

September 13, 2021

RE: REZONING OF PROPERTIES OF BLACK KETTLE, LLC

WHEREAS this is a request to rezone± 5.14896 acres from their existing Rural Residential Classification to the Village Residential and Village Mixed Use Classifications as further set forth herein; and

WHEREAS the subject properties are located on the south side of Warren Avenue and east of Leggett Lane and are identified on the "**Zoning Exhibit Showing TM #20-18 and a portion of TM #20-18A Located in the Town of Washington,**" dated August 24, 2021, attached hereto and incorporated herein by reference as **Exhibit A** (the "Properties") and;

WHEREAS the Properties are presently zoned Rural Residential (RR); and

WHEREAS approximately 2.04299 acres constituting portions of Tax Map Parcel 20-18 and 20-18A in the Land Records of Rappahannock County are to be rezoned to the Village Mixed Use (VMU) Classification; and

WHEREAS approximately 3.10597 acres constituting a portion of Tax Map Parcel 20-18 and 20-18A in the Land Records of Rappahannock County are to be rezoned to the Village Residential (VR) Classification; and

WHEREAS staff has reviewed the subject application and recommends approval; and

WHEREAS, the Planning Commission, at a duly conducted public hearing held on July 29, 2021, advertised as required by law for a period of two weeks, recommended approval and;

WHEREAS the Town Council heard from interested citizens at a duly conducted public hearing held on September 13, 2021, advertised as required by law for a period of two weeks; and

WHEREAS, the Town Council of the Town of Washington, Virginia finds that public necessity, convenience, general welfare, and good zoning practice will be served by the approval of the request,

METES AND BOUNDS DESCRIPTION

TM 20-18 AND A PORTION OF TM 20-18A

BEGINNING AT A POINT ON THE NORTHEASTERN RIGHT-OF-WAY LINE OF U.S. ROUTE 211 & 522 VARIABLE WIDTH RIGHT-OF-WAY, SAID POINT BEING AN INSTRUMENT NUMBER 19-1120 AMONG THE RECORDS OF RAPPAHANNOCK COUNTY, VIRGINIA, HENCE DEPARTING SAID TOWN OF WASHINGTON AND RUNNING WITH SAID TOWN OF WASHINGTON THE FOLLOWING THREE COURSES AND DISTANCES:

N 78°53'07" W, 161.66 FEET TO A POINT, HENCE

N 19°45'12" W, 447.17 FEET TO A POINT, HENCE

N 13°15'57" E, 328.98 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 211 (BUSINESS), WARREN AVENUE, VARIABLE WIDTH RIGHT-OF-WAY, HENCE DEPARTING SAID TOWN OF WASHINGTON AND RUNNING WITH SAID U.S. ROUTE 211 (BUSINESS) THE FOLLOWING TWO COURSES AND DISTANCES:

N 89°42'34" E, 170.00 FEET TO A POINT, HENCE

N 89°15'45" E, 76.16 FEET TO A POINT, HENCE DEPARTING SAID U.S. ROUTE 211 (BUSINESS) AND PASSING THROUGH THE LANDS OF BLACK KETTLE LLC AS RECORDED IN INSTRUMENT NUMBER 19-1120 AMONG SAID LAND RECORDS WITH SAID U.S. ROUTE 211 & 522 THE FOLLOWING FOUR COURSES AND DISTANCES:

S 42°44'15" W, 17.28 FEET TO A POINT, HENCE

S 61°51'00" W, 110.04 FEET TO A POINT, HENCE

S 40°17'47" E, 0.62 FEET TO A POINT, HENCE

S 19°41'14" W, 104.14 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2136 SQUARE FEET OR 3.1486 ACRES OF LAND, MORE OR LESS.

