

SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION

AT ITS JANUARY 21, 2016 MEETING

UNFINISHED BUSINESS

TXT-07-2015: An Ordinance to amend the Zoning Ordinance of Caroline County by repealing and replacing Article XIV, Sign Regulations, Section 6.2. The purpose of this amendment is to **1)** establish requirements including but not limited to, number, type and size of signage within the Planned Shopping Center (PSC) and Planned Industrial Park (PIP) Districts; **2)** remove the requirement for a special exception for business signs within the Planned Unit Development District.

Public Comments

A public hearing was held at the December 17th Planning Commission meeting. There were no speakers.

Action Taken

After deferring the text amendment to the January worksession for discussion, the Planning Commission unanimously voted on the 21st to forward this text amendment to the Board with a recommendation of approval.

Requested Action of the Board

The Board conducted a first reading at the December 8th meeting and authorized advertisement of a public hearing for the January 26, 2016 Board meeting pending PC action.

SPEX-06-2015 – Corker-Whittaker, LLC; Corker Family, LLC; Skinner, Ernest & Pauline; Acors, Wayne; Acors, Frank, Owners; Blackwood Capital, LLC (Nolen Blackwood/Marc Greenberg), Applicant:

Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits); and pursuant to the proposed, but not yet adopted, Article XIV, Signs, Section 6.2.b(7) of the Caroline County Zoning Ordinance for tax map # 52-5-1 (35.32 acres +/-); tax map # 52-5-1A, (1.0 acres +/-), tax map # 52-5-1B, (0.91 acres +/-); tax map 52-5-1D (2.0 acres +/-) and tax map # 52-A-123 (2.38 acres +/-), totaling 41.61 acres +/- . This property is located at the southwest quadrant of Route 639 (Ladysmith Road) and Route 712 (Green Road), Madison Voting. The 2030 Comprehensive Plan identifies this area as being located within the Ladysmith Primary Growth Area designated as Regional Business. **Proposed Use:** Modifications to the proposed, but not yet adopted, Article XIV, Signs, Section 6 Business Signs, Paragraph 2.B: **1)** to allow a 15' tall freestanding sign when only 8' is permitted and; **2)** to allow 175 square feet of sign area on the proposed 15' tall freestanding monument sign where only 32 square feet is permitted; **3)** to allow 394 square feet of sign area for development identification signs when only 300 square feet of sign area is permitted and; **4)** to allow 95 square feet of sign area for the freestanding outparcel monument signs where 32 square feet of sign area is permitted..

Public Comments

A public hearing was held at the December 17th Planning Commission meeting. There was one speaker regarding changes to Green Road.

Action Taken

After deferring this request to the January worksession for discussion, the Planning Commission unanimously voted on the 21st to forward this request to the Board with a recommendation of approval with the following modified conditions:

1. The To-Wit (approval letter) associated with this special exception permit shall be recorded in the Office of the Circuit Court of Caroline County within 30-days of receipt from the Department of Planning and Community Development.
2. Proposed Monument Sign B shall not exceed 32 square feet in sign area.
3. Proposed Monument Sign C (multi-tenant) shall not exceed 60 square feet in sign (not to exceed 8' in height).
4. The Shopping Center Identification Signs (Sign A) shall not exceed 320 square feet in total sign area.

Requested Action of the Board

The Board approved an expedited public hearing process for this applicant and the public hearing is scheduled for January 26, 2016, pending PC action.

SPEX-07-2015 – Corker-Whittaker, LLC; Corker Family, LLC; Skinner, Ernest & Pauline; Acors, Wayne; Acors, Frank, Owners; Blackwood Capital, LLC (Nolen Blackwood/Marc Greenberg), Applicant:

Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits); and Article XV, Section 15. 8, (Highway Corridor Overlay District, Modifications) of the Caroline County Zoning Ordinance for tax map # 52-5-1 (35.32 acres +/-); tax map # 52-5-1A, (1.0 acres +/-), tax map # 52-5-1B, (0.91 acres +/-); tax map 52-5-1D (2.0 acres +/-) and tax map # 52-A-123 (2.38 acres +/-), totaling 41.61 acres +/- . This property is located at the southwest quadrant of Route 639 (Ladysmith Road) and Route 712 (Green Road), Madison Voting. The 2030 Comprehensive Plan identifies this area as being located within the Ladysmith Primary Growth Area designated as Regional Business. **Proposed Use:** Modifications to Article XV, Section 15.6 and 15.7.C(2) **1)** to allow signage and required landscaping buffer to be located within the area of the ultimate right of way along the Route 639 (Ladysmith Road) frontage and, **2)** to permit signage to exceed the 32 square feet of sign area and 8' height requirement by **a)** allowing a 15' tall freestanding sign when only 8' is permitted and; **b)** allowing 175 square feet of sign area on the proposed 15' tall freestanding monument sign where only 32 square feet is permitted; **c)** allowing 394 square feet of sign area for development identification signs when only 300 square feet of sign area is permitted and; **d)** allowing

95 square feet of sign area for the freestanding outparcel monument signs where 32 square feet of sign area is permitted..

Public Comments

A public hearing was held at the December 17th Planning Commission meeting. There were no speakers.

Action Taken

After deferring this request to the January worksession for discussion, the Planning Commission unanimously voted on the 21st to forward this request to the Board with a recommendation of approval with the following modified conditions:

1. The To-Wit (approval letter) associated with this special exception permit shall be recorded in the Office of the Circuit Court of Caroline County within 30-days of receipt from the Department of Planning and Community Development.
2. Signs shall not be located within the area of Caroline County Utility Easements.
3. Signage shall not be located within the area of the dedicated or ultimate right of way.
4. Landscape buffer shall be permitted within the area of the ultimate right or way, outside of any dedicated right of way.
5. Proposed Monument Sign B shall not exceed 32 square feet in sign area.
6. Proposed Monument Sign C (multi-tenant) shall not exceed 60 square feet in sign (not to exceed 8' in height).
7. The Shopping Center Identification Signs (Sign A) shall not exceed 320 square feet in total sign area.

Requested Action of the Board

The Board approved an expedited public hearing process for this applicant and the public hearing is scheduled for January 26, 2016 pending PC action.

PUBLIC HEARINGS

TXT-01-2016: An Ordinance to amend the Zoning Ordinance of Caroline County by amending Article X, M-1 Industrial, Section 2 by adding paragraph 29, Carry-out Restaurant. The purpose of this amendment is to add carry-out restaurant as a **by-right use** in the M-1 Industrial zoning district.

Public Comments

A public hearing was held at the January 21st Planning Commission meeting. There was one speaker in favor of the text amendment.

Action Taken

The Planning Commission unanimously voted to forward this text amendment to the Board with a recommendation of **denial**.

Requested Action of the Board

The Board conducted a first reading at the December 8th meeting and authorized advertisement of a public hearing for the January 26, 2016 Board meeting pending PC action.

TXT-02-2016: An Ordinance to amend the Zoning Ordinance of Caroline County by amending Article X, M-1 Industrial, Section 3 by adding paragraph 21, Carry-out Restaurant. The purpose of this amendment is to add carry-out restaurant as a use **permitted by special exception** in the M-1 Industrial zoning district.

Public Comments

A public hearing was held at the January 21st Planning Commission meeting. There were no speakers.

Action Taken

The Planning Commission unanimously voted to forward this text amendment to the Board with a recommendation of **approval**.

Requested Action of the Board

The Board previously authorized advertisement of a public hearing for the February meeting pending PC action.