

## CUP RESOLUTION 2026.REYNOLDS

A RESOLUTION TO GRANT A CONDITIONAL USE PERMIT TO DAVID HARRISON IV MARITAL TRUST FOR A CONDITIONAL USE PERMIT, AS REQUIRED THROUGH ARTICLES 154.017-CONDITIONAL USE PERMITS, AND 154.151 REQUIRED CONDITIONS OF THE TOWN OF IRVINGTON ZONING ORDINANCE AND STATE CODE 15.2-2297 REZONING AND REDEVELOPMENT WITHIN THE RPA. THE PARCEL IDENTIFIED AS TMP# 33-243C & 33-245B & 33-245C, LOCATED AT 49 & 96 REYNOLDS LANDING, IS ZONED M-1 INDUSTRIAL, APPROXIMATELY 0.88 OF AN ACRE.

WHEREAS, §15.2-1427 and §15.2-1433 of the Code of Virginia, 1950, as may be amended from time to time, enable a local governing body to adopt, amend, and codify ordinances or portions thereof; and

WHEREAS, §15.2-2280, §15.2-2285, and §15.2-2286 of the Code of Virginia, 1950, as amended, enables a local governing body to adopt and amend zoning ordinances; and

WHEREAS, on April 9<sup>th</sup>, 2026, the Irvington Planning Commission and the Irvington Town Council held a joint public hearing on this matter, and all of those who spoke on this topic were heard; and

WHEREAS, on May 5<sup>th</sup>, 2026, the Irvington Planning Commission voted to recommend approval of the Conditional Use Permit (CUP); and

WHEREAS, the Town Council of the Town of Irvington caused a notice of public hearing on this matter to be published in Rappahannock Record on March 26<sup>th</sup> & April 2<sup>nd</sup>; and

WHEREAS, the complete application was available for public inspection in the Irvington Town Office, located at 4513 Irvington Road and on the town website ; and

NOW, THEREFORE, BE IT RESOLVED by the Irvington Town Council, in accordance with Article 154.017 of the Town of Irvington Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, that the CUP request for redevelopment in the RPA and rezoning from M-1 to R-1 is hereby approved with the following conditions:

- 1) inserted condition (note - the Administrator's report includes an item to consider)
- 2) inserted condition
- 3) inserted condition

**RESOLVED BY THE IRVINGTON TOWN COUNCIL ON MAY 14, 2026.**

Certification

I, Julie Harris, Mayor, do hereby certify that Resolution 2026.Reynolds was adopted at the May 14, 2026 meeting, at which a quorum was present and voting. Motion made by XXXX and seconded by XXXX. The Vote was:

IN FAVOR

OPPOSED

ABSENT

M.C. Bradley  
M.W. Cline  
F. Johnson  
W. Nunnally  
P. Robinson  
S. Van Saun

ATTEST:

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Julie Harris, Mayor

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Charles Dyson, Town Clerk