waiting on resubmission	Livingston
R16-0008	Kimberly	Par 5 Devt. Group LLC	Dollar General	70-A-68	5715 Fenton Rd	Rezoning of 3.95 acres from A-3 to C-1 for a Dollar General store.	11/7/2016	BOS approved 6-0 on 7/11/2017	Livingston
R16-0009	Kimberly	Palmer's Creek LLC	Palmer's Creek	49(A)112, 114 & 114A	8936 Jefferson Davis Hwy	Rezone 25.640 acres from C3 and RU to Mixed Use - MU-5 with 400 residential apartments and 40,000 sf nonresidential uses with building heights for multifamily proposed at 4-6 stories	11/30/2016	Comments provided 12/13 & 12/27/16. Waiting on resubmission	Lee Hill
R17-0001	Patrick	Silver Co - Chris Hornung	SH Development Co, LLC	12B(A)-3; 12B(3)-A; 12B(A)5&6	12100, 1224&1228 Spotswood Furnace Rd	Rezoning to C-2 for a convenience store with associated special use for fuel dispensing service (SUP17-0001)	2/3/2017	BOS hearing scheduled 8/8/17. PC recommends approval 4-0	Courtland

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
R17-0003	Kimberly	John Rayl & Robert Shircliff	Barrington	11(A)9	13210 Spotswood Furnace Rd	Rezoning of approx. 198 acres from Rural (Ru) to Planned Residential Rural (PRR-2) for a 39 lot single family detached subdivision	2/23/2017	PC hearing scheduled 8/16/17	Courtland
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	Initial comments provided to applicant 5/25/17. Waiting on resubmission	Berkeley
R17-0006	Kimberly	HH Hunt Corp	Spring Arbor II	13(A)73, 74	1804 Bragg Rd	Rezoning with proffers of approx. 3.99 ac. From R-1 to C-2 for a 32 unit assisted living facility and retail/commercial uses	5/24/2017	Resubmitted 7/24/17. Under review.	Courtland
R17-0007	Patrick	Benchmark Road Investments LLS	Afton	24(A)92A	4105 Mine Rd	Rezoning with proffers for 18.87 Acres from R-1 to PDH 2 to enable the development of a 29 lot single family detached house subdivision	5/24/2017	Initial comments provided to applicant 6/15/17. Waiting on resubmission	Battlefield
R17-0008	Patrick	Eldrick's LLC	Terry Industrial Park	49B(1)5	8332 Jeff. Davis Hwy.	Rezoning with proffers to accomodate an office and outdoor storage yard. Rezoning consists of 1.99 acres from Rural (RU) to Industrial 2 (I-2)	6/14/2017	Resubmitted 7/26/17. Under review.	Berkeley
R17-0009	Kimberly	Crossroads Assoc., LLC	VRE Crossroads	37-A-41A	9442 Crossroads Pkwy	Seeking zoning designation of 4.77 acre unzoned property to I-1 for railroad maintenance and storage facility	8/1/2017	Scheduled for TRC 8/24/17	Berkeley
SPECIAL USE PERMITS									
SUP16-0013	Patrick	Milestone Communication	Virginia Electric & Power Co	21(A)93A	11100 Gordon Rd	150' telecommunications tower at Chancellor substation	2/24/2017	PC hearing scheduled 9/20/17	Chancellor
SUP17-0001	Patrick	Silver Co - Chris Hornung	SH Development Co, LLC	12B(A)3; 12B(3)A; 12B(A)5&6	12100, 1224 & 1228 Spotswood Furnace Rd	Special Use for Fuel Dispensing (associated with R17-0001)	2/3/2017	BOS hearing scheduled 8/8/2017. PC recommends approval 4-0	Courtland
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	Initial comments provided to applicant 5/25/17	Berkeley

