

1. CALL TO ORDER

2. APPROVAL OF MINUTES

3. PUBLIC HEARINGS

- 3.I. SPEX-02-2021 – Caroline Development, LLC, Owner/ Hidden Farm Estate, LLC,
Applicant

SPEX-02-2021 – Caroline Development, LLC, Owner/ Hidden Farm Estate, LLC,

Applicant: Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article XVII, Section 16 (Development Standards Waiver Requirements in the Residential District subject to Special Exception Approval) of the Caroline County Zoning Ordinance on tax map #52-A-34; 52C-1-13, 52C-1-14; 52C-1-15, 52C-1-16; 52C-1-17; 52C-1-18; 52C-1-19; 52C-1-20; 52C-1-21; 52C-1-22; 52C-1-23; 52C-1-24; 52C-1-25; 52C-1-26; 52C-1-E-21; 52C-1-E-22 and 52C-1-E-23, consisting of 64.17 acres in total, , more or less. The properties are zoned R-1, Low Density Residential. The 2030 Comprehensive Plan designates this property as being within the Ladysmith Community Plan as Low Density Residential with a density of 1-4 dwelling units per acre. **Proposed Use:** To reduce the minimum lot size from 15,000 square feet (S.F.) to 6,600 S.F. and permit an increase in the permitted number of building lots from 112 to 187 (no increase in density).

Documents:

[PC PACKET SPEX-02-2021 JUNE 24 2021.PDF](#)

- 3.II. CPA-01-2021: An Ordinance To Amend The Comprehensive Plan Of Caroline County
*****DEFERRED**** CPA-01-2021:** An Ordinance to Amend the **Comprehensive Plan** of Caroline County by Amending Chapter 8, Land Use, specifically to establish a Commercial and Industrial Growth Area containing 116.7 acres of land (Tax Map 15-A-5) on the south side of Route 606 (Stonewall Jackson Road) abutting the Spotsylvania County Line.

- 3.III. RZ-03-2021 – Besachio, Leanne; Davis, Kelly; Davis, Jr William; Holloway, Robert; Holloway, Mary; Davis, Gregory; Davis, John; Ward, Mary; Cannon, Thomas, Owners/ TFO Wellesley Joint Venture, LLC, Applicant
****DEFERRED** RZ-03-2021 – Besachio, Leanne; Davis, Kelly; Davis, Jr William; Holloway, Robert; Holloway, Mary; Davis, Gregory; Davis, John; Ward, Mary; Cannon, Thomas, Owners/ TFO Wellesley Joint Venture, 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 15-A-5, consisting of 116.7 acres, more or less. This property is located at 8476 Stonewall Jackson Road (Route 606 at the Caroline/Spotsylvania County Line), Port Royal Voting District. **Proposed Use: Industrial.** The 2030 Comprehensive Plan designates this area as Agricultural Preservation.

4. ANY AND ALL MATTERS

5. ADJOURNMENT