

1. CALL TO ORDER

2. APPROVAL OF MINUTES

3. PUBLIC HEARINGS

3.I. 2030 Comprehensive Plan Amendment

**2030 Comprehensive Plan Amendment**: An amendment to Chapter 8 (Land Use), Appendix B Carmel Church Community Planning Area and the Future Land Use Map of the County of Caroline, Virginia, 2030 Comprehensive Plan to; 1) designate Carmel Church Station as an Urban Development Area, 2) to define and establish Planned Innovation, Research and Technology Development areas within the community planning area, 3) Amend the Land Use Plan and Map to establish and identify that area generally north of Route 658 (Jericho Road) between Route 657 (Telegraph Road) to Route 720 (Tate Road), south of Route 658 (Jericho Road) from Route 689 (Oxford Road) to Route 601 (Hewlett Road) east of Route 601 (Hewlett Road) to the North Anna River, north of the North Anna to Route 689 (Oxford Road), and that area generally east of Route 207 and the CSX Railroad, south of Polecat Creek, west of the electrical transmission lines and north of Reedy Creek as an area for Planned Innovation, Research and Technology Development areas, including any public water and sewer extensions necessary to serve such areas, consistent with Section 15.2-2232 of the Code of Virginia

Documents:

[PC PACKET JAN 26, 2023 PH.PDF](#)

3.II. RZ-06-2022 – Caroline 527, LLC; Mt. Airy One, LLC; Mt. Airy Farm Two, Owner; VALCO Caroline County, LLC, Applicant

**RZ-06-2022 – Caroline 527, LLC; Mt. Airy One, LLC; Mt. Airy Farm Two, Owner; VALCO Caroline County, LLC, Applicant**: Request a Rezoning from Rural Preservation (density of 1 dwelling unit per 10 acres of land) to Planned Industrial Park (no specified density), on tax map nos. 80-A-43; 80-A-44; 81-A-109A; 80-2-A, consisting of 855 acres, more or less. This property is located at the end of Route 700 (Mt Airy Road) approximately one-half mile southwest of the intersection with Route 658 (Jericho Road), Ruther Glen, Reedy Church Voting District. Proposed Use: Master Planned Technology Park. The 2030 Comprehensive Plan designates this area as being Rural Preservation. A proposed Comprehensive Plan amendment would designate this area as Planned Innovation, Research and Technology Development.

Documents:

[PC PACKET RZ-06-2022 JAN 26 2023.PDF](#)

4. NEW BUSINESS

4.I. Amendment To The Comprehensive Plan, Chapter 9, Transportation

Documents:

[PC PACKET CHAPTER 9 COMP PLAN 01-26-2023.PDF](#)

5. ANY AND ALL MATTERS

6. ADJOURNMENT