

DRAFT APPROVAL

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

AN ORDINANCE No. RO17-0013

To amend the zoning map to rezone the property known as Tax Parcels 24B-2-12-3, 24B-2-12-2, 24B-2-12-1, 24B-2-14-16, 24B-2-14-17, and 24B-2-14-18 from Residential 1(R-1) to Mixed Use 2 (MU-2), subject to the proffered conditions attached hereto, incorporated herein, and made a part hereof.

PUBLIC HEARING: _____

WHEREAS, Spectrum Partner Investments, LLC requests a rezoning of 1.0124 acres from Residential 1 (R-1) to Mixed Use 2 (MU-2) with proffers to allow for the development of 14 townhomes. The properties consist of 212, 214, and 216 Hudgins Road and three additional unaddressed properties which are located approximately 560 feet SE of the intersection of Route 1 and Hudgins Rd. The properties are partially located within the Highway Corridor Overlay District and within the Primary Development Boundary. The properties are identified for Mixed Use development on the Future Land Use Map of the Comprehensive Plan. Tax parcels 24B-2-12-3, 24B-2-12-2, 24B-2-12-1, 24B-2-14-16, 24B-2-14-17, and 24B-2-14-18. Battlefield 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 May 2, 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 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 _____, 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 24B-2-12-3, 24B-2-12-2, 24B-2-12-1, 24B-2-14-16, 24B-2-14-17, and 24B-2-14-18 currently zoned Residential 1 (R-1) are rezoned to Mixed Use 2 (MU-2) subject to the proffered conditions dated April 9, 2018, 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: _____

