


Ag Conservation Districts Briefing

Planning & Zoning Commission

September 29th, 2021

Current Agriculture & Conservation Districts



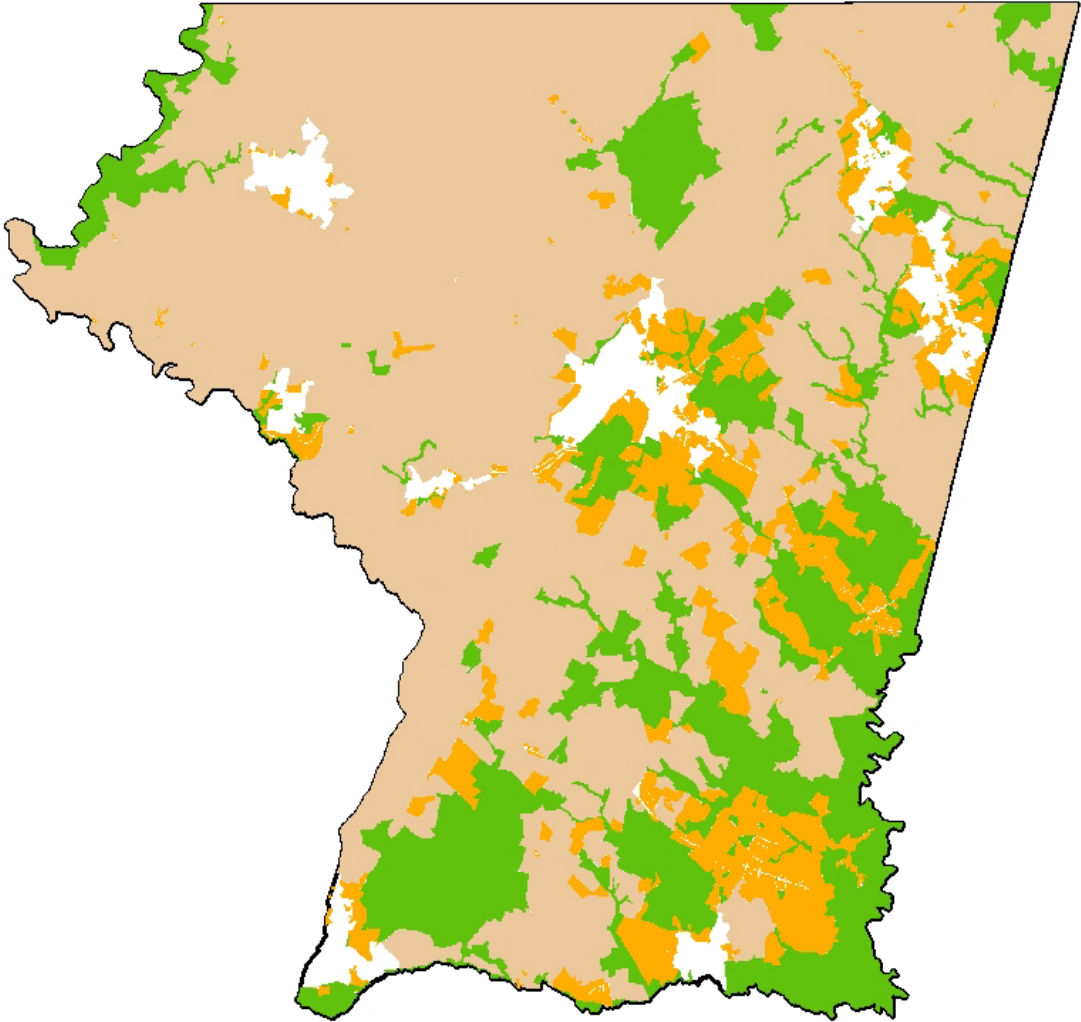
**CARROLL COUNTY
COMPREHENSIVE REZONING**

