

**SUMMARY OF PLANNING COMMISSION RECOMMENDATIONS
FROM THE NOVEMBER 18, 2021 MEETING**

UNFINISHED BUSINESS

SPEX-03-2021 – Brown, Sandra, Owner/Applicant: Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article IV, Section 5.11 (Adult Homes/Nursing Homes) of the Caroline County Zoning Ordinance on tax map #102-A-37 consisting of 1.59 acre, more or less. This property is located at 30500 Richmond Turnpike, Reedy Church Voting District. The 2030 Comprehensive Plan designates this property as Planned Development within the Dawn Community Plan. **Proposed Use:** Assisted Living Facility (25 beds).

Public Comments

A public hearing was held for SPEX-03-2021 at the August 26, 2021 Planning Commission meeting. There were no speakers.

Action Taken

After being deferred by the Planning Commission and the Applicant, at the November 18th meeting, the Planning Commission unanimously voted to forward this request to the Board with a recommendation of approval (6-0).

Requested Action of the Board

Staff is requesting authorization to advertise a public hearing for the January 11th meeting.

SPEX-09-2021 – Mitchell, Barbara; Dove, Jeffrey; Engel Farms, Inc.; Schermerhorn, Natalie, Owners; Frog Solar Center, LLC Applicant: Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article XV, Section 23.6 (Solar Energy Overlay District, General District Standards). **The purpose** of this special exception request is to modify standard 23.6.2 of Article XV, Section 23 to allow a major solar energy project to be located within ½ mile of a designated growth area as identified in the Caroline Comprehensive Plan. This project includes tax map #102-A-86; 102-A-87; 102-A-89; 103-A-13; 103-A-14, 103-A-21; 103-A-50; 103-A-51; 103-A-52; 103-A-53; 103-A-55; 103-A-56; 103-A-57; 103-A-58; 103-A-59; 109-A-3; 109-A-49A; consisting of 914 acres, more or less. This property is primarily located south of Route 600 (Frog Level Road), west of Route 601 (Edgar Road) and north of Route 694 (Courtney Road), Reedy Church Voting District. The 2030 Comprehensive Plan designates this property as being within the Dawn Land Use Plan as Rural Preservation and Village Conservation.

SPEX-10-2021 – Mitchell, Barbara; Dove, Jeffrey; Engel Farms, Inc.; Schermerhorn, Natalie, Owners; Frog Solar Center, LLC Applicant: Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article XV, Section 23, Solar Energy Overlay District of the Caroline County Zoning Ordinance on tax map #102-A-86; 102-A-87; 102-A-89; 103-A-13; 103-A-14, 103-A-21; 103-A-50; 103-A-51; 103-A-52; 103-A-53; 103-A-55; 103-A-56; 103-A-57; 103-A-58; 103-A-59; 109-A-3; 109-A-49A; consisting 914 acres, more or less. This property is primarily located south of Route 600 (Frog Level Road), west of Route 601 (Edgar Road) and north of Route 694 (Courtney Road), Reedy Church Voting District. The 2030 Comprehensive Plan designates this property as being within the Dawn Land Use Plan as Rural Preservation and Village Conservation. **Proposed Use:** Major Solar Energy Project (71 MW).

Public Comments

A public hearing for SPEX-09-2021 and SPEX-10-2021 was held at the September 23rd meeting and continued to the October 28th meeting. There were ten speakers in opposition and two speakers in favor including the owner of a majority of the properties included in the project.

Action Taken

After deferring action at the Applicant's request in October, the Commission voted at the November 18th meeting to forward SPEX-09-2021 and SPEX-10-2021 to the Board with a recommendation of denial (4-2 vote).

Requested Action of the Board

Staff is requesting authorization to advertise a public hearing for SPEX-09-2021 and SPEX-10-2021 at the March 8th meeting.

PUBLIC HEARINGS

RZ-07-2021 – D.R. Horton Owner / Applicant: Request an amendment to existing zoning proffers for Maple Grove Subdivision, zoned Planned Residential Development (with a density of no more than 10 dwelling units per acre), consisting of 20 acres +/- on tax map #52E2-1, Blocks A through P, Lot 1 through 84. This property is located at 7092 Durette Road, 0.37 miles west of Jefferson Davis Highway, abutting the YMCA, Ruther Glen, Virginia, Madison Voting District. The purpose of this amendment is to modify proffers accepted with RZ-04-2018 as they relate to age restricted communities to be consistent with Federal and State regulations. The 2030 Comprehensive Plan designates this area as being located within the Ladysmith Community Plan as Planned Mixed Use Development.

Public Comments

A public hearing was held for RZ-07-2021 at the November 18th meeting. There were no speakers.

Action Taken

At the November 18th meeting, the Planning Commission unanimously voted to forward RZ-07-2021 to the Board with a recommendation of approval (6-0).

Requested Action of the Board

Staff is requesting authorization to advertise a public hearing for the January 25th meeting.

SPEX-15-2021 – Gramm Properties, LLC, Owner / Everett, Randall, Applicant:

Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article IV, Section 5.19 (Rural Commercial Recreational Use) of the Caroline County Zoning Ordinance on tax map #27-A-57 consisting of 20 acres, more or less. This property is located at 10287 Paige Road (Route 605) approximately one mile east of Edgehill Academy Road (Route 632), Port Royal Voting District. The 2030 Comprehensive Plan designates this property as Agricultural Preservation. **Proposed Use:** Motocross Training School.

Public Comments

A public hearing for SPEX-15-2021 was held at the November 18th meeting. There were nineteen speakers in favor and two speakers in opposition.

Action Taken

The Planning Commission unanimously voted to defer action on the request to the January 27, 2022 meeting in order to conduct a site visit (6-0).

Requested Action of the Board

None at this time.