

SUMMARY OF PLANNING COMMISSION RECOMMENDATIONS FROM THE AUGUST 27, 2020 MEETING

PUBLIC HEARING

RZ-04-2020 - Ruther Glen Road 80, LLC c/o Thompson Development LLC; Carmel Church Station, LLC; and Caroline 40, LLC, Owner/Applicant: Request a Rezoning from PMUD, Planned Mixed Use Development, (with a density of 8.2 dwellings per acre [8,659 units] and 3.16 million square feet of office, commercial, and industrial space) to M-1 Industrial (no specified density), on tax map number 82-17-A and 82-17-B (Land Bay G), consisting of 79 acres, more or less. The properties are located between I-95 and Route 652 (Ruther Glen Road), north of the CSX Railroad right of way, Mattaponi Voting District. The 2030 Comprehensive Plan designates this area as being located within the Carmel Church Community Plan as Heavy Industrial/Office Industrial. **Proposed Use:** Industrial. The purpose of the rezoning is to remove the 500,000 sf industrial limitation and remove the parcels from the General Land Use Plan, Phasing Plan, Proffers and the Carmel Church Development Regulations of RZ-08-2009.

Public Comments

A public hearing for RZ-04-2020 was held at the August 27, 2020 Planning Commission meeting. There was one speaker expressing concerns with traffic, buffers, etc.

Action Taken

At the August 27th meeting, the Planning Commission unanimously voted to forward this request to the Board with a recommendation of approval (4-0 vote, Port Royal & Western Caroline absent).

Requested Action of the Board

The Board approved an expedited public hearing process for this request and a public hearing is being held at the September 8, 2020 Board meeting.

RZ-05-2020 – Carmel Church Station, LLC; Caroline 40, LLC; Caroline 544, LLC; Caroline 225, LLC; Carmel Church Station Towne Center, LLC, Owner/Applicant: Request a Rezoning from PMUD, Planned Mixed Use Development (with a density of 8.2 dwellings per acre [8,659 units] and 3.16 million square feet of office, commercial, and industrial space) to PMUD, Planned Mixed Use Development, (with a density of 8.2 dwellings per acre [8,659 units] and 3.16 million square feet of office, commercial, and industrial space) on tax maps 82-A-89A; 82-9-A; 82-12-A/B; 82-18-A; 82-18-B; 92-A-27; 92A-27C; 92-A-31; 92-A-32; 92-A-33; 92-A-34; 92-A-35; 92-A-48; 92-A-49; 92-3-B2, 92-3-C, consisting of 980 acres, more or less. The properties are generally located on the immediate east and west sides of I-95, south of Route 207, and north of the North Anna River in the Reedy Church Voting District. The 2030 Comprehensive Plan designates this area as being located within the Carmel Church Urban Development Area as Planned Mixed Use. The purpose of this rezoning is to amend Carmel Church Station Development Regulations previously approved with RZ-08-2009, dated June 8, 2010, to modify Article 3.7, Administration, to extend the time for which a site plan for development of the project may be submitted.

Public Comments

A public hearing for RZ-05-2020 was held at the August 27, 2020 Planning Commission meeting. There was one speaker in favor of the request.

Action Taken

At the August 27th meeting, the Planning Commission unanimously voted to forward this request to the Board with a recommendation of approval (4-0 vote, Port Royal & Western Caroline absent).

Requested Action of the Board

Staff is requesting authorization to advertise a public hearing at the October 13th Board meeting.