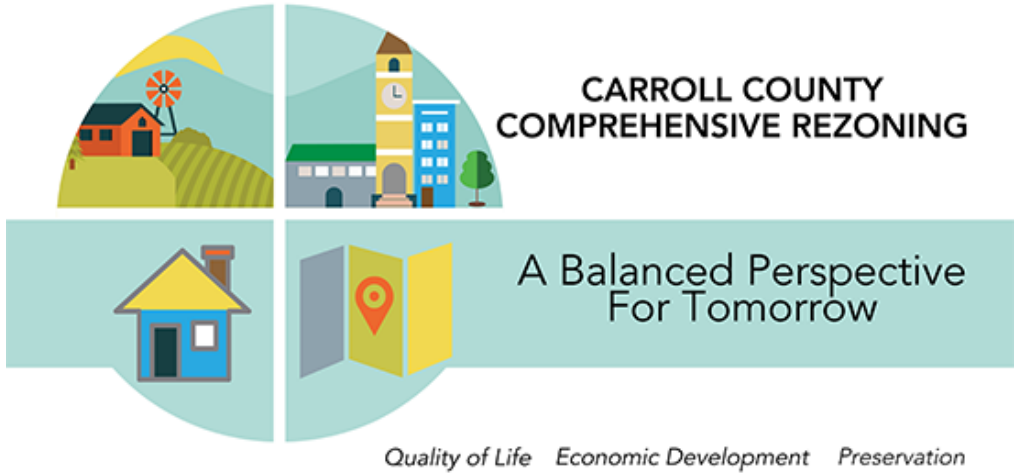


Ag Conservation Districts Introduction

Agriculture and Conservation Zoning Text Workgroup

October 20, 2021

Comprehensive Rezoning Timeline

2014-2018: Adoption of the Carroll County Master Plan and Freedom Community Comprehensive Plan

- Both Plans included recommendations to review and amend the County Zoning and Subdivision regulations, facilitating the implementation of the plans.

2015: Work group established order in which the zoning districts would be updated: 1.Commercial, Industrial, Employment Campus 2.Residential Districts 3. Agriculture and Conservation

- Work group began working on updates to the Commercial, Industrial, and Employment Campus districts

2018: Recommendations for Commercial, Industrial, Employment Campus forwarded to PC

- Beginning steps of Residential Districts

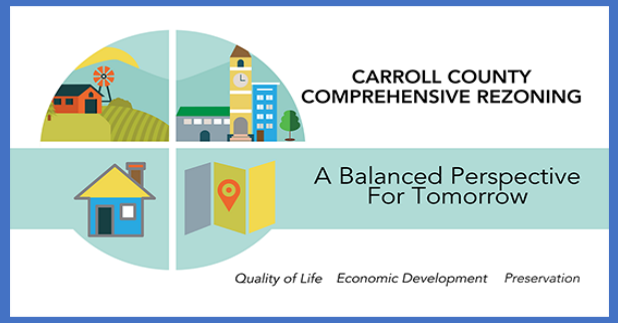
2019: Adoption of the Commercial, Industrial, Employment Campus amendment by the BCC

