

1. CALL TO ORDER

2. APPROVAL OF MINUTES

3. PUBLIC HEARINGS

- 3.I. SPEX-01-2023 – RADA, LLC, Owner; Fearnought Properties, LLC, Owner / RADA, LLC (Robert & Ada Caruthers), Applicant

**SPEX-01-2023 – RADA, LLC, Owner; Fearnought Properties, LLC, Owner / RADA, LLC (Robert & Ada Caruthers), Applicant:** Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article IV (Rural Preservation), Section 5.23 of the Caroline County Zoning Ordinance on tax map #72-A-2A consisting of 9.75 acres and a portion of tax map #72-A-2 consisting of 4.5 acres, more or less. This property is located at 18204 Sparta Road, Milford, Virginia, Bowling Green Voting District. Proposed Use: Special Events Facility. The 2030 Comprehensive Plan designates this area as Agricultural Preservation

Documents:

[PC PACKET SPEX-01-2023 MARCH 23 2023.PDF](#)

- 3.II. 2030 Comprehensive Plan Amendment: An Amendment To Chapter 8 (Land Use), Appendix B Carmel Church Community Planning Area And The Future Land Use Map Of The County Of Caroline, Virginia, 2030 Comprehensive Plan

**2030 Comprehensive Plan Amendment:** An amendment to Chapter 8 (Land Use), Appendix B Carmel Church Community Planning Area and the Future Land Use Map of the County of Caroline, Virginia, 2030 Comprehensive Plan to; 1) designate Carmel Church Station as an Urban Development Area, 2) to define and establish Planned Innovation, Research and Technology Development areas within the community planning area, 3) Amend the Land Use Plan and Map to establish and identify that area generally north of Route 658 (Jericho Road) between Route 657 (Telegraph Road) to Route 720 (Tate Road), south of Route 658 (Jericho Road) from Route 689 (Oxford Road) to Route 601 (Hewlett Road) east of Route 601 (Hewlett Road) to the North Anna River, north of the North Anna to Route 689 (Oxford Road), and that area generally east of Route 207 and the CSX Railroad, south of Polecat Creek, west of the electrical transmission lines and north of Reedy Creek as an area for Planned Innovation, Research and Technology Development areas, including any public water and sewer extensions necessary to serve such areas, consistent with Section 15.2-2232 of the Code of Virginia

Documents:

[PC PACKET PIRT COMP PLAN AMENDMENT MARCH 23 2023 PH.PDF](#)

- 3.III. RZ-06-2022 – Caroline 527, LLC; Mt. Airy One, LLC; Mt. Airy Farm Two, Owner; VALCO Caroline County, LLC, Applicant

**RZ-06-2022 - Caroline 527, LLC; Mt. Airy One, LLC; Mt. Airy Farm Two, Owner; VALCO Caroline County, LLC, Applicant:** Request a Rezoning from Rural Preservation (density of 1 dwelling unit per 10 acres of land) to Planned Industrial Park (no specified density), on tax map nos. 80-A-43; 80-A-44; 81-A-109A; 80-2-A, consisting of 855 acres, more or less. This property is located at the end of Route 700 (Mt Airy Road) approximately one-half mile southwest of the intersection with Route 658 (Jericho Road), Ruther Glen, Reedy Church Voting District. Proposed

Use: Master Planned Technology Park. The 2030 Comprehensive Plan designates this area as being Rural Preservation. A proposed Comprehensive Plan amendment would designate this area as Planned Innovation, Research and Technology Development.

Documents:

[PC PACKET RZ-06-2022 MARCH 23 2023.PDF](#)

- 3.IV. TXT-01-2023 - An Ordinance To Amend The Zoning Ordinance Of Caroline County, Virginia, By Amending Article XV, Supplemental Regulations, Section 24  
**TXT-01-2023** - An ordinance to amend the Zoning Ordinance of Caroline County, Virginia, by amending Article XV, Supplemental Regulations, Section 24, by adding Section 2 - Floodplain Districts, to require the issuance of permits for development, and to provide conditions for variances to the terms of the ordinances.

Documents:

[PC PACKET TXT-01-2023 MARCH 23 2023.PDF](#)

- 3.V. TXT-03-2023 - An Ordinance To Amend The Zoning Ordinance Of Caroline County, Virginia By Amending Article XV (Supplemental Regulations), Section 8 (Development Standards)  
**TXT-03-2023** - An Ordinance to amend the Zoning Ordinance of Caroline County, Virginia by amending Article XV (Supplemental Regulations), Section 8 (Development Standards), to add Paragraph O. The purpose of this amendment is to establish development standards for a Special Events Facility.

Documents:

[PC PACKET TXT-03-2023 MARCH 23 2023.PDF](#)

- 3.VI. TXT-04-2023 - An Ordinance To Amend The Zoning Ordinance Of Caroline County, Virginia, By Amending Article XV, Supplemental Regulations  
**TXT-04-2023** - An ordinance to amend the Zoning Ordinance of Caroline County, Virginia, by amending Article XV, Supplemental Regulations, by repealing and replacing Section 1- Chesapeake Bay Preservation Area to amend language related to the Chesapeake Bay Program Review.

Documents:

[PC PACKET TXT-04-2023 MARCH 23 2023.PDF](#)

- 3.VII. TXT-05-2023 & TXT-06-2023 - An Ordinance To Amend Article IV And Article X Of The Zoning Ordinance Of Caroline County, Virginia  
**TXT-05-2023** - An Ordinance to amend the Zoning Ordinance of Caroline County, Virginia by repealing Article IV Rural Preservation, Section 5, Special Exception Uses with Board of Supervisor's Approval, Paragraph 3 Sand and Gravel Extraction and Sales.

**TXT-06-2023** - An Ordinance to amend the Zoning Ordinance of Caroline County,

Virginia by repealing Article X M-1 Industrial, Section 3 Uses Permitted by Special Exception, Paragraph 3 Crushed Stone Operations and Paragraph 5 Sand and Gravel Operations.

Documents:

[PC PACKET TXT 05 AND 06-2023 MARCH 23 2023.PDF](#)

3.VIII. TXT-07-2023; TXT-08-2023; TXT-09-2023: Electric Vehicle Charging Center

**TXT-07-2023** - An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article II, Definitions to add a definition for “Electric Vehicle Charging Center”.

**TXT-08-2023** - An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article IX, B-1 Business, Section 2, Uses Permitted by Right, to add paragraph 34 “Electric Vehicle Charging Center” as a permitted use in the B-1 zoning district

**TXT-09-2023** - An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article X, M-1 Industrial Section 2, Uses Permitted by Right, to add paragraph 33 “Electric Vehicle Charging Center” as a permitted use in the M-1 zoning district.

Documents:

[PC PACKET TXT-07 THROUGH 09-2023 MARCH 23 2023.PDF](#)

4. ANY AND ALL MATTERS

4.I. TXT-10-2023 Planned Innovation Research Technology Zoning District

Documents:

[PC PACKET TXT 10-2023 MARCH 23 2023.PDF](#)

5. ADJOURNMENT