A Balanced Perspective
For Tomorrow

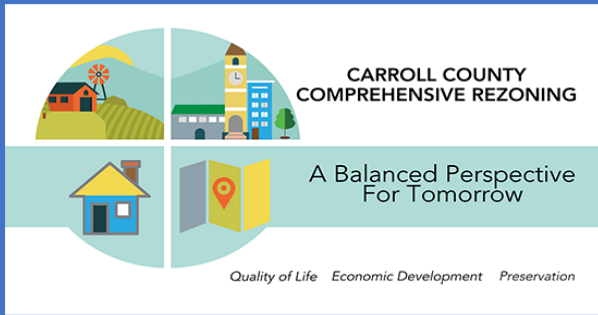
Quality of Life Economic Development Preservation



Zoning Districts	Acreage in District
Agriculture	185,655
Conservation	57,796
Residential, Commercial, Industrial	32,111



Trends & Challenges in the Agriculture/Conservation Districts

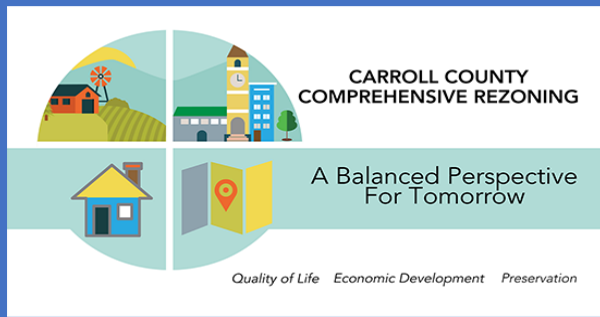


- *Contractor Equipment Storage*
- *Country Inns*
- *Commercial Kennels*
- *Solar Energy*
- *Agritourism*
- *Temporary/Seasonal Uses*
- *Accessory Dwelling Units*

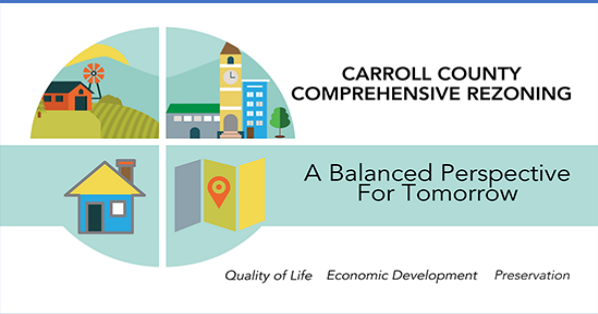
Contractor Equipment Storage

Challenge:

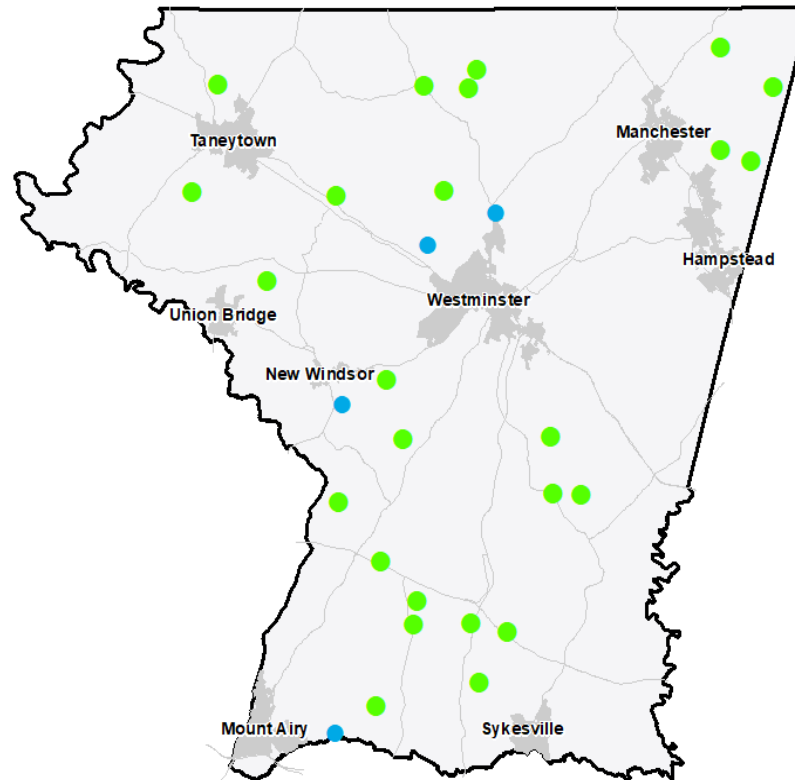
- Number of variances being requested alongside the use
- CES require twice the distance requirements set forth in §158.040



