

SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION

AT ITS MARCH 19, 2014 MEETING

UNFINISHED BUSINESS

SPEX-04-2013 - Aggregate Industries Land Company, Inc., Owner: Bardon, Inc.

Applicant: Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article IV (RP-Rural Preservation), Section 5.3, of the Caroline County Zoning Ordinance on tax map #97-A-70A consisting of 200 acres, more or less. This property is located on the north side of Route 600 (Frog Level Road) at the King William County line, Bowling Green Voting District. **Proposed Use:** Sand and Gravel Extraction and Sales (expansion of existing operation). The 2030 Comprehensive Plan designates this area as Agricultural Preservation with a density of one dwelling unit per twenty five acres of land.

Public Comments

The public hearing was held at the Planning Commission's February 19 2014 meeting. One person spoke in regard to this request.

Action Taken

After deferring action at the February 19th meeting, the Planning Commission unanimously voted to forward this request to the Board with a recommendation of approval including the conditions suggested staff.

Requested Action of the Board

Authorize advertisement of the public hearing for the May 27th Board meeting.

PUBLIC HEARINGS

SPEX-01-2014 - Trimmer, Thomas Lee, Owner: SIG Acquisition Company, LLC.

Applicant: Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article XII, Section 2, of the Caroline County Zoning Ordinance on tax map #82-A-105 consisting of 0.23 acres, more or less. This property is located at 10257 Patterson Lane (Route 715), Mattaponi Voting District. **Proposed Use:** An exemption from the minimum lot size requirement in the Rural Preservation District and a modification to the required 35' rear setback. The 2030 Comprehensive Plan identifies this area as being located in the Carmel Church Community Plan designated as Commercial/Office.

Public Comments

The public hearing was held at the Planning Commission's March 19, 2014 meeting. There were no speakers.

Action Taken

The Planning Commission unanimously voted to forward this special exception request to the Board with a recommendation of approval including the suggested conditions.

Requested Action of the Board

Authorize advertisement of the public hearing for the May 27th Board meeting.

RZ-01-2014 - Heflin, Lesley, Owner/Applicant: Request a Rezoning from RP, Rural Preservation (with a density of 1 D.U. per 10 acres of land) to M-1, Industrial (no specified density) on tax map # 108-A-44 consisting of 1.75 acres +/- . This property is located at 32361 Richmond Turnpike, 1/3 mile south of Route 30, Reedy Church Voting District. **Proposed Use:** Industrial. The 2030 Comprehensive Plan identifies this area as being located in the Dawn Land Use Plan designated as Planned Development.

Public Comments

The public hearing was held at the Planning Commission's March 19, 2014 meeting.

Action Taken

The Planning Commission unanimously voted to forward this rezoning request to the Board with a recommendation of approval including the proffers as provided by the applicant.

Requested Action of the Board

Authorize advertisement of the public hearing for the May 27th Board meeting.

Rural Resort Text Amendments

TXT-10-2013: An Ordinance to amend the Zoning Ordinance of Caroline County by amending Article II, Section 2, Definitions to add a definition for "Rural Resort" and Repeal and Replace the definition for "General Store".

TXT-11-2013: An Ordinance to Amend the Zoning Ordinance of Caroline County by Amending Article IV, Section 5, (Special Exception Uses), by adding Paragraphs 36, 37 and 38 to allow a Rural Resort, General Store and Museum as uses permitted by special exception in the Rural Preservation zoning district.

TXT-12-2013: An Ordinance to Amend the Zoning Ordinance of Caroline County by Amending Article XV, Section 8, Development Standards, by adding Paragraph P and Q to establish development standards for Rural Resorts and General Stores.

Public Comments

The public hearing was held at the Planning Commission's March 19, 2014 meeting. One person spoke in regard to the proposed text amendments.

Action Taken

The Planning Commission unanimously voted to defer action on these text amendments and continue discussion at the April worksession.

Requested Action of the Board

None at this time.