



**SPOTSYLVANIA COUNTY PLANNING COMMISSION MEETING
AGENDA
January 20, 2021 - 5:00 PM**

Call To Order

Pledge

Determination of a Quorum

Announcements

- Planning Update

Worksession(s)

Public Comment

New Business

- Resolution to Move Meeting

Adjournment

By Order of the Spotsylvania County Planning Commission: The Planning Commission reserves the right to amend this agenda on the day of the meeting. The Commission encourages the participation of all county citizens. For those with special needs, please notify the Planning Department Office of any accommodation required five days prior to the meeting you wish to attend.

Spotsylvania County
Planning Commission
Executive Summary

 **Print**

Meeting Date: January 20, 2021

Title: Planning Update

Type: No Action (Information Only)

Agenda Title: Planning Update

Recommendation:

Summary:

Committee/Commission Summary:

Review Date: Status:

Financial Impact:

Staff Contacts: B. Leon Hughes, AICP, Director of Planning & Zoning

Legal Counsel: Alexandra Spaulding, Senior Assistant County Attorney

Additional Background/Other

Considerations:

Consequence of Denial/Inaction:

ATTACHMENTS:

Name:	Description:	Type:
 PD_Report_20210120.pdf	Planning Update	Backup Material

Board of Supervisors
DEBORAH H. FRAZIER
BARRY K. JETT
KEVIN W. MARSHALL
TIMOTHY J. MCLAUGHLIN
DAVID ROSS
GARY F. SKINNER
CHRIS YAKABOUSKI



Department of Planning & Zoning

B. LEON HUGHES, AICP
Director

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

PLANNING UPDATE

January 14, 2021

UPCOMING PLANNING COMMISSION MEETINGS:

Wednesday February 3, 2021 Regular Planning Commission Meeting 7:00 pm location TBD

Organizational Meeting of the Commission

Potentially R17-0005 Crucible

Potentially SUP17-0003 Crucible

Wednesday, February 17, 2021 Work Session at 5:00 pm in the Merchants Square Building 3rd Floor

Staff Presentation

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

S-Power

Site Plans:

Compliance Items:

None

Technical Review Committee Meeting January 21, 2021 via WebEx:

9:15 AM PRE21-0002 **Spotsylvania County RV Resort** TM# 53-A-1 &1B **Livingston**

Technical Review Committee Meeting January 28, 2021 via WebEx:

9:15 AM ST21-0001 **Goodwin Cove** TM# 54-3-2 &3; 54-A-40 **Livingston** Michael Stapor

9:45 AM R20-0010 **Ni Village** TM# 49-15-A,B,C,5,6,7,10,11;49-16-8&9;49-A-70,71,81,82;49B-1-1A

Berkeley Michael Stapor

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	Seeking public input via GeoHub through 1/31/21	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 6/17/20	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)	PC hearing was scheduled for 1/20/21. Case will be rescheduled as the applicant failed to post property in accordance with Ordinance Requirments.	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)	Under Review	Courtland
R18-0010	Leon	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 (Extension to March 2021)	BOS hearing date TBD. PC Recommended Approval 5-2 on 1/6/2021.	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 (Extension to 8/31/2021)	Under Review	Battlefield
R19-0007	Leon	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	7/12/2019 (Extension to 8/31/2021)	Under Review	Battlefield

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
R19-0010	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 (Extension to 3/31/2021)	Under Review	Lee Hill
R19-0011	Leon	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	BOS Approved on 12/08/2020, 5-2 vote	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 (Extension to 8/31/2021)	Under Review	Chancellor
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 (Extension to 1/27/2021)	BOS hearing 1/26/2021. PC recommended Approval 4-3 on 12/2/20.	Courtland
R19-0014	Shannon	Patricia P. Preston / Ceres Harrisonland, 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	Extension to 3/31/2021	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	Under Review	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	Under Review	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	Under Review	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	Under Review	Courtland

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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
R20-0010	Leon	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
R20-0011	Shannon	Creighton Companies	7-11 Convenience Center	23A-2-21R & 23A-2-19R	10803 Courthouse Rd	Rezoning of 1.82 acres from Commercial 2 (C-2) to Commercial 3(C-3) for a Convenience Center with fuel sales.	2019	9/21/2020	Under Review	Battlefield
R20-0012	Michael	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	Rezoing 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	Under Review	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
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)	PC hearing was scheduled for 1/20/21. Case rescheduled as the applicant failed to post property in accordance with Ordinance Requirments.	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)	Under Review	Courtland

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Spotsylvania County
Planning Commission
Executive Summary

 **Print**

Meeting Date: January 20, 2021

Title: Resolution to Move Meeting

Type: Action

Agenda Title: Resolution to Move Meeting

Recommendation: Approval

Summary: The Team Crucible applications have received considerable public interest and a large audience for the public hearing is expected. The larger venue will also allow for social distancing.

Committee/Commission Summary:

Review Date: Status:

Financial Impact:

Staff Contacts: B. Leon Hughes, AICP, Director of Planning & Zoning

Legal Counsel: Alexandra Spaulding, Senior Assistant County Attorney

Additional Background/Other Considerations:

Consequence of Denial/Inaction: Overcrowding may occur in the Board Room and will not allow for social distancing.

ATTACHMENTS:

Name:	Description:	Type:
 Resolution_to_move_meeting_20200120.doc	Resolution to Move Meeting	Resolution

At a regularly scheduled meeting of the Spotsylvania County Planning Commission held on January 20, 2021, on a motion by _____, seconded by _____, and passed _____, the Planning Commission adopted the following resolution:

RESOLUTION NO. 2021-

Location Change for February 3, 2021, 7 p.m. Planning Commission Meeting

WHEREAS, the Spotsylvania County Planning Commission will hold public hearings on February 3, 2021, at 7 p.m. or as soon thereafter as can be accommodated, for R17-0005 and SUP17-0003, which are a Rezoning and Special Use Permit applications, respectively, submitted by Team Crucible, LLC, for a security training facility; and

WHEREAS, the application has received considerable public interest and a large audience for the public hearings is expected; and

WHEREAS, we are in a time of pandemic and the Governor of the Commonwealth has recommended social distancing of at least six feet; and

WHEREAS, the Spotsylvania County Planning Commission, under Article IV of its Bylaws, may determine the location for any of its meetings and desires to hold the February 3, 2021, 7 p.m. meeting in which the Team Crucible, LLC, Rezoning and Special Use Permit applications will be considered at a larger venue to accommodate the anticipated audience;

WHEREAS, the next regularly scheduled meeting of the Spotsylvania County Planning Commission at 7 p.m. on February 17, 2021, will be held in the usual location of the Board Room at the Holbert Building, 9104 Courthouse Rd, Spotsylvania, VA, 22553;

NOW, THEREFORE, BE IT RESOLVED that the Spotsylvania County Planning Commission does hereby move the location of its regularly scheduled meeting on February 3, 2021, at 7 p.m., to the Marshall Center Auditorium, located at 8800 Courthouse Road, Spotsylvania, VA, 22553.

AYES: _____ NAYS: _____ ABSTAIN: _____

(SEAL)

A COPY TESTE: _____

Paulette Mann
Secretary of the Planning Commission