KEY: TRC - Technical Review Committee meeting
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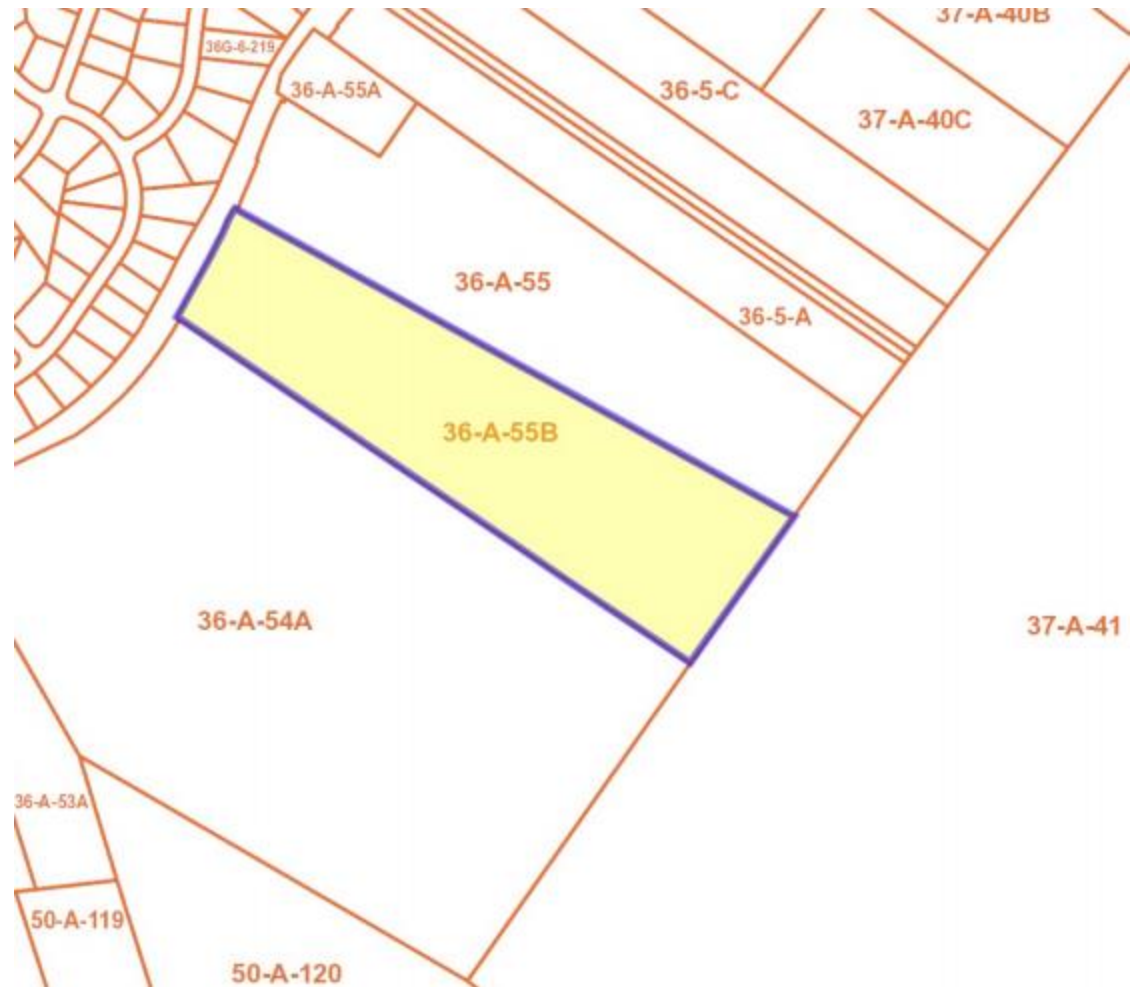
Spotsylvania County Planning Department Public Hearing Cases Status Report

Application #	Lead Staff	Applicant	Project Name	Tax Map	Address	Description	Application Complete	Status	Voting District
SUP17-0004	Kimberly	Rappahannock Electrical Substation	Electrical substation	36(A)46	Massaponax Church Rd, south of intersection with Mills Drive	Special Use for electrical substation on Rural (Ru) zoned land.	TBD	Application submitted 7/31/17. Under completeness review	Berkeley