Contractor Equipment Storage



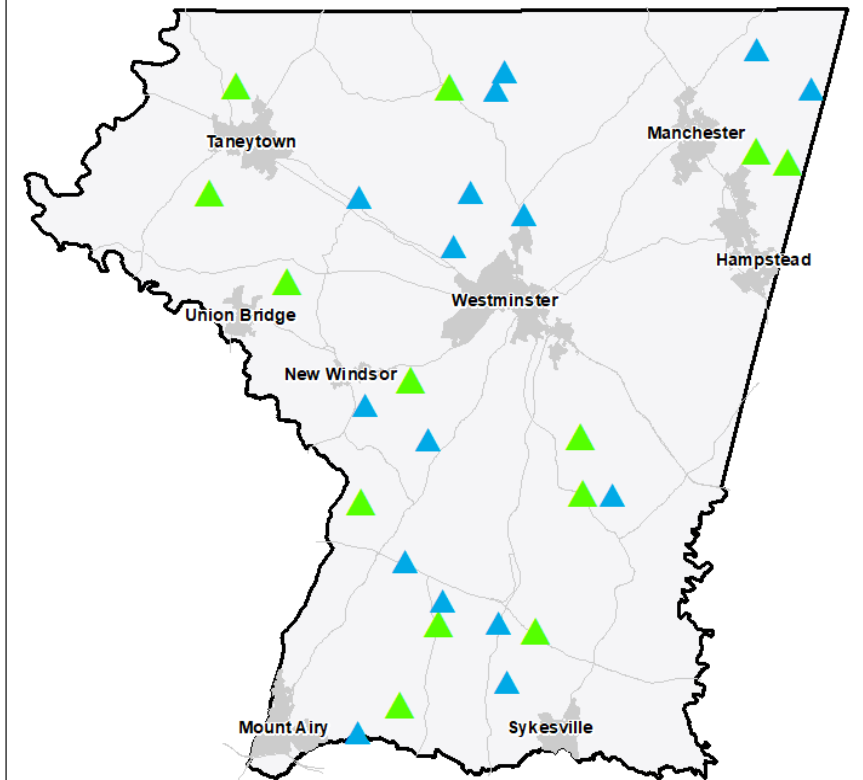
Contractor Equipment Storage Variances



BZA Cases

- Variance Requested (25)
- Variance Not Requested (4)

Contractor Equipment Storage Property Sizes



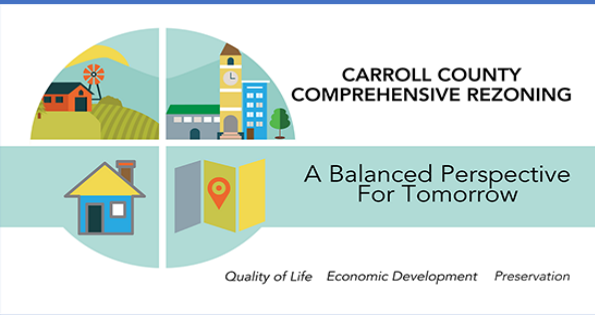
BZA Cases

- ▲ 5 > Acres (13)
- ▲ 5 < Acres (16)