METES AND BOUNDS DESCRIPTION

TM 20-18 AND A PORTION OF TM 20-18A

BEGINNING AT A POINT ON THE NORTHEASTERN RIGHT-OF-WAY LINE OF U.S. ROUTE 211 & 522 VARIABLE WIDTH RIGHT-OF-WAY, SAID POINT BEING AN INSTRUMENT NUMBER 19-1120 AMONG THE RECORDS OF RAPPAHANNOCK COUNTY, VIRGINIA, HENCE DEPARTING SAID U.S. ROUTE 211 & 522 AND RUNNING WITH SAID TOWN OF WASHINGTON THE FOLLOWING THREE COURSES AND DISTANCES:

N 15°45'12" W, 447.17 FEET TO A POINT, HENCE

N 13°15'57" E, 328.98 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 211 (BUSINESS), WARREN AVENUE, VARIABLE WIDTH RIGHT-OF-WAY, HENCE DEPARTING SAID U.S. ROUTE 211 & 522 AND RUNNING WITH SAID U.S. ROUTE 211 & 522 THE FOLLOWING FOUR COURSES AND DISTANCES:

S 42°44'15" W, 17.28 FEET TO A POINT, HENCE

S 61°51'00" W, 110.04 FEET TO A POINT, HENCE

S 40°17'47" E, 0.62 FEET TO A POINT, HENCE

S 19°41'14" W, 104.14 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2136 SQUARE FEET OR 3.1486 ACRES OF LAND, MORE OR LESS.

METES AND BOUNDS DESCRIPTION

TM 20-18 AND A PORTION OF TM 20-18A

COMMENCING AT A POINT ON THE NORTHEASTERN RIGHT-OF-WAY LINE OF U.S. ROUTE 211 & 522 VARIABLE WIDTH RIGHT-OF-WAY, SAID POINT BEING AN INSTRUMENT NUMBER 19-1120 AMONG THE RECORDS OF RAPPAHANNOCK COUNTY, VIRGINIA, HENCE DEPARTING SAID U.S. ROUTE 211 & 522 AND RUNNING WITH SAID TOWN OF WASHINGTON THE FOLLOWING THREE COURSES AND DISTANCES:

N 15°45'12" W, 447.17 FEET TO A POINT, HENCE

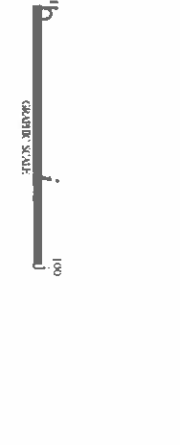
N 13°15'57" E, 328.98 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 211 (BUSINESS), WARREN AVENUE, VARIABLE WIDTH RIGHT-OF-WAY, HENCE DEPARTING SAID U.S. ROUTE 211 & 522 AND RUNNING WITH SAID U.S. ROUTE 211 & 522 THE FOLLOWING FOUR COURSES AND DISTANCES:

