

## 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. RO17-0002

To amend the zoning map to rezone the property known as Tax Parcel 47-A-72 from Residential 2 (R-2) to Commercial 1 (C-1), subject to the proffered conditions attached hereto, incorporated herein, and made a part hereof.

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

**WHEREAS**, Branham Mechanical LLC requests a rezoning of .48 acres from Residential 2 (R-2) to Commercial 1 (C-1) with proffers to allow for a contractor's office and shop. The property is located at 8818 Courthouse Road which is located along the west side of Courthouse Road (Route 208), approximately 1,340 feet north of the intersection of Massaponax Church Road (Route 608) and Courthouse Road (Route 208). The property is located within the Primary Development Boundary. The property is identified for Institutional development on the Future Land Use Map of the Comprehensive Plan. Tax parcel 47-A-72. Berkeley 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 3, 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 April 5, 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: \_\_\_\_\_