- Ongoing analysis of Residential Districts throughout 2018-2021

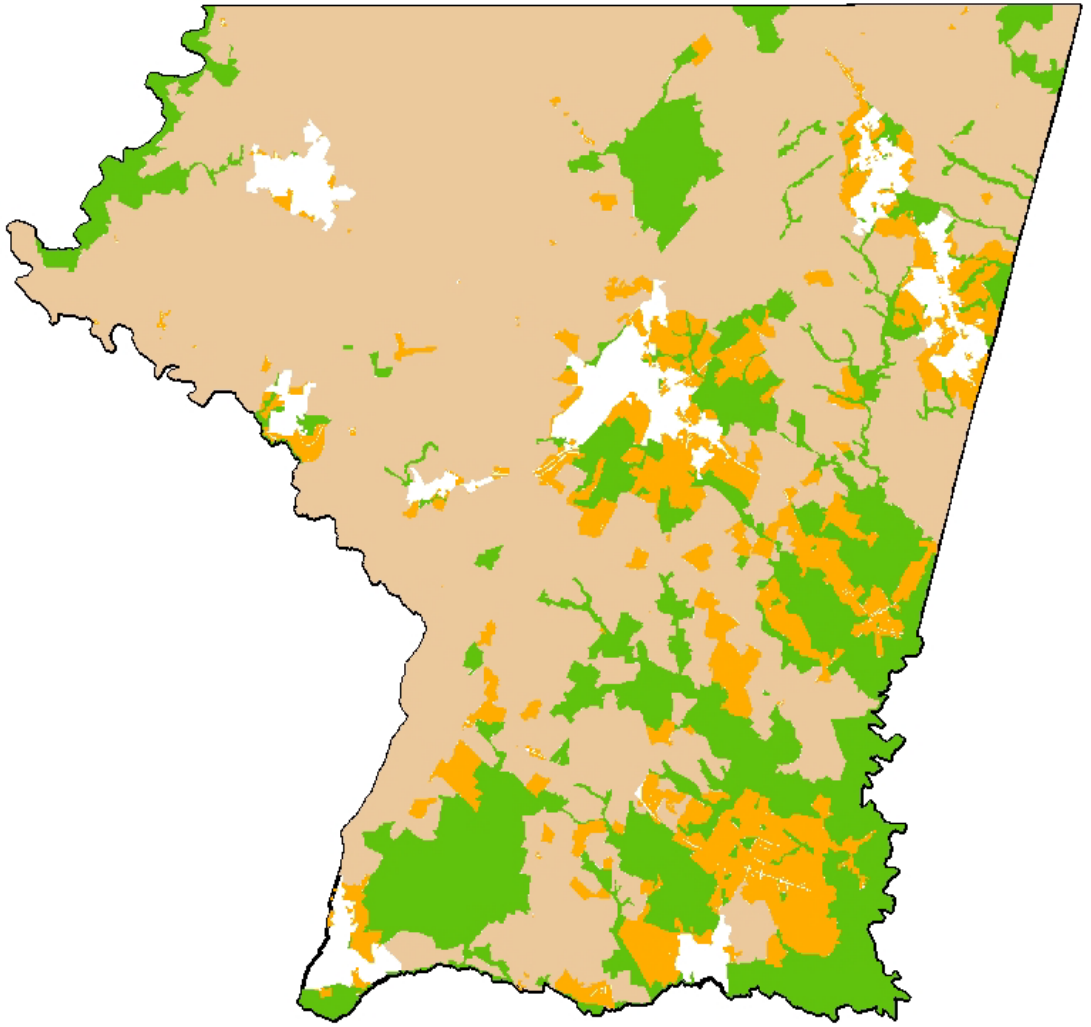
2021: Residential text amendment brought to the PC, forwarded to BCC with recommendations

- Start of Agriculture and Conservation work group

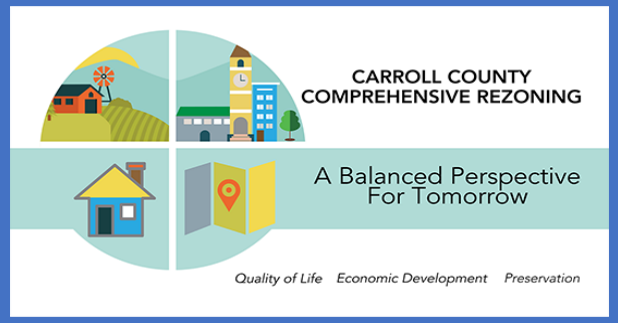
Current Agriculture & Conservation Districts



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



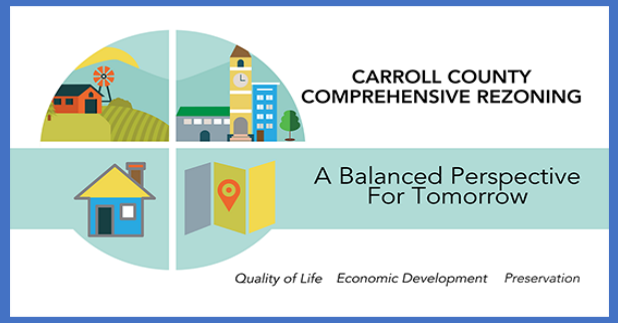
Trends & Challenges in the Agriculture/ Conservation Districts