S 42°44'15" W, 17.28 FEET TO A POINT, HENCE

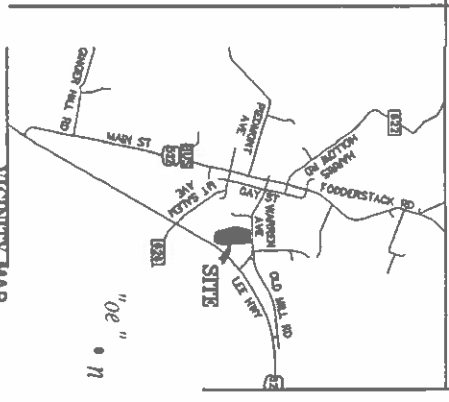
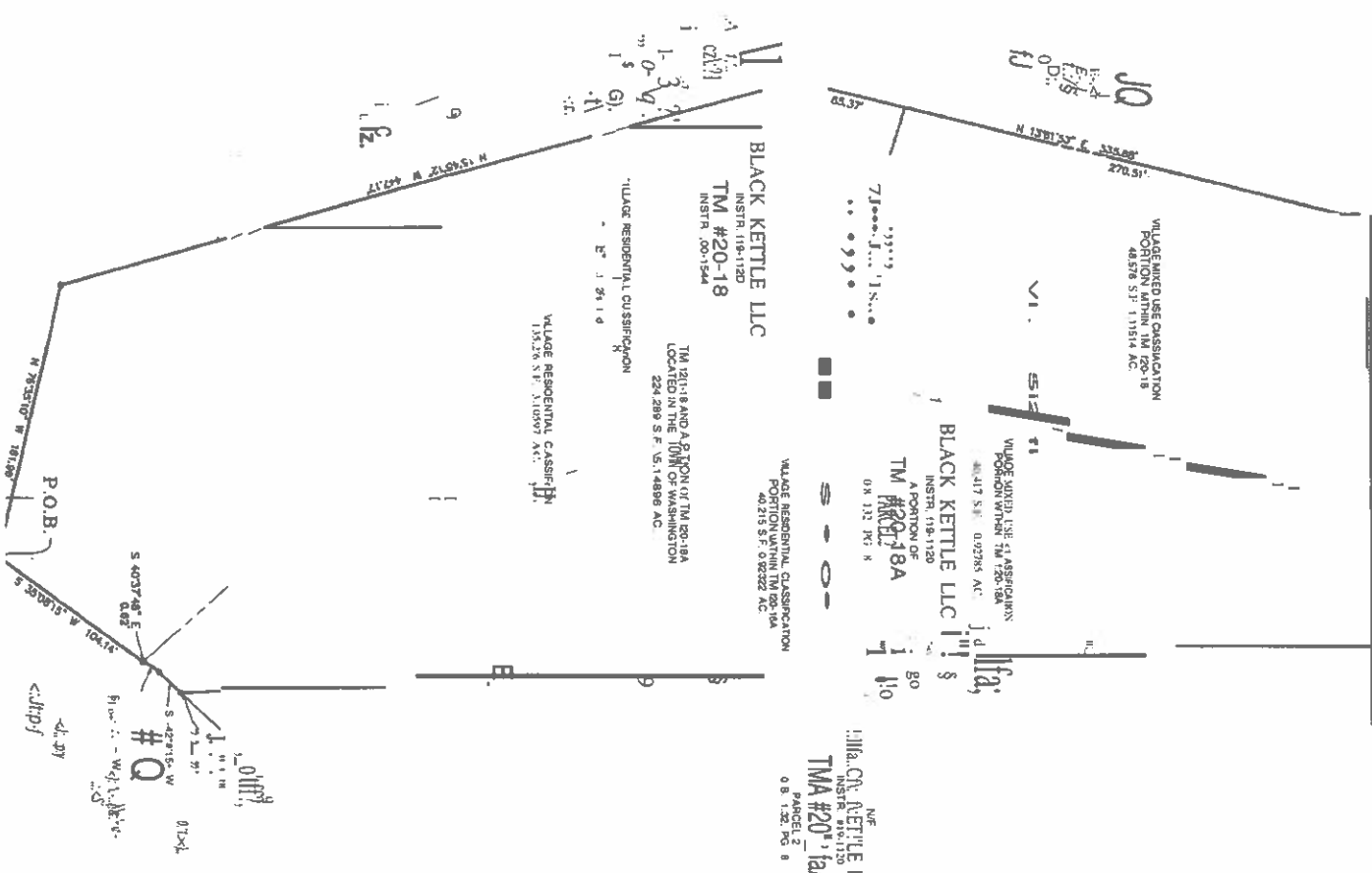
S 61°51'00" W, 110.04 FEET TO A POINT, HENCE

S 40°17'47" E, 0.62 FEET TO A POINT, HENCE

S 19°41'14" W, 104.14 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2136 SQUARE FEET OR 3.1486 ACRES OF LAND, MORE OR LESS.



