

DRAFT DENIAL

At a meeting of the Spotsylvania County Board of Supervisors held on August 8, 2017 on a motion by _____, seconded by _____ and passed _____, the Board adopted the following resolution:

RESOLUTION NO. 2017-

Denial – Rezoning R17-0001 SH Development Company, Inc. (Sheetz)

WHEREAS, SH Development Company, Inc., requests an amendment to the zoning map rezoning 2.05 acres from Office 1 (O-1) to Commercial 2 (C-2), and rezoning 1.26 acres from Rural (RU) to Commercial 2 (C-2), with proffers to allow certain uses permitted in the C-2 zoning district with proffers to allow certain uses permitted in the C-2 zoning district as well as the development of a fuel dispensing service use being requested via a concurrent Special Use application (SUP17-0001). The properties include an unaddressed property on Plank Rd., 12100 Spotswood Furnace Rd., 12224 Spotswood Furnace Rd. and 12228 Spotswood Furnace Rd., which are located on the northwest corner of the intersection of Plank Rd. and Spotswood Furnace Rd. 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 and Employment Center Land Use. Tax Parcels 12B-A-3, 12B-3-A, 12B-A-6, and 12B-A-5; and

WHEREAS, the applicant's zoning map amendment request is a companion to a request for a Special Use Permit for a Fuel dispensing service; 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 July 5, 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 4-0; 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 August 8, 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 R17-0001 SH Development Company, Inc. (Sheetz).

(SEAL)

A COPY TESTE: _____

Aimee Mann

Deputy Clerk to the Board of Supervisors