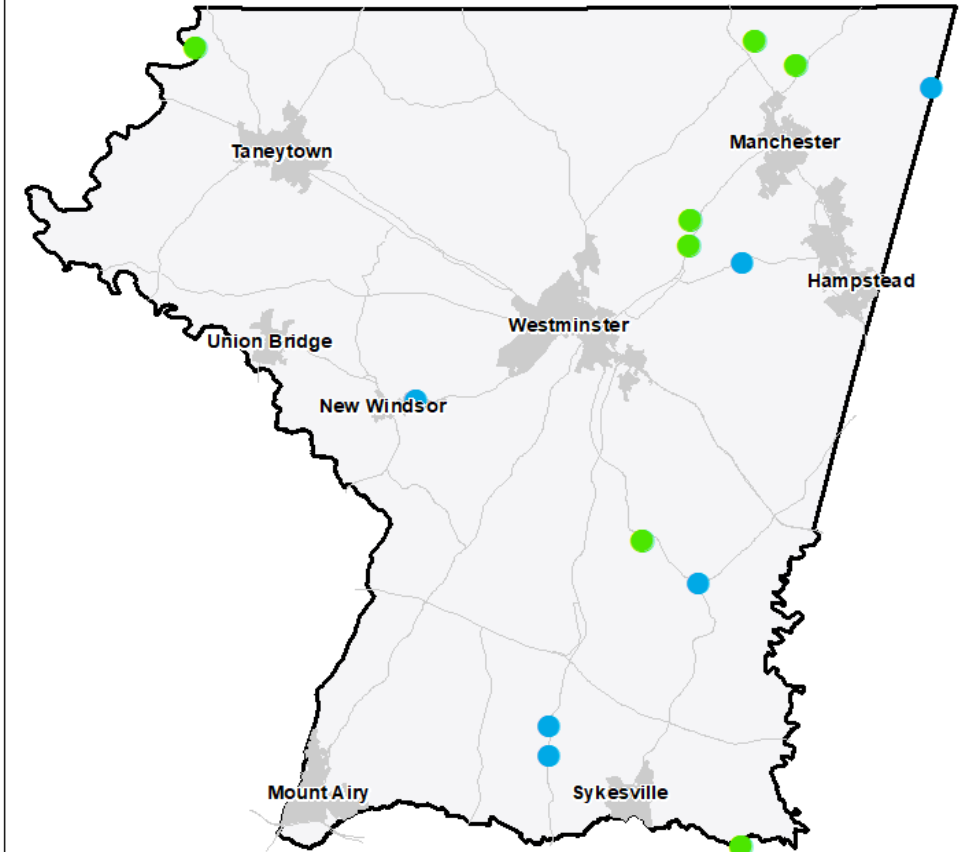
Country Inns

Challenge:

- Distinction between Country Inns and Bed & Breakfasts
- Creating a standalone name and definition for event facilities?
- Requests are becoming more frequent which requires these updates



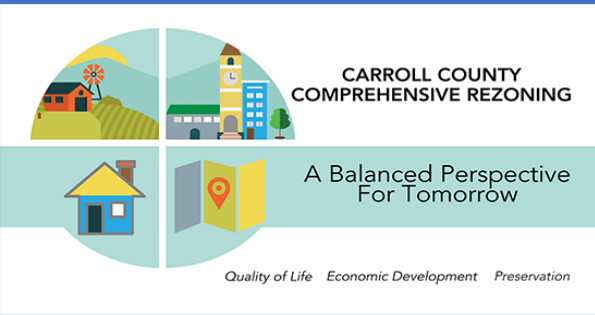
Country Inns in Carroll County



BZA Cases

- Active Inns (7)
- Inactive Inns (6)

