

SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION

AT ITS DECEMBER 17, 2015 MEETING

PUBLIC HEARINGS

SPEX-05-2015 – Terrell, William Louis and Carol Ward, Owner/Applicant: Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article IV (Rural Preservation), Section 5.23, of the Caroline County Zoning Ordinance on tax map #39-A-211 (part of) and 39-A-211C (part of) consisting of 10 acres, more or less. This property is accessed via 13406 Nancy Wrights Drive, and is situated between Nancy Wrights Drive (Route 633) and Interstate 95, approximately 0.25 miles west of the intersection with Cedon Road (Route 632), Port Royal Voting District. **Proposed Use:** Special Events Facility. The 2030 Comprehensive Plan identifies this area as Rural Preservation with a density of one dwelling unit per ten acres of land.

Public Comments

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

Action Taken

The Planning Commission forwards this special exception request to the Board of Supervisors with a recommendation of denial on a 3-2 vote.

Requested Action of the Board

Staff is requesting authorization to advertise for public hearing at the February 9th Board meeting.

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

The Planning Commission unanimously voted to defer action on this text amendment and will continue discussion at the January worksession.

Requested Action of the Board

None at this time; 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

The Planning Commission could not take action on this request because it was contingent upon the approval of TXT-07-2015, which was deferred. Therefore the Commission unanimously voted to defer action on this request and will continue discussion at the January worksession.

Requested Action of the Board

None at this time; 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

The Planning Commission unanimously voted to defer action on this request and will continue discussion at the January worksession.

Requested Action of the Board

None at this time; The Board approved an expedited public hearing process for this applicant and the public hearing is scheduled for January 26, 2016 pending PC action.