

**Caroline County  
Board of Supervisors Agenda  
Executive Summary**

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**Meeting Date:** June 9, 2020

**Title:** Consent Agenda – Request for Expedited Public Hearing for Rezoning for Ladysmith Road (Rt. 639) Retail Development Project

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*(Check Mark)*

<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Closed Meeting
<input checked="" type="checkbox"/> Action	<input type="checkbox"/> Public Hearing
<input type="checkbox"/> No Action (Information Only)	<input type="checkbox"/> Ordinance
<input type="checkbox"/> Resolution	<input type="checkbox"/> PowerPoint Presentation

**Summary:** Attached is a request from Ladysmith HHH, LLC President Judson Honaker to expedite the public hearing process for the proposed rezoning (from rural preservation to business) of an eleven acre parcel on Ladysmith Road near Exit 110 of I-95. The requested rezoning (RZ 03-2020) is for a proposed retail project, which includes a Sheetz convenience store.

The rezoning request will be considered by the Planning Commission at its July meeting. If the Planning Commission recommends approval in July, the Board of Supervisors' public hearing would be scheduled for the August 11 meeting if the request for an expedited hearing process is approved.

**Budget Impact:** N/A

**Action(s) Requested of Board of Supervisors:** Approve request as presented. A memorandum of support from Economic Development Director Gary Wilson is attached.

June 3, 2020

Gary Wilson, Director  
Dept of Economic Development  
Caroline County, Virginia

**Re: Rezoning Application (RP to B) for Tax Map Parcel 52-3-1, including the Ladysmith Road Sheetz Store proposed project on the frontage of said parcel.**

Dear Mr. Wilson,

We are the Applicant for the above referenced rezoning request that is to be submitted to the County Planning Department on this day, June 3, 2020. The current property owner joins us in this request and has also signed the rezoning application along with us. We believe the rezoning request and the accompanying proposed Sheetz Store project on part of the subject property is right in line with County Comp Plan and land use objectives. Therefore, we respectfully request that the County consider an **expedited public hearing process** for this application.

Should you have any questions or need additional information regarding this matter please do not hesitate to contact me directly.

Truly Yours,



B. Judson Honaker, President

Ladysmith HHH, LLC

CC

Steve Jones

# Memorandum

To: Caroline County Board of Supervisors  
From: Director of Economic Development & Tourism  
Re: Expedited Public Hearing for Rt. 639 Retail Development/Sheetz  
Date: June 4, 2020

Ladysmith HHH, LLC is requesting an expedited rezoning process of approximately eleven acres on Rt. 639 to host a Sheetz and other retail investments. The rezoning will be from Rural Preservation to Business.

As the Board may recall, this project has been active for years. The Board has been proactive in establishing a Performance Agreement with the owners of Ladysmith HHH, LLC to facilitate their efforts to realize the Sheetz investment.

The need for an expedited public hearing addresses the investor necessity to comply with contract obligations with the end user.

Economic Development recommends formal approval of the expedited public hearing process.

GRW