

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 & CODE 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	PC Public hearing scheduled 8/18/2021	Countywide
CA21-0002	Kimberly	Spotsylvania County Board of Supervisors	Camping Amendment	N/A	N/A	Amendment of County Code 14-10 to allow camping on private property	N/A	N/A	BOS Approved 7/27/2021	Countywide
CA21-0003	Jacob	Spotsylvania County Board of Supervisors	DSM Streets and Parking Amendments	N/A	N/A	Amendment of County Code Sections 23-5 and 23-6 to improve street design standards to accommodate large vehicles.	N/A	N/A	BOS Approved 7/27/2021	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 6/17/2021	Livingston
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)	Under Review	Courtland
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	8/31/2021 extension to 1/30/2022	Under Review	Battlefield
R19-0007	Brad	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 (Extension granted)	Under Review	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	8/31/2021 extension to 1/30/22	Under Review	Battlefield
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	8/31/2021 extension to 1/30/22	Under Review	Chancellor
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	9/30/2021 extension to 1/30/22	Under Review	Lee Hill

KEY: TRC - Technical Review Committee meeting
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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	7/8/2021 extension to 8/30/21	BOS Approved 7/27/2021	Salem
R20-0010	Brad	Luck Development	Ni Village	16 Parcels	0 River Run Parkway	Rezoning of 16 parcels totaling 323 acres from PDC, RU, I-2& VC to Mixed Use 3 (MU3) & Mixed Use 4 (MU4) for the development of SFA, SFD, MF residential and commercial uses allowed in the MU3 & MU4 districts.	2019	1/8/2021	Under Review	Berkeley
R20-0012	Shannon	Courthouse Green Development, LLC	Courthouse Reserves	47-A-63,64,70B,73,A10 & 47-4-A	0 Pool Drive	Rezoning of six parcels totaling 24.2 acres from Commercial 2 (C-2) and Residential 2 (R-2) to Residential 8 (R-8) for the development of 156 SFA homes.	2019	10/19/2020	Under Review	Livingston
R20-0013	Shannon	CeresMinRoad, LLC	Porchlight Commons	36-A-150,151 & 154	4517 Mine Road	Rezoning of three parcels totaling 8.4 acres from Commercial 2 (C-2) to Residential 8 (R-8) for the development of 60 age-restricted townhomes.	2019	9/23/2020 (extension to 12/31/21)	PC work session scheduled on 8/18/2021	Battlefield
R20-0014	Brad	LID,LLC & IWG Thornburg, LLC	Thornburg Village	63-12-C,D,E & 27;63-A-32,33 & 37	6306 Jefferson Davis Hwy.	Rezoning of six parcels totaling 98.3 acres from Agricultural 2 (A-2) and Commercial 3 (C-3) to Planned Development Housing 5(PDH-5) and Commercial 3 (C-3) for the development of 162 single family detached and 212 single family attached units.	2019	12/11/2020	Under Review	Berkeley
R20-0015	Brad	Thornburg, LLC	Thornburg Commons	63-A-35 & 35C	0 Morris Road	Rezoning of two parcels totaling 59 acres from Agricultural 2(A-2) to Planned Development Housing 5 (PDH-5) for the development of 157 single family detached and 62 single family attached units.	2019	12/11/2020	Under Review	Berkeley
R21-0001	Brad	Jarrell Properties	Germanna Terrace	36-A-15	9919 Glenwood Drive	Rezoning of 35 acres from Commercial 3(C-3) and Residential 2(R-2) to Residential 12(R-12) for 320 MF units and 86 SFA units.	2019	TBD	Under Review	Lee Hill
R21-0002	Brad	Wajdi Abi Faraj	Tidewater Auto Service	25B-1-7	11325 Tidewater Trail	Rezoning of 0.57 acres from Residential 2 (R-2) to Commercial 3(C-3).	2019	3/10/2021	Under Review	Lee Hill
R21-0003	Brad	John Pendleton	Pendleton	35-A-32	9608 Leavells Road	Rezoning of 3.217 acres from RU to R-3 for 2 SFD units.	2019	3/30/2021	Under Review	Battlefield
R21-0006	Shannon	TFO Wellesley Joint Venture, LLC	Broadus Development Project	64-A-8B	0 Mudd Tavern Road	Rezoning of Tax Parcel 64-A-8 (Broadus Property) from Agricultural 2 (A-2) to Industrial 2 (I-2) which totals 82 acres with 78.74 acres in Spotsylvania and a 3.26 acre portion in Caroline County for the development of an industrial park. This is a concurrent application for the rezoning of 116 acres in Caroline County from Rural Preservation (RP) to M-1 Industrial.	2019	4/21/2021	Under Review	Berkeley

