

CARROLL COUNTY COMPREHENSIVE REZONING



A Balanced Perspective For Tomorrow



Quality of Life Economic Development Preservation

Residential Text Discussion
November 18, 2020




**KEEP
CALM**

This Session

**IS BEING
RECORDED**

- **Welcome! Panelist Introductions**
 - Lynda Eisenberg, Director of Planning
 - Laura Matyas, Bureau Chief of Development Review
 - Jay Voight, Zoning Administrator
 - Mary Lane, Planning Manager
 - Clare Stewart, Planner

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- **Purpose of the Webinar-Residential Text and By-Request Mapping Amendment Update**

Agenda

- Overview of September 29 Webinar
- Review of Proposed Text Changes since 9/29
- Overview of Zabel and Beaty Properties
- Next Steps
- Questions and Answers

First Poll Questions

1 of 7

Please leave full screen mode to take poll.

Second Poll Questions

2 of 7

Third Poll
Questions

3 of 7

Review of History

- Work began on the residential sections of the Code in Spring 2018 with the assistance of a citizen residential focus group
- Taking feedback from this group, draft revisions to the residential zoning districts were developed
- The county Concept Team has expanded its public engagement by hosting in-person and now virtual meetings open to the public.
- Updates have been posted throughout on carrollrezoning.org, which includes:
 - Working copy of most recent draft of changes
 - Concept Team meeting notes detailing discussions

Review of September 29 Webinar

- **Purpose of Code Review:** Implementation of the Adopted 2014 County Master Plan and 2018 Freedom Community Comprehensive Plan . A comprehensive review is needed to modernize, clarify, and make the development regulations in the County consistent
- **What makes a good Zoning Code?** It must be consistent with the Adopted Plans, the result of public involvement, understandable, complete, legal and usable
- **Sections already reviewed:** definitions, purposes of the districts, principal uses, accessory uses, cluster subdivisions

Major Changes

- **Multifamily Senior Housing** – In line with new land use definitions in adopted plans, multifamily senior housing will no longer be allowed in the R-20,000 District
- **Commercial uses** – Medical/dental clinics, funeral establishments & Country Inns no longer permitted in residential districts
- **Certain community and recreational uses** that are currently permitted by right are now conditional uses
- **Cluster development process** simplified; no longer requiring a conventional plan, minimum lot sizes imposed

Fourth Poll Questions

4 of 7

Fifth Poll
Questions

5 of 7

Update – Residential Code Review

- Concept Team Review since 9/29
 - Village Senior Housing
 - Bulk Requirements (yards, height etc.)
 - Kennels and Stables

Village Senior Housing in the R-20,000 District

- The Adopted Freedom Plan Land Use Definition for Residential-Medium(R-20,000) stated *"55+ age-restricted and retirement communities are permitted provided they do not exceed the height restrictions of the zoning district, and do not exceed a total density of 3.5 units per acre"*
- While this designation no longer allows for age-restricted **multifamily housing** in the R-20,000 District, a proposal for Village Senior Housing was agreed to, which:
 - Defines Village Senior Housing as a separate use
 - Allows a mix of single-family and attached units for senior housing not to exceed 3.5 units per acre on the site
 - Has flexible bulk requirements established by the Planning Commission

Village Senior Housing



Six Poll Questions

6 of 7

Current Bulk Requirements

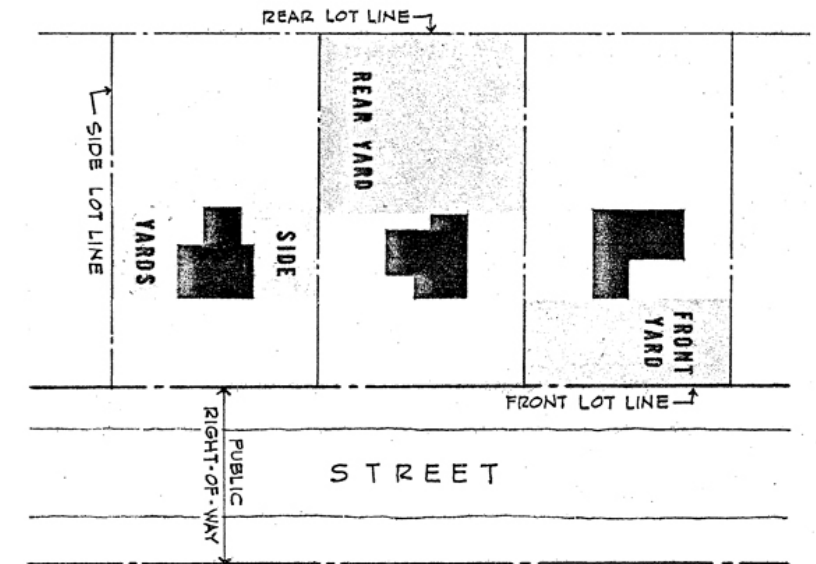
Bulk Requirements include front, side and rear yard minimums and height maximums

Front Yard- A yard extending the full width of the lot and lying between the front lot line and the nearest line of the principal building

Rear Yard- A yard extending the full width of the lot and lying between the rear lot line and the nearest line of the principal building

Side Yard- A yard between the side line of the lot and the nearest line of the principal building

Building Height – The vertical distance from grade plane to the height of the highest roof surface



Bulk Requirements

Currently they are inconsistent among the 4 residential districts and the various similar uses

The location of bulk requirements in the Code is also confusing, listed throughout the code and difficult to find

Some of the requirements are excessive, and result in numerous variance requests to the Zoning Administrator and BZA

Proposed Bulk Requirements

- Bulk requirements now located in one section, not under each zoning district (as was done in commercial/industrial districts)
- Easier to read in tabular form, all the use categories will be the same

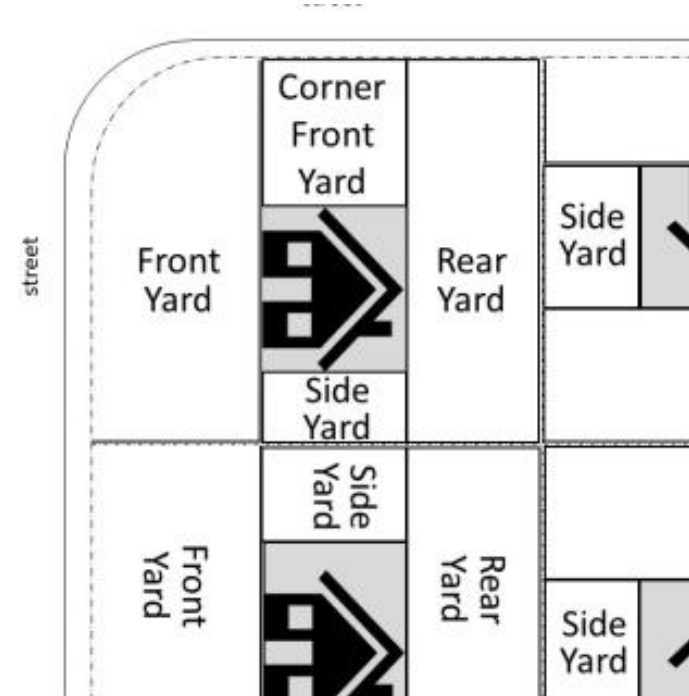
Example - Residential District Lot Area Requirements

	R-40,000	R-20,000	R-10,000	R-7,500
Single-family dwellings	40,000 SF	20,000 SF	10,000 SF	7,500 SF
Two-family dwellings	NA	NA	7,500 SF	5,000 SF
Religious Establishments	2 acres	2 acres	2 acres	2 acres
Elementary/Middle School	5 acres	5 acres	5 acres	5 acres
High School	10 acres	10 acres	10 acres	10 acres
College	15 acres	15 acres	15 acres	15 acres
Hospital	NA	5 acres	NA	NA
Other permitted or conditional uses	40,000 SF	20,000 SF	20,000 SF	20,000 Sf

Bulk Requirement Definitions

- Definitions unchanged, except for a new definition clarifying the bulk requirements for buildings on corner lots

Corner Front Yard – On corner lots, a yard fronting on a street but where the principal structure fronts on another street. The setback distance only applies to the area lying between the front line of the principal structure and the rear line of the principal structure

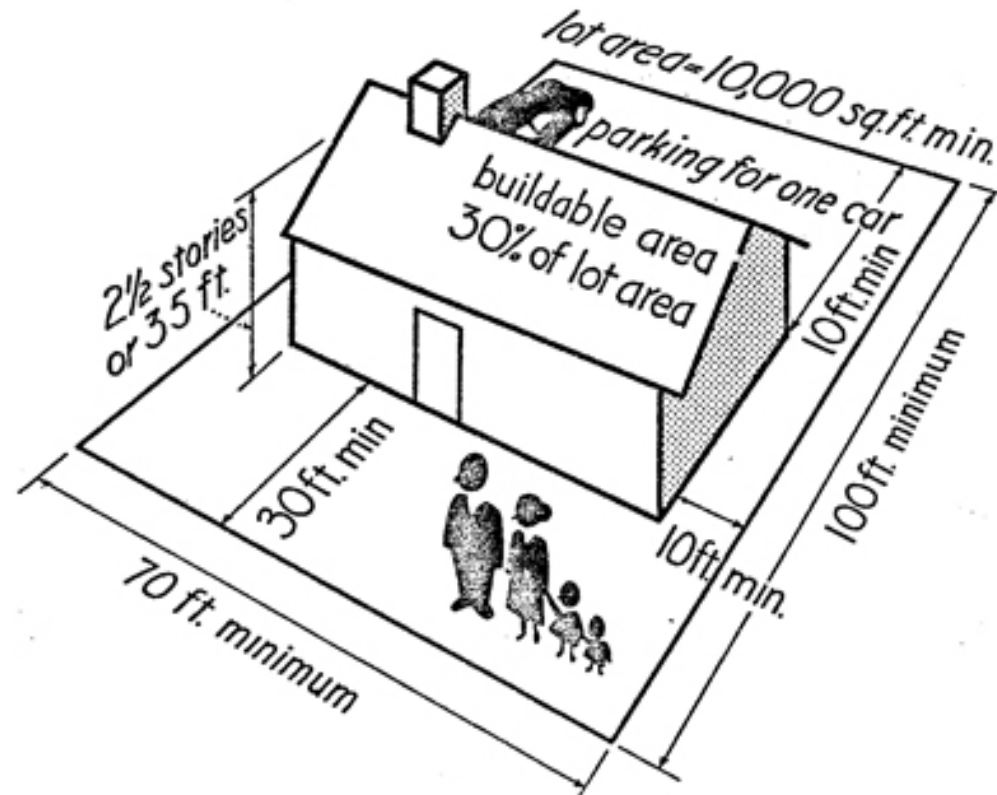


Bulk Requirements Accessory Uses


- Accessory buildings are typically garages, sheds and similar structures
- Section 158.030 of the Zoning Code currently states that *"Accessory buildings shall adhere to minimum front and side yard requirements unless they are located totally in the rear yard, in which case the side and rear setbacks shall be a minimum of 5 feet"*
- Proposed reduction from **5** feet to **3** feet for side and rear yards for accessory structures
- Variances will no longer be permitted for this requirement
- This will streamline the development process and provide certainty for property owners


