



THE COMMON COUNCIL

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I, Kerri A. Mellott, Deputy Clerk of the Common Council, hereby certify on this 27 day of April 2022 that the following Ordinance is a true and exact copy of one and the same adopted by the Common Council of the City of Winchester, assembled in regular session on the 26 day of April 2022.

RZ-22-108 AN ORDINANCE TO REZONE 17.34 ACRES OF LAND AT 1955 AND 2011 VALLEY AVENUE AND 535 HILLMAN DRIVE (MAP#S 251-01-5, 5A AND 6) FROM LIMITED INDUSTRIAL (M-1) DISTRICT AND HIGHWAY COMMERCIAL (B-2) DISTRICT WITH CORRIDOR ENHANCEMENT (CE) OVERLAY TO HIGHWAY COMMERCIAL (B-2) DISTRICT WITH CORRIDOR ENHANCEMENT (CE) OVERLAY AND PLANNED UNIT DEVELOPMENT (PUD) OVERLAY

WHEREAS, the Common Council has received an application from Echelon Resources, Inc., c/o Randy Cosby to rezone 17.34 acres of real estate at [1955 and 2011 Valley Avenue and 535 Hillman Drive](#), more specifically identified as Tax Map Parcels # 251-01-5, 5A, and 6, from the present designation of [Limited Industrial \(M-1\) and Highway Commercial \(B-2\) District with Corridor Enhancement \(CE\) District](#) to Highway Commercial (B-2) District with Corridor Enhancement (CE) Overlay and Planned Unit Development (PUD) Overlay; and,

WHEREAS, the Comprehensive Plan describes the area as a Redevelopment Site appropriate for mixed-use development. The proposed B-2/CE/PUD zoning would permit up to four hundred and forty (440) apartments in addition to commercial use; and,

WHEREAS, the Planning Commission of the City of Winchester has considered the aforesaid rezoning and, at its meeting of March 15, 2022, recommended approval of this action, because it is consistent with the Comprehensive Plan and represents good planning practice; and,

WHEREAS, a synopsis of this Ordinance has been duly advertised and a Public Hearing has been conducted by the Common Council of the City of Winchester, Virginia, all as required by the Code of Virginia, 1950, as amended, and the said Council has determined that the rezoning of the properties herein designated is generally consistent with the Comprehensive Plan and represents good planning practice.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Winchester, Virginia, that the following described properties are hereby rezoned from the present designation Limited Industrial (M-1) and Highway Commercial (B-2) District with Corridor Enhancement (CE) District to Highway Commercial (B-2) District with Corridor Enhancement (CE) Overlay and Planned Unit Development (PUD) Overlay in the City's Zoning Ordinance as depicted on an exhibit entitled "Rezoning Exhibit RZ-22-108, Prepared 2-25-2022", prepared by the Winchester Planning Department and consistent with the Development Plan dated April 6, 2022:

Approximately 17.34 acres of land at 1955 and 2011 Valley Avenue and 535 Hillman Drive.

Ordinance No. O-2022-9

ADOPTED by the Common Council of the City of Winchester on this 26 day of April 2022.

Witness my hand and the seal of the City of Winchester, Virginia.



A handwritten signature in black ink, reading "Kerri A. Mellott". The signature is written in a cursive style.

Kerri A. Mellott
Deputy Clerk of the Common Council