

DRAFT APPROVAL

At a meeting of the Spotsylvania County Board of Supervisors held on September 12, 2017 on a motion by _____, seconded by _____ and passed _____, the Board adopts the following ordinance:

AN ORDINANCE No. RO17-0003

To amend the zoning map to rezone the property known as Tax Parcel 11-A-9 from Rural (RU) to Planned Residential Rural 2 (PRR-2), subject to the proffered conditions attached hereto, incorporated herein, and made a part hereof.

PUBLIC HEARING: September 12, 2017

WHEREAS, Gloria C. Bear and L. Eugene Bear request a rezoning of 197.774 acres from Rural (RU) to Planned Residential Rural 2 (PRR-2) with proffers to allow for 39 single family detached residential units. The property is located at 13210 Spotswood Furnace Road which is located on the northwest quadrant of the Spotswood Furnace Road (Route 620) and River Road (Route 618) intersection. The property is located outside of the Primary Development Boundary. The property is identified for Rural Residential development on the Future Land Use Map of the Comprehensive Plan. Tax parcel 11-A-9. Courtland Voting District; and

WHEREAS, staff has reviewed the subject application and recommends approval of the rezoning with proffers 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, August 16, 2017, 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 4-3, noting concern that the project would generate additional traffic on River Road; 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 September 12, 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 Parcel 11-A-9 currently zoned Rural (RU) is rezoned to Planned Residential Rural 2 (PRR-2) subject to the proffered conditions dated July 18, 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: _____