Bulk Requirements


- Bulk requirements will include illustrations, either in the code or an accompanying manual





other typical permitted uses

 farming

*  schools

*  churches

*  parks

*  golf courses

* permitted by Plan. Comm.
after public hearing

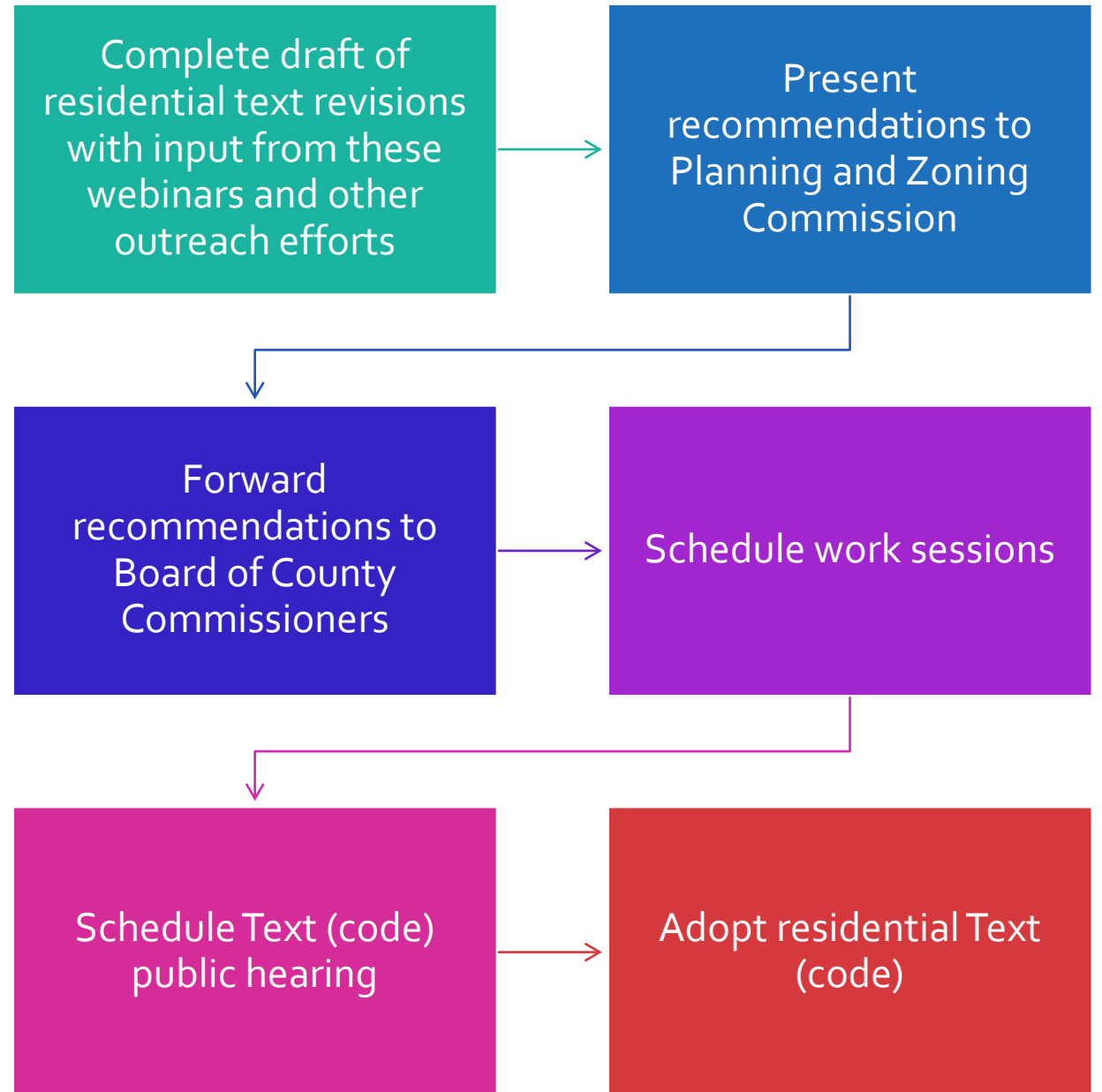
Seven Poll
Questions

7 of 7

Animal Related Issues

- Identified as ongoing Zoning Enforcement Issues
 - Removed Private Kennels from the Zoning Code. Enforcement of dog-related issues will no longer be handled as a zoning matter
 - Commercial Kennels will now include all domestic animals, not only dogs
 - Definition of Private Stables
 - must be on a minimum of 2 acres
 - specific limit to the number and type of animals allowed
 - minimum setbacks from adjoining residential properties are imposed
 - Definition of Commercial Stables clarified

Next Steps for Residential Text



Residential Properties – Mapping Update

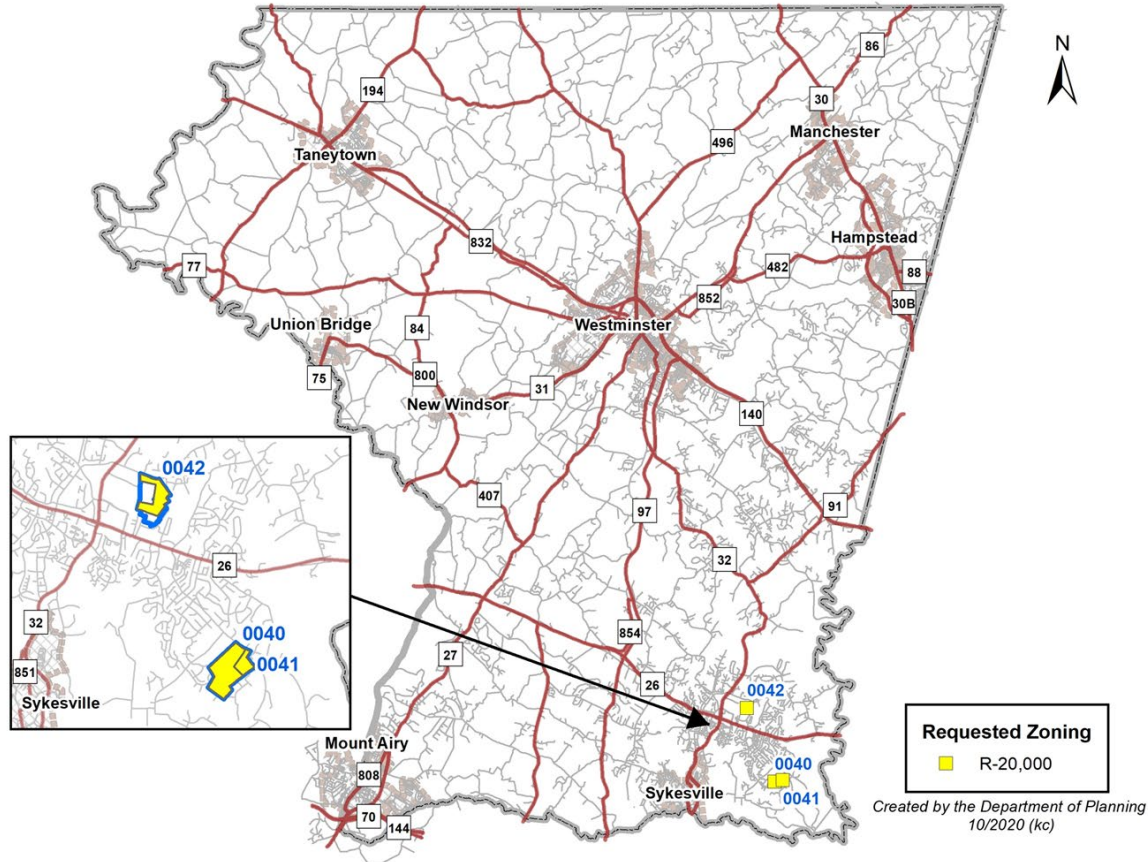
Beaty and Zabel Properties



Update on Residential Rezoning Applications

- Beaty Property –
 - Application #: R20-05-2020-0042
 - Request: I-1 and Conservation to R-20,000
 - Consistency with Plan: Consistent with FLU of Residential-Medium
 - Staff Recommendation: Favorable
 - Planning Commission Provisional Recommendation: Favorable
- Zabel Properties-
 - Application #s: R20-05-2020-0040 and R20-05-2020-0041
 - Request: R-40,000 & Conservation to R-20,000 and Conservation
 - Consistency with Plan: Consistent with FLU of Residential-Medium
 - Staff Recommendation: Favorable
 - Planning Commission Provisional Recommendation: Favorable

