

SUMMARY OF PLANNING COMMISSION RECOMMENDATIONS FROM THE JANUARY 23, 2020 MEETING

UNFINISHED BUSINESS

SPEX-06-2019 – Oliff, James, 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 #85-A-6 (part of) consisting of 3.1 acres, more or less. This property is located at 23134 Penola Road, Ruther Glen, Mattaponi Voting District. Proposed Use: Special Events Facility. The 2030 Comprehensive Plan designates this area as Agricultural Preservation.

Public Comments

A public hearing for SPEX-06-2019 was held at the October 24, 2019 Planning Commission meeting. There were seven speakers in favor and seven speakers in opposition to the request.

Action Taken

The applicant requested, and the Planning Commission granted, a deferral of this case to the March 26th Planning Commission meeting. The case has been deferred previously, once by the Planning Commission and once by the Applicant.

Requested Action of the Board

None at this time.

PUBLIC HEARING

SPEX-09-2019 – Ladysmith Professional Building, LLC c/o Starr Management, Owner/ Keys Academy, Applicant: Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article IX (B-1 Business), Section 3.4 of the Caroline County Zoning Ordinance on tax map #52D-2-15 consisting of 3.7 acres, more or less. This property is located at 8051 Prosperity Way, Ruther Glen, Madison Voting District. **Proposed Use: Training Center for Handicapped Persons.** The 2030 Comprehensive Plan designates this property as being within the Ladysmith Community Plan as Community Business

Public Comments

A public hearing was held at the January 23, Planning Commission meeting. There was one speaker in favor.

Action Taken

The Planning Commission on a unanimous vote forwards this request to the Board with a recommendation of approval to include the conditions suggested by staff (4-0 vote, Reedy Church & Mattaponi absent).

Requested Action of the Board

None. The Board of Supervisors approved an expedited public hearing process for this request and held a public hearing at the January 28th 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)**

TXT-19-2019: An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article II, Definitions by amending the definition of **Trade, Technical & Vocational School (Indoor).** The purpose of this amendment is to establish qualifications for this use.

TXT-20-2019: An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article II, Definitions by amending the definition of **Trade, Technical & Vocational School (Outdoor).** The purpose of this amendment is to establish qualifications for this use.

Public Comments

Public hearings for TXT-14-2019, TXT-15-2019, TXT-19-2019 and TXT-20-2019 were held at the November 21st and January 23rd meetings. There were no speakers.

Action Taken

The Planning Commission, on a unanimous vote, forwards the proposed text amendments to the Board with a recommendation of approval (4-0 vote, Reedy Church & Mattaponi absent).

Requested Action of the Board

Staff is requesting a first reading of the proposed amendments be held at the March 10th Board meeting.