

1. WORKSESSION

1.I. Worksession Materials

Documents:

[WORKSESSION MATERIALS.PDF](#)

2. CALL TO ORDER - REGULAR MEETING

3. APPROVAL OF MINUTES

4. UNFINISHED BUSINESS

4.I. SPEX-02-2023 –Champion Domain Beverly Run, LLC, Owner/ Warriors Heart Virginia, LLC, Applicant

**SPEX-02-2023 - Champion Domain Beverly Run, LLC, Owner/ Warriors**

**Heart Virginia, LLC, Applicant**: Request a Special Exception Permit in

accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article IV (Rural Preservation), Section 5.28 of the Caroline County Zoning Ordinance on a portion of tax map nos. 76-A-19 and 76-5-1 consisting of 175 acres out of 346.5 acres, more or less. This property is located at 20500 Devaysa Lane, Milford, Virginia, Bowling Green Voting District. Proposed Use: Therapeutic Health Facility. The 2030 Comprehensive Plan designates this area as within the Sparta Agricultural Preservation Area.

Documents:

[PC PACKET SPEX-02-2023 WARRIORS HEART JUNE 22 2023.PDF](#)

4.II. RZ-01-2023 – Woodlawn/Belmont, LLC, Owner/ Burleigh Residential Land, LLC, Applicant

**RZ-01-2023 - Woodlawn/Belmont, LLC, Owner/ Burleigh Residential**

**Land, LLC, Applicant**: Request an amendment to existing proffers for RZ-11-

2007, 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. Amendments are proposed in the following sections of the proffer statement: **General**: amended Generalized Development Plan, amend the unit types eliminating Age Restricted Units; **Utilities**: eliminate one-time payment for upgrades, eliminate water and sewer stub; **Transportation**: amend items 12-15 & 24 related to proposed road improvements and FRED service; **Site**

**Development**: amend the schedule for issuance of building permits; **Education**: amend contribution for school; **Public Safety**: amend contribution related facilities and land dedication; **Fiscal**: amend cash contribution. This property is located at the intersection of Moncure Drive (Route 716) and McDuff Drive (Route 705) adjacent to the Belmont Subdivision. The parcel is in the Primary Growth Area, Carmel Church Community Plan, and designated on the Future Land Use Map as appropriate for Planned Residential Development in the 2030 Comprehensive Plan, Mattaponi Voting District.

Documents:

[PC PACKET RZ-01-2023 JUNE 22 2023.PDF](#)

- 4.III. TXT-10-2023 - An Ordinance To Amend The Zoning Ordinance Of Caroline County, Virginia By Amending Article XI (Planned Unit Developments), To Create Division 7 – Planned Innovation, Research And Technology Park

**TXT-10-2023** - An Ordinance to amend the Zoning Ordinance of Caroline County, Virginia by amending Article XI (Planned Unit Developments), to create Division 7 - Planned Innovation, Research and Technology Park (PIRT) to provide a controlled and protected environment for the orderly growth and development of research and technology businesses and industries within a park-like setting and to 1) establish principal uses, accessory uses and structures, and conditional uses within the PIRT Zoning District and; 2) establish performance standards for development within the PIRT Zoning District.

The proposed text amendment establishes a new district and regulations in support of Planned Innovation, Research and Technology Park (PIRT) or Industrial land use classifications contained in the comprehensive plan.

Documents:

[PC PACKET TXT-10-2023 JUNE 22 2023.PDF](#)

## 5. PUBLIC HEARINGS

- 5.I. TXT-12-2023 - An Ordinance To Amend The Zoning Ordinance Of Caroline County By Amending Article II, Definitions

TXT-12-2023 - An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article II, Definitions to repeal and replace the definition of “Special Events Facility”. The purpose of this amendment is to allow a limited number of ticketed events to be held at a special events facility.

Documents:

[PC PACKET TXT-12-2023 JUNE 22 2023.PDF](#)

- 5.II. TXT-13-2023 - An Ordinance To Amend The Zoning Ordinance Of Caroline County By Amending Article II, Definitions

**STAFF IS REQUESTING DEFERRAL OF THIS TEXT AMENDMENT TO THE JULY 27, 2023 MEETING**

TXT-13-2023 - An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article II, Definitions to amend the definition of “Rural Resort” to include the word “rooms” when describing the type of lodging offered.

- 5.III. TXT-14-2023 - An Ordinance To Amend The Zoning Ordinance Of Caroline County By Amending Article XV (Supplemental Regulations), Section 8 (Development Standards), To Amend Paragraph P

TXT-14-2023 - An Ordinance to amend the Zoning Ordinance of Caroline County by

amending Article XV (Supplemental Regulations), Section 8 (Development Standards), to amend Paragraph P. The purpose of this amendment is to modify the development standards for Rural Resorts including but not limited to 1) decreasing the number of units per acre, 2) adding a maximum length of stay, 3) decreasing the required minimum acreage for the special exception from 200 acres to 150 acres under the same ownership.

Documents:

[PC PACKET TXT-14-2023 JUNE 22 2023.PDF](#)

5.IV. 2030 Comprehensive Plan Amendment: An Amendment To Chapter 8 (Land Use), 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), and the Future Land Use Map of the County of Caroline, Virginia, 2030 Comprehensive Plan to; 1) Establish the Guinea Station Growth Area, 2) to define and establish Planned Innovation, Research and Technology Development areas within the Guinea Station Growth Area 3) Amend the Land Use Plan and Map to establish and identify that area generally begins at the Spotsylvania/Caroline County Line on Route 606 (Stonewall Jackson Road) for approximately 3,700 feet east and then south approximately 8,000 feet to the Matta River and west approximately 9,000 feet and then north approximately 1,000 feet and then again west approximately 400 feet and then south approximately 3,000 feet then west approximately 815 feet and then again south for approximately 1,600 feet then west approximately 1,200 feet then north for approximately 12,00 feet to Route 606 (Stonewall Jackson Road) this area includes tax map parcel numbers 15-A-5; 15-A-6, 27-A-1, 27-A-2, 27-A-3; 27-A-4; 27-A-4A; 27-A-5; 27-A-20 26-A-56; 26-A-62; 26-A-63 and 26-A-34. as an area for Planned Innovation, Research and Technology Development areas, including any public electric, water and sewer extensions necessary to serve such areas, consistent with Section 15.2-2232 of the Code of Virginia. The current Comprehensive Plan identifies this area as a Rural Preservation Area.

Documents:

[PC PACKET GUINEA STATION COMP PLAN JUNE 22 2023.PDF](#)

6. ANY AND ALL MATTERS

7. ADJOURNMENT