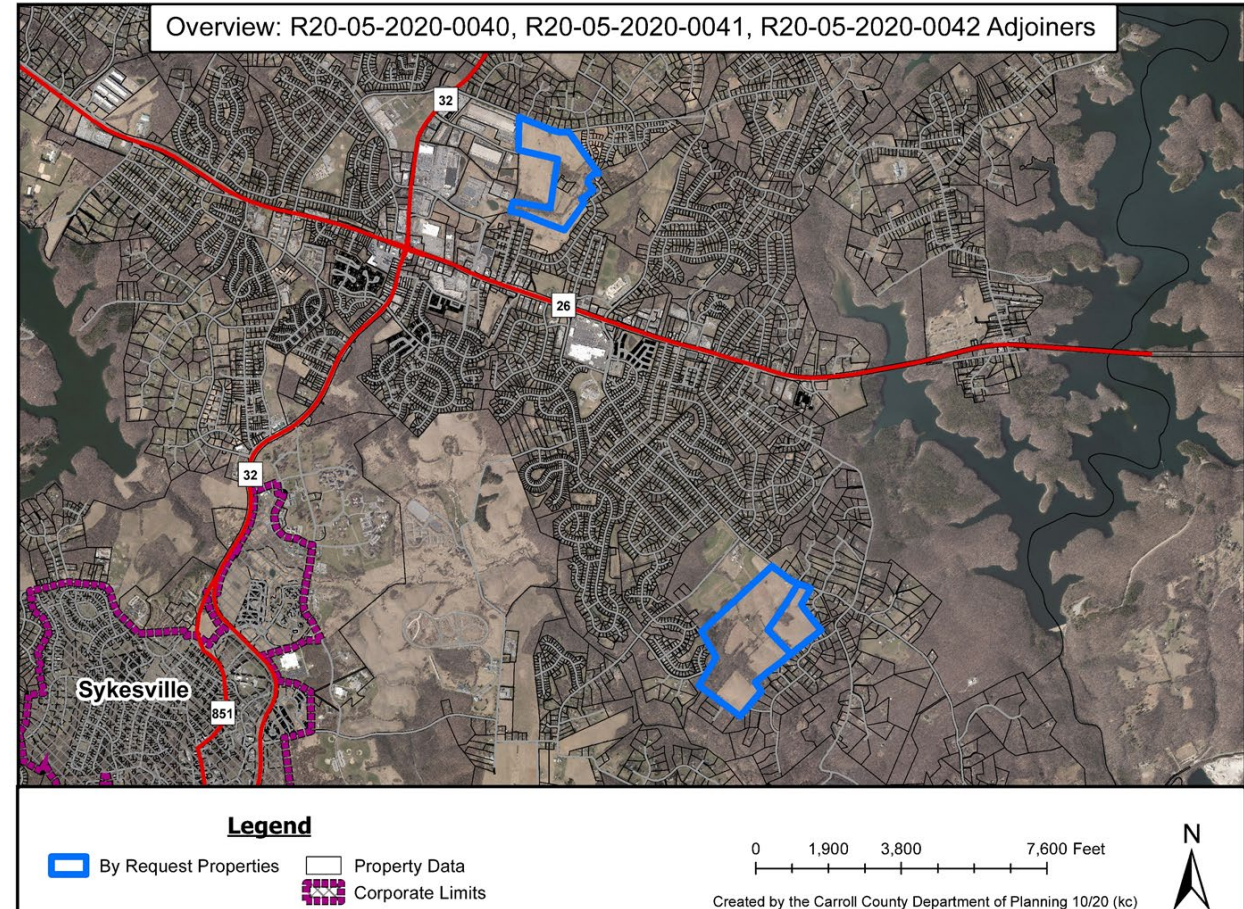
Residential By Request Properties - Click on Property for Information



Overview Map

Location: Freedom DGA

Overview: R20-05-2020-0040, R20-05-2020-0041, R20-05-2020-0042 Adjoiners

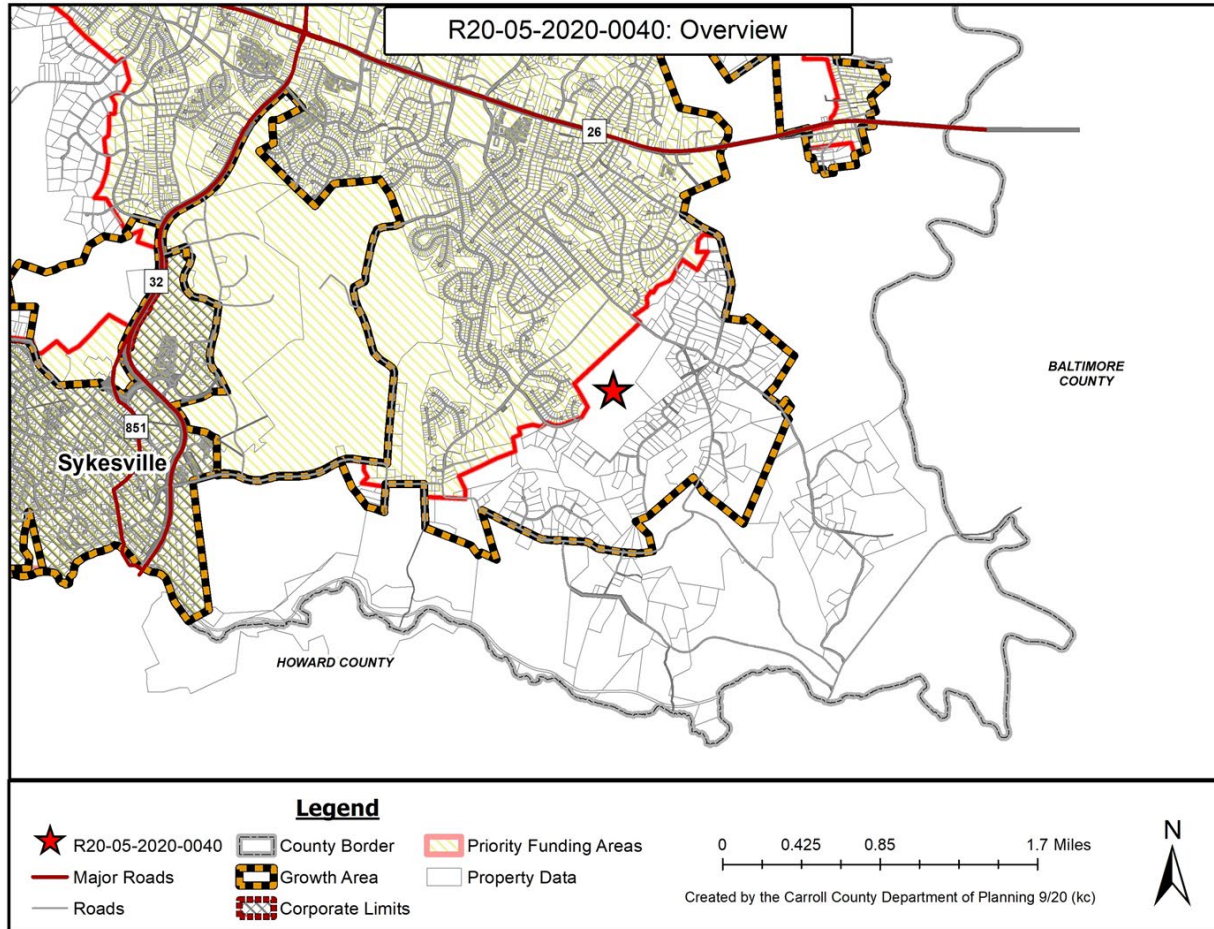


R20-05-2020-0040

Zabel Property

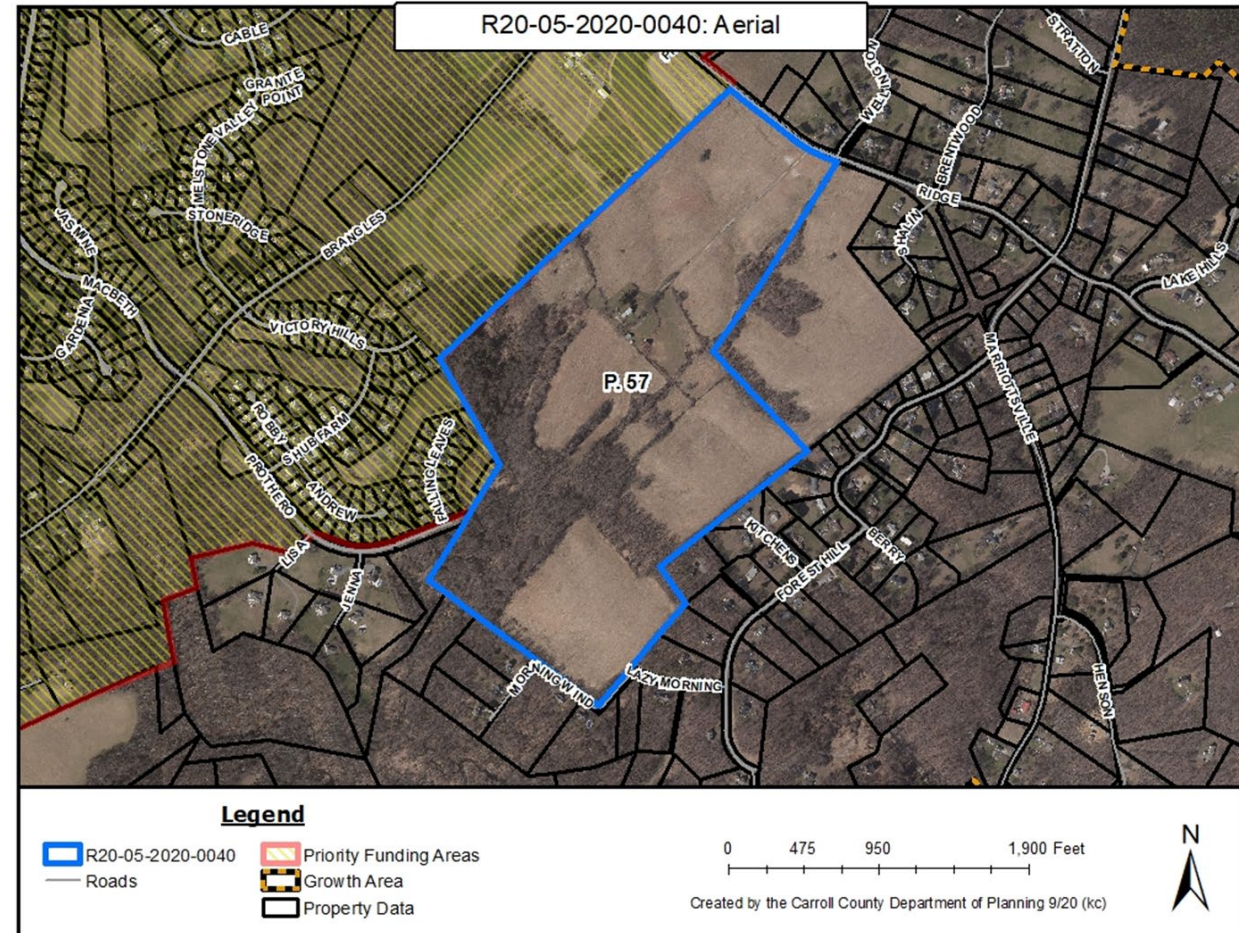
R-40,000 & Conservation to
R-20,000 & Conservation



