

## SUMMARY OF PLANNING COMMISSION RECOMMENDATIONS FROM THE MARCH 25, 2021 REGULAR MEETING

### UNFINISHED BUSINESS

**RZ-01-2017 – Woodlawn/Belmont, LLC, Owner/Applicant:** Request an amendment to existing zoning proffers for Belmont North II, zoned Planned Residential Development (PRD) with conditions, (with a density of 2.8 dwelling units per acre), consisting of 184 acres +/- on tax map #83-A-1. This property is located at the intersection of Moncure Drive (Route 716) and McDuff Drive (Route 705) adjacent to the Belmont Subdivision, Mattaponi Voting District. Proposed Use: To modify proffers and the General Development Plan accepted with RZ-11-2007, including but not limited to amendments to 1) modify infrastructure (road and utilities), 2) eliminate certain proffers, including transportation improvements, 3) modify prepayment of utility fees, 4) increase cash proffers and 5) modify the land dedication and construction proffers for public uses including elimination of a fire station. The 2030 Comprehensive Plan identifies this area as being located within the Primary Growth Area, Carmel Church Community Plan, designated as Planned Residential Development

#### *Public Comments*

A public hearing was held for RZ-01-2017 at the February 25, 2021 meeting. There was one speaker expressing concern about the elimination of the Fire Station proffer.

#### *Action Taken*

After deferring action at the February 25<sup>th</sup> meeting, the Planning Commission voted to forward the request to the Board with a recommendation of approval (3-1 vote, Madison & Port Royal absent.)

#### *Requested Action of the Board*

Staff is requesting authorization to advertise a public hearing at the May 25<sup>th</sup> Board meeting.

**SPEX-02-2020 – Carter, Caroline, Owner; Rural Family Development, Inc. of Virginia, Council of Churches Head Start Program, Applicant:** Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article VI (Low-Density Residential), Section 3.5 (Childcare Facility) of the Caroline County Zoning Ordinance on tax map #56-A-143 consisting of 6.64 acre, more or less. This property is located on Route 301 (Richmond Turnpike) between Route 695 (Edwards Road) and Route 640 (New Baltimore Road), Mattaponi Voting District. The 2030 Comprehensive Plan designates this property as being within the Bowling Green/Milford Community Plan as Planned Commercial and Low Density Residential. **Proposed Use: Childcare Facility (Head Start Program).**

#### *Public Comments*

A public hearing was held for SPEX-02-2020 at the February 25, 2021 meeting. There were six speakers in favor and six speakers in opposition to the request.

Action Taken

After deferring action at the February 25<sup>th</sup> meeting, the Planning Commission forwards the request to the Board with “no recommendation” on a vote of 4-0 after a motion to deny failed on a 2-2 vote (Madison & Port Royal absent.)

Requested Action of the Board

Staff is requesting authorization to advertise a public hearing at the May 25<sup>th</sup> Board meeting

**PUBLIC HEARING**

**RZ-01-2021 – Commonwealth Fairs & Events (AKA Virginia Farm Bureau Holding Corp., Inc.), Owner / Meadow Event Park, Applicant:** Request an amendment to existing zoning proffers zoned Planned Recreation and Entertainment (no specified density), consisting of 358.8 acres +/- on tax map #100-A-1A, 100-A-1A1, 100-A-1A2, 100-A-2, 100-A-3 (portion of) and 101-A-100B. This property is located at 13191 Dawn Boulevard, Meadow Event Park (Route 30 at the Hanover County Line), Reedy Church Voting District. **Proposed Use:** To modify proffers associated with RZ-02-2014 (as amended), including but not limited to amendments to modify requirements regarding security, submittal of security and operations plans, uses not allowed, site development & design, solid waste, transportation and public safety. The proposed modifications would allow a more expansive use of the property.

**SPEX-01-2021 – Commonwealth Fairs & Events (AKA Virginia Farm Bureau Holding Corp., Inc.), Owner / Meadow Event Park, Applicant** Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article XI, (Planned Unit Development), Division 6 (Planned Recreation and Entertainment District), Section 3 of the Caroline County Zoning Ordinance on tax map #100-A-1A, 100-A-1A1; 100-A-1A2; 100-A-2; 100-A-3 (portion of) and 101-A-100B consisting of 358.8 acres +/- . This property is located at 13191 Dawn Boulevard, Meadow Event Park (Route 30 at the Hanover County Line), Reedy Church Voting District. **Proposed Amendments: 1) to modify previously approved Special Exception permit (SPEX-03-2014, as amended), to amend conditions including but not limited to those related to Fairground, Major Entertainment Uses (related to fireworks, laser light shows and concerts), and Campground and Travel Trailer Park. The proposed modifications would permit a more expansive use of the Property.**

Public Comments

A public hearing was held for RZ-01-2021 and SPEX-01-2021 at the March 25, 2021 meeting. There was one speaker in opposition to the requests.

Action Taken

At the March 25<sup>th</sup> meeting, the Planning Commission unanimously voted to forward both RZ-01-2021 and SPEX-01-2021 to the Board with a recommendation of approval (4-0 vote, Madison and Port Royal absent).

Requested Action of the Board

Staff is requesting authorization to advertise a public hearing at the May 11<sup>th</sup> Board meeting