

DRAFT DENIAL

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

RESOLUTION NO. 2017-_____

Denial – R17-0013 Spectrum Partner Investments, LLC (Roseland Townhomes)

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 denial of the application.

NOW, THEREFORE, BE IT RESOLVED that the Spotsylvania County Board of Supervisors does hereby deny R17-0013 Spectrum Partner Investments, LLC (Roseland Townhomes).

(SEAL)

A COPY TESTE: _____

Aimee Mann

Deputy Clerk to the Board of Supervisors