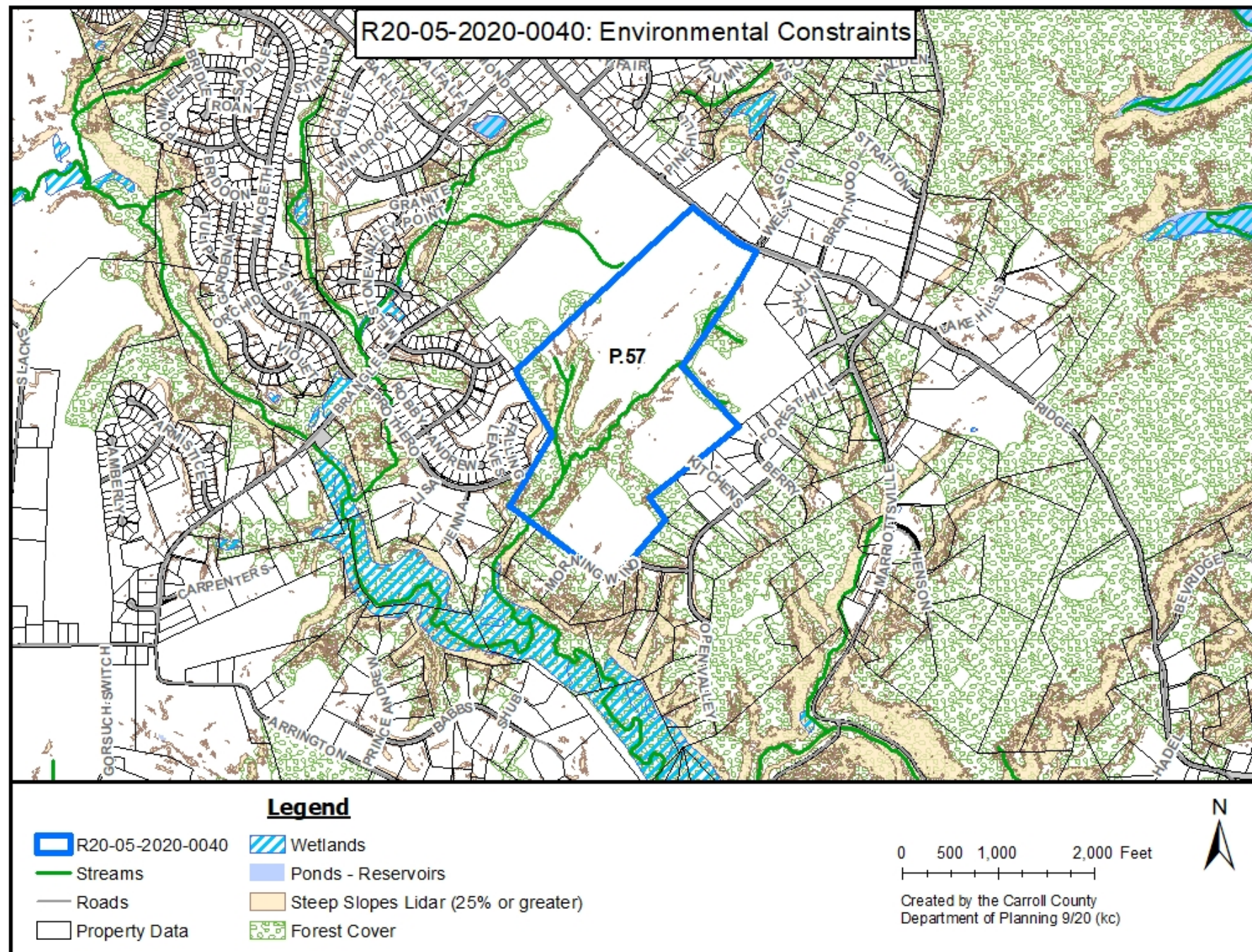


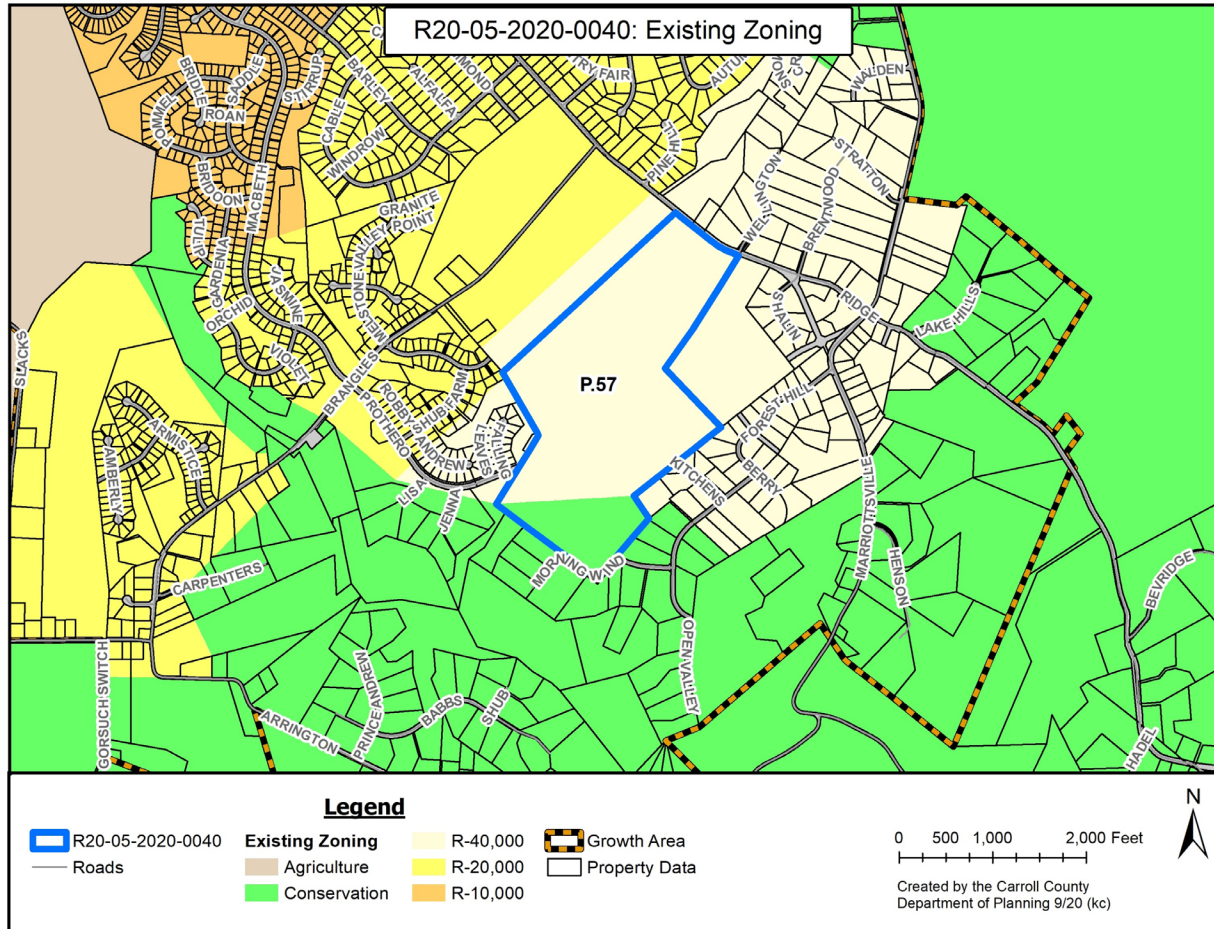
Location Map

Aerial Map: 118 acres



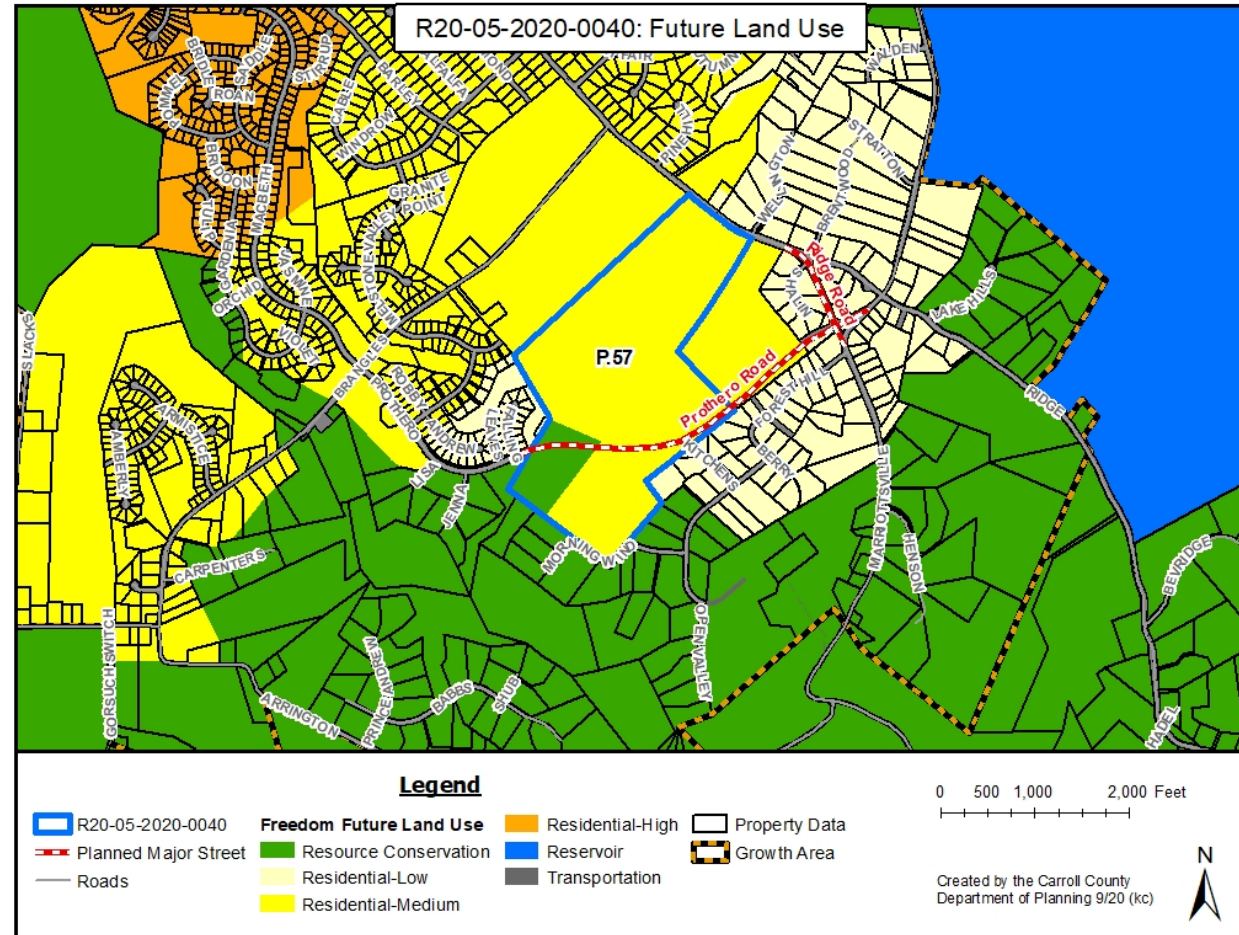
Environmental





Existing Zoning

Future Land use



Staff Recommendation: Favorable

- Consistent with the 2018 FCCP goals and recommendations.
- FLU of Residential-Medium Density & Cons., situation within the Freedom DGA, and priority water and sewer.
- Consistent with the surrounding zoning and the overall fabric of the community.
- Planned Major Street Prothero Road.
- SHA - no comment. Access to the site will be addressed at time of site plan review.
- Environmental constraints will be addressed at time of site plan review.

