

## SUMMARY OF PLANNING COMMISSION RECOMMENDATIONS FROM THE MAY 27, 2021 REGULAR MEETING

### PUBLIC HEARING

**TXT-07-2021** - An Ordinance to amend the Zoning Ordinance of Caroline County by amending Article XV (Supplemental Regulations), Section 15 (Highway Corridor Overlay District). The purpose of this amendment is to expand the HCOD boundary as follows 1) Route 639 (Ladysmith Road), west of Lake Land'or to the intersection of Route 738 (Partlow Road), then continuing on Route 738 to the Spotsylvania County line; 2) Route 606 (Stonewall Jackson Road) from the intersection of Route 632 (Edgehill Academy Road) to the Spotsylvania County line..

#### *Public Comments*

A public hearing was held for TXT-07-2021 at the May 27, 2021 Planning Commission meeting. There were no speakers.

#### *Action Taken*

At the May 27<sup>th</sup> meeting, the Planning Commission unanimously voted to forward the proposed text amendment to the Board with a recommendation of approval (5-0, Western Caroline absent).

#### *Requested Action of the Board*

The Board held a first reading of the proposed amendment at the May 25<sup>th</sup> meeting and authorized advertisement of a public hearing at the June 8<sup>th</sup> meeting.

**RZ-04-2021 - Mize, Maria, Owner / Flint Acquisitions, LLC., Applicant:** Request a Rezoning from RP, Rural Preservation (density of one dwelling unit per 10 acres of land) to M-1 Industrial (no specified density), on tax map #83-A-15 (part of), consisting of 5.19 acres, more or less. This property is located at 11498 Chesterfield Road, Mattaponi Voting District. **Proposed Use: Industrial- development of a 1 million s.f. +/- warehouse and distribution facility.** The 2030 Comprehensive Plan designates this area as being located within the Carmel Church Community Plan as Office Industrial / Heavy Industrial.

**RZ-05-2021 – R207, LLC Owner / Flint Acquisitions, LLC, Applicant:** Request an amendment to existing zoning proffers for Caroline Commerce Center, zoned M-1 Industrial *with conditions*, (no specified density), consisting of 100.2 acres +/- on tax map #82-A-122A; 82-A-123; 83-8-5 and 83-A-41. This property is located at the southeast corner of Carmel Church Loop and McKesson Drive, Mattaponi Voting District. **Proposed Use: To modify proffers and the General Development Plan accepted with RZ-03-98, RZ-01-2008, and RZ-03-2013 for purposes of increasing the number of access points to State Route 652 (Ruther Glen Road) to support development of a 1 million +/- s.f. warehouse & distribution facility.** The 2030 Comprehensive Plan designates this area as being located within the Carmel Church Community Plan as Office Industrial / Heavy Industrial.

Public Comments

Public hearings were held for RZ-04-2021 and RZ-05-2021 at the May 27<sup>th</sup> Planning Commission meeting. There was one speaker in opposition to the requests.

Action Taken

At the May 27<sup>th</sup> meeting, the Planning Commission unanimously voted to forward RZ-04-2021 and RZ-05-2021 to the Board with a recommendation of denial (5-0, Western Caroline absent).

Requested Action of the Board

The Board approved an expedited process for RZ-04-2021 and RZ-05-2021 and authorized advertisement of a public hearing for the June 8<sup>th</sup> Board meeting pending action by the Planning Commission.