

DRAFT DENIAL

At a meeting of the Spotsylvania County Board of Supervisors held February 13, 2018, on a motion by _____, seconded by _____ and passed _____, the Board adopted the following resolution:

RESOLUTION NO. 2017-_____

Denial – R17-0006 Timber W.F. Gronau, M. Clay Dickinson and Braver, L.L.C.
(Spring Arbor II, HHHunt Corporation)

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;

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 February 13, 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 denial of the application.

NOW, THEREFORE, BE IT RESOLVED that the Spotsylvania County Board of Supervisors does hereby deny R17-0006 Timber W.F. Gronau, M. Clay Dickinson and Braver, L.L.C. (Spring Arbor II, HHHunt Corporation).

(SEAL)

A COPY TESTE: _____

Aimee Mann

Deputy Clerk to the Board of Supervisors