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

Contractor Equipment Storage

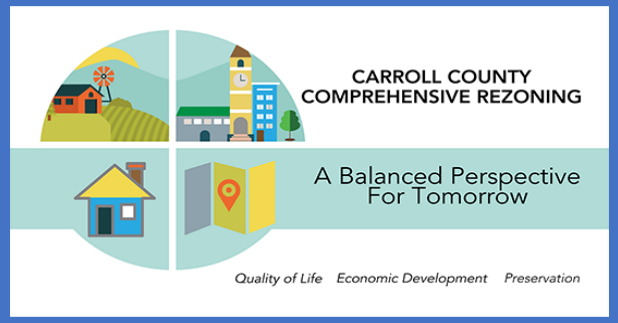
§158.070(E)c



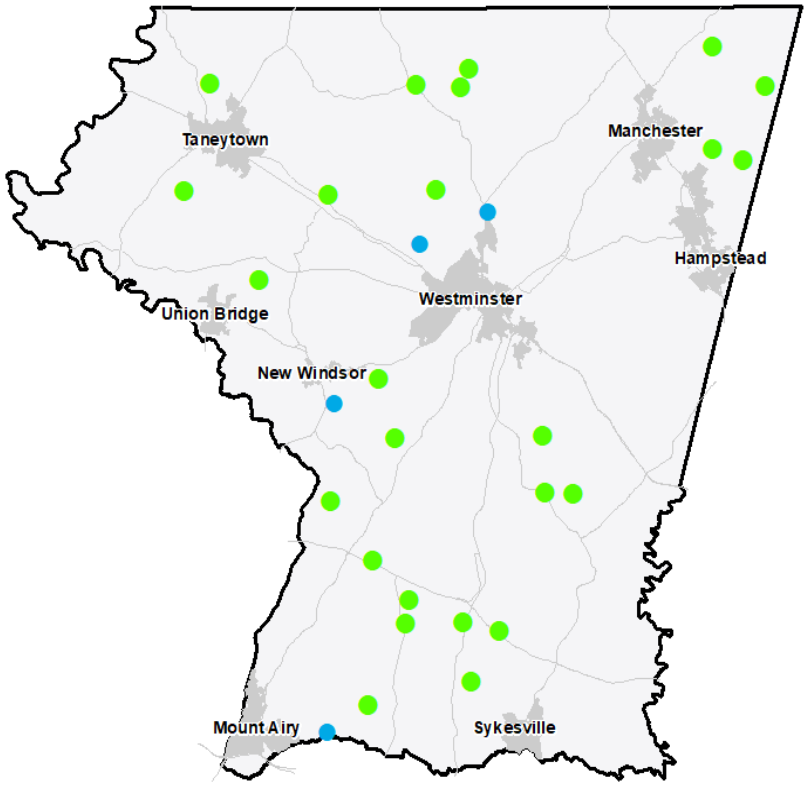
Challenge:

- Number of variances being requested alongside the use
- CES require twice the distance requirements set forth in §158.040
- Introduce a minimum lot size?

