

## SUMMARY OF PLANNING COMMISSION RECOMMENDATIONS FROM THE MARCH 22, 2018 MEETING

### PUBLIC HEARINGS

**RZ-06-2017: Patterson, Walter; Sebren, Joyce; Reynolds, Edward; Reynolds, Rosa, Owners / Love's Travel Stops & County Stores, Inc., Applicant:** Request a Rezoning from RP, Rural Preservation (with a density of one dwelling unit per 10 acres of land) to B-1, Business (no specified density) on tax map # 82-A-104 (part of) consisting of 15 acres +/- . This property is located on Ruther Glen Road (Route 782) adjacent to Love's Travel Stop, 23845 Rogers Clark Boulevard, Mattaponi Voting District. **Proposed Use: Business (Truck Stop).** The 2030 Comprehensive Plan designates this area as being located within the Carmel Church Community Plan as Commercial/Office.

**SPEX-04-2017: Patterson, Walter; Sebren, Joyce; Reynolds, Edward; Reynolds, Rosa, Owners / Love's Travel Stops & County Stores, Inc., Applicant:** Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article IX, (B1-Business) Section 3.12, of the Caroline County Zoning Ordinance on tax map 82-A-104 (part of) consisting of 15 acres +/- . This property is located on Ruther Glen Road (Route 782) adjacent to Love's Travel Stop, 23845 Rogers Clark Boulevard, Mattaponi Voting District. **Proposed Use: Expansion of Truck Stop (tractor trailer parking).** The 2030 Comprehensive Plan designates this area as being located within the Carmel Church Community Plan as Commercial/Office.

#### *Public Comments*

A public hearing was held at the March 22<sup>nd</sup> Planning Commission meeting. There were three speakers in opposition; one in favor of this request.

#### *Action Taken*

The Planning Commission unanimously voted to defer this request to the April 26<sup>th</sup> meeting for continued discussion.

#### *Requested Action of the Board*

None at this time.

**RZ-01-2018 -M.C. Dean, Inc., Owner/Applicant:** Request a Rezoning from RP, Rural Preservation (with a density of one dwelling unit per 10 acres of land) to M-1, Industrial (no specified density) on tax map # 83-A-75 consisting of 146 acres +/- . This property is located on the northeast corner of Colemans Mill Road (Route 656) and Dry Bridge Road (Route 684), Reedy Church Voting District. **Proposed Use: Industrial.** The 2030 Comprehensive Plan designates this area as being located within the Carmel Church Community Plan as Rural Preservation.

Public Comments

A public hearing was held at the March 22<sup>nd</sup> Planning Commission meeting. The Director of Economic Development spoke in favor of this request as did one citizen. There were no speakers in opposition.

Action Taken

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

Requested Action of the Board

The public hearing process has been expedited and the public hearing is advertised for April 10th.

**RZ-02-2018 – Coleman, F.J.; Patterson, P.C.; Coleman, W.L.; Coleman, M.F., Owners / M.C. Dean, Inc., Applicant:** Request a Rezoning from RP, Rural Preservation (with a density of one dwelling unit per 10 acres of land) to M-1, Industrial (no specified density) on tax map # 69-A-40 consisting of 153 acres +/- . This property is located at the intersection of Rogers Clark Boulevard (Route 207) and Colemans Mill Road (Route 656), Mattaponi Voting District. **Proposed Use: Industrial.** The 2030 Comprehensive Plan designates this area as being located within the Carmel Church Community Plan as Office/Industrial and Heavy Industrial.

Public Comments

A public hearing was held at the March 22<sup>nd</sup> Planning Commission meeting. There were two speakers expressing concern regarding the location of the entrance on Colemans Mill Road. The Economic Development Director spoke in favor of the project.

Action Taken

The Planning Commission unanimously forwards this rezoning request to the Board with a recommendation of approval with the contingency that the entrance will be located away from the residence.

Requested Action of the Board

Staff is requesting authorization to advertise this request for public hearing at the May 8<sup>th</sup> Board meeting.