

DRAFT DENIAL

At a meeting of the Spotsylvania County Board of Supervisors held April 25, 2017, on a motion by _____, seconded by _____ and passed _____, the Board adopted the following resolution:

RESOLUTION NO. 2017-_____

Denial – Proffer Amendment R16-0004 Catherine T. Neale and Rebecca T. Acors
(Thorburn Estates)

WHEREAS, Catherine T. Neale and Rebecca T. Acors (Thorburn Estates), request a proffer amendment to an approved rezoning R14-0008 Catherine T. Neale and Rebecca T. Acors (Thorburn Estates) which rezoned approximately 171 acres from Rural (RU) to Residential 2 (R-2) with proffers for a maximum of a 59-lot subdivision of single-family, detached units with a minimum of 2800 finished square feet. The requested amendment would extend the deadline to either complete the proffered off-site transportation improvements at the intersection of Chancellor Road and Old Plank Road or provide a cash contribution to the County in the amount of \$971,664.00 to a time not later than the issuance of the 30th occupancy permit. The property is located along the south side of Chancellor Road (Route 674), approximately one (1) mile west of the intersection of Chancellor Road (Route 674) and Gordon Road (Route 627). This property is located outside of the Primary Development Boundary in the Rural Residential Area as identified on the Future Land Use Map. The primary goal of the Rural Residential land use is the preservation of farms, forestland, and open space, with a residential density range of 1 to 2 units per acre. Tax parcels 21-A-60F, 21-A-60G and 21-A-95. Chancellor Voting District; and

WHEREAS, staff has reviewed the subject application and recommends denial of the rezoning as stated in the staff report and executive summary; and

WHEREAS, the Spotsylvania County Planning Commission held a public hearing, duly advertised in a local newspaper for a period of two weeks, on January 4, 2017, and interested citizens were given an opportunity to be heard; and

WHEREAS, the Spotsylvania County Planning Commission recommended approval of the project, with a vote of 7-0; and

WHEREAS, the Spotsylvania County Board of Supervisors held a public hearing, duly advertised in a local newspaper for a period of two weeks, on April 25, 2017, and interested citizens were given an opportunity to be heard; and

WHEREAS, the general welfare and good zoning practice are served by denial of the application.

NOW, THEREFORE, BE IT RESOLVED that the Spotsylvania County Board of Supervisors does hereby deny proffer amendment R16-0004 Catherine T. Neale and Rebecca T. Acors (Thorburn Estates).

(SEAL)

A COPY TESTE: _____

Aimee Mann

Deputy Clerk to the Board of Supervisors