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PROJECT SUMMARY
PLANNING DEPARTMENT
SPOTSYLVANIA COUNTY, VIRGINIA
MAJ PRELIMINARY PLAT

Application#: P17-0002
Date Submitted: 7/6/2017
Case Planner: LEON HUGHES

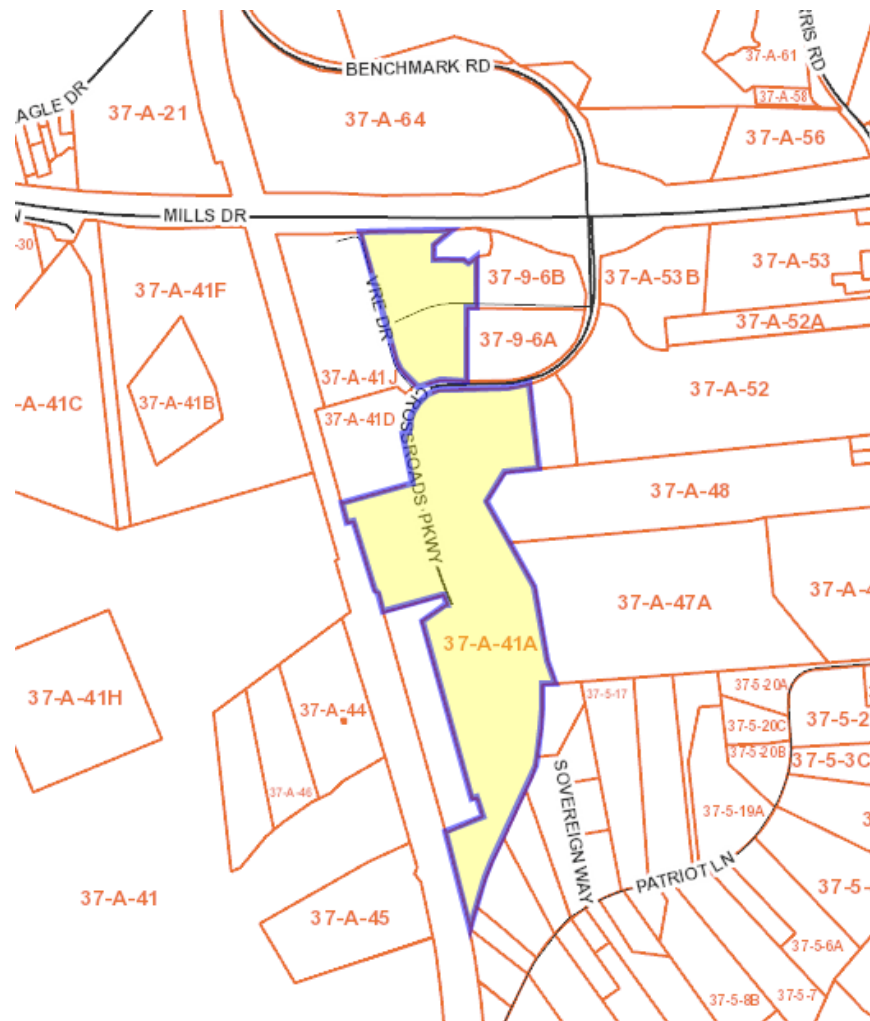


Project Name: Cedar Forest			
Applicant: Tricord Inc; c/o Tim Hall; Fredericksburg, VA 22404-2150 Wk: 540-785-1097			
Owner: Denali Capital Group LLC - Tricord Inc; c/o Tim Hall; Fredericksburg, VA 22404-2150 Wk: 540-785-1097			
Plan Preparer: Sullivan, Donahoe & Ingalls; Wk: 540-898-5878			
Zoning: PDH-3	Proposed Zoning/Use: / Subdivision	Public Water: Y	Public Sewer: Y
New Bldg Sq Ftg: N/A	Total Site Acres: 20.5459	Lots/Units Proposed: 29 / 0	
Parcel # and Address: 36- A - 55B; 00000 Massaponax Church RD		Route #: 608	Voting: Berkeley
Description: Subdivision of 20 acres into 29 SFD lots rezoning from RU to PDH 3 approved in March of 2017 with proffers			

