

**SUMMARY OF PLANNING COMMISSION RECOMMENDATIONS  
FROM THE APRIL 22, 2021 REGULAR MEETING**

**PUBLIC HEARING**

**RZ-02-2021 – Quality Land Group, LLC, Owner/Applicant:** Request a Rezoning from RP, Rural Preservation (density of one dwelling unit per 10 acres of land) to M-1 Industrial (no specified density), on tax map #85-A-52A, consisting of 10 acres, more or less. This property is located at 23039 Richmond Turnpike (Route 301), Mattaponi Voting District. **Proposed Use: Industrial.** The 2030 Comprehensive Plan designates this area as being Rural Preservation/Flood Plain.

*Public Comments*

A public hearing was held for RZ-02-2021 at the April 22, 2021 Planning Commission meeting. There were no speakers.

*Action Taken*

At the April 22<sup>nd</sup> meeting, the Planning Commission unanimously voted to forward the rezoning request to the Board with a recommendation of approval (5-0, Reedy Church absent)

*Requested Action of the Board*

Staff is requesting authorization to advertise a public hearing at the June 8<sup>th</sup> Board of Supervisors 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”. The purpose of this amendment is to exempt property acquired or created by the Board of Supervisors from the definition of a subdivision with regard to future division of the property.

*Public Comments*

A public hearing was held for TXT-01-2021 at the April 22, 2021 Planning Commission meeting. There were no speakers.

*Action Taken*

At the April 22<sup>nd</sup> meeting, the Planning Commission unanimously voted to forward the proposed text amendment to the Board with a recommendation of approval (5-0, Reedy Church absent).

*Requested Action of the Board*

Staff is requesting a first reading of the proposed amendment at the May 25<sup>th</sup> meeting and, if appropriate, authorization to advertise a public hearing for the June 8<sup>th</sup> Board of Supervisors Meeting.

**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, to exempt public facilities or utilities of Caroline County from lot size or other requirements as found in this section.

*Public Comments*

A public hearing was held for TXT-02-2021 at the April 22, 2021 Planning Commission meeting. There was no speakers.

*Action Taken*

At the April 22<sup>nd</sup> meeting, the Planning Commission unanimously voted to forward the proposed text amendment to the Board with a recommendation of approval (5-0, Reedy Church absent).

*Requested Action of the Board*

Staff is requesting a first reading of the proposed amendment at the May 25<sup>th</sup> meeting and, if appropriate, authorization to advertise a public hearing for the June 8<sup>th</sup> Board of Supervisors Meeting.

**TXT-03-2021** - An Ordinance to amend the Zoning Ordinance of Caroline County by Repealing Article XV, Supplemental Regulations, Section 6-Flood Hazard Zones. This section was replaced by Chapter 45, Article II of the Code of Caroline.

*Public Comments*

A public hearing was held for TXT-03-2021 at the April 22, 2021 Planning Commission meeting. There were no speakers.

*Action Taken*

At the April 22<sup>nd</sup> meeting, the Planning Commission unanimously voted to forward the proposed text amendment to the Board with a recommendation of approval (5-0, Reedy Church absent).

*Requested Action of the Board*

Staff is requesting a first reading of the proposed amendment at the June 8<sup>th</sup> Board of Supervisors Meeting.

**TXT-04-2021** - An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article II, Definitions, to repeal and replace the definition of “Car Wash”. The purpose of this amendment is to qualify that a car wash is intended to provide services to motor vehicles with a maximum registered gross weight of less than 7,500 lbs.

**TXT-05-2021** - 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 33 “Car Wash” as a permitted use in the B-1 zoning district.

**TXT-06-2021** - An Ordinance to amend the Zoning Ordinance of Caroline County by amending Article XV (Supplemental Regulations), Section 8 (Development Standards), to add Paragraph X. The purpose of this amendment is to establish Development Standards for a Car Wash.

*Public Comments*

A public hearing was held for TXT-04-20201; TXT-05-2021 and TXT-06-2021 at the April 22, 2021 Planning Commission meeting. There were no speakers.

*Action Taken*

At the April 22<sup>nd</sup> meeting, the Planning Commission unanimously voted to forward the proposed text amendments to the Board with a recommendation of approval (5-0, Reedy Church absent).

*Requested Action of the Board*

Staff is requesting a first reading of the proposed amendments at the June 8<sup>th</sup> Board of Supervisors Meeting.