

## SUMMARY OF PLANNING COMMISSION RECOMMENDATIONS FROM THE SEPTEMBER 26, 2019 MEETING

### UNFINISHED BUSINESS

**SPEX-04-2019, 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 on tax map #50-A-51 (part of) consisting of 5 acres, more or less. This property is located at 3213 Ladysmith Road, Ruther Glen, Virginia, Western Caroline Voting District. **Proposed Use: Special Events Facility.** The 2030 Comprehensive Plan designates this area as Rural Preservation.

#### *Public Comments*

A public hearing for SPEX-04-2019 was held at the August 22, 2019 Planning Commission meeting. There were two speakers in favor of the project.

#### *Action Taken*

After deferring action at the August 22<sup>nd</sup> meeting, the Planning Commission unanimously voted to forward this request to the Board with a recommendation of approval to include the conditions suggested by staff. (5-0 Vote, Western Caroline Commissioner absent)

#### *Requested Action of the Board*

Staff is requesting authorization to advertise for public hearing at the November 14<sup>th</sup> Board meeting.

### TRADE, TECHNICAL & VOCATIONAL SCHOOL TEXT AMENDMENTS

**TXT-14-2019:** An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article IX, Section 2, Uses Permitted by Right, by adding the following as a permitted use in the B-1 Business zoning district: **Paragraph 32, Trade, Technical & Vocational School (Indoor).**

**TXT-15-2019:** An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article IX, Section 3, Uses Permitted by Special Exception, by adding the following as a use permitted by Special Exception in the B-1 Business district: **Paragraph 22, Trade, Technical & Vocational School (Outdoor)**

#### *Public Comments*

A public hearing for the proposed text amendments was held at the August 22, 2019 Planning Commission meeting. There were no speakers.

#### *Action Taken*

After deferring action at the August 22<sup>nd</sup> meeting, the Planning Commission unanimously voted to forward the proposed text amendments to the Board with a recommendation of approval. (5-0 Vote, Western Caroline Commissioner absent).

*Requested Action of the Board*

Staff is requesting authorization to advertise for public hearing at the November 14<sup>th</sup> Board meeting.

**PUBLIC HEARING**

**RZ-04-2019 Jordan, Lillian & Others Owner/Applicant:** Request a Rezoning from Rural Residential-2 (RR2) to Rural Preservation (RP) to allow family subdivision on tax map #54-A-82B consisting of 8.53 acres, more or less. This property is located at 17228 North Roye Lane, and further identified as 17203 North Roye Lane, Woodford, Mattaponi Voting District. The 2030 Comprehensive Plan designates this property as Rural Preservation.

*Public Comments*

A public hearing for RZ-04-2019 was held at the September 26, 2019 Planning Commission meeting. There were no speakers.

*Action Taken*

At the September 26<sup>th</sup> meeting, the Planning Commission unanimously voted to forward this rezoning to the Board with a recommendation of approval (5-0 Vote, Western Caroline Commissioner absent).

*Requested Action of the Board*

Staff is requesting authorization to advertise for public hearing at the November 14<sup>th</sup> Board meeting.

**MATERIALS RECOVERY FACILITY TEXT AMENDMENTS**

**TXT-16-2019:** An Ordinance to amend the Zoning Ordinance of Caroline County by amending Article II, Section 2, Definitions, to add a definition for **Materials Recovery Facility**.

**TXT-17-2019:** An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article X, Section 3, Uses Permitted by Special Exception, by adding the following as a use permitted by Special Exception in the M-1 Industrial zoning district:  
**Paragraph 24, Materials Recovery Facility subject to Development Standards**

**TXT-18-2019:** An Ordinance to Amend the Zoning Ordinance of Caroline County by Amending Article XV, Supplemental Regulations, Section 8 Development Standards by adding Paragraph V to establish Development Standards for a **Materials Recovery Facility**.

*Public Comments*

A public hearing for the proposed text amendments was held at the August 22, 2019 Planning Commission meeting and again September 26, 2019 after staff made revisions. There were no speakers at either meeting.

Action Taken

The Planning Commission unanimously voted to forward the proposed text amendments to the Board with a recommendation of approval. (5-0 Vote, Western Caroline Commissioner absent).

Requested Action of the Board

At the August 13<sup>th</sup> meeting, the Board conducted a first reading of the proposed amendments. Staff is requesting authorization to advertise for public hearing at the November 14th Board meeting.