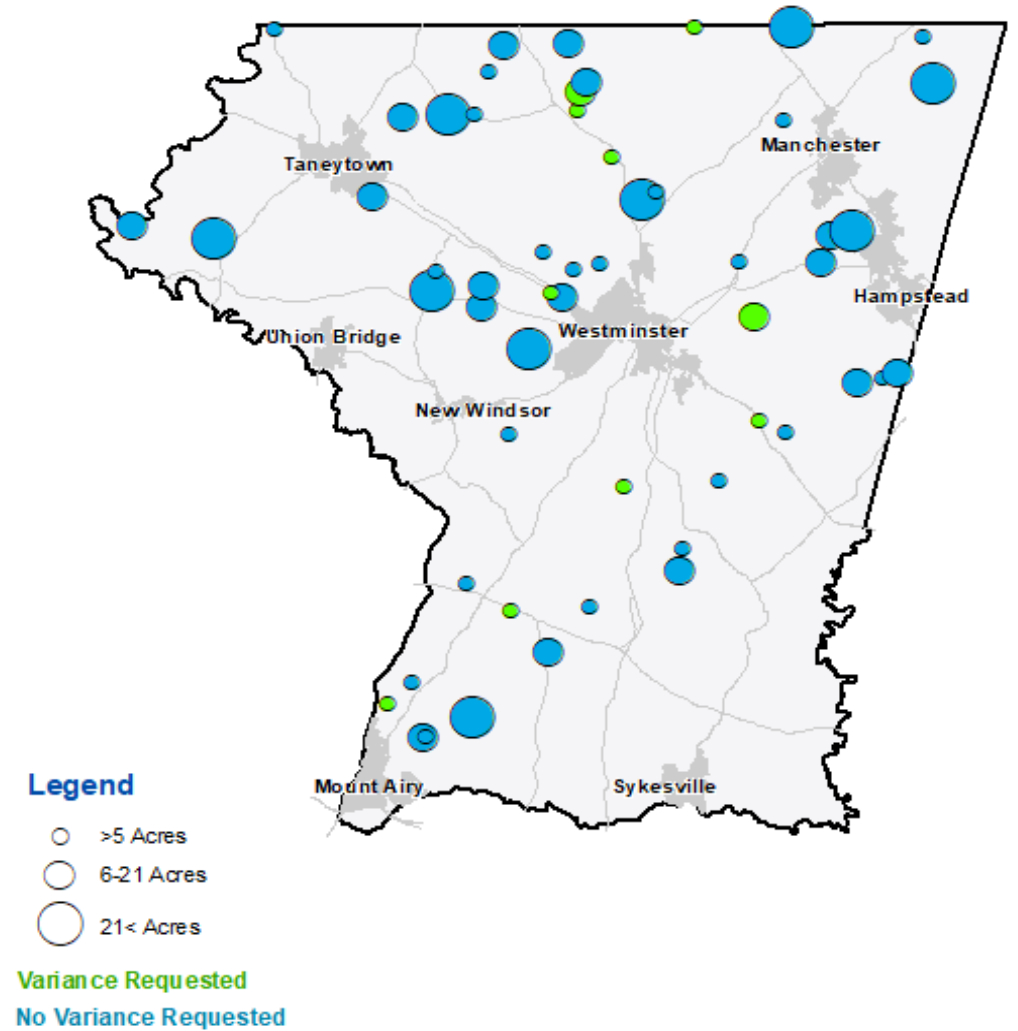
Commercial Kennels



Challenge:

- Introducing minimum lot size?
- Neighbor complaints due to dogs barking

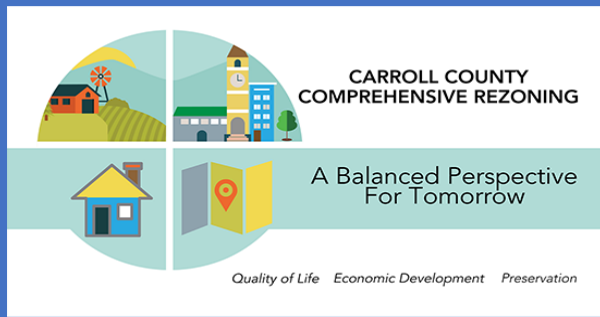
Commercial Kennels Showing Variance Requests and Lot Size (1990-2021)



