

**AN ORDINANCE AMENDING THE ACCOMACK COUNTY ZONING MAP TO
CONDITIONALLY REZONE TAX MAP NUMBER 85-2-2A, CONSISTING OF
APPROXIMATELY 11.49 ACRES, FROM AGRICULTURAL DISTRICT TO VILLAGE
DEVELOPMENT DISTRICT, SUBJECT TO PROFFERS.
(REZ-000395-2022).**

WHEREAS, the public necessity, convenience, general welfare, and good zoning practice require the amendment of the Accomack County Zoning Map to change the classification of certain real property described as Tax Map Number 85-2-2A, located on Hermitage Road, Accomack County, Virginia, and consisting of approximately 11.49 acres, from Agricultural District to Village Development District, to be developed generally as shown on the site plan submitted to the County, entitled "Concept Plan – Age Restricted Commonwealth Senior Housing Units Hermitage Road Onancock, VA," and dated January 11, 2022 ("Site Plan"); and

WHEREAS, this change in classification, hereinafter referred to as a rezoning, is subject to conditions voluntarily offered by the Owner/Applicant, MCAP Eastern Shore Land, LLC, set forth in the attached proffer statement, dated February 27, 2023 ("Proffer Statement"); and

WHEREAS, the development of over 25 beds to be used for senior housing in the Village Development District, as shown on the Site Plan, will require the issuance of a conditional use permit prior to the commencement of construction; and

WHEREAS, the Accomack County Planning Commission held a public hearing on March 8, 2023, and recommended approval of the conditional rezoning on April 12, 2023, subject to the Proffer Statement, based on the findings and considerations set out in the Planning Report dated March 8, 2023; and

WHEREAS, at a public hearing held on May 17, 2023, the Accomack County Board of Supervisors approved the conditional rezoning, subject to the Proffer Statement, as recommended by the Planning Commission.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Accomack County, Virginia, that the real property described as Tax Map Number 85-2-2A, located on Hermitage Road, Accomack County, Virginia, and consisting of approximately 11.49 acres, is hereby rezoned from Agricultural District to Village Development District, subject to the Proffer Statement dated February 27, 2023.

The proffers set forth in the Proffer Statement are incorporated herein and shall be made a part of the Accomack County Zoning Ordinance and shall continue in effect until a subsequent amendment changes the zoning on the rezoned property.

ADOPTED and APPROVED by the Board of Supervisors for the County of Accomack, Virginia, on the 17th day of May, 2023.



Robert D. Crockett, Chair
Accomack County Board of Supervisors

ATTEST:



Michael T. Mason,
County Administrator and Clerk to the Board