

## PLANNING COMMISSION AGENDA

### 1. CALL TO ORDER

### 2. SUBDIVISIONS

#### 2.I. SB-05-2022: Pendleton, Section 11 Preliminary Plat

**SB-05-2022**: Pendleton, Section 11 Preliminary Plat, TM 52-A-80C;

56 Townhouse lots, Pendleton Land Development, LLC, Owner / Tricord, Inc., Applicant.

Documents:

[PC PACKET SB-05-2022 AUG 25 2022.PDF](#)

### 3. UNFINISHED BUSINESS

#### 3.I. RZ-01-2022 – Ragland, Kenneth, Ragland, Edward, Jr, And Ragland, Evelyn, Owner William Webb, Jr., Applicant

APPLICANT HAS REQUESTED DEFERRAL

**RZ-01-2022 – Ragland, Kenneth, Ragland, Edward, Jr, and Ragland, Evelyn,**

**Owner William Webb, Jr., Applicant:** Request a Rezoning from RP, Rural Preservation (density of one dwelling unit per 10 acres of land) to R-1 Low Density Residential (maximum density of 2.9 dwelling units per acre), on tax map #54-10-7, consisting of 34.22 acres, more or less. This property is located on Rogers Clark Boulevard (Route 207) between Golansville Road (Route 601) and Ladysmith Road (Route 639), Mattaponi Voting District. The 2030 Comprehensive Plan designates this property as Rural Preservation and not within a designated growth area. **Proposed Use:** Residential

Documents:

[PC PACKET DEFERRAL RZ-01-2022 AUG 25 2022.PDF](#)

#### 3.II. RZ-05-2022 – Bauserman, Warren, Owner/Applicant

APPLICANT HAS REQUESTED DEFERRAL

**RZ-05-2022 – Bauserman, Warren, Owner/Applicant:** Request a Rezoning from RP, Rural Preservation (density of one dwelling unit per 10 acres of land) and R-1 Low Density Residential (maximum of 2.9 dwelling units per acre) to Planned Residential Development (maximum density of 10 dwelling units per acre), on tax map #52A-1-A-1; 52-A-18 and 52-A-18A, consisting of 13.28 acres, more or less. The property, accessed by Deerfield Road, is bounded on the north and east by Campbells Creek Subdivision, Madison Voting District. The 2030 Comprehensive Plan designates this property as within the Ladysmith Community Plan as Low Density Residential. **Proposed Use:** Residential (Townhomes).

Documents:

[PC PACKET RZ-05-2022 DEFERRAL AUG 25 2022.PDF](#)

### 4. PUBLIC HEARINGS

4.I. SPEX-02-2022, Sullivan, Frederick & Callie, Owner/Applicant

**SPEX-02-2022, Sullivan, Frederick & Callie, Owner/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 tax map #50-A-51 (part of) consisting of 5 acres (out of 16.9 acres), more or less. This property is located at 3213 Ladysmith Road, Ruther Glen, Virginia, Western Caroline Voting District The 2030 Comprehensive Plan designates this area as Rural Preservation. Proposed Use: The purpose of this special exception is to modify previously approved special exception permit (SPEX-04-2019) for a special events facility to amend conditions including but not limited to 1) increasing the maximum number of events permitted from 30 to 150, 2) allowing overnight parking of motor vehicles and 3) modifying the condition that requires the Applicant to reside full time on the property.

Documents:

[PC PACKET SPEX-02-2022 AUG 25 2022.PDF](#)

4.II. TXT-04-2022; TXT-05-2022; TXT-06-2022 Repeal Of Adopted Solar Energy Regulations

**TXT-04-2022** - An Ordinance to amend the Zoning Ordinance of Caroline County by Repealing Article IV Rural Preservation, Section 5, Paragraph 40 Minor Solar Energy Project.

**TXT-05-2022** - An Ordinance to amend the Zoning Ordinance of Caroline County by Repealing Article XV Supplement Regulations, Section 8 Development Standards, Paragraph V Standards for Minor Solar Energy Projects.

**TXT-06-2022** - An Ordinance to amend the Zoning Ordinance of Caroline County by Repealing Article XV Supplement Regulations, Section 23 Solar Energy Overlay District.

Documents:

[PC PACKET TXT-04 THRU 06-2022 AUG 25 2022.PDF](#)

5. ANY AND ALL MATTERS

6. ADJOURNMENT