

DRAFT DENIAL

At a meeting of the Spotsylvania County Board of Supervisors held May 9, 2017, on a motion by _____, seconded by _____ and passed _____, the Board adopted the following resolution:

RESOLUTION NO. 2017-

Denial – Rezoning R16-0001 Yonus Attai (Courthouse Road Auto Center).

WHEREAS, Yonus Attai (Courthouse Road Auto Center), requests an amendment to the zoning map rezoning 2.36 acres from Residential 1 (R-1) to Commercial 2 (C-2) with proffers to allow certain uses permitted in the C-2 zoning district as well as the development of a Vehicle sales, rental, and ancillary service establishment use being requested via a concurrent Special Use application (SUP16-0003). The property is addressed as 10726 Courthouse Road, which is located on the north side of Courthouse Road (Route 208) and approximately 440 feet east of the intersection of Courthouse Road and Rollingwood Drive/Southpoint Parkway. The site is partially within the County's Highway Corridor Overlay District. The Comprehensive Plan identifies the property as within the Primary Development boundary and the Future Land Use Map identifies this area for Commercial Land Use. Tax Parcel 35-A-119. Courtland Voting District; and

WHEREAS, the applicant's zoning map amendment request is a companion to a request for a Special Use Permit for a Vehicle sale, rental, and ancillary service establishment; and

WHEREAS, staff has reviewed the subject application and recommends approval as stated in the staff report and the 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 December 7, 2016, and interested citizens were given an opportunity to be heard; and

WHEREAS, the Spotsylvania County Planning Commission recommended denial of the project with a vote of 7-0, noting concern that the only access being provided is on Courthouse Road and it already having too many driveway entrances, noting Courthouse Road having too much traffic, noting proximity and potential conflict of the use on neighboring residences and church uses, and noting concern that vehicles being serviced inside a building could have negative impacts; 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 May 9, 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 Rezoning R16-0001 Yonus Attai (Courthouse Road Auto Center).

(SEAL)

A COPY TESTE: _____

Aimee Mann

Deputy Clerk to the Board of Supervisors