

## ORDINANCE NUMBER 2018-



**AN ORDINANCE REZONING, A 0.258 ACRE SITE AT 412 CEDAR AVENUE, WAYNESBORO, VIRGINIA  
FROM R-MX (MIXED RESIDENTIAL) DISTRICT TO L-B (LOCAL BUSINESS) DISTRICT**

**WHEREAS**, upon application of Phillip R. & Maryellen S. Lemons, owner, public hearings were held by the Waynesboro Planning Commission and City Council pursuant to notice thereof as required by Section 98-7.4 of the Code of this City and Sections 15.2-2204 and 15.2-2205 of the Code of Virginia, both as amended, and

**WHEREAS**, it appears that the proposed rezoning is consistent with good zoning practice, is justified by the public necessity, convenience, and general welfare, and is in accord with the comprehensive plan of the City;

**NOW, THEREFORE BE IT ORDAINED** by the Council of the City of Waynesboro, Virginia, that the request of Phillip R. & Maryellen S. Lemons to rezone a 0.258 acre site at 412 Cedar Avenue, Waynesboro, Virginia, Tax Map number 44-4-27-27,28, & 29, from R-MX (Mixed Residential) District to L-B (Local Business) District, be and the same hereby is approved as requested, all in accordance with the application (#18-285) and the attached staff report dated May 22, 2018, and further subject to the following conditions:

1. The following use in the L-B District shall not be allowed: all commercial parking
2. Two (2) street trees shall be planted along Cedar Avenue.

INTRODUCED: ON JUNE 11, 2016 BY COUNCILMAN ALVIN "PETE" MARKS, JR.

ADOPTED:

EFFECTIVE:

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CLERK

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MAYOR