

DRAFT APPROVAL

At a meeting of the Spotsylvania County Board of Supervisors held on August 14, 2018 on a motion by _____, seconded by _____ and passed _____, the Board adopts the following ordinance:

AN ORDINANCE No. RO17-0011

To amend the zoning map to zone approximately 9.62 acres of the property known as Tax Parcels 21-20-1, 21-20- 2 & 21-20-3 to Planned Development Housing 2 (PDH-2) with proffers.

PUBLIC HEARING: August 14, 2018

WHEREAS, Trustees of Islamic Center of Fredricksburg/Chris Hornung (Ordinance No. RO17-0011): Requests a rezoning of 9.62 acres from Rural (RU) to Planned Development Housing (PDH-2) with proffers for a 19 lot subdivision of single-family detached units at a density of 1.98 units per acre. The property is located along the north side of Old Plank Road (Route 610), at the intersection of Old Plank Road and Andora Drive (Route 626). This property is located within the Primary Development Boundary. The property is in an area designed as a Low Density Residential on the Future Land Use Map of the Comprehensive Plan. Tax parcels 21-20-1, 21-20-2, 21-20-3 and addressed as 7309 Old Plank Road, 7305 Old Plan Road and 7301 Old Plank Road. Chancellor 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 20, 2018 which was continued to July 18, 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 voted to recommend approval of the project, with a vote of 4-1; and

WHEREAS, the Spotsylvania County Board of Supervisors held a public hearing on August 14, 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 21-20-1, 21-20-2 & 21-20-3 currently zoned Rural (RU) are rezoned to Planned Development Housing 2 (PDH2) subject to the

proffered conditions dated May 17, 2018 signed on July 10, 2018 attached hereto, which are incorporated herein and made a part hereof.

§ 2. The Spotsylvania County Board of Supervisors' approval and adoption of any conditions does not relieve the applicant and/or subsequent owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____