

## SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION

AT ITS NOVEMBER 20, 2013 MEETING

### UNFINISHED BUSINESS

**SPEX-02-2013 – VSC Associates, LLC Owner/Applicant** Request an amendment to a Special Exception Permit in accordance with Article XVII and Article IV, Section 5.19 of the Caroline County Zoning Ordinance, on tax map #67-A-58, consisting of 112 acres, more or less, zoned RP, Rural Preservation (with a density of one dwelling unit per ten acres of land). This property is located at 8217 County Fair Lane, approximately ½ mile west of Route 1 (Jefferson Davis Highway), Reedy Church Voting District. **Proposed Use:** An amendment of a previously approved special exception permit (SPEX-05-2002, SPEX-05-2009), specifically to amend condition #9 to allow up to two additional years to pave the access road; and to amend condition #19 to allow up to seven additional years to connect to the County sewer system. The 2030 Comprehensive Plan identifies this area as Rural Preservation with a density of one dwelling unit per ten acres of land.

#### Public Comments

The public hearing was held at the Planning Commission's September 18, 2013 meeting. There were no speakers.

#### Action Taken

The applicant requested and was granted a 30 day deferral by the Planning Commission. The Planning Commission had deferred action twice prior to the applicant's request.

#### Requested Action of the Board

None at this time.

### PUBLIC HEARINGS

**SPEX-03-2013 – Hill, James E. Owner/Applicant:** Request a Special Exception Permit in accordance with Article XVII, Section 13 (Standards for Special Use Permits) and Article IV (RP Rural Preservation), Section 5.9 of the Caroline County Zoning Ordinance on tax map # 74-A-68 and tax map #74-A-70 (part of) consisting of a combined total of 33.13 acres, more or less. This property is located at 21529 Bagby Road, Bowling Green Voting District. **Proposed Use:** Sawmill. The 2030 Comprehensive Plan identifies this area as being located within the Sparta Agricultural Preserve Area and designated as Agricultural Preservation with a density of one dwelling unit per twenty five acres of land.

#### Public Comments

The public hearing was held at the Planning Commission's November 20, 2013 meeting. There were no speakers.

Action Taken

The Planning Commission unanimously voted to forward this special exception request to the Board with a recommendation of approval including the suggested conditions.

Requested Action of the Board

At the October 8<sup>th</sup> meeting, the Board granted the applicants request for an expedited public hearing to be held November 26, 2013.

**Farm Tenant Structures Text Amendments**

**TXT-16-2013:** An Ordinance to Amend the Zoning Ordinance of Caroline County by Repealing Article IV (Rural Preservation), Section 3, Paragraph 7.a (Manufactured House for Purposes of Housing Farm Labor). The purpose of this amendment is to repeal housing for farm labor as a permitted accessory use in the Rural Preservation district.

**TXT-17-2013:** An Ordinance to Amend the Zoning Ordinance of Caroline County by Repealing Article IV (Rural Preservation), Section 5, Paragraph 17 (Housing for Seasonal Farm Labor). The purpose of this amendment is to repeal provisions for housing seasonal farm labor in the Rural Preservation District.

**TXT-18-2013:** An Ordinance to Amend the Zoning Ordinance of Caroline County by Repealing Article V (Agricultural Preservation), Section 5, Paragraph 1. The purpose of this amendment is to repeal housing for farm labor as a permitted temporary use in the Agricultural District.

**TXT-19-2013:** An Ordinance to Amend the Zoning Ordinance of Caroline County by Repealing and Replacing Article V (Agricultural Preservation), Section 6, Paragraph 14. The purpose of this amendment is to amend the provision regarding “seasonal” housing for farm labor and the associated standards.

**TXT-20-2013:** An Ordinance to Amend the Zoning Ordinance of Caroline County by Repealing Article V (Agricultural Preservation), Section 9, Paragraph 2. The purpose of this amendment is to repeal the standards for farm tenant structures in the Agricultural District.

Public Comments

The public hearing was held at the Planning Commission’s November 20, 2013 meeting. Seven people spoke in opposition to the proposed amendments; no one spoke in favor.

Action Taken

The Planning Commission unanimously voted to defer action on the proposed text amendments until January and additionally requested the Board defer action until a formal recommendation is received from the Planning Commission.

Requested Action of the Board

At the October 8<sup>th</sup> meeting, the Board agreed to hold the public hearing on November 26, 2013.