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CULPEPER COUNTY PLANNING COMMISSION AGENDA  
DECEMBER 14, 2016 - 7:00 P.M.  
302 N. MAIN ST, CULPEPER, VA 22701  
BOARD OF SUPERVISORS MEETING ROOM

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**Call to Order**

- A. Approval of Agenda – Additions and/or Deletions**
- B. Minutes of the November 9, 2016 Meeting**
- C. New Business- Public Hearing**

**PIEDMONT ESTATES - 96 LOT PRELIMINARY SUBDIVISION PLAN**- Request by Clevengers Corner Associates, LLC for approval of a preliminary subdivision plan for 93 -Single Family clustered lots in accordance with Article IV (Preliminary Plan Requirements) of Appendix B (Subdivision Ordinance) of the County Code and Article 9-5 (Cluster Housing) of Appendix A (Zoning Ordinance) of the County Code. The plan also creates three (3) separate well lots and one (1) open space parcel. The existing 12.599-acre portion that is currently zoned VC is proposed to become a separate lot as well, however no commercial development is proposed with this plan. The property is zoned R-1 (Residential) and VC (Village Center Commercial), and is located on Routes 211 and 229 in the Jefferson Magisterial District and contains a total of 125.75 acres. Tax Map/ Parcel No. 2-72.

**NORTH RIDGE SUBDIVISION - PRELIMINARY PLAN AMENDMENT**- Request by Stickbow, LLC to amend a previously approved preliminary plan for the North Ridge Subdivision in accordance with Appendix B (Subdivision Ordinance) of the County Code and Article 9-5 (Cluster Housing) of Appendix A (Zoning Ordinance) of the County Code. The previously approved preliminary subdivision plan was approved by the Board of Supervisors on May 4, 2004. Phases 1, 2, 3, 4, 5, and 6 as shown on the previously approved preliminary plan were subsequently recorded and will remain unchanged. The amendment proposes to use the R-1 (Residential) cluster subdivision provisions in unrecorded phases 7, 8, 9 and 10. The total number of lots for this subdivision will remain unchanged at 287 single family lots. Phases 7, 8, 9, and 10 will include 87 single family clustered lots. The property is zoned R-1 (Residential) and R-2 (Residential). The property is located on Rt. 694 in the Stevensburg Magisterial District and contains a total of 292.28 acres. Tax Map/ Parcel Nos. 31-73A and 73M

- D. UPDATE ON 2016 BROADBAND PLAN**- Staff will provide a brief update on the accepted 2016 Broadband Plan. This is not a public hearing item.