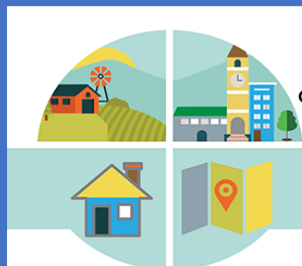
Agritourism & Seasonal Uses

Challenge:

- How can we encourage Agritourism and Seasonal Uses in the zoning code?
- Should Agritourism be defined in the code and how would we implement the definition in the code?



Agritourism & Seasonal Uses

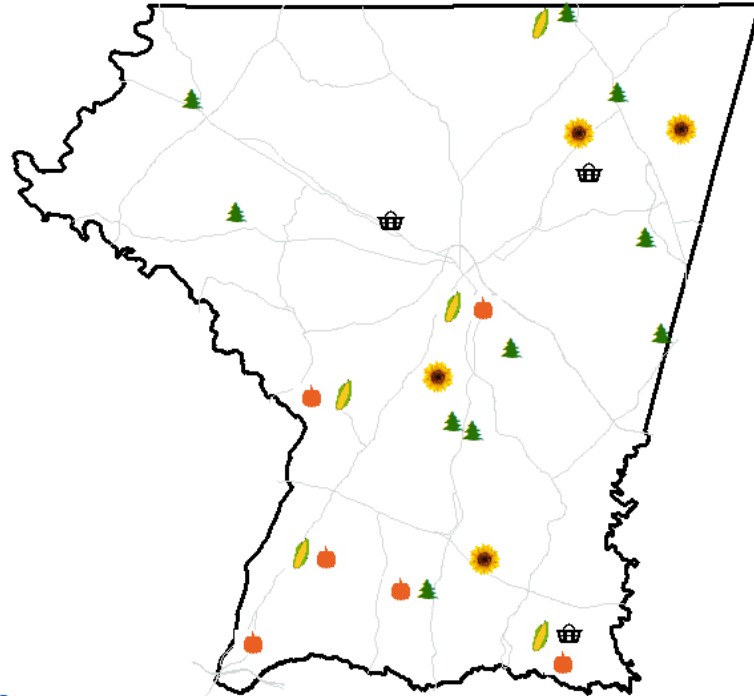


**CARROLL COUNTY
COMPREHENSIVE REZONING**







**A Balanced Perspective
For Tomorrow**

Quality of Life Economic Development Preservation


Seasonal Agritourism in Carroll County



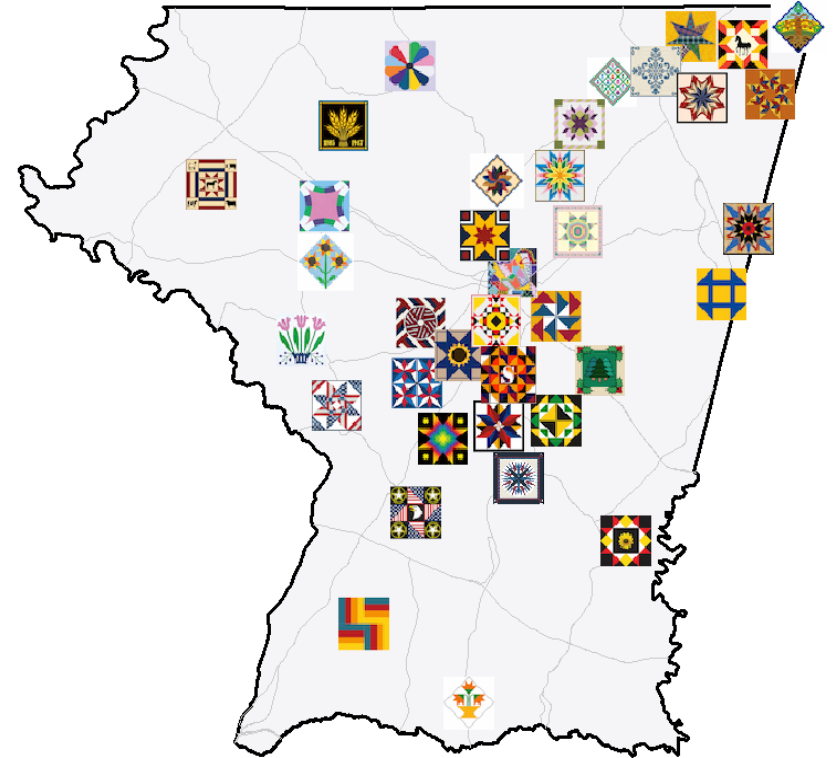
Sites

-  Pumpkins
-  Christmas Trees
-  Corn Maze
-  Fruit Picking
-  Flowers
-  Major Roads

28,000 14,000 0 28,000 Feet



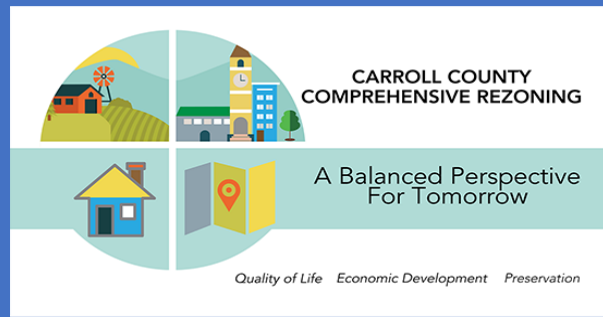
Barn Quilts in Carroll County



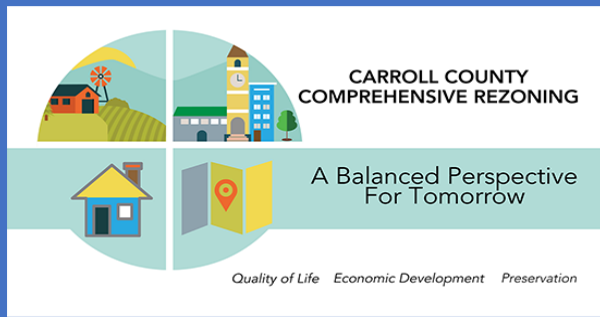
Solar Energy

Challenge:

