

SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION

AT ITS APRIL 20, 2011 MEETING

SPEX-01-2011 – JOHNSON, ALVIN & RENEE, OWNER/APPLICANT: Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article X (Industrial District M-1, Manufacturing), Section 3.19, of the Caroline County Zoning Ordinance on tax map #52D-1-10 consisting of 0.89 acres, more or less. This property is located on the northwest corner of Center Drive and Commerce Way in Ladysmith Industrial Park, Madison Voting District. **Proposed Use:** Towing Storage Lot. The 2030 Comprehensive Plan identifies this property as being located within the Ladysmith Community Plan, designated as Community Business.

Public Comments

The public hearing was held at the Planning Commission's April 20, 2011 meeting. There was one public comment in opposition, none in favor.

Action Taken

The Planning Commission unanimously recommended approval of this special exception permit subject to the proposed conditions.

Requested Action of the Board

Authorize the advertisement for public hearing for the June 14, 2011 Board of Supervisors meeting.

2030 COMPREHENSIVE PLAN AMENDMENT: DESIGNATION OF URBAN DEVELOPMENT AREAS AND SUPPORTING POLICIES

In 2007, the General Assembly passed legislation requiring high growth localities (counties) to designate Urban Development Areas in their comprehensive plans by July 1, 2011 (Section 15.2-2223.1 Code of Virginia). Designated Urban Development Areas (UDA) are to be areas of reasonably compact development that can accommodate 10 to 20 years of projected growth.

Proposed changes to the 2030 Comprehensive Plan include:

1. An Amendment to Chapter 8 (Land Use) and Appendix B (Future Land Use Map) of the County of Caroline, Virginia, Comprehensive Plan, 2030, to add language discussing the Urban Development Area Mandate, define Urban Development Areas and Requirements, and policies to support UDA planning
2. An amendment to the Carmel Church Future Land Use Map on page 8-19 to designate the Carmel Church Urban Development Area. In accordance with Section 15.2-2223.1 of the Code of Virginia, those areas designated as Planned Mixed Use (Village Core) in the Carmel Church Community Plan (Appendix B) are designated as the Carmel Church UDA. Additional supporting language and policies are also included. The Carmel Church UDA will accommodate minimum densities of four single-family detached, six single family attached, or twelve multifamily dwelling units per developable acre, and a floor area ratio of at least

0.40 per developable acre for commercial development or any proportional combination thereof.

3. Amend Chapter 4 (Natural Resources) of the County of Caroline, Virginia, Comprehensive Plan, 2030, to add language designating the Carmel Church Urban Development Area as the receiving area for development rights in accordance with Section 15.2-2223.1 subsection B of the Code of Virginia should Caroline County establish a formal TDR program as part of its efforts to preserve its agricultural lands.

Public Comments

The public hearing was held at the Planning Commission's April 20, 2011 meeting. There were no public comments.

Action Taken

The Planning Commission unanimously recommended approval of amending the 2030 Comprehensive Plan as presented.

Requested Action of the Board

Authorize the advertisement for public hearing for the May 24, 2011 Board of Supervisors meeting.