

SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION

AT ITS JUNE 19, 2013 MEETING

UNFINISHED BUSINESS from May 15, 2013 Meeting

Rural Resort/General Store/Museum Text Amendments

TXT-10-2013: An Ordinance to amend the Zoning Ordinance of Caroline County by amending Article II, Section 2, Definitions to add a definition for "Rural Resort" and Repeal and Replace the definition for "General Store".

TXT-11-2013: An Ordinance to Amend the Zoning Ordinance of Caroline County by Amending Article IV, Section 5, (Special Exception Uses), by adding Paragraphs 36, 37 and 38 to allow a Rural Resort, General Store and Museum as uses permitted by special exception in the Rural Preservation zoning district.

TXT-12-2013: An Ordinance to Amend the Zoning Ordinance of Caroline County by Amending Article XV, Section 8, Development Standards, by adding Paragraph P and Q to establish development standards for Rural Resorts and General Stores.

Public Comments

The public hearing was held at the Planning Commission's April 17, 2013 meeting. Two people spoke in opposition to the text amendments as presented. One spoke in favor.

Action Taken

The Planning Commission voted, 4- 1, to forward this text amendment to the Board of Supervisors with a recommendation of approval.

Requested Action of the Board

Staff is requesting the Board authorize a first reading of the proposed text amendments for the July 23rd meeting.

PUBLIC HEARINGS

RZ-05-2013 – COMMONWEALTH FAIRS & EVENTS, LLC, OWNER/APPLICANT: Request an amendment to existing zoning proffers zoned Planned Recreation and Entertainment (no specified density), consisting of 331.29 acres, more or less, on tax map #100-A-1A, 100-A-1A2, 100-A-2. and 101-A-100B. This property is located on Route 30 (Dawn Blvd.) and the Hanover County Line, Reedy Church Voting District. ***Proposed Use:*** To modify the Zoning Development Plan associated with RZ-01-2005, proffer #1, to permit the relocation of certain child oriented amusement rides and the livestock exhibition area outside of the presently designated area and to amend proffer #2 to permit the modification of the placement of security separation structures to comply with Safety Committee directives.

Public Comments

The public hearing was held at the Planning Commission's June 19, 2013 meeting. No one spoke in favor or in opposition to the request.

Action Taken

The Planning Commission unanimously voted to forward this rezoning (proffer amendment) request to the Board of Supervisors with a recommendation of approval.

Requested Action of the Board

At the June 11th meeting, The Board authorized an expedited public hearing for July 8, 2013.

SPEX-01-2013 – BEVERLY RUN, LLC, OWNER; VERITAS ADOLESCENT SERVICES, 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 5.33 of the Caroline County Zoning Ordinance on tax map #76-A-19(part of) consisting of 134 acres, more or less. This property is located at 20500 Remuda Lane, Bowling Green Voting District. **Proposed Use:** Boarding School. 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 June 19, 2013 meeting. One person spoke in favor of this request; no one spoke against this request.

Action Taken

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

Requested Action of the Board

At the June 11th meeting, The Board authorized an expedited public hearing for July 8, 2013.