

SUMMARY OF PLANNING COMMISSION RECOMMENDATIONS FROM THE AUGUST 22, 2019 MEETING

PUBLIC HEARING

SPEX-04-2019, Sullivan, Frederick & Callie, 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 5.23 of the Caroline County Zoning Ordinance on tax map #50-A-51 (part of) consisting of 5 acres, more or less. This property is located at 3213 Ladysmith Road, Ruther Glen, Virginia, Western Caroline Voting District. **Proposed Use: Special Events Facility.** The 2030 Comprehensive Plan designates this area as Rural Preservation.

Public Comments

A public hearing for SPEX-04-2019 was held at the August 22, 2019 Planning Commission meeting. There were two speakers in favor of the project.

Action Taken

At the August 22nd meeting, the Planning Commission deferred action until the September 26th meeting for continued discussion of the suggested conditions.

Requested Action of the Board

None at this time.

RZ-01-2019 Key of Caroline & CCBC Properties, LLC, Owner; CCBC Properties, LLC, Applicant: Request a Rezoning on 58.3 acres in total as follows: 1) tax map # 83A-1-1 from M-1/B-1, Conditional to M-1 Industrial, Conditional; 2) tax map #83A-1-1B from B-1, Conditional to M-1 Industrial, Conditional; 3) tax map 83A-1-2 from M-1/B-1 Conditional to M-1 Industrial, Conditional and 4) tax map #83A-1-2A from B-1 Conditional to M-1 Industrial, Conditional. This property is located at the intersection of Enterprise Parkway & Rogers Clark Boulevard, Mattaponi Voting District. The 2030 Comprehensive Plan designates this property as being within the Carmel Church Community Plan as Commercial/Office and Office Industrial.

Public Comments

A public hearing for RZ-01-2019 was held at the August 22, 2019 Planning Commission meeting. There were no speakers.

Action Taken

At the August 22nd meeting, the Planning Commission, voted (4-1) to forward this application to the Board with a recommendation of approval.

Requested Action of the Board

At the August 13th meeting, the Board approved an expedited public hearing process for this request & authorized advertisement of the public hearing for the September 10th meeting.

TXT-10-2019 : An Ordinance to amend the Zoning Ordinance of Caroline County by amending Article II, Section 2, Definitions, to revise the definition **Rural Commercial Recreational Use** to include traditional rural recreational activities, such as haunted trails & hayrides.

Public Comments

A public hearing for the proposed text amendment was held at the August 22, 2019 Planning Commission meeting. There was no speakers.

Action Taken

At the August 22nd meeting, the Planning Commission unanimously voted to forward this text amendment to the Board with minor modifications.

Requested Action of the Board

At the August 13th meeting, the Board conducted a first reading of the proposed amendments & authorized advertisement for the September 10th meeting.

TXT-11-2019 : An Ordinance to amend the Zoning Ordinance of Caroline County by amending Article II, Section 2, Definitions, to add a definition for **Brewery, Limited and Distillery, Limited**.

TXT-12-2019: An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article IX, Section 2, Uses Permitted by Right, adding the following as a permitted use in the B-1 Business zoning district **1) Paragraph 30, Brewery, Limited and; 2) Paragraph 31, Distillery, Limited**.

TXT-13-2019: An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article X, Section 2, Permitted Uses, by adding the following as a permitted use in the M-1 Industrial zoning district: **1) Paragraph 31, Brewery, Limited and; 2) Paragraph 32, Distillery, Limited**.

Public Comments

A public hearing for the proposed text amendments was held at the August 22, 2019 Planning Commission meeting. There were no speakers.

Action Taken

At the August 22nd meeting, the Planning Commission unanimously voted to forward these text amendments to the Board with a recommendation of approval.

Requested Action of the Board

At the August 13th meeting, the Board conducted a first reading of the proposed amendments & authorized advertisement of the public hearing for the September 10th meeting.

TXT-14-2019: An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article IX, Section 2, Uses Permitted by Right, by adding the following as a permitted use in the B-1 Business zoning district: **Paragraph 32, Trade, Technical & Vocational School (Indoor).**

TXT-15-2019: An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article IX, Section 3, Uses Permitted by Special Exception, by adding the following as a use permitted by Special Exception in the B-1 Business district: **Paragraph 22, Trade, Technical & Vocational School (Outdoor)**

Public Comments

A public hearing for the proposed text amendments was held at the August 22, 2019 Planning Commission meeting. There were no speakers.

Action Taken

At the August 22nd meeting, the Planning Commission voted to defer action until the September 26th meeting to allow staff time to make changes suggested by the Commission.

Requested Action of the Board

None at this time.

TXT-16-2019: An Ordinance to amend the Zoning Ordinance of Caroline County by amending Article II, Section 2, Definitions, to add a definition for **Materials Recovery Facility.**

TXT-17-2019: An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article X, Section 3, Uses Permitted by Special Exception, by adding the following as a use permitted by Special Exception in the M-1 Industrial zoning district: **Paragraph 24, Materials Recovery Facility subject to Development Standards**

TXT-18-2019: An Ordinance to Amend the Zoning Ordinance of Caroline County by Amending Article XV, Supplemental Regulations, Section 8 Development Standards by adding Paragraph V to establish Development Standards for a **Materials Recovery Facility.**

Public Comments

A public hearing for the proposed text amendments was held at the August 22, 2019 Planning Commission meeting. There were no speakers.

Action Taken

At the August 22nd meeting, the Planning Commission voted to defer action & re-advertise the text amendments for the September 26th meeting to allow staff time to revise & refine the proposed amendments.

Requested Action of the Board

At the August 13th meeting, the Board conducted a first reading of the proposed amendments & authorized an expedited public hearing process. Pending Planning Commission action, staff is requesting authorization to advertise for public hearing at the November 14th Board meeting.