

SUMMARY OF PLANNING COMMISSION RECOMMENDATIONS FROM THE SEPTEMBER 24, 2020 MEETING

PUBLIC HEARING

RZ-06-2020 – Johnson, Ernest & Yolanda, Owner/Applicant: Request a Rezoning from Rural Preservation, Conditional (with a density of one dwelling unit per 10 acres of land) to Rural Preservation, Unconditional, (with a density of one dwelling unit per 10 acres of land) on tax map #41-A-99A consisting 2.0 acres, more or less. This property is located at 12469 Paige Road, Woodford, Port Royal Voting District. Proposed Use: Residential. The 2030 Comprehensive Plan identifies this property as Agricultural Preservation with a density of one dwelling unit per 25 acres of land. The purpose of this rezoning is to remove all proffers associated with RZ-03-2012.

Public Comments

A public hearing for RZ-06-2020 was held at the September 24, 2020 Planning Commission meeting. There were no speakers.

Action Taken

At the September 24th meeting, the Planning Commission unanimously voted to forward this request to the Board with a recommendation of denial (5-0, Western Caroline absent).

Requested Action of the Board

The Board approved an expedited public hearing process for this request and a public hearing has been advertised for the October 13th Board meeting.

TXT-13-2020: An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article II, Definitions to repeal the definition of “Commercial Kennel” and add definitions for “Commercial Kennel-Indoor” and “Commercial Kennel-Outdoor”.

TXT-14-2020: An Ordinance to amend the Zoning Ordinance of Caroline County by amending Article IX, B-1 Business, Section 2, Uses Permitted by Right to add paragraph 32 “Commercial Kennel, Indoor” as a permitted use in the B-1 Zoning District.

TXT-15-2020: An Ordinance to amend the Zoning Ordinance of Caroline County by amending Article IX, Section 3, Uses Permitted by Special Exception to add paragraph 22 “Commercial Kennel, Outdoor” as a use permitted by Special Exception in the B-1 Zoning District.

TXT-16-2020: An Ordinance to amend the Zoning Ordinance of Caroline County by amending Article X, M-1 Industrial, Section 2, Uses Permitted by Right, to: 1) repeal paragraph 5, “Animal hospitals and kennels”; and 2) Replace paragraph 5 with “Animal Hospitals and Commercial Kennel, Indoor”.

TXT-17-2020: An Ordinance to amend the Zoning Ordinance of Caroline County by amending Article X, M-1 Industrial, Section 3, Uses Permitted by Special Exception to add paragraph 24 “Commercial Kennel, Outdoor” as a use permitted by special exception in the M-1 zoning district.

Public Comments

Public hearings were held for TXT-13-2020, TXT-14-2020, TXT-15-2020, TXT-16-2020 and TXT-17-2020 at the September 24, 2020 Planning Commission meeting. There was no speakers.

Action Taken

At the September 24th meeting, the Planning Commission unanimously voted to forward the text amendments to the Board with a recommendation of approval (5-0 vote, Western Caroline absent).

Requested Action of the Board

Staff is requesting a first reading of the proposed text amendments at the November 12th Board meeting.