

**TOWN OF IRVINGTON, VIRGINIA
ORDINANCE 2026-11**

**AN ORDINANCE TO AMEND THE ZONING MAP OF THE TOWN OF
IRVINGTON BY REZONING TAX MAP PARCEL NO. 34M 1 28 FROM R-2,
RESIDENTIAL DISTRICT, TO B-1, BUSINESS DISTRICT**

WHEREAS, the Town of Irvington has received an application from Renaissance Group LLC requesting that Tax Map Parcel No. 34M 1 28 be rezoned from R-2, Residential District, to B-1, Business District; and

WHEREAS, pursuant to § 15.2-2285 of the Code of Virginia, the proposed zoning map amendment was referred to the Irvington Planning Commission for its review and recommendation; and

WHEREAS, the Irvington Planning Commission conducted a duly advertised public hearing on the proposed zoning map amendment on October 6, 2026, and received comments from members of the public; and

WHEREAS, the Irvington Planning Commission, at its meeting on November 3, 2026, voted [X-X] to recommend approval of the requested zoning map amendment; and

WHEREAS, the Irvington Town Council conducted a duly advertised public hearing on the proposed zoning map amendment on October 8, 2026, and received comments from members of the public; and

WHEREAS, notice of the public hearings was published in the *Rappahannock Record* on September 24, 2026, and October 1, 2026, in accordance with applicable law; and

WHEREAS, pursuant to § 15.2-2286(A)(7) of the Code of Virginia, the governing body may by ordinance amend, supplement, or change the regulations, district boundaries, or classifications of property whenever the public necessity, convenience, general welfare, or good zoning practice requires; and

WHEREAS, the Town Council has considered the proposed zoning map amendment in light of the applicable provisions of the Town of Irvington Zoning Ordinance and the public necessity, convenience, general welfare, and good zoning practice;

NOW, THEREFORE, BE IT ORDAINED by the Irvington Town Council that Tax Map Parcel No. 34M 1 28 is hereby rezoned from **R-2, Residential District, to B-1, Business District**, and that the official zoning map of the Town of Irvington shall be amended accordingly.

BE IT FURTHER ORDAINED that this Ordinance shall become effective upon its adoption.

ADOPTED BY THE IRVINGTON TOWN COUNCIL ON [DATE].

ADOPTED: This _____ day of _____ 20____.

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Clerk, Town Council of Irvington, Virginia