- Should we expand community solar in the Agriculture district?



Accessory Dwelling Units

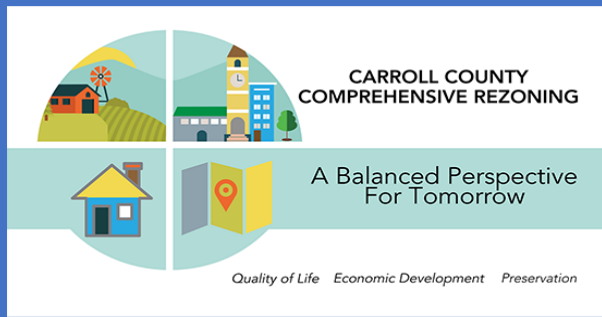


Challenge:

- Is our code too restrictive with detached accessory dwelling units?
- Should detached accessory dwelling units be able to be rented out?



Timeline & Workgroup Mission Statement



Mission: The mission of the Agricultural/Conservation text work group is to review the research prepared by the Carroll County Department of Planning staff and how it relates to the Zoning Code (chapter 158) and Subdivision Code (chapter 155) of the Carroll County Code of Laws and Ordinances, to identify challenges, discuss emerging trends and find opportunities in Agricultural/Conservation land uses as they relate to Carroll County and to make recommendations to the Planning and Zoning Commission regarding changes to the county code.