Cc: BOS, PC, County Admin, County Attorney, Economic Development, COE, NPS, Fredericksburg Post Office, REC, Press

PROJECT SUMMARY
PLANNING DEPARTMENT
SPOTSYLVANIA COUNTY, VIRGINIA
REZONING

Application#: R17-0009
Date Submitted: 7/17/2017
Case Planner: KIMBERLY POMATTO

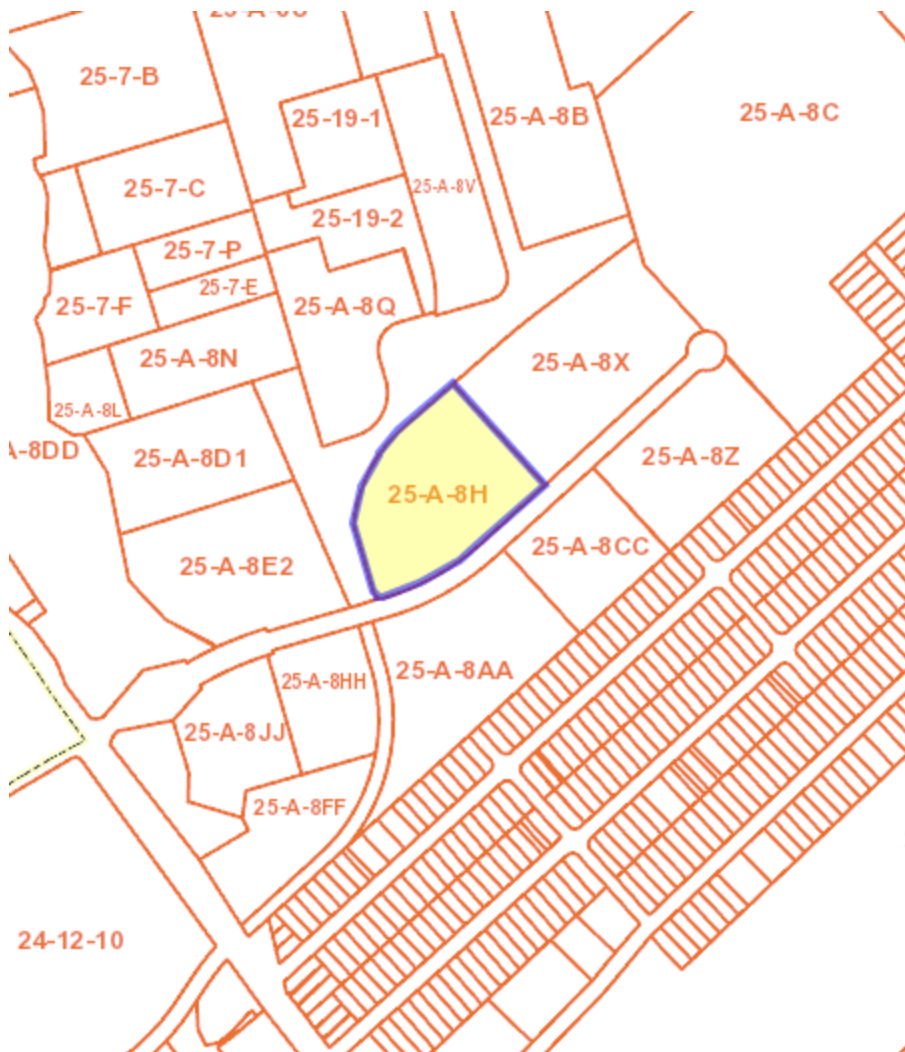


Project Name: VRE Crossroads			
Applicant: Virginia Railway Express; 1500 King St, Ste 202; Alexandria, VA 22314 Wk: 703-838-9325			
Owner: Crossroads Associates LLC c/o Lester Development Corporation; Po Box 4991; Martinsville, VA 24115-4991 Wk: 276-656-3250			
Plan Preparer: Johnson, Mirmiran & Thompson; Wk: 804-323-9900			
Zoning: I-1,MU-5,RU	Proposed Zoning/Use: I-1 / Railroad maintenance and storage facility	Public Water: N/A	Public Sewer: N/A
New Bldg Sq Ftg: N/A	Total Site Acres: 77.91	Lots/Units Proposed: 1 / 0	
Parcel # and Address: 37- A - 41A; 9442 Crossroads PKY		Route #: 765 & 17	Voting: Berkeley
Description: Approximately 4.5 acres of property within Crossroads Station is mistakenly identified on County maps as CSX right of way and has no zoning. The request is to zone the property I-1 to correct the issue and be consistent with the Crossroads Station development.			

Cc: BOS, PC, County Admin, County Attorney, Economic Development, COE, NPS, Fredericksburg Post Office, REC, Press