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R21-0007	Shannon	Fairchild Manor, LLC	Fairchild Property	47-6-2 & 47-6-1A	8601 Courthouse Road & 7204 Massaponax Church Road	Rezoning request for two parcels 14 acres from RU to MU-2 for 37 Single family detached and 18 single family attached units at the corner of Courthouse and Massaponax Church Roads.	2019	4/29/2021	Under Review	Berkeley
R21-0008	Brad	SES Properties, LLC	Staples Reserve	50-A-115	3736 Massaponax Church Road	Rezoning of 2 parcels totaling 42.98 acres from RU to PDH-2 for the development of 85 SFDs. Project is located on the east side of Massaponax Church Road (Route 608) approx. 0.26 miles north of intersection with Summit Crossing Road (Route 668).	2019	5/3/2021	Under Review	Berkeley
R21-0009	Brad	All American Mobility LLC	All American Mobility	35-A-119	10726 Courthouse Road	Rezoning of 2.36 acres from Residential 1 (R-1) to Commercial 2 (C-2) for a retail use.	2019	6/29/2021	Under Review	Courtland
R21-0010	Brad	Vakos Companies	Spotsylvania Courthouse Village	47-A-1,2,3,3A,46A,59,59A & 47-8-1	Brock Road and Robert E. Lee Drive	Rezoning of 9 parcels totaling of 20.52 acres from C-1, C-2 & RU to Mixed Use 3(MU-3) and Mixed Use 4(MU-4) for the development of 47 SFA units, 55 MF units and a total of 40,250 sq. ft. of retail space.	2019	TBD	Under Review	Livingston
R21-0011	Brad	Old Plank Partners LLC	Linwood Estates	21-10-1 & 2	7611 & 7613 Old Plank Road	Rezoning of 27 acres from Rural (RU) to Planned Development Housing (PDH-4) for the development of 64 SFD homes.	2019	TBD	Under Review	Chancellor
R21-0013	Shannon	Rob Gollahon	Dominion Hills	36B-2-6,5,4,3,2 & 36-13-F1pt	Lee Hill School Drive	Rezoning of 7.85 acres from Residential 2 (R-2) to Residential 8 (R-8) for the development of 61 SFA homes.	2019	TBD	Under Review	Lee Hil
R21-0014	Shannon	Crossroads Associates LLC	Crossroads Station	37-A-41A & 37-9-6B	3120 Crossroads Station Blvd.	Proposed proffer amendment to remove limits on number of one bedroom units.	2019	TBD	Under Review	Berkeley
SPECIAL USE PERMITS										
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)	Under Review	Courtland
SUP21-0001	Brad	Capital Auto, LLC	Capital Auto Car Sales	36-17-A3	4714 Mine Road	Special Use Permit to allow vehicle sales on a parcel less than 2 acres in the Commercial 3 (C-3) zoning district.	N/A	3/16/2021	PC recommended denial 6-0 on 8-4-2021. BOS scheduled for 9/14/2021	Battlefield
SUP21-0002	Shannon	Cellco Partnership	Cellco/Verizon	64-A-3	3800 Guinea Station Rd	Special Use Permit to allow a 199' cell tower	N/A	3/15/2021	BOS Approved on 8/10/2021	Berkeley
SUP21-0004	Brad	Gary Wiseman	Platinum Auto Sales	24C-8-B	98 Fleming Street	Special Use Permit to allow vehicle sales on a parcel less than 2 acres in the Commercial 3 (C-3) zoning district.	N/A	4/8/2021	Under Review	Battlefield

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SUP21-0005	Shannon	Trey Wills	Four Seasons RV Park	53-A-1 & 1B	16736 Days Bridge Road	Special Use Permit to allow the development of a 300 lot recreational vehicle campground resort on two parcels totaling 135 acres.	N/A	5/25/2021	Under Review	Livingston
SUP21-0006	Brad	HHH Holdings, LLC	Sheetz	35-13-3	0 Spotsylvania Pkwy	Special Use Permit to allow 12 fuel dispensing stations with a convenience store on 2.83 acres of an 8 acre parcel zoned Commercial-2 (C-2).	N/A	8/3/2021	Under Review	Battlefield
SUP21-0007	Brad	International Brotherhood of Electrical Workers Local 70	IBEW Training Center	49-A-28	5631 Smith Station Road	Special Use Permit to allow the development of a Private School	N/A	TBD	Under Review	Lee Hill
SUP21-0008	Shannon	VL Jenkins Heating & Air Inc.	Jenkins	70-A-79C	5755 Courthous Rd	Special Use Permit to allow HVAC contractors office with a storage unit on a 1.2 acre parcel zoned Agricultural 3(A-3)	N/A	TBD	Under Review	Livingston

Proffer Law

Key:

Pre 7/2016 - Proffer Guidelines in effect
 2016 - Strict Proffer Law
 2019 - New Proffer Law

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