

1. CALL TO ORDER

2. APPROVAL OF MINUTES

3. SUBDIVISIONS

3.I. SB-06-2022 – Southall Development Corporation, Owner / Applicant

SB-06-2022 – Southall Development Corporation, Owner / Applicant:

The applicant is seeking Preliminary Plat Approval to create 113 residential lots (South Village) on Tax Map Nos. 52-A-34; 52C-1-13 through 52C-1-26 and 52C-1-E-21 through 23.

Documents:

[PC PACKET SB-06-2022 OCT 27 2022.PDF](#)

3.II. SB-07-2022 – Starr Management Corporation, Owner / Applicant

SB-07-2022 – Starr Management Corporation, Owner / Applicant:

The applicant is seeking Final Plat Approval to create one new lot in Ladysmith Industrial Park on Tax Map No. 52-A-130A

Documents:

[PC PACKET SB-07-2022 OCT 27 2022.PDF](#)

4. UNFINISHED BUSINESS

4.I. RZ-05-2022 – Bauserman, Warren, Owner/Applicant

RZ-05-2022 – Bauserman, Warren, Owner/Applicant: Request a Rezoning from RP, Rural Preservation (density of one dwelling unit per 10 acres of land) and R-1 Low Density Residential (maximum of 2.9 dwelling units per acre) to Planned Residential Development (maximum density of 10 dwelling units per acre), on tax map #52A-1-A-1; 52-A-18 and 52-A-18A, consisting of 13.28 acres, more or less. The property, accessed by Deerfield Road, is bounded on the north and east by Campbells Creek Subdivision, Madison Voting District. The 2030 Comprehensive Plan designates this property as within the Ladysmith Community Plan as Low Density Residential.

Proposed Use: Residential (Townhomes).

Documents:

[PC PACKET RZ-05-2022 OCT 27 2022.PDF](#)

5. PUBLIC HEARINGS

5.I. Chesapeake Bay Overlay District Amendments: TXT-07-2022 Through TXT-10-2022 And SO-01-2022

TXT-07-2022: An Ordinance to amend the Zoning Ordinance of Caroline County, 1) by amending Article XV, *Supplemental Regulations*, by adding Section 24, *Overlay Districts*, and 2) to include Section 1 Chesapeake Bay Preservation Areas.

TXT-08-2022: An Ordinance to amend the Zoning Ordinance of Caroline County by

Repealing Article XV, *Supplemental Regulations*, Section 17, Chesapeake Bay Area Overlay District. This section will be replaced by Article XV, Section 24 of the Caroline County Zoning Ordinance.

TXT-09-2022: An Ordinance to amend the Zoning Ordinance of Caroline County by repealing and replacing Article XIII, *Parking*. The purpose of the amendment is to modify the general standards, and establish provisions for reducing the number of required parking spaces and providing opportunities for shared parking.

TXT-10-2022: An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article XV, *Supplemental Regulations*, Section 14 Site Plans, by repealing and replacing subparagraph 18 Chesapeake Bay Preservation Areas. The purpose of this amendment is to cross reference requirements of the Chesapeake Preservation Area Overlay District with Site Plan regulations.

SO-01-2022: An Ordinance to amend the Subdivision Ordinance of Caroline County by adding section 6.3.xxxvi and 6.9.xxi Chesapeake Bay Preservation Area delineation requirements. The purpose of this amendment is to cross reference the requirements of the Chesapeake Bay Preservation Area regulations in the Zoning Ordinance with the platting requirements of the Subdivision Ordinance.

Documents:

[CHES BAY AMENDMENTS PC MEMO 10-27-2022.PDF](#)
[TXT-07-2022 OCT 27 2022 PC FINAL.PDF](#)
[TXT-08-2022 OCT 27 2022 PC FINAL.PDF](#)
[TXT-09-2022 OCT 27 2022 PC FINAL.PDF](#)
[TXT-10-2022 OCT 27 2022 PC FINAL.PDF](#)
[SO-01-2022 6.3 AND 6.9 OCT 27 PC FINAL.PDF](#)

5.II. SPEX-04-2022, Mid-Atlantic Materials, Inc. C/O Bardon, Inc. Owner/Applicant

SPEX-04-2022, Mid-Atlantic Materials, Inc. c/o Bardon, Inc. Owner/Applicant:

Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article IV (Rural Preservation), Section 5.3 of the Caroline County Zoning Ordinance tax map #4-A-1 consisting of 349 acres, more or less. This property is located at 18173 Tidewater Trail, Port Royal, Virginia, Port Royal Voting District. The 2030 Comprehensive Plan designates this area as Agricultural Preservation and within the Resource Sensitive Overlay District.

Proposed Use: The purpose of this special exception is to modify previously approved special exception permit for sand and gravel extraction to amend condition #7 to remove the 100' buffer requirement on the eastern property boundary with the adjacent property (Snead (TM 4-1-4)). Removal of the buffer will allow the Applicant to continue its mining operations on TM 4-A-1 and provide the adjacent property (Snead TM 4-1-4, (SPEX 02-2015)) access to the existing commercial entrance on TM 4-A-1 for ingress/egress.

Documents:

[PC PACKET SPEX-04-2022 OCT 27 2022.PDF](#)

5.III. SPEX-05-2022 – Rutherglen Holdings, LLC, Owner / Cellco Partnership Dba Verizon Wireless

SPEX-05-2022 – Rutherglen Holdings, LLC, Owner / Cellco Partnership dba Verizon Wireless: Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article IX (B-1 Business),

Section 3.14 of the Caroline County Zoning Ordinance on a portion of tax map #82-14-B, consisting of 0.25 acre, more or less. This property is located at 23500 Welcome Way Drive, Ruther Glen, Virginia, Mattaponi Voting District. The 2030 Comprehensive Plan designates this property as Commercial/Office within the Carmel Church Community Plan. **Proposed Use: Construction of a new 199' communications facility (and ground equipment).**

Documents:

[PC PACKET SPEX-05-2022 OCT 27 2022.PDF](#)

6. ANY AND ALL MATTERS
7. ADJOURNMENT