

## SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION

AT ITS JANUARY 14, 2014 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. The Planning Commission deferred action twice and the applicant requested deferral twice.

#### Action Taken

The Planning Commission unanimously voted to forward the request to the Board with a recommendation of denial.

#### Requested Action of the Board

Staff is requesting authorization to advertise the public hearing for March 11<sup>th</sup>. The Board had previously granted the Applicant's request for an expedited public hearing but given that the applicant has requested deferral twice, it appears an expedited public hearing is no longer necessary.

### 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 forward these text amendments to the Board with a recommendation of denial (no change to the current ordinance).

Requested Action of the Board

Staff is requesting the Board authorize advertisement of the public hearing for the March 11<sup>th</sup> meeting. The Board held a first reading at the October 8<sup>th</sup> meeting and referred the amendments to the Planning Commission for action.

**PUBLIC HEARINGS**

**RZ-07-2013 – Dhillon, Hardeep. Owner; N.A.D.S Properties. Applicant:** Request a Rezoning from B-1, Business (no specified density) to R-2, Medium Density Residential, (with a density of .01 dwelling units per acre) on tax map # 56C-9-2 consisting of 1.147 acres +/- . This property is located at 15471 Antioch Road, Milford; Mattaponi Voting District. **Proposed Use:** Multi-family Dwelling. The 2030 Comprehensive Plan identifies this area as being located in the Bowling Green/Milford Community Plan designated as Planned Development.

Public Comments

The public hearing was held at the Planning Commission’s January 15, 2014 meeting. There were no speakers.

Action Taken

The Planning Commission unanimously voted to forward this request to the Board with a recommendation of approval including the agreed upon proffers.

Requested Action of the Board

Staff is requesting the Board authorize advertisement of the public hearing for the March 11<sup>th</sup> meeting.