PROJECT SUMMARY
PLANNING DEPARTMENT
SPOTSYLVANIA COUNTY, VIRGINIA
SITE PLAN

Application#: ST17-0029
Date Submitted: 7/12/2017
Case Planner: Patrick White

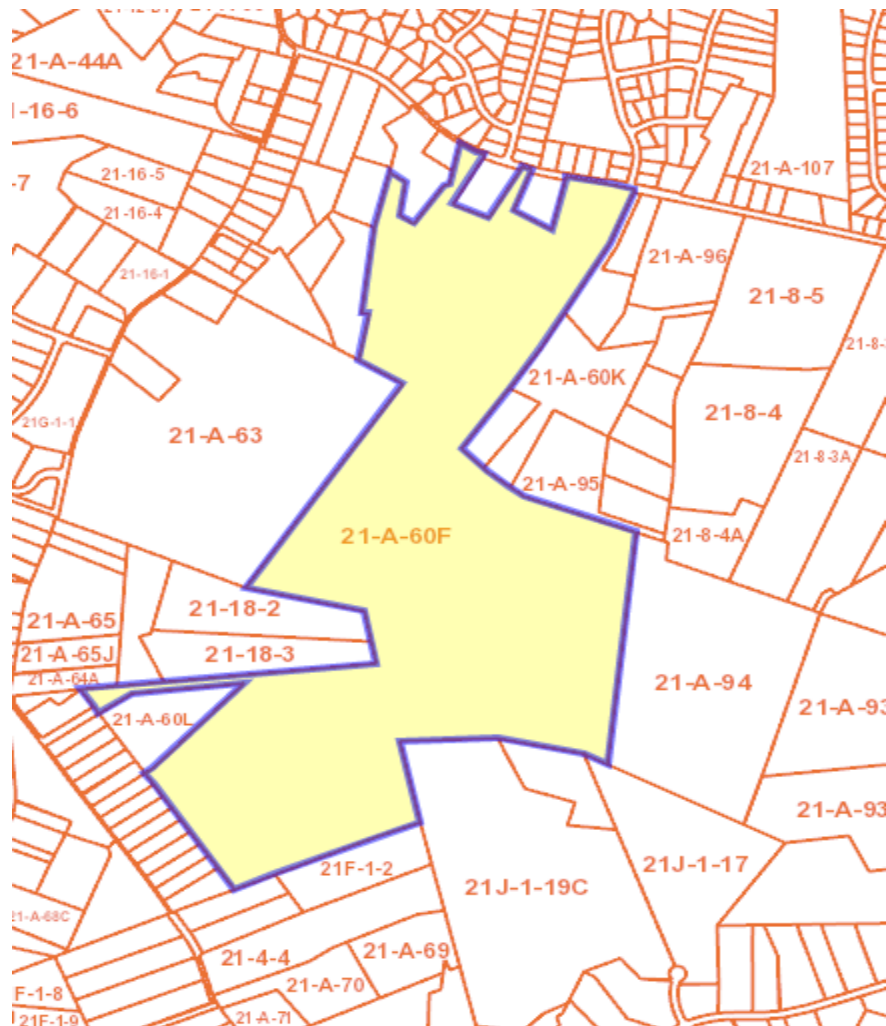


Project Name: The Roof Center - Storage yard expansion			
Applicant: The Lester Group; PO Drawer 4991; Martinsville, VA 24115 Wk: 276-656-3272			
Owner: Carriage Square Ltd; PO Box 4782; Martinsville, VA 24115-4782 Wk: 276-656-3272			
Plan Preparer: Justin Franklin; Wk: 540-899-3700			
Zoning: I-2	Proposed Zoning/Use: / Expand existing storage yard	Public Water: Y	Public Sewer: Y
New Bldg Sq Ftg: N/A	Total Site Acres: 5	Lots/Units Proposed: 1 / 1	
Parcel # and Address: 25- A - 8H; 41 Joseph Mills Dr		Route #: 756 & 2	Voting: Lee Hill
Description: Site plan for a 50,000+- sq. ft. Expansion of Outdoor Storage Yard for the Roof Center, located on an I-2 zoned property addressed as 41 Joseph Mills Dr. TM 25-A-8H. Lee Hill Voting District.			

Cc: BOS, PC, County Admin, County Attorney, Economic Development, COE, NPS, Fredericksburg Post Office, REC, Press

PROJECT SUMMARY
PLANNING DEPARTMENT
SPOTSYLVANIA COUNTY, VIRGINIA
SITE PLAN

Application#: ST17-0030
Date Submitted: 7/12/2017
Case Planner: KIMBERLY POMATTO



Project Name: Thorburn Estates			
Applicant: Stacybuilt Homes c/o Chris Stacy; 197 Tyler Von Way; Fredericksburg, VA 22405 Wk: 540-840-1901			
Owner: Catherine T Neale & Rebecca T Acors; 3441 W Point Ct; Richmond, VA 23235-1994 Wk:			
Plan Preparer: FURNIVAL, RICHARD HOWARD; Wk: 540-898-5878			
