

**SUMMARY OF PLANNING COMMISSION RECOMMENDATIONS
FROM THE FEBRUARY 25, 2021 REGULAR MEETING**

PUBLIC HEARING

RZ-01-2017 – Woodlawn/Belmont, LLC, Owner/Applicant: Request an amendment to existing zoning proffers for Belmont North II, zoned Planned Residential Development (PRD) with conditions, (with a density of 2.8 dwelling units per acre), consisting of 184 acres +/- on tax map #83-A-1. This property is located at the intersection of Moncure Drive (Route 716) and McDuff Drive (Route 705) adjacent to the Belmont Subdivision, Mattaponi Voting District. Proposed Use: To modify proffers and the General Development Plan accepted with RZ-11-2007, including but not limited to amendments to 1) modify infrastructure (road and utilities), 2) eliminate certain proffers, including transportation improvements, 3) modify prepayment of utility fees, 4) increase cash proffers and 5) modify the land dedication and construction proffers for public uses including elimination of a fire station. The 2030 Comprehensive Plan identifies this area as being located within the Primary Growth Area, Carmel Church Community Plan, designated as Planned Residential Development

Public Comments

A public hearing was held for RZ-01-2017 at the February 25, 2021 meeting. There was one speaker expressing concern about the elimination of the Fire Station proffer.

Action Taken

At the February 25th meeting, the Planning Commission unanimously voted to defer the request to the March 25th regular meeting for further discussion (All Commissioners present).

Requested Action of the Board

None at this time.

SPEX-01-2020 – Haggerty, Joseph, Owner; Crown Castle, Applicant: Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article IV (Rural Preservation), Section 5.21 of the Caroline County Zoning Ordinance on tax map #26-A-35 (part of) consisting of 1 acre, more or less. This property is situated between Nancy Wrights Drive (Route 633) and I-95, north of Paige Road (Route 605), Port Royal Voting District. The 2030 Comprehensive Plan designates this property as Rural Preservation. **Proposed Use: Construction of a new 285’ tower (and ground equipment) to replace a previously permitted and constructed 285’ tower located at 5721 Jefferson Davis Highway, Woodford, VA.**

THIS REQUEST WAS WITHDRAWN BY THE APPLICANT AND THE WITHDRAWAL WAS ACCEPTED BY THE PLANNING COMMISSION

SPEX-02-2020 – Carter, Caroline, Owner; Rural Family Development, Inc. of Virginia, Council of Churches Head Start Program, Applicant: Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article VI (Low-Density Residential), Section 3.5 (Childcare Facility) of the Caroline County Zoning Ordinance on tax map #56-A-143 consisting of 6.64 acre, more or less. This property is located on Route 301 (Richmond Turnpike) between Route 695 (Edwards Road) and Route 640 (New Baltimore Road), Mattaponi Voting District. The 2030 Comprehensive Plan designates this property as being within the Bowling Green/Milford Community Plan as Planned Commercial and Low Density Residential. **Proposed Use: Childcare Facility (Head Start Program).**

Public Comments

A public hearing was held for SPEX-02-2020 at the February 25, 2021 meeting. There were six speakers in favor and six speakers in opposition to the request.

Action Taken

At the February 25th meeting, the Planning Commission unanimously voted to defer the request to the March 25th regular meeting for further discussion (All Commissioners present).

Requested Action of the Board

None at this time.

2021/2022 – 2025/2026 Capital Improvement Program: The Capital Improvement Program is the program for guiding Capital Projects and purchases over a five year period and is based on the Comprehensive Plan. The Capital Improvements Program is developed pursuant to Title 15-2, Chapter 22, Article 5, of the Code of Virginia, 1950, as amended.

Public Comments

A public hearing for the County Administrator’s recommendations for the Capital Improvements Program was held at the February 25, 2021 meeting. There were ten speakers in support of CIP requests from Caroline County Public Schools.

Action Taken

At the February 25th meeting, the Planning Commission unanimously voted to forward the County Administrator’s CIP recommendations to the Board with a recommendation of approval with the following additions:

CCPS - Wrestling Facility/Field House	\$250,000
CCPS – Stadium Turf	\$1,000,000

(All Commissioners present).

Requested Action of the Board

Not Applicable.