Contractor Equipment Storage



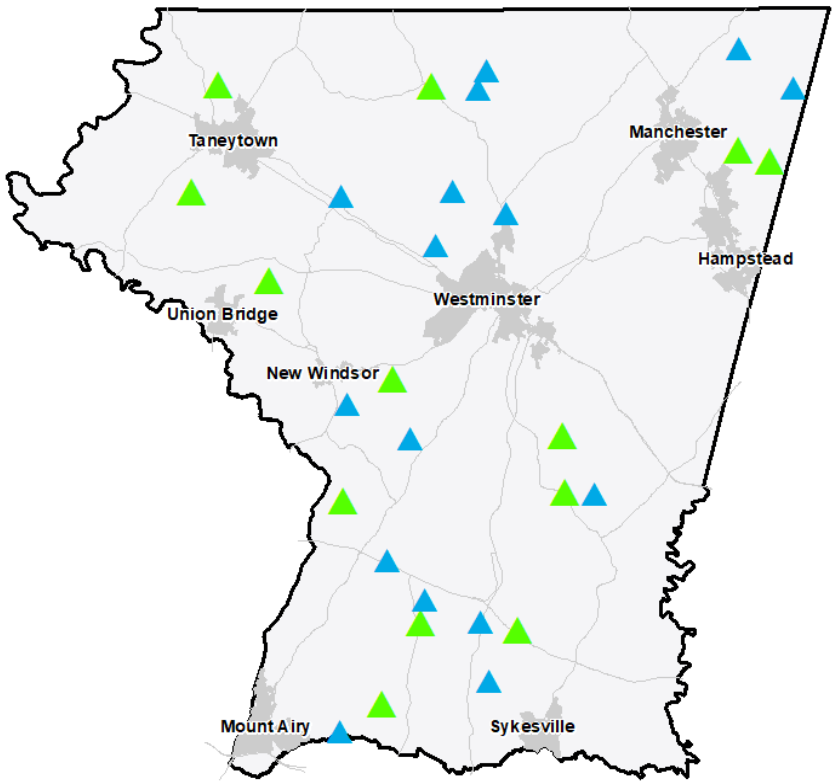
Contractor Equipment Storage Variances



BZA Cases

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

Contractor Equipment Storage Property Sizes

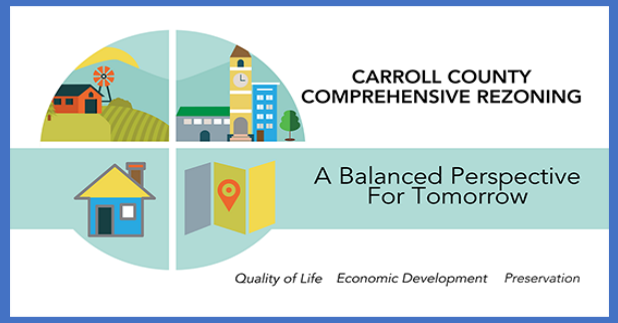


BZA Cases

- 5 > Acres (13)
- 5 < Acres (16)

Country Inns

§158.071(D)7



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 INN. Any dwelling in which