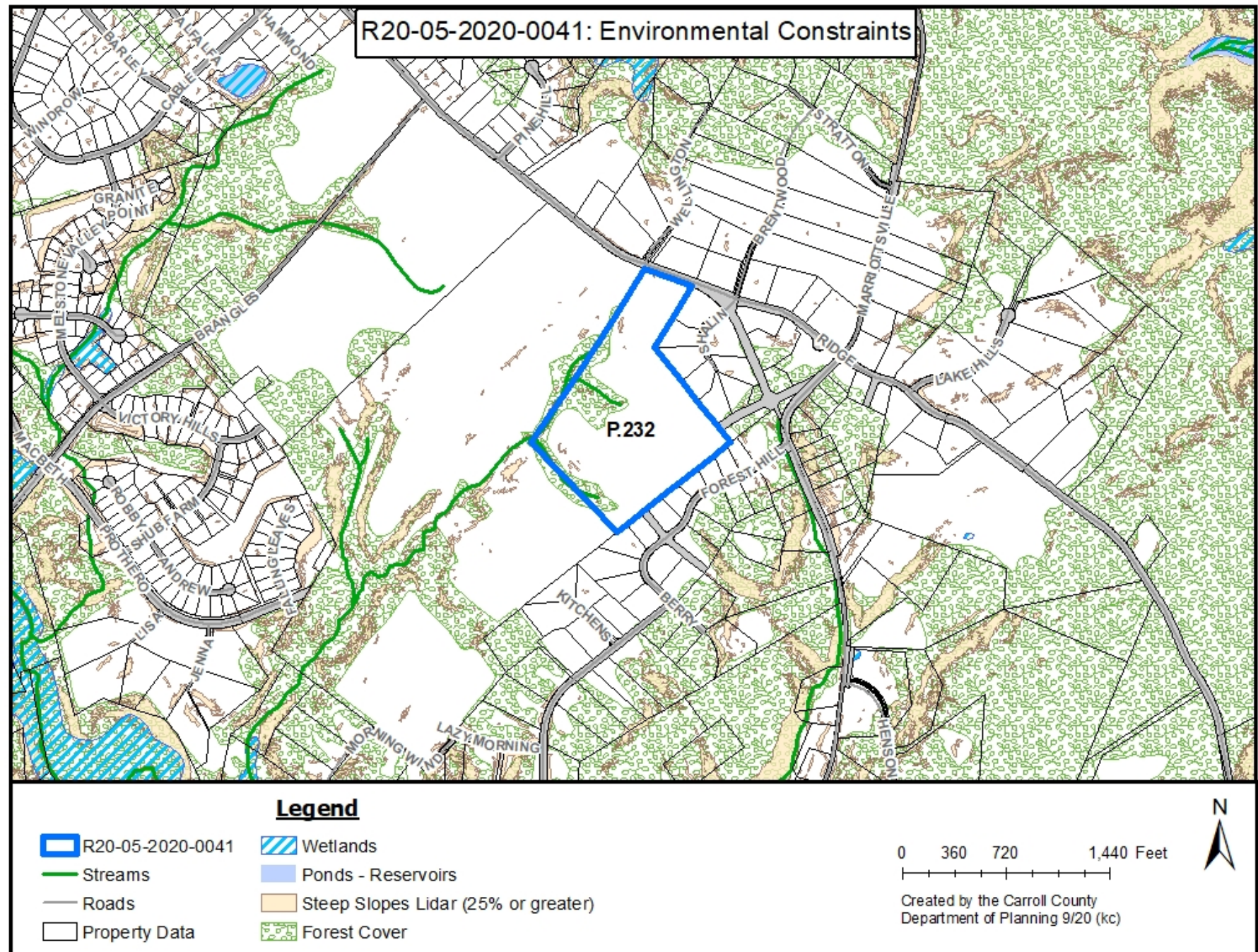
R20-05-2020-0041

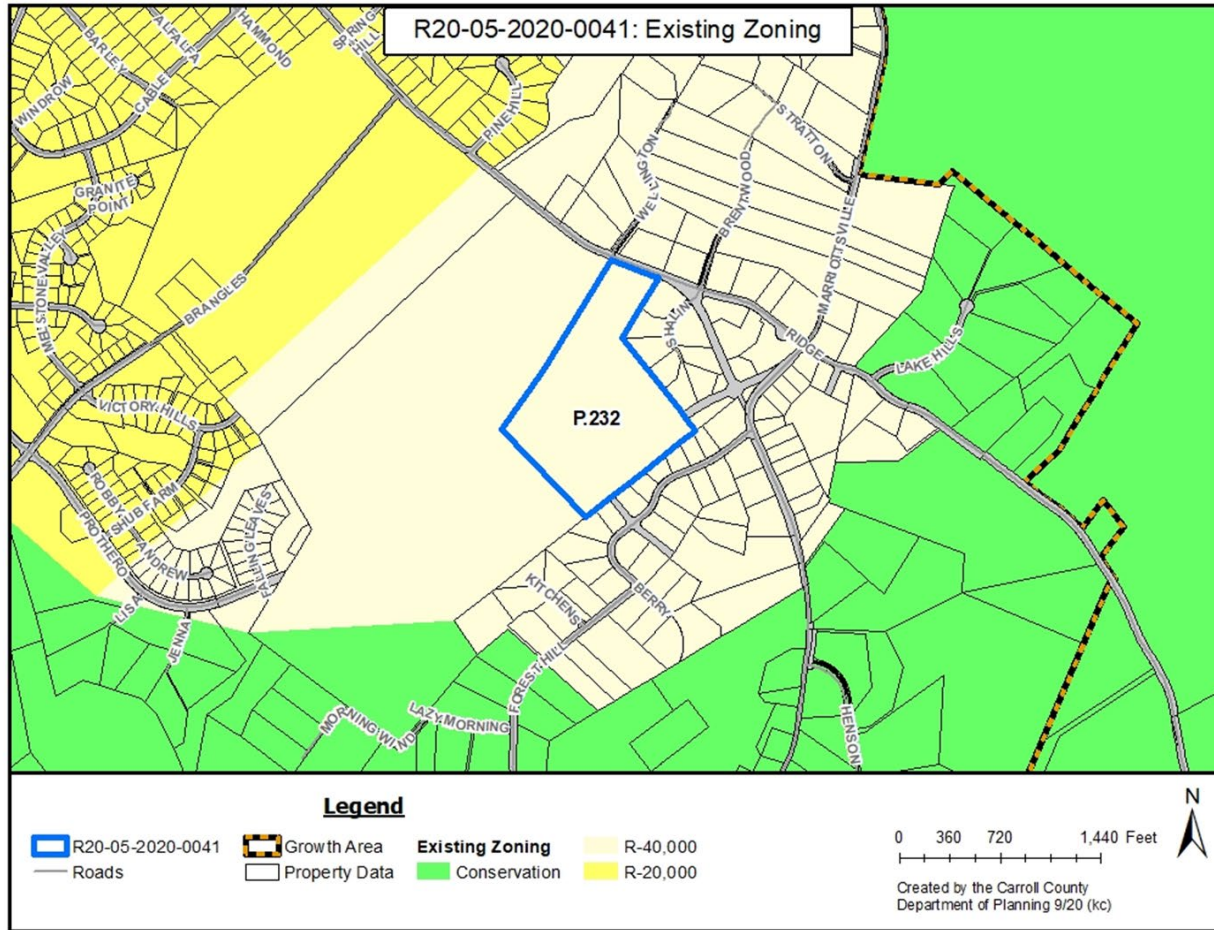
Zabel Property

R-40,000 to R-20,000



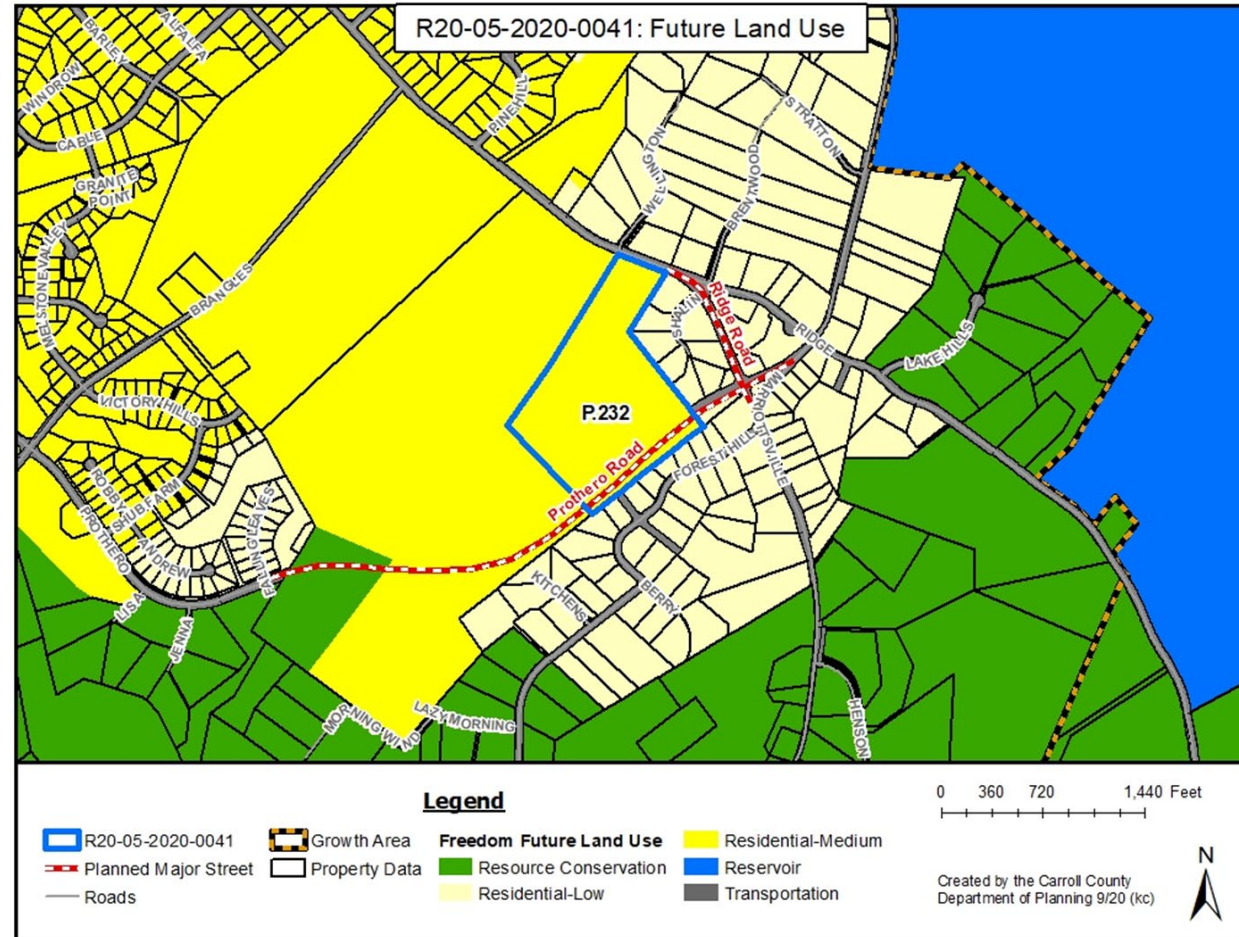
Environmental





Existing Zoning: R-40,000

Future Land Use: Residential-Medium



Staff Recommendation: Favorable

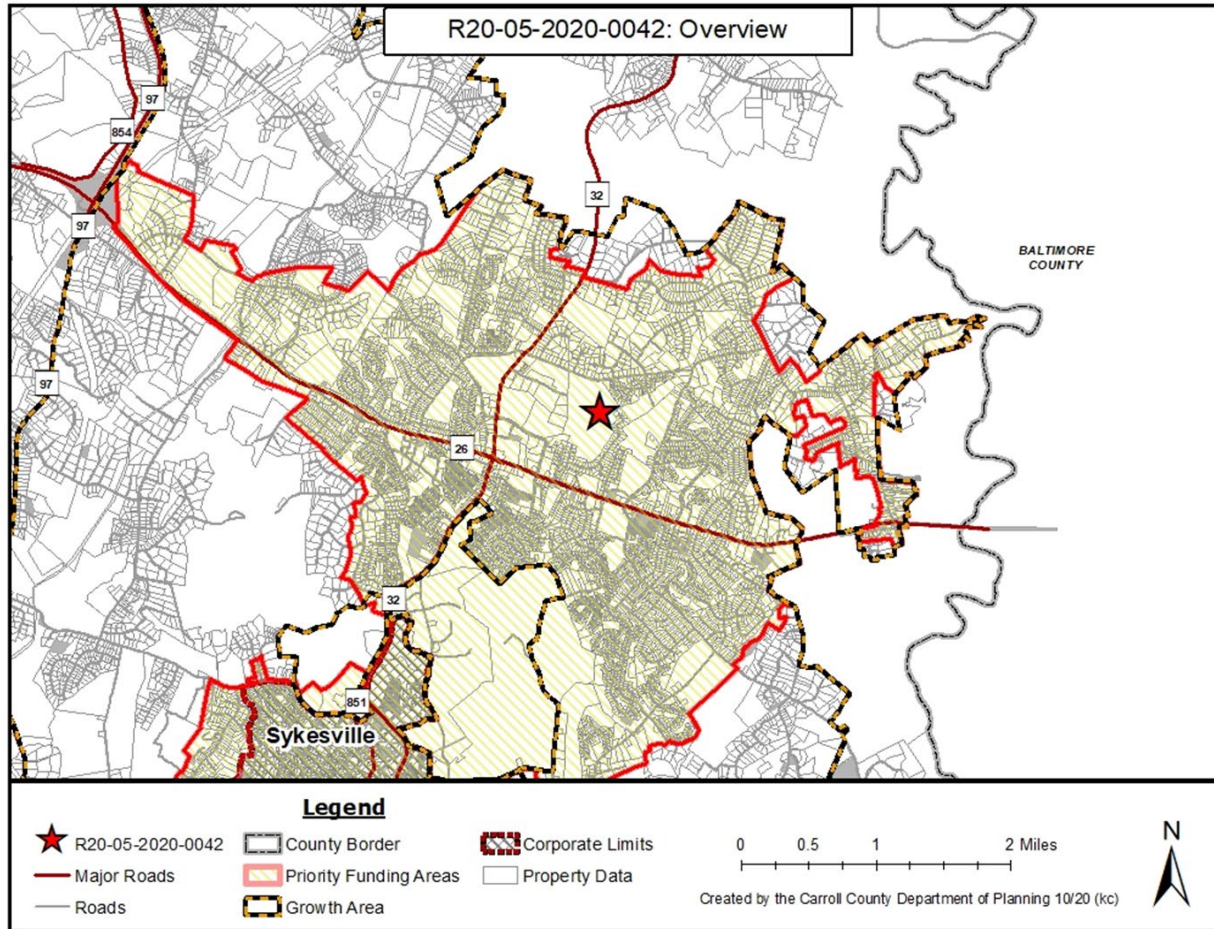
- Consistent with the 2018 FCCP goals and recommendations.
- FLU of Residential-Medium Density, situation within the Freedom DGA, and priority water and sewer.
