

DRAFT APPROVAL

At a meeting of the Spotsylvania County Board of Supervisors held on May 14, 2019 on a motion by _____ and passed ___ - ___, the Board adopts the following ordinance:

AN ORDINANCE No. RO19-0001

To amend the zoning map to zone, approximately 10.27 acres, of the properties known as Tax Parcels 63-A-42 (part) (8.65 acres), 63-A-43C (part) (0.83 acres), 63-A-44 (part) (0.79 acres), to Commercial 3 (C-3).

PUBLIC HEARING: May 14, 2019

WHEREAS, Thornburg Towne Centre, L.L.C. and Thornburg Enterprises L.L.C., requests a rezoning of approximately 10.27 acres from Agricultural 2 (A-2) to Commercial 3 (C-3). Parcel 63-A-42 (part) is approximately 48.72 acres with approximately 8.65 acres to be rezoned. Parcel 63-A-43C (part) is approximately 10.56 acres with .83 acres to be rezoned. Parcel 63-A-44 (part) is approximately 2.34 acres with .79 to be rezoned. These parcels are located in the Primary Development Boundary. The property is in an area identified as an Employment Center on the Future Land Use Map of the Comprehensive Plan. Berkeley 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 April 17, 2019, 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 May 14, 2019, 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 Parcels 63-A-42 (part), 63-A-43C (part), 63-A-44 (part) currently zoned Agricultural 2 (A-2) is rezoned to Commercial 3 (C-3).

§ 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: _____