

Spotsylvania County Planning Commission

Holbert Building Board Room, 9104 Courthouse Road, Spotsylvania VA 22553

MINUTES: August 21, 2019

Call to Order: Mr. Newhouse called the meeting to order at 7:00 p.m.

Members Present:

Mary Lee Carter	Lee Hill
Howard Smith	Livingston
Jennifer Maddox	Berkeley
Michael Medina	Salem
C. Travis Bullock	Battlefield
Gregg Newhouse	Chancellor

Members Absent: Richard Thompson Courtland

Staff Present:

- Paulette Mann, Planning Commission Secretary
- Wanda Parrish, AICP, Director of Planning
- B. Leon Hughes, AICP, Assistant Director of Planning
- Alexandra Spaulding, Senior Assistant County Attorney
- Ben Loveday, P.E., Director of Utilities/Public Works

Announcements: Ms. Parrish informed the Commission of the upcoming meeting schedule and that the first meeting only has one worksession scheduled. She advised the Commission that if they wish to move that worksession to the second meeting of September, they could consider canceling the September 4, 2019 meeting.

The Commission agreed to cancel the September 4, 2019 meeting.

Review & Approval of minutes:

Motion and vote: Mr. Smith made a motion, seconded by Mr. Bullock to approve the minutes of August 7, 2019. The motion passed 5-0-1, with Ms. Carter abstaining due to her absence.

Unfinished Business: None

Public Hearing(s):

R15-0006 David L. Hunter (Ordinance No. RO15-0006): Requests a rezoning of approximately 43.7 acres of 47.0436 acres over two parcels from Residential Resort District (R-R) and Resort Commercial District (R-C) to Planned Development Housing District 2 (PDH-2) with proffers to allow for a maximum of 85 single family attached units known as Point Seanna. Approximately 3.3 acres of Tax Parcel 69-5-B will remain Resort Commercial District (R-C) but will be subject to the proffers. The property is located at 4900 and 4920 Corsair Terrace (private road), which is located on the north side of Courthouse Road (Route 208) approximately 1,880 feet west of the Courthouse Road (Route 208) and Ridge Road (Route 655) intersection. The property is located

outside the Primary Development Boundary. The property is identified for Mixed Use development on the Future Land Use Map of the Comprehensive Plan. Tax parcels 69-5-B and 69-5-A5. Livingston Voting District.

The applicant has requested the public hearing scheduled for this evening to be canceled and postponed to a future meeting at this time. They are requesting time to revisit their proposal and potentially make changes to their application and GDP.

Motion and vote: Mr. Smith made a motion, seconded by Mr. Bullock to cancel the public hearing for this evening to allow the applicant to revisit their proposal and make amendments. The motion passed 6-0.

Mr. Newhouse advised that since the hearing was canceled, the folks that wish to speak on the case can do so during the public comment period since the case is no longer scheduled.

Public Comment:

Richard Collins, Livingston District: He stated that he want to make sure that everyone is notified and stated he only received the letter a week ago which didn't allow him enough notice.

James Godley, Livingston District: He stated that he and his wife live directly across from this proposal and are not happy about this potential development. He stated that on his way to the hearing this evening he counted 225 automobiles go by. He said the rural part of the County is growing and he doesn't like it. He doesn't want to see townhomes, he doesn't like the speed that people travel out there and most people that move to the Lake are not from around here.

John Beasely, Livingston District: He stated that he has concerns about the drainfields and quoted Mr. Loveday's review of the proposal. This type of development will only allow for more to occur. He stated that he has concerns about the drainfield situation and if it fails, the burden will be on the County and the taxpayers. He also expressed concerns about wells failing due to water table. He also stated that the traffic has become unreal and the roads are not designed to allow for the volume that is presently there.

Katherine Godley, Livingston District: She stated she is concerned about thte wells and has lived here her entire life. She stated that schools will be affected and there are already too many empty townhomes just over the bridge into Louisa. She stated that many are not rented. She said that when she goes to the Food Lion near Lake Anna that most of the vehicles in the parking lot have out of state license plates. She stated that Food Lion is overrun with out of town people.

Tracy Switas, Loudon County, Livingston District property owner: She stated they own an adjacent lot to the proposed development and have owned their lake home for many, many years. She has parents and siblings that live at the Lake and she watched her family grow in the lake house. Mr. Hunter advised them a long time agao that the property they own won't be what they want once he develops the land he owned. She said that he is a developer and will go back to Florida to reside so he won't be affected. She also informed the Commission she believes that

development gets ahead of the infrastructure necessary. She also discussed the intersection of Route 522 and Courthouse Road and that too many people have died there.

Michael Betts, Livingston District: He stated that the proposed development is not a good thing and that if he does build, it should be single-family homes. He expressed his concerns about the road speed and

Jamie Beasley, Livingston District: She stated that she is Milton Hairfield's granddaughter and the house was built in 1923 and that she is happy that she was able to build her home there. They have a family cemetery on the property. She discussed Hairfields Grocery Store and that she has concerns about things being vandalized and spray painted. She stated with more development occurring out there she is worried about headstones having to be cleaned because of spray paint and that there will be more crime and traffic. She wanted to be able to hand down to her sons the property that had blood, sweat, and tears shed on by their own family.

New Business:

Ms. Carter inquired about the school population projections.

Ms. Parrish stated that she met with Don Upperco from the schools today and that they will have a rough estimate on day 10 of school and then the number is officially set as of September 30. Once she has the numbers, she will provide them to the Commission.

Ms. Carter thanked Ms. Parrish.

Adjournment:

Motion and vote: Mr. Smith made a motion, seconded by Mr. Medina to adjourn. The motion passed 6-0.

The meeting adjourned at approximately 7:24 p.m.

Paulette L. Mann

Paulette L. Mann

September 18, 2019

Date