



STAFF REPORT

CAROLINE COUNTY PLANNING COMMISSION

APRIL 22, 2021 REGULAR MEETING

CASE NAME/NUMBER: TXT-01-2021 – SUBDIVISION ORDINANCE, SECTION II, DEFINITIONS

REQUEST:

STAFF IS BRINGING FORWARD FOR PUBLIC HEARING A TEXT AMENDMENT TO MODIFY THE DEFINITION OF "SUBDIVISION" AS FOUND IN ARTICLE II OF THE SUBDIVISION ORDINANCE.

DISCUSSION

STAFF IS PRESENTING FOR PUBLIC HEARING TXT-01-2021 THAT MODIFIES THE DEFINITION OF SUBDIVISION IN ARTICLE II OF THE SUBDIVISION ORDINANCE SO THAT PROPERTY ACQUIRED OR CREATED BY THE BOARD OF SUPERVISORS DOES NOT CONSTITUTE A SUBDIVISION WITH REGARD TO FUTURE DIVISION OF THE PROPERTY.

THIS TEXT AMENDMENT HAS BEEN BROUGHT ABOUT BY THE COUNTY'S EFFORTS TO SECURE LAND FOR A NEW FIRE STATION IN THE SPARTA AREA. AT THE MARCH 9TH MEETING, THE BOARD OF SUPERVISORS REFERRED THE PROPOSED AMENDMENTS TO THE PLANNING COMMISSION FOR CONSIDERATION AND RECOMMENDATION TO THE BOARD.

THE AMENDMENT IS AS FOLLOWS WITH THE PROPOSED MODIFICATION IN **BLUE**

TXT-01-2021: AN ORDINANCE TO AMEND THE SUBDIVISION ORDINANCE OF CAROLINE COUNTY BY AMENDING SECTION 2, DEFINITIONS AS FOLLOWS

SUBDIVISION: A DIVISION, SUBDIVISION, OR RE-SUBDIVISION OF A LOT, TRACT, OR PARCEL OF LAND SITUATED WHOLLY OR PARTLY WITHIN THE BOUNDARIES OF THE COUNTY INTO TWO (2) OR MORE LOTS, TRACTS OR PARCELS OF LAND FOR THE PURPOSE, WHETHER IMMEDIATE OR AT SOME FUTURE TIME, OF THE TRANSFER OF OWNERSHIP OF ANY OF THESE, OR FOR THE PURPOSE OF THE ERECTION OF A BUILDING OR OTHER STRUCTURE ON ANY ONE OF THEM. **ANY LOT, TRACT, OR PARCEL OF LAND CREATED AND ACQUIRED BY THE BOARD OF SUPERVISORS WHETHER THROUGH CONDEMNATION OR PURCHASE AGREEMENT WITH THE UNDERLYING PROPERTY OWNER SHALL NOT CONSTITUTE A SUBDIVISION FOR PURPOSES OF THIS ORDINANCE.**