

## DRAFT APPROVAL

At a meeting of the Spotsylvania County Board of Supervisors held on February 13, 2018 on a motion by \_\_\_\_\_, seconded by \_\_\_\_\_ and passed \_\_\_\_\_, the Board adopts the following ordinance:

### AN ORDINANCE No. RO17-0006

To amend the zoning map to rezone the property known as Tax Parcels 13-A-73 and 13-A-74 from Residential 1 (R-1) to Commercial 2 (C-2), subject to the proffered conditions attached hereto, incorporated herein, and made a part hereof.

### **PUBLIC HEARING: February 13, 2018**

**WHEREAS**, Timber W.F. Gronau, M. Clay Dickinson and Braver, L.L.C. (Spring Arbor II, HHHunt Corporation) request a rezoning of approximately 3.99 acres from Residential 1 (R-1) to Commercial 2 (C-2) with proffers to allow for a memory care/assisted living facility and up to an 8,000 square foot multi-tenant commercial use pad site. The property is located at 1804 Bragg Road and 5300 River Road, which is located at the southwest corner of the River Road (Route 618) and Bragg Road (Route 639) intersection. The property is located within the Primary Development Boundary. The property is identified for Low Density Residential development on the Future Land Use Map of the Comprehensive Plan. Tax parcels 13-A-73 and 13-A-74. 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 on December 6, 2017, duly advertised in a local newspaper for a period of two weeks, 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 on January 9, 2018, duly advertised in a local newspaper for a period of two weeks, 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 properties known as Tax Parcels 13-A-73 and 13-A-74 currently zoned Residential 1 (R-1) are rezoned to Commercial 2 (C-2) subject to the proffered conditions dated November 14, 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: \_\_\_\_\_