

ORDINANCE NUMBER 2022-

AN ORDINANCE REZONING A PORTION OF 2712 WEST MAIN STREET AND 0 LEW DEWITT BOULEVARD, TAX MAP NUMBERS 21-1-1 AND 21-1-5 FROM H-B, HIGHWAY BUSINESS, TO R-MF, MULTI-FAMILY RESIDENTIAL

WHEREAS, upon application, ROCLYND EB 1 LLC, and RRC6 LLC, owners, have requested that a 16.4 acre, more or less, portion of (2) lots containing 29.38 acres, more or less, located at 2712 West Main Street and 0 Lew Dewitt Boulevard, Tax Map Numbers 21-1-1 and 21-1-5, be rezoned from H-B, Highway Business, to R-MF, Multi-Family Residential;

WHEREAS, public hearings were held by the Waynesboro Planning Commission and City Council pursuant to notice thereof as required by Section 98-7.2.5 of the Waynesboro City Code and Section 15.2-2204 of the Code of Virginia; 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:

1. A 16.4 acre, more or less, portion of a property consisting of two (2) lots containing 29.38 acres, more or less, located at 2712 West Main Street and 0 Lew Dewitt Boulevard, Tax Map Numbers 21-1-1 and 21-1-5, is hereby rezoned from H-B, Highway Business, to R-MF, Multi-Family Residential, and the voluntary proffers attached hereto as **Exhibit A** are accepted.
2. The City Manager, or his designee, is authorized to take all actions reasonably necessary to effectuate and carry out the purpose of this Ordinance, including, without limitation, execution of such documents as are reasonably necessary to rezone this property.
3. This Ordinance shall take effect immediately upon adoption by the City Council.

INTRODUCED: August 22, 2022
ADOPTED: September __, 2022
EFFECTIVE: September __, 2022

CERTIFICATE

The undersigned Mayor and Clerk of the City Council of City of Waynesboro, Virginia hereby certify that the foregoing constitutes a true and correct copy of an ordinance entitled An Ordinance Rezoning a Portion of 2712 West Main Street and 0 Lew Dewitt Boulevard, Tax Map Numbers 21-1-1 and 21-1-5, from H-B, Highway Business, to R-MF, Multi-Family Residential, adopted by the City Council at a meeting held on September __, 2022.

[SEAL]

CLERK

MAYOR

EXHIBIT A

In connection with a rezoning application dated 7/27/2022, the owner voluntarily proffers the following conditions:

1. Sidewalks shall be provided from the development entrance along the private access road to connect to Lew Dewitt Blvd. and to the funded pedestrian improvements planned for West Main Street.
2. A boulevard entrance shall be provided for primary access to the development from the internal private road connecting to Lew Dewitt and W. Main Street. In addition, an emergency access shall be provided to the eastern portion of the property through the existing business development service road and an internal access stubbed to the southern parcel (31-1-1134A) for a future connection.

Print Name

Signature of Owner

Date