

## DRAFT APPROVAL

At a meeting of the Spotsylvania County Board of Supervisors held on November 15, 2018 on a motion by \_\_\_\_\_ and passed \_\_\_\_\_, the Board adopts the following ordinance:

### AN ORDINANCE No. RO18-0007

To amend the zoning map to zone, approximately 2.69 acres, of the property known as Tax Parcel 12-A-69J to Residential 8 (R-8).

### **PUBLIC HEARING: November 15, 2018**

**WHEREAS**, Jean Masten Kelly and Joyce A. Taylor (B-Farms Development, LLC) request a rezoning of approximately 2.69 acres from Residential 1 (R-1) to Residential 8 (R-8) with proffers to allow for a maximum of 21 single-family attached units known as Regency Crossing Townhomes. The property is located on the east side of Five Mile Road Extended (Route 675) approximately 550 feet north of the Plank Road (Route 3) and Five Mile Road Extended (Rt 675) intersection. A portion of the property is located within the Primary Development Boundary. The property is identified for Commercial development on the Future Land Use Map of the Comprehensive Plan. Tax parcel 12-A-69J. 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 October 3, 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 5-1; and

**WHEREAS**, the Spotsylvania County Board of Supervisors held a public hearing on November 15, 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 rezoning application.

**NOW, THEREFORE, THE SPOTSYLVANIA COUNTY BOARD OF SUPERVISORS**

**HEREBY ORDAINS:**

§ 1. That the property known as Tax Parcel 12-A-69J currently zoned Residential 1 (R-1) is rezoned to Residential 8 (R-8) subject to the proffered conditions dated August 6, 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 Spotsylvania County Ordinances, rules, regulations, or adopted standards. To the extent anything in this rezoning is less restrictive than the County's Ordinances, or its rules, regulations, or adopted standards, the lessened restriction shall be void and the County's Ordinances, or its rules, regulations, or adopted standards shall control and be applicable to the rezoning.

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

AYES: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_

ADOPTED: \_\_\_\_\_ REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_