

## DRAFT APPROVAL

At a meeting of the Spotsylvania County Board of Supervisors held on June 15, 2017 on a motion by \_\_\_\_\_, seconded by \_\_\_\_\_ and passed \_\_\_\_\_, the Board adopts the following ordinance:

### AN ORDINANCE No. RO16-0007

To amend the zoning map to rezone the property known as Tax Parcels 23A-2-9, 23A-2-9A, 23A-2-10, 23A-2-11, 23-A-139 from Residential 1 (R-1) to Commercial 3 (C-3), subject to the proffered conditions attached hereto, incorporated herein, and made a part hereof.

### **PUBLIC HEARING: June 15, 2017**

**WHEREAS**, Gramm & Bethard, LLC and Fields Investments, LLC (Safford Auto) request a rezoning of 3.3469 acres from Residential 1 (R-1) to Commercial 3 (C-3) with proffers to allow for a general purpose commercial and a commercial off-street parking lot for new car inventory as a special use on 2.8774 acres via a concurrent Special Use application (SUP16-0010). The current plan is to use the property to operate Commuter Express, Inc., a van-pool and van rental business. The properties are located at 10823 and 10827 Courthouse Road which are located along the south side of Courthouse Road (Route 208), approximately 1,145 feet east of the intersection of Hood Drive (Route 636) and Courthouse Road (Route 208). The property is located within the Primary Development Boundary. The property is identified for Commercial development on the Future Land Use Map of the Comprehensive Plan. Tax parcels 23A-2-9, 23A-2-9A, 23A-2-10, 23A-2-11, 23-A-139. Battlefield Voting District; and

**WHEREAS**, staff has reviewed the subject application and recommends approval of the proffer amendment 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 May 17, 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 June 15, 2017, and interested citizens were given an opportunity to be heard; and

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

**NOW, THEREFORE, THE SPOTSYLVANIA COUNTY BOARD OF SUPERVISORS  
HEREBY ORDAINS:**

§ 1. That the property known as Tax Parcels 23A-2-9, 23A-2-9A, 23A-2-10, 23A-2-11, 23-A-139 currently zoned Residential 1 (R-1) is rezoned to Commercial 3 (C-3) subject to the proffered conditions dated May 24, 2017, attached hereto, which are incorporated herein and made a part hereof.

§ 2. This ordinance shall be in force and effect upon adoption.

AYES: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_

ADOPTED: \_\_\_\_\_ REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_