

Caroline County Board of Supervisors Agenda Executive Summary

Meeting Date: May 25, 2021

Title: First Reading - Consideration of Text Amendments to the Zoning Ordinance and Subdivision Ordinance
TXT-01-2021 and TXT-02-2021

(Check Mark)

Consent

Action

No Action (Information Only)

Resolution

Closed Meeting

Public Hearing

Ordinance

PowerPoint Presentation

Summary: Planning staff is bringing forward for first reading the attached amendments that have been brought about by the County's efforts to secure land for a new fire station in the Sparta Area.

The first amendment (TXT-01-2021) modifies the definition of Subdivision as found in 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.

The second amendment (TXT-02-2021) exempts public facilities or utilities of Caroline County from the lot size and other requirements as found in Article XII, Section 2 of the Zoning Ordinance.

At the March 9th meeting, the Board referred the proposed amendments to the Planning Commission for consideration and recommendation to the Board. The Planning Commission held a public hearing at the April 22nd meeting and forwards the amendments to the Board with a recommendation of approval.

Budget Impact: None

Action(s) requested of the Board of Supervisors: The Board approved on consent a public hearing for the proposed amendments at the June 8th meeting.

TXT-01-2021 - An Ordinance to amend the Subdivision Ordinance of Caroline County by Amending Section 2 Definitions to amend the definition of “Subdivision”.

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.*

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

Section 2 - Exemptions and Reductions

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.~~