

SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION AT ITS MAY 15, 2013 MEETING

UNFINISHED BUSINESS from April 17, 2013 Meeting

RZ-03-2013 – R.207, LLC, Owner/Applicant. Request a Rezoning from RP, Rural Preservation (one dwelling unit per 10 acres) to M-1 Industrial (no specified density) on tax map #82-A-111, 82-A-112 and 82-A-123 consisting of a total of 29.98 acres +/- . This property is located on Route 652 (Ruther Glen Road) in the vicinity of Patterson Lane and Carmel Church Loop, Mattaponi Voting District. The 2030 Comprehensive Plan identifies this area as being located in the Carmel Church Community Plan designated as Commercial/Office and Office/Industrial with no specified density. **Proposed Use:** Industrial

Public Comments

The public hearing was held at the Planning Commission's April 17, 2013 meeting. One person spoke in opposition to "open-ended zoning".

Action Taken

After deferring action at the April 17th meeting at the Applicant's request, the Planning Commission voted to forward this rezoning to the Board of Supervisors with a recommendation of approval. The vote was 4 – 1 with the Reedy Church Planning Commissioner voting against the rezoning.

Requested Action of the Board

Staff is requesting the Board authorize public hearing for the July 9, 2013 meeting.

Rural Resort/General Store/Museum 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 April 17, 2013 meeting. Two people spoke in opposition to the text amendments as presented. One spoke in favor.

Action Taken

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

Requested Action of the Board

No action at this time.

PUBLIC HEARINGS

RZ-04-2013 17431 Jefferson Davis LLC Owner, Watts, Gary H. Applicant: Request a Rezoning from B-1, Business, Conditional (no specified density), consisting of 0.928 acres, more or less to B-1, Business, Conditional (no specified density) on tax map #52-A-136. The property is located at 17431 Jefferson Davis Highway in the Madison Voting District. The 2030 Comprehensive Plan identifies this area as Community Business (no specified density) within the Ladysmith Community Plan. **Proposed Use:** Amend proffers approved with RZ-12-2006 to allow an additional five years for compliance with the development plan from the date of approval of this proffer amendment.

Public Comments

The public hearing was held at the Planning Commission's May 15, 2013 meeting. No one spoke in favor or in opposition to the request.

Action Taken

The Planning Commission unanimously voted to forward this rezoning request to the Board of Supervisors with a recommendation of approval.

Requested Action of the Board

Staff is requesting the Board authorize public hearing for the July 9, 2013 meeting.