

1. CALL TO ORDER

2. APPROVAL OF MINUTES

3. UNFINISHED BUSINESS

- 3.I. TXT-10-2023 - An Ordinance To Amend The Zoning Ordinance Of Caroline County, Virginia By Amending Article XI (Planned Unit Developments), To Create Division 7 – Planned Innovation, Research And Technology Park (PIRT)

TXT-10-2023 - An Ordinance to amend the Zoning Ordinance of Caroline County, Virginia by amending Article XI (Planned Unit Developments), to create Division 7 – Planned Innovation, Research and Technology Park (PIRT) to provide a controlled and protected environment for the orderly growth and development of research and technology businesses and industries within a park-like setting and to 1) establish principal uses, accessory uses and structures, and conditional uses within the PIRT Zoning District and; 2) establish performance standards for development within the PIRT Zoning District.

The proposed text amendment establishes a new district and regulations in support of Planned Innovation, Research and Technology Park (PIRT) or Industrial land use classifications contained in the comprehensive plan.

Documents:

[PC PACKET TXT-10-2023 MAY 25 2023.PDF](#)

4. PUBLIC HEARINGS

- 4.I. SPEX-02-2023 –Champion Domain Beverly Run, LLC, Owner/ Warriors Heart Virginia, LLC, Applicant

SPEX-02-2023 –Champion Domain Beverly Run, LLC, Owner/ Warriors Heart Virginia, LLC, Applicant: Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article IV (Rural Preservation), Section 5.28 of the Caroline County Zoning Ordinance on a portion of tax map nos. 76-A-19 and 76-5-1 consisting of 175 acres out of 346.5 acres, more or less. This property is located at 20500 Devaysa Lane, Milford, Virginia, Bowling Green Voting District. Proposed Use: Therapeutic Health Facility. The 2030 Comprehensive Plan designates this area as within the Sparta Agricultural Preservation Area.

Documents:

[PC PACKET SPEX-02-2023 WARRIORS HEART MAY 25 2023.PDF](#)

- 4.II. RZ-01-2023 – Woodlawn/Belmont, LLC, Owner/ Burleigh Residential Land, LLC, Applicant

RZ-01-2023 – Woodlawn/Belmont, LLC, Owner/ Burleigh Residential Land, LLC, Applicant: Request an amendment to existing proffers for RZ-11-2007, Belmont North II, zoned Planned Residential Development (PRD) *with conditions*, (with a density of 2.8 dwelling units per acre), consisting of 184 acres +/- on tax map 83-A-1. Amendments are proposed in the following sections of the proffer statement: **General**: amended Generalized Development Plan, amend the unit types eliminating Age Restricted Units; **Utilities**: eliminate one-time payment for upgrades, eliminate water and sewer stub; **Transportation**: amend items 12-15 & 24 related to proposed road improvements and FRED service; **Site Development**: amend the schedule for issuance of building permits; **Education**: amend contribution for school; **Public Safety**: amend contribution related facilities and land dedication; **Fiscal**: amend cash contribution. This property is located at the intersection of Moncure Drive (Route 716)

and McDuff Drive (Route 705) adjacent to the Belmont Subdivision. The parcel is in the Primary Growth Area, Carmel Church Community Plan, and designated on the Future Land Use Map as appropriate for Planned Residential Development in the 2030 Comprehensive Plan, Mattaponi Voting District.

Documents:

[PC PACKET RZ-01-2023 MAY 25 2023.PDF](#)

5. ANY AND ALL MATTERS

- 5.I. Authorization To Advertise For Public Hearing: TXT-11-2023-Modifications To Highway Corridor Overlay District Boundary, Article XV, Section 15

Documents:

[PC PACKET TXT-11-2023 MAY 25 2023.PDF](#)

6. ADJOURNMENT