

## SUMMARY OF PLANNING COMMISSION RECOMMENDATIONS FROM THE DECEMBER 21, 2017 MEETING

### UNFINISHED BUSINESS

**TXT-07-2017:** An Ordinance to amend the Zoning Ordinance of Caroline County by amending Article IV, Rural Preservation, Section 5.28, Therapeutic Health Facility, paragraph (a), to reduce the required minimum parcel size from fifty (50) acres to (20) acres.

#### *Public Comments*

A public hearing was held at the November 14, 2017 Planning Commission meeting; there were no speakers.

#### *Action Taken*

After deferring action to the December 21<sup>st</sup> meeting, the Planning Commission unanimously voted to forward the proposed amendment to the Board with a recommendation of denial.

#### *Requested Action of the Board*

Because this text amendment is tied to SPEX-03-2017 which has been expedited by the Board, staff is bringing the proposed amendment to the Board for a first reading on January 23<sup>rd</sup> and if authorized, a public hearing will be held at the February 13<sup>th</sup> meeting.

**SPEX-03-2017: Masingill, Matthew and Danique (Leashes of Valor) 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 5.2 and 5.28, of the Caroline County Zoning Ordinance on tax map #74-A-29C consisting of 20 acres, more or less. This property is located at 24114 Sparta Road, southwest corner of Sparta Road and Newtown Road, Bowling Green Voting District. **Proposed Use: Therapeutic Health Facility with accessory commercial kennel.** The 2030 Comprehensive Plan designates this area as being located within the Sparta Agricultural Preservation area with a density of one dwelling unit per twenty five acres of land.

#### *Public Comments*

A public hearing was held at the October 19<sup>th</sup> Planning Commission meeting for a Commercial Kennel. There were two speakers, one opposed and one that expressed concern regarding the request. The Planning Commission deferred action until the November 21<sup>st</sup> meeting. A public hearing was held at the November 14, 2017 Planning Commission meeting for a Therapeutic Health Facility and Commercial Kennel. There were five speakers, 2 in opposition, 3 in favor. The Planning Commission deferred action to the December 21<sup>st</sup> meeting.

#### *Action Taken*

The Planning Commission on a 2-1 vote, forwards this special exception request to the Board with a recommendation of denial.

*Requested Action of the Board*

The Board approved an expedited public hearing process at the September 12th meeting. Staff is requesting authorization to advertise for public hearing at the February 13<sup>th</sup> meeting.

**PUBLIC HEARINGS**

**KEEPING OF DOMESTIC HENS IN RESIDENTIAL ZONING DISTRICT TEXT AMENDMENTS:**

**TXT-08-2017** : An Ordinance to amend the Zoning Ordinance of Caroline County by amending Article II, Section 2, Definitions, to add a definition for the following: 1) Domestic Hen, 2) Domestic Hen Enclosure, 3) Domestic Hen Coop, 4) Domestic Hen Pen.

**TXT-09-2017**: An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article 5-A, Section 3, (Permitted Accessory Uses & Structures), by adding Paragraph 8 to allow the keeping of domestic hens as a permitted accessory use in the Rural Residential 2 (RR-2) zoning district.

**TXT-10-2017**: An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article 5-B, Section 3, (Permitted Accessory Uses & Structures), by adding Paragraph 8 to allow the keeping of domestic hens as a permitted accessory use in the Rural Residential 5 (RR-5) zoning district.

**TXT-11-2017**: An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article VI, Section 2, (Uses Permitted by Right), by adding Paragraph 7(a) to allow the keeping of domestic hens as a permitted accessory use in the R-1 Residential zoning district.

**TXT-12-2017**: An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article VII, Section 2, (Uses Permitted by Right), by adding Paragraph 8(a) to allow the keeping of domestic hens as a permitted accessory use in the R-2 Residential zoning district.

**TXT-13-2017**: An Ordinance to Amend the Zoning Ordinance of Caroline County by Amending Article XV, Section 8, Development Standards, by adding Paragraph "U" to establish development standards for the Keeping of Domestic Hens

*Public Comments*

A public hearing was held at the December 21<sup>st</sup> Planning Commission meeting. There was one speaker in favor.

*Action Taken*

The Planning Commission unanimously voted to defer action on the proposed text amendments to the January 18, 2018 meeting.

*Requested Action of the Board*

None at this time.