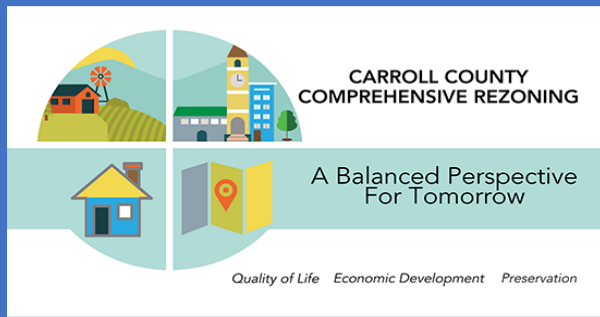
This will be accomplished by providing input and advice to the interagency Concept Team drafting the Agriculture/Conservation district zoning text. This Work Group consists of private and public sector members from the agricultural, development, legal, and real estate communities with expertise in conservation, farming, land use and development in Carroll County.

This work group will meet monthly for approximately 6-months, 2 hours each meeting. The meetings will be a combination of in-person and virtual.

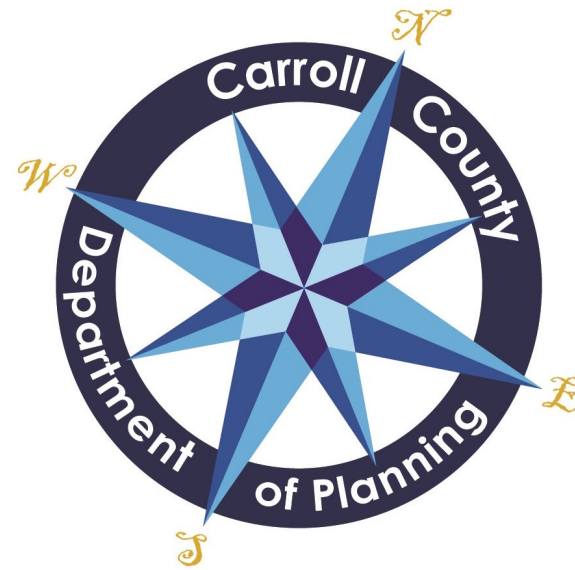
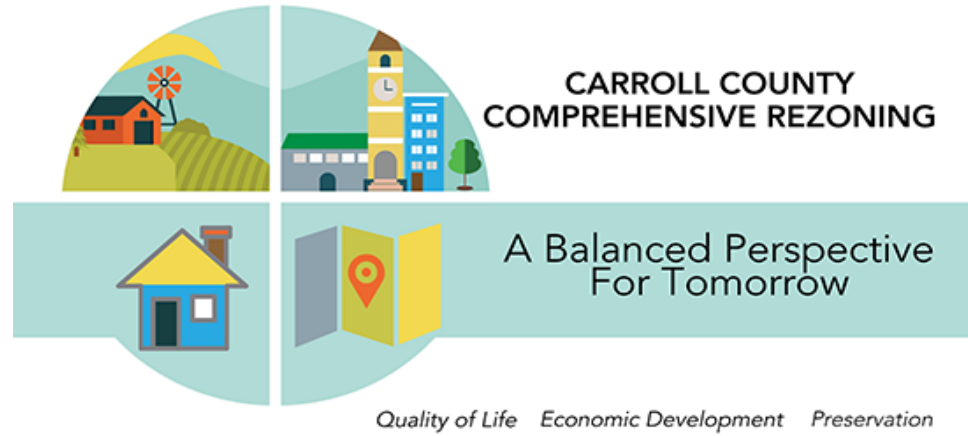
First workgroup meeting is October 20th

Workgroup Participants

- Agriculture Pres. Board/Farm Bureau
- Carroll County Bar Association
- University of MD Ag. Extension
- Carroll County Realtor Association
- Grow and Fortify
- Carroll County Economic Development
- Carroll County Ag Preservation Program
- Dept. of Land and Resource Management
- Carroll County Zoning Administration
- County Attorney's Office
- Carroll County Health Department
- Carroll County Department of Planning



Discussion and Questions?



**Planning for Success
in Carroll County**