

## SUMMARY OF PLANNING COMMISSION RECOMMENDATIONS FROM THE APRIL 26, 2018 MEETING

### UNFINISHED BUSINESS

**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 for both RZ-06-2017 and SPEX-04-2017 was held at the March 22<sup>nd</sup> Planning Commission meeting. There were three speakers in opposition; one in favor of the requests.

#### Action Taken

After deferring action at the March meeting to the April 26<sup>th</sup> meeting, the Planning Commission voted to forward both RZ-06-2017 and SPEX-04-2017 to the Board with a recommendation of denial.

#### Requested Action of the Board

Staff is requesting authorization to advertise this request for public hearing at the June 12<sup>th</sup> Board meeting.

## PUBLIC HEARINGS

**SPEX-02-2018 – Moss Neck Holdings, LLC, 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 5.5, of the Caroline County Zoning Ordinance on tax map #4-A-10 (part of) consisting of 5.6 acres, more or less. This property is located on Moss Neck Manor Road, southwest quadrant of Tidewater Trail (Route 17) and Burma Road (Route 766), Port Royal Voting District. **Proposed Use: Campground/Camping Area (Renewal of previously approved Special Exception - SPEX-04-2016).** The 2030 Comprehensive Plan identifies this area as being located within the Resource Sensitive Overlay District and designated as Agricultural Preservation with a density of one dwelling unit per twenty five acres of land

### *Public Comments*

A public hearing was held at the April 26<sup>th</sup> Planning Commission meeting. There were no speakers.

### *Action Taken*

The Planning Commission forwards this request to the Board with a recommendation of approval with conditions that include a one year review in lieu of the one year renewal approved with the previous special exception (SPEX-04-2016).

### *Requested Action of the Board*

Staff is requesting authorization to advertise this request for public hearing at the June 12<sup>th</sup> Board meeting.