

**SUMMARY OF PLANNING COMMISSION RECOMMENDATIONS
FROM THE AUGUST 25, 2022 MEETING**

PUBLIC HEARINGS

SPEX-02-2022, Sullivan, Frederick & Callie, 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 tax map #50-A-51 (part of) consisting of 5 acres (out of 16.9 acres), more or less. This property is located at 3213 Ladysmith Road, Ruther Glen, Virginia, Western Caroline Voting District The 2030 Comprehensive Plan designates this area as Rural Preservation. Proposed Use: The purpose of this special exception is to modify previously approved special exception permit (SPEX-04-2019) for a special events facility to amend conditions including but not limited to 1) increasing the maximum number of events permitted from 30 to 150, 2) allowing overnight parking of motor vehicles and 3) modifying the condition that requires the Applicant to reside full time on the property.

Public Comments

A public hearing for SPEX-02-2022 was held at the August 25, 2022 meeting. There were no speakers.

Action Taken

The Planning Commission, at the Applicant's request, unanimously voted to defer action on the special exception request until the November 17th meeting. (4-0, Western Caroline recused, Reedy Church absent).

Requested Action of the Board

None at this time.

TXT-04-2022 - An Ordinance to amend the Zoning Ordinance of Caroline County by Repealing Article IV Rural Preservation, Section 5, Paragraph 40 Minor Solar Energy Project.

TXT-05-2022 - An Ordinance to amend the Zoning Ordinance of Caroline County by Repealing Article XV Supplement Regulations, Section 8 Development Standards, Paragraph V Standards for Minor Solar Energy Projects.

TXT-06-2022 - An Ordinance to amend the Zoning Ordinance of Caroline County by Repealing Article XV Supplement Regulations, Section 23 Solar Energy Overlay District.

Public Comments

Public hearing for TXT-04-2022, TXT-05-2022 and TXT-06-2022 were held at the August 25, 2022 meeting. There were two speakers, one in favor and one in opposition to the proposed text amendments.

Action Taken

The Planning Commission forwards the proposed text amendment to the Board of Supervisors with a recommendation of approval on a 3-2 vote (Bowling Green, Mattaponi & Western Caroline voting yea, Madison & Port Royal voting nay, Reedy Church absent).

Requested Action of the Board

Staff is requesting the Board hold a first reading of TXT-04-2022, TXT-05-2022 and TXT-06-2022 at the September 27th Board meeting.