

ORDINANCE NO. 2026-08
TEXT AMENDMENT, ASHLAND LOFTS LLC

AN ORDINANCE TO AMEND AND REORDAIN THE ZONING ORDINANCE OF THE TOWN OF ASHLAND, VIRGINIA BY AMENDING ASHLAND TOWN CODE (ATC) CHAPTER 21, ZONING, ARTICLE VIII, RESIDENTIAL, MULTIFAMILY DISTRICT R-5, SECTION 21-74 DEVELOPMENT SIZE, TO PERMIT ADDITIONAL DWELLING UNITS FOR QUALIFYING DEVELOPMENT IN THE R-5 DISTRICT.

WHEREAS the applicant, Edwin Gaskin, by letter dated May 13, 2026 requested consideration of a text amendment to Ashland Town Code (ATC) Section 21.74 Development Size in the R-5 district; and

WHEREAS the applicant proposes to adaptively reuse the historically designated Henry Clay Elementary School as up to 50 multifamily dwelling units; and

WHEREAS the Ashland Planning Commission conducted a public hearing on July 8, 2026, on Ordinance No. 2026-08, which was properly advertised in the *Mechanicsville Local* once a week for two successive weeks as required by Virginia Code Section 15.2-2204; and

WHEREAS the Ashland Town Council has conducted a duly advertised public hearing on 8/18/26; and

WHEREAS the Ashland Town Council has determined that the public necessity, convenience, general welfare, and good zoning practices require an amendment of Section 21-74 Development Size in the zoning ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Ashland Town Council that the zoning ordinance of the Town of Ashland, Virginia is hereby amended and reordained by amending Ashland Town Code Chapter 21, Zoning, Article VIII, Residential, Multifamily District R-5, Section 21-74, Development Size, as follows:

Section 21-74 Development Size

Maximum of six (6) townhouse units shall be connected in a continuous row. Maximum of twelve (12) dwelling units in a single multifamily building. More than 12 dwelling units are permitted in a single multi-family building when the building is listed as historic in the Virginia Landmarks Register and is to be adaptively reused per plans approved by the Virginia Department of Historic Resources. Maximum of twelve (12) units per cottage court development.

On motion of Councilmember Sopall, seconded by Councilmember Molloy, the Ashland Town Council voted to approve Ordinance 2026-08 as follows:

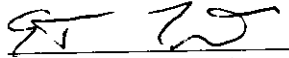
Vote:

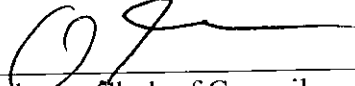
Mayor Trivett
Vice Mayor McGraw
Councilmember Barnhart
Councilmember Sopall
Councilmember Molloy

} all "aye"

This Ordinance shall take effect upon adoption.

This is to certify that the above is a true copy of Ordinance No. 2026-08, adopted by the Ashland Town Council on 8/18/26.


Steven P. Trivett, Mayor 8/18/26

A copy Teste: 
Douglas A. Goodman, Clerk of Council

Public Hearings:

Planning Commission: July 8, 2026

Town Council:

Adopted: 8/18, 2026