

1. CALL TO ORDER

2. APPROVAL OF MINUTES

3. PUBLIC HEARINGS

- 3.I. TXT-07-2021 - An Ordinance To Amend The Zoning Ordinance Of Caroline County By Amending Article XV (Supplemental Regulations), Section 15 (Highway Corridor Overlay District).

**TXT-07-2021** - An Ordinance to amend the Zoning Ordinance of Caroline County by amending Article XV (Supplemental Regulations), Section 15 (Highway Corridor Overlay District). The purpose of this amendment is to expand the HCOD boundary as follows 1) Route 639 (Ladysmith Road), west of Lake Land'or to the intersection of Route 738 (Partlow Road), then continuing on Route 738 to the Spotsylvania County line; 2) Route 606 (Stonewall Jackson Road) from the intersection of Route 632 (Edgehill Academy Road) to the Spotsylvania County line.

Documents:

[PC PACKET TXT-07-2021 MAY 27 2021.PDF](#)

- 3.II. RZ-04-2021 - Mize, Maria, Owner / Flint Acquisitions, LLC., Applicant

**RZ-04-2021 - Mize, Maria, Owner / Flint Acquisitions, LLC., Applicant**: Request a Rezoning from RP, Rural Preservation (density of one dwelling unit per 10 acres of land) to M-1 Industrial (no specified density), on tax map #83-A-15 (part of), consisting of 5.19 acres, more or less. This property is located at 11498 Chesterfield Road, Mattaponi Voting District. **Proposed Use: Industrial- development of a 1 million s.f. +/- warehouse and distribution facility.** The 2030 Comprehensive Plan designates this area as being located within the Carmel Church Community Plan as Office Industrial / Heavy Industrial.

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Documents:

[PC PACKET RZ-04-2021 MAY 27 2021.PDF](#)

4. RZ-05-2021 – R207, LLC Owner / Flint Acquisitions, LLC, Applicant

**RZ-05-2021 – R207, LLC Owner / Flint Acquisitions, LLC, Applicant**: Request an amendment to existing zoning proffers for Caroline Commerce Center, zoned M-1 Industrial *with conditions*, (no specified density), consisting of 100.2 acres +/- on tax map #82-A-122A; 82-A-123; 83-8-5 and 83-A-41. This property is located at the southeast corner of Carmel Church Loop and McKesson Drive, Mattaponi Voting District. **Proposed Use: To modify proffers and the General Development Plan accepted with RZ-03-98, RZ-01-2008, and RZ-03-2013 for purposes of increasing the number of access points to State Route 652 (Ruther Glen Road) to support development of a 1 million +/- s.f. warehouse & distribution facility.** The 2030 Comprehensive Plan designates this area as being located within the Carmel Church Community Plan as Office Industrial / Heavy Industrial.

Documents:

5. ANY AND ALL MATTERS
6. ADJOURNMENT