

AN ORDINANCE REZONING 6.59 ACRES AT 1310 NORTH MAIN STREET AND 1013 GILES ROAD FROM GENERAL COMMERCIAL (GC) AND TRANSITIONAL RESIDENTIAL (R5) TO PLANNED RESIDENTIAL (PR) ZONING

WHEREAS, a request has been submitted to rezone land (RZN19-0004) at 1310 North Main Street, and 1013 Giles Road (Tax Map Nos.: 196-A 21, 196-A 22, 196-A 23, 196-A-22A, 197-A 37 and a portion of 196-A 29) in the Town of Blacksburg (the “Property”) from General Commercial (GC) and Transitional Residential (R5), to Planned Residential (PR) on behalf of CDE Properties, LLC, Ricky and Debra Argabright, Ronald and Victoria Green, HRC Inc., and BCCS, LLC (the “Property Owners”);

WHEREAS, this requested rezoning has been reviewed by Town staff, the Planning Commission and the Town Council; and

WHEREAS, after this study, review, public notice and citizen participation, and after completion of all steps and procedures required by law, this Council makes the following findings:

(a) the proposed development described in the rezoning application is consistent in all respects with the intent and applicable standards of the Zoning Ordinance;

(b) the proposed development is in conformity with the portions of the Comprehensive Plan that apply; and,

(c) the public necessity, convenience, general welfare and good zoning practice so require.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Town of Blacksburg:

1. That the official zoning map is amended by rezoning the Property from GC and R5, to PR zoning, as set forth in greater detail in the legal description in the rezoning application dated July 1, 2019 and last revised January 31, 2020 (the “Application”).

2. That this is a conditional rezoning, as authorized by Virginia Code § 15.2-2298, 1950, as amended, and the terms and provisions of the Proffer Statement dated May 19, 2020, voluntarily submitted by the Property Owner, and the Application shall govern the development of this land.

3. That the requested exceptions to (i) the Use and Design standards for Open Space at Zoning Ordinance § 4328 (a) (5) and (ii) for Townhomes at Zoning Ordinance § 4231 (b) (1) are hereby granted.

4. That this ordinance shall be effective on and after the date of its adoption.

Mayor

ATTEST:

Town Clerk

Introduction: _____

Public Hearing & Action: _____

APPROVED AS TO CONTENT:

Director of Planning and Building

APPROVED AS TO LEGAL SUFFICIENCY:

Town Attorney