

**SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION**  
**AT ITS JUNE 18, 2008 MEETING**

- 1. RZ-11-2007 – Belmont North II, Linda & Frank Sealy, Applicant:** Request a Rezoning from RP, Rural Preservation (with a density of one dwelling unit per ten acres of land) to PRD, Planned Residential Development (with a density of one to ten dwelling units per acre and a proposed density of 2.8 dwelling units per acre), on tax Map #83-A-1, Owner – L. Franklin & Linda Fagen Sealy, consisting of 156.19 acres, more or less; and a portion of tax map #83-A-2, Owner – Miles S. & Jewel L. Terrell, consisting of 30 acres, more or less. This property is located off of Route 207 (Rogers Clark Boulevard) at the intersection of Route 716 (Moncure Drive) and Route 705 (McDuff Drive), Mattaponi Voting District. **Proposed Use:** Residential Subdivision consisting of 525 residential units. The 2006 – 2026 Comprehensive Plan identifies this area as being located in the Primary Growth Area, Carmel Church Community Planning Area, designated as Planned Residential Development, with a maximum overall density of 3.25 units per acre.

**Public Comments**

The Planning Commission held a public hearing at its April 16, 2008 meeting and was continued to their May 21, 2008 meeting. There were public comments in opposition to this rezoning request.

**ACTION TAKEN**

The Planning Commission unanimously recommended approval of this rezoning request subject to amended proffers and that the applicant shall implement any and all recommendations provided by the Virginia Department of Transportation (VDOT) in response to the TIA for Belmont North prepared by Vernon E. Torney dated November 25, 2007, and as revised, and shall ensure that the traffic impacts caused by the Belmont North development does not degrade the level of service (LOS) of the existing road network. The existing network is defined as the following roads; Moncure Drive, McDuff Road, Cool Water Drive and Rogers Clark Blvd. The applicant proffers that *Travers Court*, shall be complete prior to the issuance of any building permits for the first phase of Belmont North.

**REQUESTED ACTION OF THE BOARD**

Authorize the advertisement for public hearing for the Board of Supervisors July 22, 2008 meeting.

- 2. SPEX-01-2008 – Donna M. Castles, Auston T. & Donna M. Cooper, Owner; Donna M. Cooper, Applicant:** Request a Special Exception Permit in accordance with Article XV, Section 13 and Article IV, Section 5, paragraph 25 of the Caroline County Zoning Ordinance, on tax map #40-4-7, consisting of 2 acres, more or less, zoned RP, Rural Preservation (with a density of one dwelling unit per ten acres of land). This property is located on Route 702 (14295 Smithwright Lane), approximately 1 mile south of Route 626 (Sunshine School Road), Mattaponi Voting District. **Proposed Use:** Immediate Family Division. The 2006 – 2026 Comprehensive Plan identifies this area as agricultural Preservation with a density of one dwelling unit per twenty-five acres.

**Public Comments**

There were public comments in opposition to this special exception permit.

**ACTION TAKEN**

The Planning Commission unanimously recommended approval of this special exception permit subject to conditions.

**REQUESTED ACTION OF THE BOARD**

Authorize the advertisement for public hearing for the Board of Supervisors July 22, 2008 meeting.