

1. CALL TO ORDER

2. APPROVAL OF MINUTES

3. PUBLIC HEARINGS

3.I. RZ-02-2021 – Quality Land Group, LLC, Owner/Applicant

RZ-02-2021 – Quality Land Group, LLC, Owner/Applicant: Request a Rezoning from RP, Rural Preservation (density of one dwelling unit per 10 acres of land) to M-1 Industrial (no specified density), on tax map #85-A-52A, consisting of 10 acres, more or less. This property is located at 23039 Richmond Turnpike (Route 301), Mattaponi Voting District. **Proposed Use: Industrial.** The 2030 Comprehensive Plan designates this area as being Rural Preservation/Flood Plain.

Documents:

[PC PACKET RZ-02-2021 PC APRIL 22 2021.PDF](#)

3.II. TXT-01-2021- An Ordinance To Amend The Subdivision Ordinance Of Caroline County- Section 2 Definitions

TXT-01-2021 - An Ordinance to amend the Subdivision Ordinance of Caroline County by Amending Section 2 Definitions to amend the definition of “Subdivision”. The purpose of this amendment is to exempt property acquired or created by the Board of Supervisors from the definition of a subdivision with regard to future division of the property.

Documents:

[PC PACKET TXT-01-2021 APRIL 22 2021.PDF](#)

3.III. TXT-02-2021: An Ordinance To Amend The Zoning Ordinance Of Caroline County By Amending Article XII, Section 2

TXT-02-2021 - An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article XII, Lot Area & Other Dimensional Requirements, Section 2, Exemptions & Reductions, to exempt public facilities or utilities of Caroline County from lot size or other requirements as found in this section.

Documents:

[PC PACKET TXT-02-2021 APRIL 22 2021.PDF](#)

3.IV. TXT-03-2021: An Ordinance To Amend The Zoning Ordinance Of Caroline County By Repealing Article XV, Section 6

TXT-03-2021 -An Ordinance to amend the Zoning Ordinance of Caroline County by Repealing Article XV, Supplemental Regulations, Section 6-Flood Hazard Zones. This section was replaced by Chapter 45, Article II of the Code of Caroline.

Documents:

[PC PACKET TXT-03-2021 04-22-2021.PDF](#)

- 3.V. TXT-04-2021; TXT-05-2021; TXT-06-2021: An Ordinance To Amend The Zoning Ordinance Of Caroline County - Carwash

TXT-04-2021 - An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article II, Definitions, to repeal and replace the definition of "Car Wash". The purpose of this amendment is to qualify that a car wash is intended to provide services to motor vehicles with a maximum registered gross weight of less than 7,500 lbs.

TXT-05-2021 - An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article IX, B-1 Business, Section 2, Uses Permitted by Right, to add paragraph 33 "Car Wash" as a permitted use in the B-1 zoning district.

TXT-06-2021 - An Ordinance to amend the Zoning Ordinance of Caroline County by amending Article XV (Supplemental Regulations), Section 8 (Development Standards), to add Paragraph X. The purpose of this amendment is to establish Development Standards for a Car Wash.

Documents:

[PC PACKET TXT-04-21 THRU 06-2021 APRIL 22 2021.PDF](#)

4. ANY AND ALL MATTERS

- 4.I. TXT-07-2021 Authorization To Advertise For Public Hearing-Proposed Text Amendment
TXT-07-2021: Authorization to Advertise for Public Hearing-Proposed Text Amendment
Article XV, Supplemental Regulations, Section 15, Highway Corridor Overlay District

Documents:

[ANY AND ALL -PC APRIL 22 2021.PDF](#)

5. ADJOURNMENT