

1. CALL TO ORDER

2. APPROVAL OF MINUTES

3. UNFINISHED BUSINESS

- 3.I. RZ-01-2022 – Ragland, Kenneth, Ragland, Edward, Jr, And Ragland, Evelyn, Owner
William Webb, Jr., Applicant

APPLICANT HAS REQUESTED DEFERRAL

RZ-01-2022 – Ragland, Kenneth, Ragland, Edward, Jr, and Ragland, Evelyn,

Owner William Webb, Jr., Applicant: Request a Rezoning from RP, Rural Preservation (density of one dwelling unit per 10 acres of land) to R-1 Low Density Residential (maximum density of 2.9 dwelling units per acre), on tax map #54-10-7, consisting of 34.22 acres, more or less. This property is located on Rogers Clark Boulevard (Route 207) between Golansville Road (Route 601) and Ladysmith Road (Route 639), Mattaponi Voting District. The 2030 Comprehensive Plan designates this property as Rural Preservation and not within a designated growth area. **Proposed Use:** Residential.

Documents:

[PC PACKET RZ-01-2022 DEFERRAL JULY 28 2022.PDF](#)

- 3.II. RZ-05-2022 – Bauserman, Warren, Owner/Applicant

APPLICANT HAS REQUESTED DEFERRAL

RZ-05-2022 – Bauserman, Warren, Owner/Applicant: Request a Rezoning from RP, Rural Preservation (density of one dwelling unit per 10 acres of land) and R-1 Low Density Residential (maximum of 2.9 dwelling units per acre) to Planned Residential Development (maximum density of 10 dwelling units per acre), on tax map #52A-1-A-1; 52-A-18 and 52-A-18A, consisting of 13.28 acres, more or less. The property, accessed by Deerfield Road, is bounded on the north and east by Campbells Creek Subdivision, Madison Voting District. The 2030 Comprehensive Plan designates this property as within the Ladysmith Community Plan as Low Density Residential.

Proposed Use: Residential (Townhomes).

Documents:

[PC PACKET RZ-05-2022 DEFERRAL JULY 28 2022.PDF](#)

4. PUBLIC HEARINGS

- 4.I. RZ-04-2022 – Safelle's LLC, Owner/Applicant AND SPEX-03-2022 – Safelle's LLC,
Owner/Applicant

RZ-04-2022 – Safelle's LLC, Owner/Applicant: Request a Rezoning from Rural Preservation (density of 1 dwelling unit per 10 acres of land) to M-1 Industrial (no specified density), on a portion of tax map #16-A-75, consisting of 2.0 acres, more or less. This property is located at 8340 Rozell Road, Woodford, Port Royal Voting District. **Proposed Use: Industrial** The 2030 Comprehensive Plan designates this area as being Agricultural Preservation.

SPEX-03-2022 – Safelle's LLC, Owner/Applicant: Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use

Permits) and Article X, Section 3.16 (Motor Vehicle Major Repair Service) of the Caroline County Zoning Ordinance on a portion tax map #16-A-75 consisting of 2.0 acres, more or less. This property is located at 8340 Rozell Road, Woodford, Port Royal Voting District. The 2030 Comprehensive Plan designates this area as being Agricultural Preservation. **Proposed Use: Motor vehicle major repair service.**

Documents:

[PC PACKET RZ-04-2022 SPEX-03-2022 JULY 28 2022.PDF](#)

- 4.II. TXT-03-2022 – An Ordinance To Amend The Zoning Ordinance Of Caroline County By Amending Article XV, Supplemental Regulations, Section 4 – Accessory Building And Uses, By Adding Subparagraph 6.

TXT-03-2022 – An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article XV, Supplemental Regulations, Section 4 – Accessory Building and Uses, by adding subparagraph 6. **The purpose** of this amendment is to establish standards under which accessory garages are allowed a reduced setback on corner lots in the R-1 Zoning District.

Documents:

[PC PACKET TXT-03-2022 JULY 28 2022.PDF](#)

5. ANY AND ALL MATTERS

6. ADJOURNMENT