Zoning: R-2	Proposed Zoning/Use: / Single Family Residences	Public Water: Y	Public Sewer: N
New Bldg Sq Ftg:	Total Site Acres: 158.5904	Lots/Units Proposed: 58 / 0	
Parcel # and Address: 21- A - 60F; 0000 Chancellor RD		Route #: 674 & 627	Voting: Chancellor
Description: Site plan to develop 58 sfd lots to be served by public water and private septic systems. The development is accessed by Chancellor Road and will be served by public roads within the development.			

Cc: BOS, PC, County Admin, County Attorney, Economic Development, COE, NPS, Fredericksburg Post Office, REC, Press

PROJECT SUMMARY
PLANNING DEPARTMENT
SPOTSYLVANIA COUNTY, VIRGINIA
SITE PLAN

Application#: ST17-0031
Date Submitted: 7/14/2017
Case Planner: KIMBERLY POMATTO



Project Name: Capital Auto, LLC			
Applicant: Capital Auto, LLC/Naqibullah Mohd Ismail; 1940 Duke St; Alexandria, VA 22314 Wk: 571-232-4441			
Owner: Urfan & Uzair LLC; 809 19th St S; Arlington, VA 22202-2609 Wk: 571-232-4441			
Plan Preparer: MICHAEL MOORE; Wk: 540-898-5878			
Zoning: C-3	Proposed Zoning/Use: / Vehicle Sales	Public Water: Y	Public Sewer: Y
New Bldg Sq Ftg: 22727	Total Site Acres: 7.1884	Lots/Units Proposed: 1 / 1	
Parcel # and Address: 24-19 - 2A; Address Assigned on Request		Route #: 1324 & 1	Voting: Battlefield
Description: Site plan to construct vehicle sales facility on 7.1 acres of vacant property located on Lassen Lane. Site will be served by public water and sewer.			

Cc: BOS, PC, County Admin, County Attorney, Economic Development, COE, NPS, Fredericksburg Post Office, REC, Press