rooms are rented to paying guests on an overnight basis with meals served daily. A ***COUNTRY INN*** may also provide catering and facilities for banquets, weddings, receptions, reunions, and similar one-time events which are not open to the public generally.

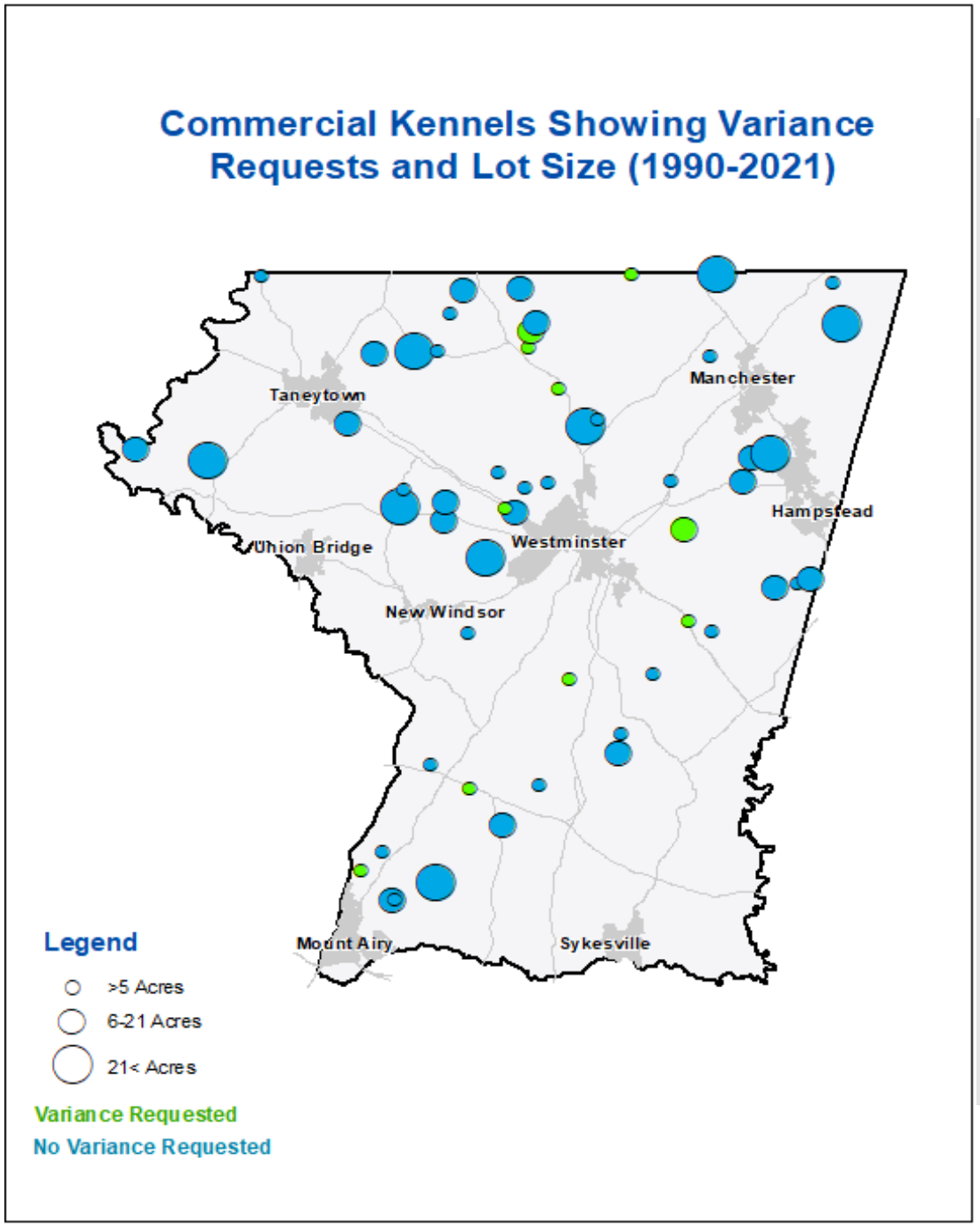
BED AND BREAKFAST. Any owner-occupied, residential dwelling in which rooms are rented to paying guests on an overnight basis.

