

DRAFT APPROVAL

At a meeting of the Spotsylvania County Board of Supervisors held on July 10, 2018 on a motion by _____, seconded by _____ and passed _____, the Board adopts the following ordinance:

AN ORDINANCE No. RO17-0012

To amend the zoning map to zone, approximately 6.646 acres, of the property known as Tax Parcel 23-3-A to Residential 8 (R-8).

PUBLIC HEARING: July 10, 2018

WHEREAS, 268 Main Street, LLC requests a rezoning of approximately 6.646 acres from Residential 1 (R-1) to Residential 8 (R-8) with proffers to allow for a maximum of 45 age-restricted single family attached units known as The Villas at Salem Church. The property is located at 5715 Ross Drive which lies on the north side of Ross Drive (Route 1110), approximately 500 feet east of the Salem Church Road (Route 639) and Ross Drive (Route 1110) 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 parcel 23-3-A. Courtland Voting District; and

WHEREAS, staff has reviewed the subject application and recommends approval of the zoning as stated in the staff report and executive summary; and

WHEREAS, the Spotsylvania County Planning Commission held a public hearing on June 6, 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 July 10, 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 a portion of the property, approximately 6.646 acres, known as Tax Parcel 23-3-A be zoned Residential 8 (R-8).

§ 2. This ordinance shall be in force and effect upon adoption.

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____