- Consistent with the surrounding zoning and the overall fabric of the community.
- Planned Major Street Prothero Road.
- SHA - no comment. Access to the site will be addressed at time of site plan review.
- Environmental constraints will be addressed at time of site plan review.

R20-05-2020-0042

Long Meadow Farms (Beaty Property)

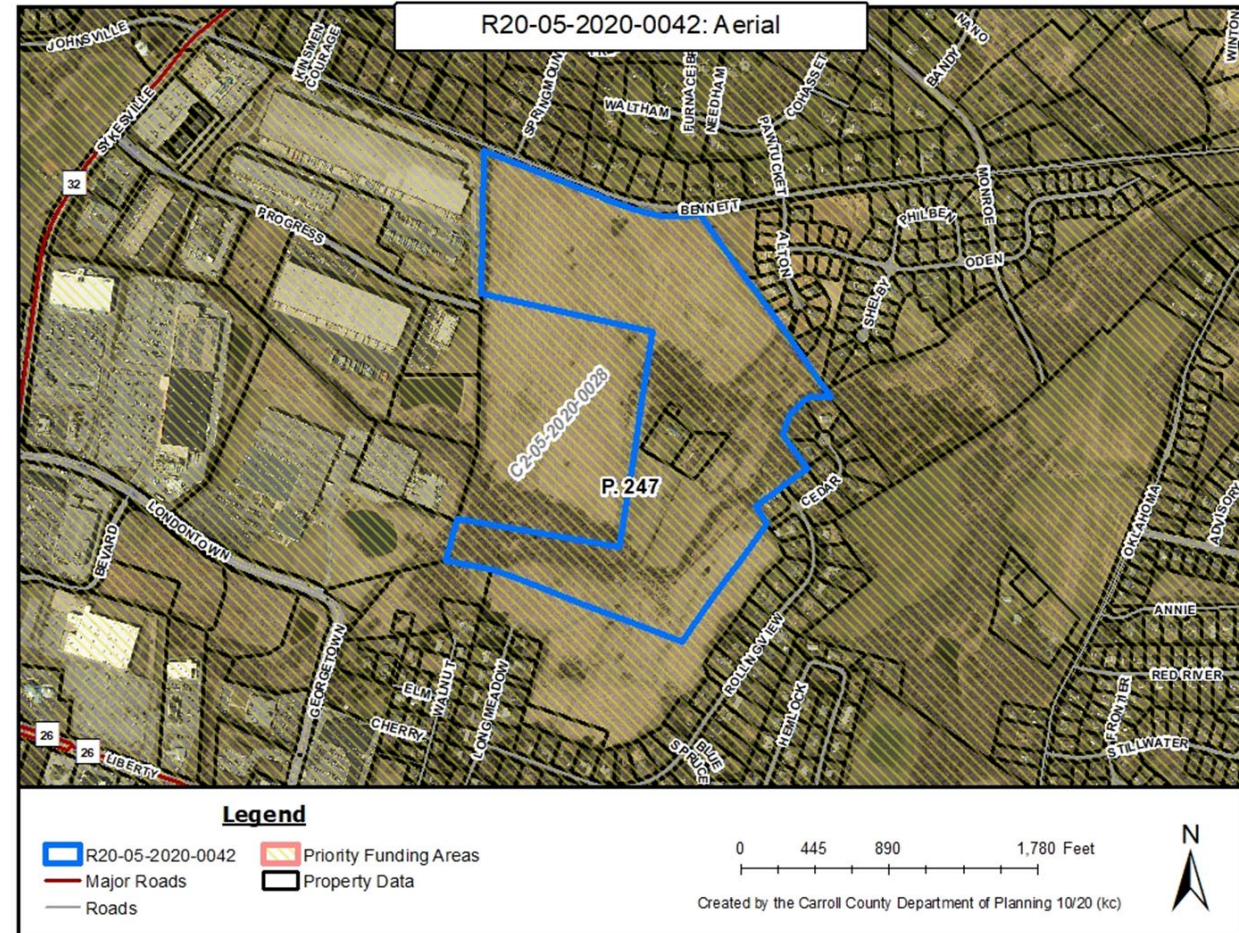
Light Industrial and Conservation to
R-20,000



