

DRAFT APPROVAL

At a meeting of the Spotsylvania County Board of Supervisors held on July 9, 2019 on a motion by _____ and passed __-__, the Board adopts the following ordinance:

AN ORDINANCE No. RO18-0003

To amend the zoning map to rezone the property known as Tax Map Parcels. 49-A-84A & 49-A-84J and 8305 Jefferson Davis Highway & 8309 Jefferson Davis Highway from Rural (RU) and Commercial 3 (C-3) to Industrial 1 (I-1) subject to the proffered conditions attached hereto incorporated herein and made a part hereof.

PUBLIC HEARING: July 9, 2019

WHEREAS, Cleil Albrite and Christie Albrite (Albrite Property Rezoning): Requests a rezoning of two properties constituting approximately 6 acres from Commercial 3 (C-3) and Rural (RU) to Industrial 1 (I-1) with new proffers. The properties are located on the east side of Jefferson Davis Highway approximately 500 feet north of the intersection of Jefferson Davis Highway and Guinea Station Road and are addressed as 8305 and 8309 Jefferson Davis Highway. The properties are located within the Primary Development Boundary. The properties are identified for Employment Center development on the Future Land Use Map of the Comprehensive Plan and are located within the Highway Corridor Overlay District. Tax Parcels 49-A-84J and 49-A-84A. Berkeley Voting District; and

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

WHEREAS, the Spotsylvania County Planning Commission held a public hearing on June 19, 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 5-0; and

WHEREAS, the Spotsylvania County Board of Supervisors held a public hearing on July 9, 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 49-A-84J and 49-A-84A currently zoned Rural (RU) and Commercial-3 (C-3) are rezoned to Industrial 1(I-1) 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: _____