

DRAFT APPROVAL

At a meeting of the Spotsylvania County Board of Supervisors held on June 25, 2019 on a motion by _____ and passed __-__, the Board adopts the following ordinance:

AN ORDINANCE No. RO18-0004

To amend the zoning map to zone, approximately 4.79 acres, of the property known as Tax Parcel 35-A-102 to Commercial 3 (C-3) with proffers.

PUBLIC HEARING: June 25, 2019

WHEREAS, 11.684 Acres Ladysmith Rd., L.L.C. requests a rezoning of vacant parcel that is approximately 4.79 acres from Residential 2 (R-2) to Commercial 3 (C-3) with proffers for commercial development. The property is located on the west side of Jefferson Davis Highway (Route 1) approximately 820 feet north of the Spotsylvania Parkway (Route 628) and Jefferson Davis Highway (Route 1) intersection. 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 35-A-102. Battlefield 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 5, 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 June 25, 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 Parcel 35-A-102 currently zoned Residential 2 (R-2) is rezoned to Commercial 3 (C-3) with proffers.

§ 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: _____