

## 1. WORKSESSION

1.I. Worksession - 1. RZ-01-2022 – Ragland, Kenneth, Ragland, Edward, Jr, And Ragland, Evelyn, Owner William Webb, Jr., Applicant

1. **RZ-01-2022 – Ragland, Kenneth, Ragland, Edward, Jr, and Ragland, Evelyn, Owner William Webb, Jr., Applicant:** Request a Rezoning from RP, Rural Preservation (density of one dwelling unit per 10 acres of land) to R-1 Low Density Residential (maximum density of 2.9 dwelling units per acre), on tax map #54-10-7, consisting of 34.22 acres, more or less. This property is located on Rogers Clark Boulevard (Route 207) between Golansville Road (Route 601) and Ladysmith Road (Route 639), Mattaponi Voting District. The 2030 Comprehensive Plan designates this property as Rural Preservation and not within a designated growth area. **Proposed Use:** Residential.

## 2. CALL TO ORDER

## 3. APPROVAL OF MINUTES

## 4. UNFINISHED BUSINESS

4.I. RZ-01-2022 – Ragland, Kenneth, Ragland, Edward, Jr, And Ragland, Evelyn, Owner William Webb, Jr., Applicant

1. **RZ-01-2022 – Ragland, Kenneth, Ragland, Edward, Jr, and Ragland, Evelyn, Owner William Webb, Jr., Applicant:** Request a Rezoning from RP, Rural Preservation (density of one dwelling unit per 10 acres of land) to R-1 Low Density Residential (maximum density of 2.9 dwelling units per acre), on tax map #54-10-7, consisting of 34.22 acres, more or less. This property is located on Rogers Clark Boulevard (Route 207) between Golansville Road (Route 601) and Ladysmith Road (Route 639), Mattaponi Voting District. The 2030 Comprehensive Plan designates this property as Rural Preservation and not within a designated growth area. **Proposed Use:** Residential.

Documents:

[PC PACKET RZ-01-2022 APRIL 28 2022.PDF](#)

## 5. PUBLIC HEARINGS

5.I. RZ-02-2022 – Quality Land Group, LLC, Owner/Shawn Barnard (Double Down Outdoors, LLC), Applicant

- RZ-02-2022 – Quality Land Group, LLC, Owner/Shawn Barnard (Double Down Outdoors, LLC), Applicant:** Request a Rezoning from M-1 Industrial (no specified density) to B-1, Business (no specified density), on tax map #85-A-38, consisting of 2.78 acres, more or less. This property is located at 25114 Richmond Turnpike (Route 301), Reedy Church Voting District. **Proposed Use: Retail.** The 2030 Comprehensive Plan designates this area as being Agricultural Preservation.

Documents:

[PC PACKET RZ-02-2022 APRIL 28 2022.PDF](#)

- 5.II. TXT-01-2022 - An Ordinance To Amend The Zoning Ordinance Of Caroline County To Repeal And Replace Article XV, Supplemental Regulations, Section 2 – Fences, Walls And Hedges

**TXT-01-2022** - An Ordinance to amend the Zoning Ordinance of Caroline County to Repeal and Replace Article XV, Supplemental Regulations, Section 2 – Fences, Walls and Hedges, paragraph 1. The purpose of this amendment is to 1) permit a fence, wall or hedge along the sides or front edge of any front yards to be a maximum of four (4) feet in height with six (6) inches allowable for posts and caps, and 2) to permit a fence or wall along the rear lot line or alongside lot line to the rear of the setback line to be a maximum of eight (8) feet in height; and 3) to add a requirement for a site distance triangle at all intersections and driveways.

Documents:

[PC PACKET TXT-01-2022 APRIL 28 2022.PDF](#)

6. ANY AND ALL MATTERS

7. ADJOURNMENT