

At a regular meeting of the Caroline County Planning Commission, held Thursday, January 26, 2023, in the Community Services Center Auditorium, located at 17202 Richmond Turnpike, Milford, Virginia, at the hour of 7:00 p.m.

Present

Dr. Carol Horton
 Percell Minor
 Robert Schwartz
 George Wieber
 J.D. Young

Absent

Western Caroline - vacant

Also Present

Michael Finchum, Director
 Chris MacKenzie, County Attorney
 Craig Pennington, Planner
 Lisa L. Zech – Administrative Assistant/Planning Tech.

CALL TO ORDER – ORGANIZATIONAL MEETING

Lisa Zech called the Organizational Meeting to order at 7:00 p.m.

Election of Chairman

Lisa Zech called for nominations for Chairman of the Planning Commission for Calendar Year 2023.

Mr. Minor moved and Mr. Wieber seconded to appoint Robert Schwartz as Chairman of the Planning Commission for Calendar Year 2023.

Voting yea: Horton, Minor, Wieber, Young

Abstain: Schwartz

**** Motion carries ****

Election of Vice-Chairman

Chairman Schwartz called for nominations for Vice-Chairman of the Planning Commission for Calendar Year 2023.

Mr. Schwartz moved and Mr. Wieber seconded to appoint Dr. Horton as Vice-Chairman of the Planning Commission for Calendar Year 2023.

Voting yea: Minor, Schwartz, Wieber, Young

Abstain: Horton

**** Motion carries ****

Adoption of Rules of Order – 2023

Mr. Wieber moved and Mr. Minor seconded to adopt the Rules of Order with the changes as stated.

Voting yea: Horton, Minor, Schwartz, Wieber, Young

**** Motion carries ****

Establish Dates and Times for Regular Planning Commission Meetings

Mr. Minor moved and Dr. Horton seconded to approve the Dates and Times for Regular Planning Commission Meetings for 2023 as presented.

Voting yea: Horton, Minor, Schwartz, Wieber, Young

**** Motion carries ****

Close Organizational Meeting

Mr. Young moved and Mr. Minor seconded to close the Organization Meeting at 7:05 p.m.

Voting yea: Horton, Minor, Schwartz, Wieber, Young

**** Motion carries ****

Chairman Schwartz called the Regular Meeting to order**APPROVAL OF MINUTES (JULY 28, 2022)**

Mr. Wieber moved and Mr. Minor seconded to approve the July 28, 2022 meeting minutes as presented.

Voting yea: Horton, Minor, Schwartz, Wieber, Young

** Motion carries **

Ms. Zech read the Public Hearing Protocol.

PUBLIC HEARING

2030 Comprehensive Plan Amendment: An amendment to Chapter 8 (Land Use), Appendix B Carmel Church Community Planning Area and the Future Land Use Map of the County of Caroline, Virginia, 2030 Comprehensive Plan to; 1) designate Carmel Church Station as an Urban Development Area, 2) to define and establish Planned Innovation, Research and Technology Development areas within the community planning area, 3) Amend the Land Use Plan and Map to establish and identify that area generally north of Route 658 (Jericho Road) between Route 657 (Telegraph Road) to Route 720 (Tate Road), south of Route 658 (Jericho Road) from Route 689 (Oxford Road) to Route 601 (Hewlett Road) east of Route 601 (Hewlett Road) to the North Anna River, north of the North Anna to Route 689 (Oxford Road), and that area generally east of Route 207 and the CSX Railroad, south of Polecat Creek, west of the electrical transmission lines and north of Reedy Creek as an area for Planned Innovation, Research and Technology Development areas, including any public water and sewer extensions necessary to serve such areas, consistent with Section 15.2-2232 of the Code of Virginia

RZ-06-2022 – Caroline 527, LLC; Mt. Airy One, LLC; Mt. Airy Farm Two, Owner; VALCO Caroline County, LLC, Applicant: Request a Rezoning from Rural Preservation (density of 1 dwelling unit per 10 acres of land) to Planned Industrial Park (no specified density), on tax map nos. 80-A-43; 80-A-44; 81-A-109A; 80-2-A, consisting of 855 acres, more or less. This property is located at the end of Route 700 (Mt Airy Road) approximately one-half mile southwest of the intersection with Route 658 (Jericho Road), Ruther Glen, Reedy Church Voting District. Proposed Use: Master Planned Technology Park. The 2030 Comprehensive Plan designates this area as being Rural Preservation. A proposed Comprehensive Plan amendment would designate this area as Planned Innovation, Research and Technology Development.

Ann Neil Cosby (Wire Gill) on behalf of the Applicant:

- Request deferral of the Comprehensive Plan Amendment and RZ-06-2022 to be re-advertised for public hearing at the March 23, 2023 meeting.

Mr. Wieber moved and Mr. Young seconded to accept the deferral request for RZ-06-2022 and re-advertise the public hearing for the March 23, 2023 Planning Commission meeting.

Voting yea: Horton, Minor, Schwartz, Wieber, Young

** Motion carries **

Mr. Young moved and Mr. Minor seconded to accept the deferral request for the Comprehensive Plan Amendment and re-advertise the public hearing for the March 23, 2023 Planning Commission meeting.

Voting yea: Horton, Minor, Schwartz, Wieber, Young

** Motion carries **

NEW BUSINESS

Amendment to the Comprehensive Plan, Chapter 9, Transportation
 Mr. Pennington explained that staff is requesting a motion to move forward with the changes recommended at the January 19th worksession and any other changes that the Planning Commission would like to see to the Chapter 9 Transportation portion of the Comprehensive Plan.

Mr. Wieber moved and Mr. Minor seconded that staff may move forward with an amendment to update Chapter 9 of the Comprehensive Plan as outlined at the January 19th Planning Commission worksession.

Voting yea: Horton, Minor, Schwartz, Wieber, Young

** Motion carries **

ANY & ALL MATTERS

Discussion & Clarification of Planning Commission recommendation for SPEX-02-2022 Sullivan Special Events Facility.

- Mr. Finchum spoke with the Planning Commission to clarify the number of events the Commission intended to allow under Condition #19 of SPEX-02-2022. The Planning Commission confirmed 75 events as the recommendation.

ADJOURNMENT

Mr. Wieber moved and Mr. Minor seconded the motion to adjourn to the February 23, 2023 regular meeting.

Voting yea: Horton, Minor, Schwartz, Wieber, Young

** Motion carries **

The meeting adjourned at 7:40 p.m.

Respectfully Submitted,
 Michael A. Finchum
 Director of Planning & Community Development