

Carroll County Comprehensive Rezoning



Process, Outreach, Outcomes

Phase	Description
I	<p>If a property is already zoned either B-NR or B-G and is NOT in a Municipal Growth Area, then it will be rezoned according to the Designated Land Use as identified in the 2014 Master Plan or the 2018 Freedom Community Comprehensive Plan. This includes properties that are moving from B-NR and B-G to other zoning districts. □ I-R or I-G properties will be handled like a text change and no map changes are necessary.</p>
II	<p>If a property is already zoned either B-NR or B-G and is IN Municipal Growth Area or is in a designated Rural Village with a Village Commercial /Industrial designation, then it will be rezoned according to the decision tree (found on next page). Industrial will be zoned in accordance with its existing I-R or I-G as applicable. <i>*B-NR and B-G zones are eliminated at this phase.</i></p>
III	<p>If a property is NOT zoned either B-NR or B-G and is commercially in-use through a BZA approval and has been identified in either the 2014 Master Plan or the 2018 Freedom Community Comprehensive Plan as Commercial Low, Medium or High will be recommended to be rezoned in accordance with those plans. This will also pertain to properties in the Municipal Growth Area; however the decision tree will be used in placing these properties into the appropriate commercial zoning categories. <i>*New zoning code becomes effective</i></p>
IV	<p>If a property is NOT zoned either B-NR or B-G/I-R or I-G and has been identified in either the 2014 Master Plan or the 2018 Freedom Community Comprehensive Plan as Commercial Low, Medium or High, Industrial Light, Heavy or Employment Campus will be considered for rezoning as requested by the property owner. A staff report and a planning commission recommendation will be forward to the Board of County Commissioners for their consideration.</p>