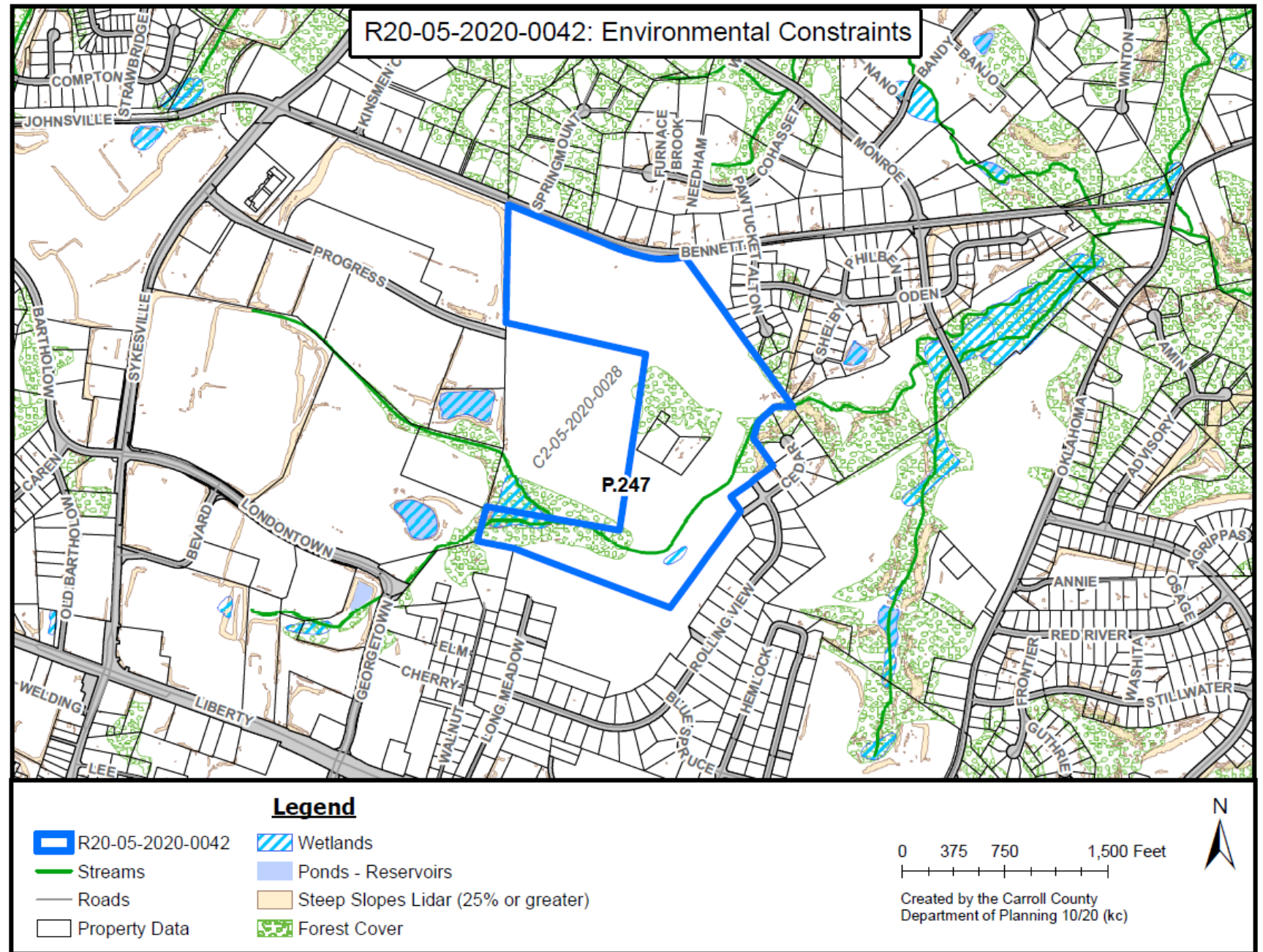


Location Map

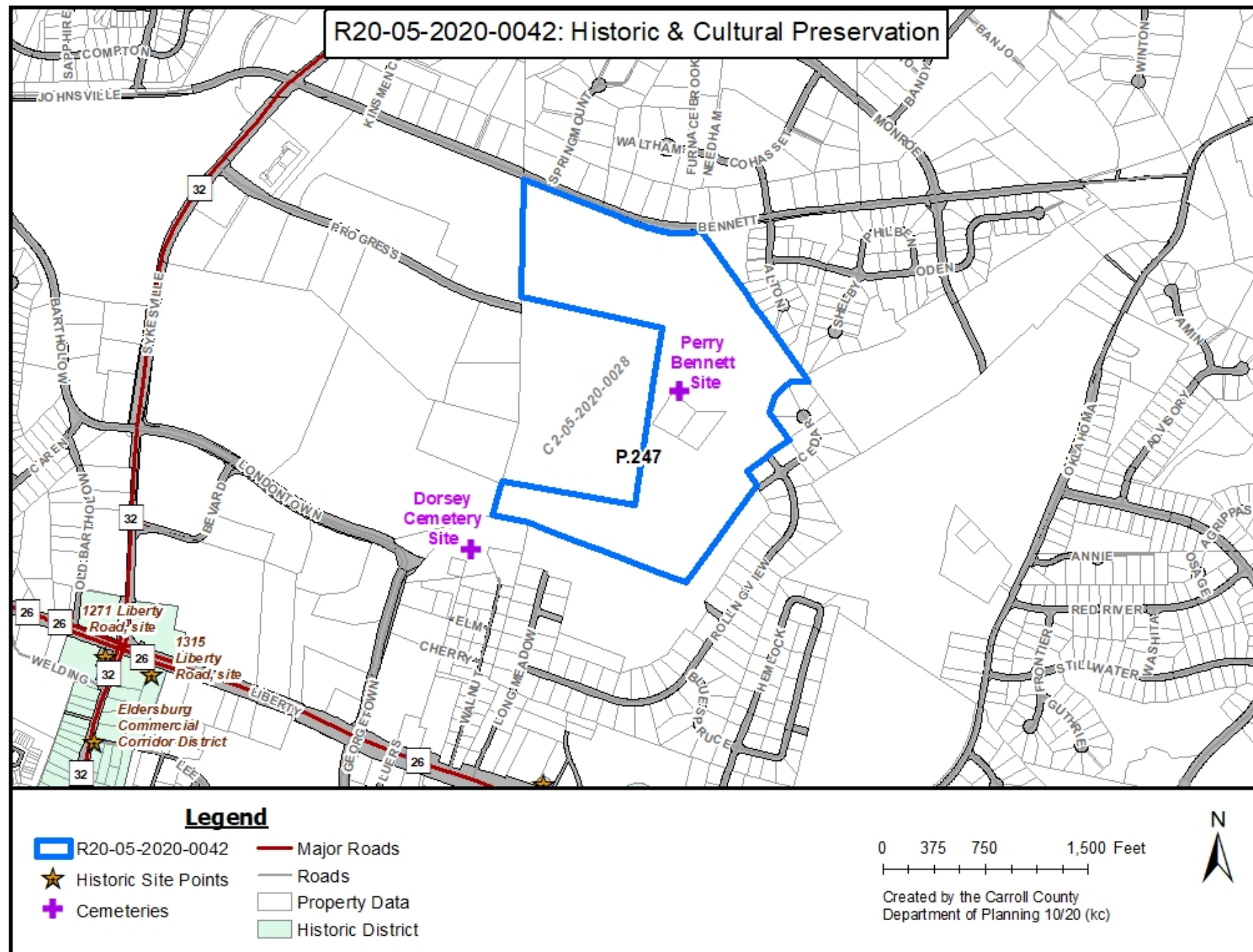
Aerial Map: 69 acres

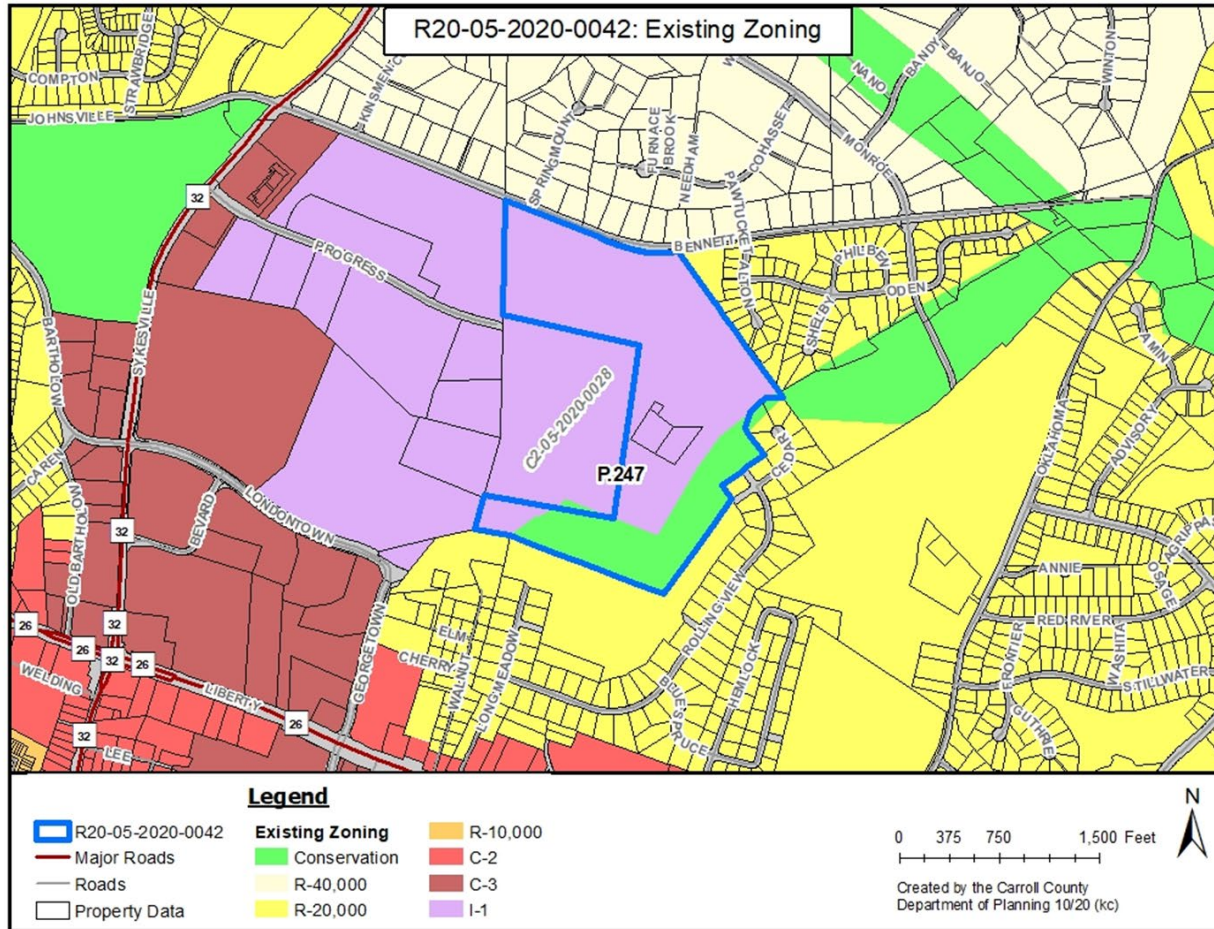


Environmental Constraints



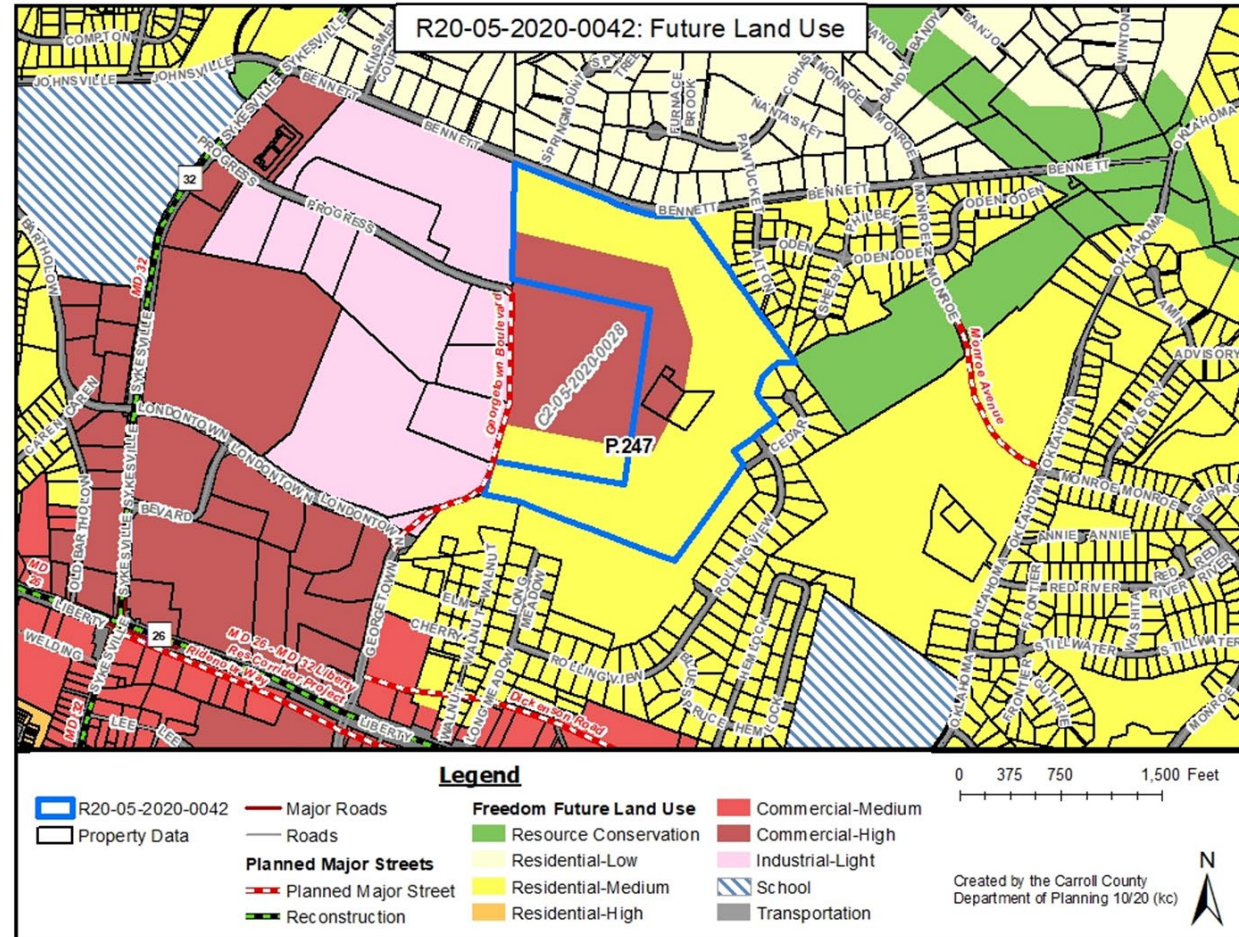
Historic & Cultural





Existing Zoning: Cons. (17 ac)
I-1 (52 ac)

Future Land Use: Residential-Medium
& Commercial-High



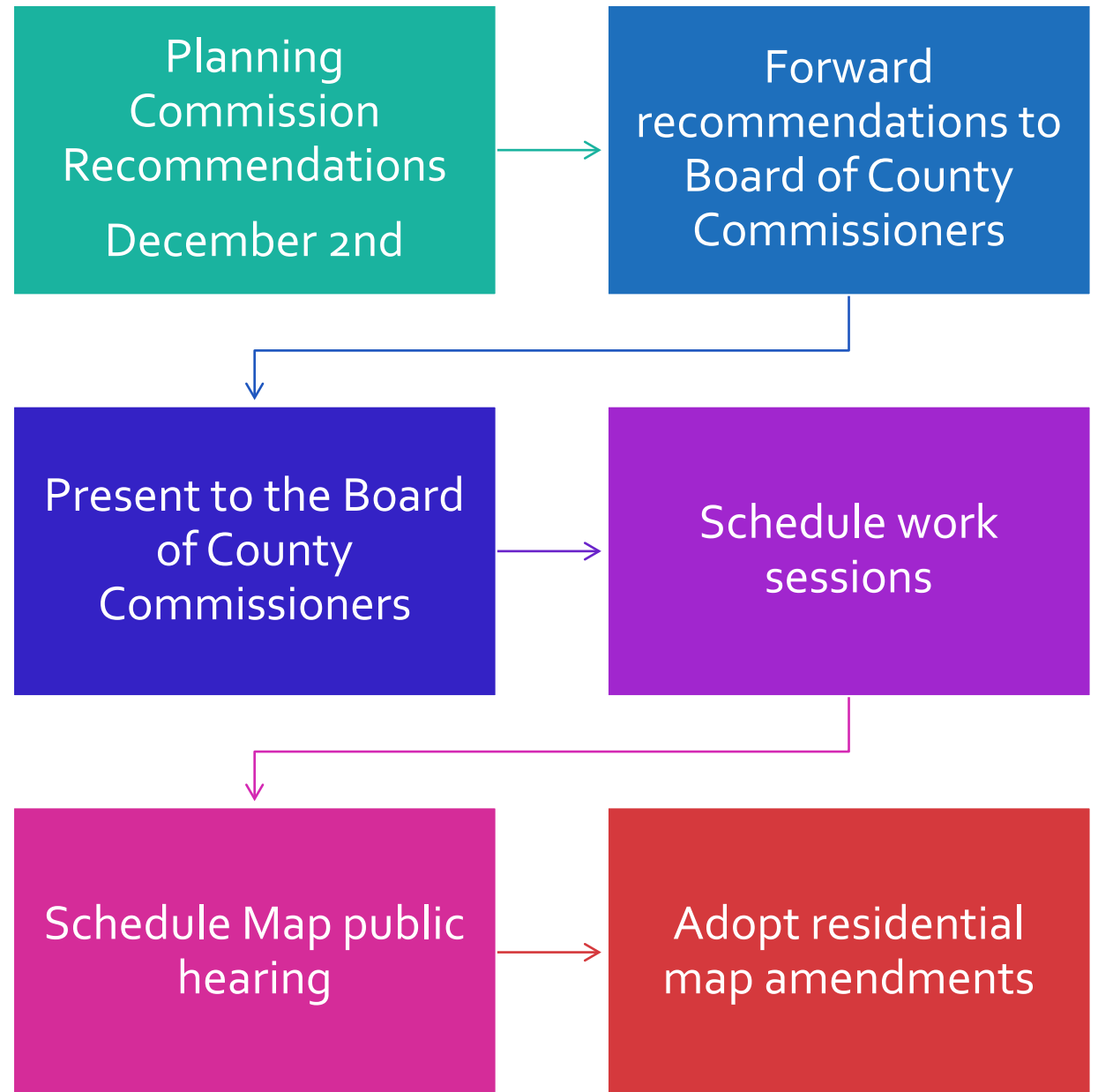
Staff Recommendation: Favorable

- Consistent with the 2018 FCCP goals and recommendations.
- FLU of Residential-Medium Density, situation within the Freedom DGA and PFA, and existing water and sewer service.
- Consistent with the surrounding zoning and the overall fabric of the community.
- Planned Major Street Georgetown Blvd Extended.
- Environmental constraints will be addressed at time of site plan review.
- MHT commented on the Perry Bennett Cemetery Site where they offered “generally accepted best practices for cemetery preservation.” The comment letter can be found in the staff report.
- The over-capacity of Freedom Elementary is being addressed by the Freedom Area Redistricting Committee.
 - Comments received from Mr. William Caine on behalf of CCPS and can be found in the staff report.

Status of Applications

- Both properties were introduced to the Planning Commission on October 15
- Staff reports were presented, and public comment taken on October 28
- Additional information was presented, and additional public comment taken on November 17
- Provisional Favorable recommendations for all three properties were given on November 17
- Final vote by the Planning Commission scheduled for December 2
- A recommendation will be forwarded to the BCC for their consideration, public hearing and final decision

Next Steps for Residential Mapping



Questions

- Please put your comments in the chat box and we will answer them in order.



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Questions

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