

SUMMARY OF PLANNING COMMISSION RECOMMENDATIONS  
FROM THE JULY 28, 2022 MEETING

PUBLIC HEARINGS

**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.**

Public Comments

Public hearings for RZ-05-2022 and SPEX-03-2022 were held at the July 28, 2022 meeting. Seven speakers spoke in favor of the requests.

Action Taken

The Planning Commission forwards both requests to the Board of Supervisors with a recommendation of approval on a unanimous vote (5-0, Reedy Church absent).

Requested Action of the Board

Staff is requesting authorization to advertise a public hearing at the September 27<sup>th</sup> Board meeting.

**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.

Public Comments

A public hearing for TXT-03-222 was held at the July 28, 2022 meeting. There were two speakers in favor of the proposed text amendment.

Action Taken

The Planning Commission forwards the proposed text amendment to the Board of Supervisors with a recommendation of approval on a unanimous vote (5-0, Reedy Church absent).

Requested Action of the Board

Staff is requesting the Board hold a first reading of TXT-03-2022 at the September 27<sup>th</sup> Board meeting.