U.S. ROUTE 211 (BUSINESS)
WARREN AVENUE
VARIABLE WIDTH RIGHT-OF-WAY



NOTES

1. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON DEEDS AND PLATS OF RECORD AS BEST FIT TO A CURRENT AERIAL PHOTO SURVEY COMPLETED BY HAS FROM NOVEMBER 9 THROUGH 21, 2007.
2. THE SURVEYED PROPERTIES ARE NOW IN THE NAME OF BLACK KETTLE, LLC AND ARE RECORDED IN INSTRUMENT NUMBER 19-1120 AMONG THE LAND RECORDS OF RAPPAHANNOCK COUNTY, VIRGINIA.
3. THE HORIZONTAL AND VERTICAL DATUMS AS REFERENCED HEREON WERE ESTABLISHED BY STATIC GPS CONTROL METHODS. THE HORIZONTAL DATUM IS REFERENCED TO VIRGINIA STATE GRID, NORTH ZONE, NAD83 (1111). THE VERTICAL DATUM IS REFERENCED TO NAVD83 (1111). THE HORIZONTAL DATUM USED TO ESTABLISH THE VERTICAL DATUM WERE LOCALY DETERMINED SCALE FACTORS 1.00015480 FOR GROUND TO GROUND (KINDLYAVIATES) OF NORTHING, 0.99984520 FOR EASTING, 1.00000000 AND THIS COORDINATE IS THE SAME FOR BOTH GRID AND GROUND.
4. THE PROPERTIES AS SHOWN HEREON ARE SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HERE, BY BOWMAN CONSULTING GROUP, LTD. WAS PROVIDED A COMMITMENT FOR TITLE INSURANCE FOR FULL INSURANCE FILE NUMBER VA 15-14886, COMMENCEMENT DATE: DECEMBER 23, 2018 AT 12:47 PM.
5. THE SURVEYED PROPERTIES AS SHOWN HEREON ARE NOT IN A 100-YEAR FLOODPLAIN, THIRTY-TWO (32) IN ZONE, X (UN) SHADOWED AREAS DETERMINED TO COMMUNITY PANEL NUMBER 819303107, EFFECTIVE DATE JANUARY 5, 2007.

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DATE: AUGUST 24, 2012

ZONING EXHIBIT SHOWING
TM 20-18 AND A PORTION OF TM 20-18A
LOCATED IN THE TOWN OF WASHINGTON
THE LANDS OF
BUCK KETTLE LLC
INSTRUMENT NUMBER 19-112-0
HAMPTON MAGISTRAL DISTRICT
RAPPAHANNOCK COUNTY, VIRGINIA

Bowman
CONSULTING

19-0141314, 01414, 01415
(Professional Seal/Stamp)

DATE: AUGUST 24, 2012

SCALE: 1" = 50'

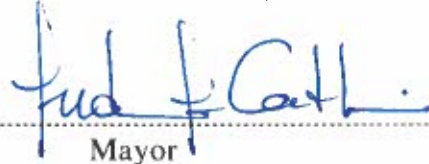
PROJECT NO. 101018-02-001-TAX: 0000 / COUNTY: BEF NO.

SHEET 1 OF 1

NOW, THEREFORE, BE IT HEREBY ORDAINED that the Town Council of the Town of Washington, Virginia hereby approves the Rezoning as applied for, changing the zoning of the Property to the Village Residential (VR) and Village Mixed Use (VMU) Classification, as is more fully and accurately shown on the attached Exhibit A, effective upon adoption of this Ordinance.

TOWN OF WASHINGTON, VIRGINIA

By: _____


Mayor

ATTEST:


Clerk

Votes:

Ayes: Mayor Catlin, Ms. Goodine, Ms. Kuhn, Mr. O'Connell, Mr. Schneider, Ms. Swift, and Mr. Whited

Nays: N/A

Absent from Vote: N/A

Absent from Meeting: N/A