



## STAFF REPORT

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CAROLINE COUNTY PLANNING COMMISSION

APRIL 22, 2021 REGULAR MEETING

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**CASE NAME/NUMBER:** TXT-02-2021 – ZONING ORDINANCE, ARTICLE XII, LOT & OTHER DIMENSIONAL REQUIREMENTS

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### REQUEST:

STAFF IS BRINGING FORWARD FOR PUBLIC HEARING A TEXT AMENDMENT TO MODIFY ARTICLE XII, LOT & OTHER DIMENSIONAL REQUIREMENTS TO EXEMPT PUBLIC FACILITIES OR UTILITIES OF CAROLINE COUNTY FROM THE LOT SIZE AND OTHER REQUIREMENTS.

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### DISCUSSION

STAFF IS PRESENTING FOR PUBLIC HEARING TXT-02-2021 THAT MODIFIES ARTICLE XII LOT SIZE & OTHER DIMENSIONAL REQUIREMENTS, SECTION 2 EXEMPTIONS & REDUCTIONS, TO EXEMPT PUBLIC FACILITIES OR UTILITIES OF CAROLINE COUNTY FROM THE LOT SIZE AND OTHER REQUIREMENTS AS FOUND IN THIS ARTICLE.

THIS TEXT AMENDMENT WAS PRECIPITATED 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-02-2021: AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF CAROLINE COUNTY BY AMENDING ARTICLE XII, (LOT & OTHER DIMENSIONAL REQUIREMENTS), SECTION 2, (EXEMPTIONS AND REDUCTIONS) AS FOLLOWS**

PUBLIC FACILITIES AND PUBLIC UTILITIES **OF THE GOVERNING BODY**, AS DEFINED IN ARTICLE II, ~~MAY~~ **SHALL** BE EXEMPTED FROM ~~OR HAVE~~ THE REQUIREMENTS OF ARTICLE XII, SECTION 1. ~~ABOVE MODIFIED SUBJECT TO SPECIAL EXCEPTION APPROVAL IN ACCORDANCE WITH ARTICLE XVII, SECTIONS 6 – 11 OF THE CAROLINE COUNTY ZONING ORDINANCE.~~