Commercial Kennels

§158.070(E)i

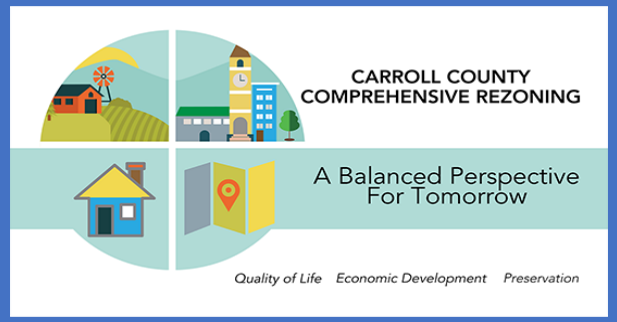
Challenge:

- Introducing minimum lot size?
- Neighbor complaints due to dogs barking
  - Is this a zoning issue?



Agritourism & Seasonal Uses

§158.048



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?

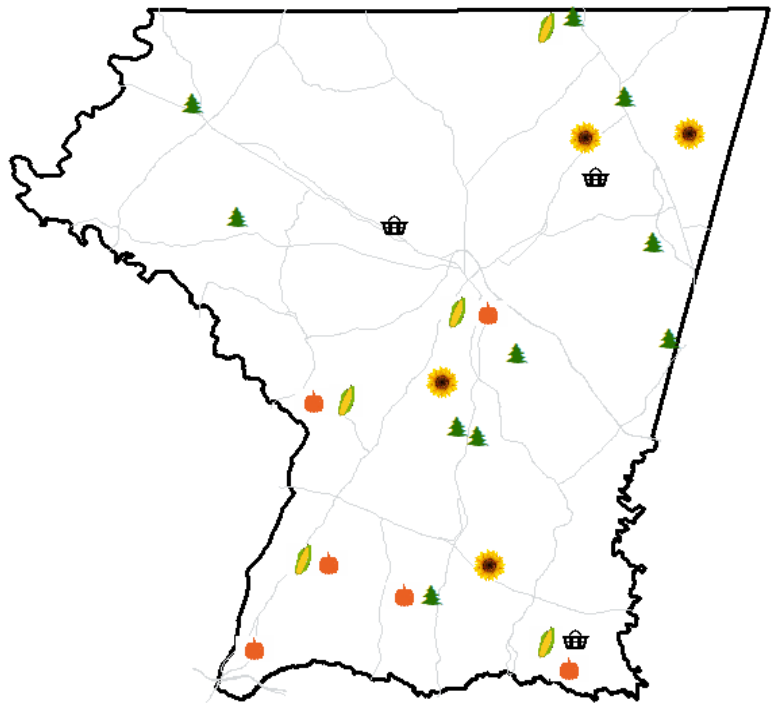
Agritourism & Seasonal Uses

CARROLL COUNTY COMPREHENSIVE REZONING

A Balanced Perspective For Tomorrow

Quality of Life Economic Development Preservation

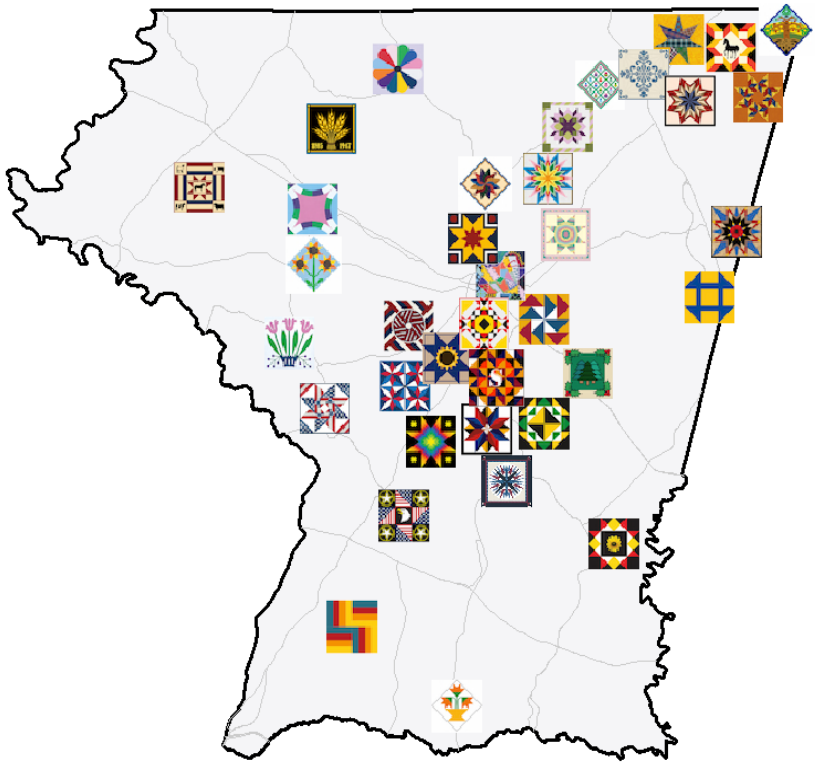
Seasonal Agritourism in Carroll County



Sites

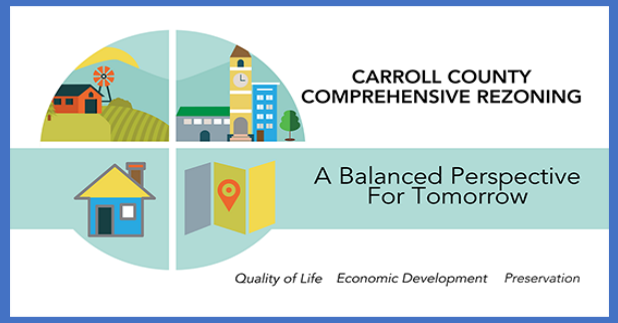
- Pumpkins
- Christmas Trees
- Corn Maze
- Fruit Picking
- Flowers

Barn Quilts in Carroll County



Solar Energy

§158.153

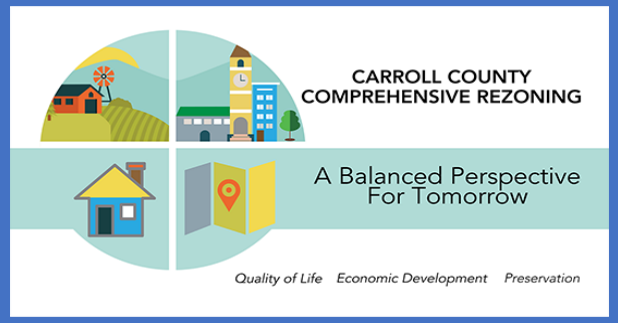


Challenge:

- Should we expand community solar in the Agriculture district?

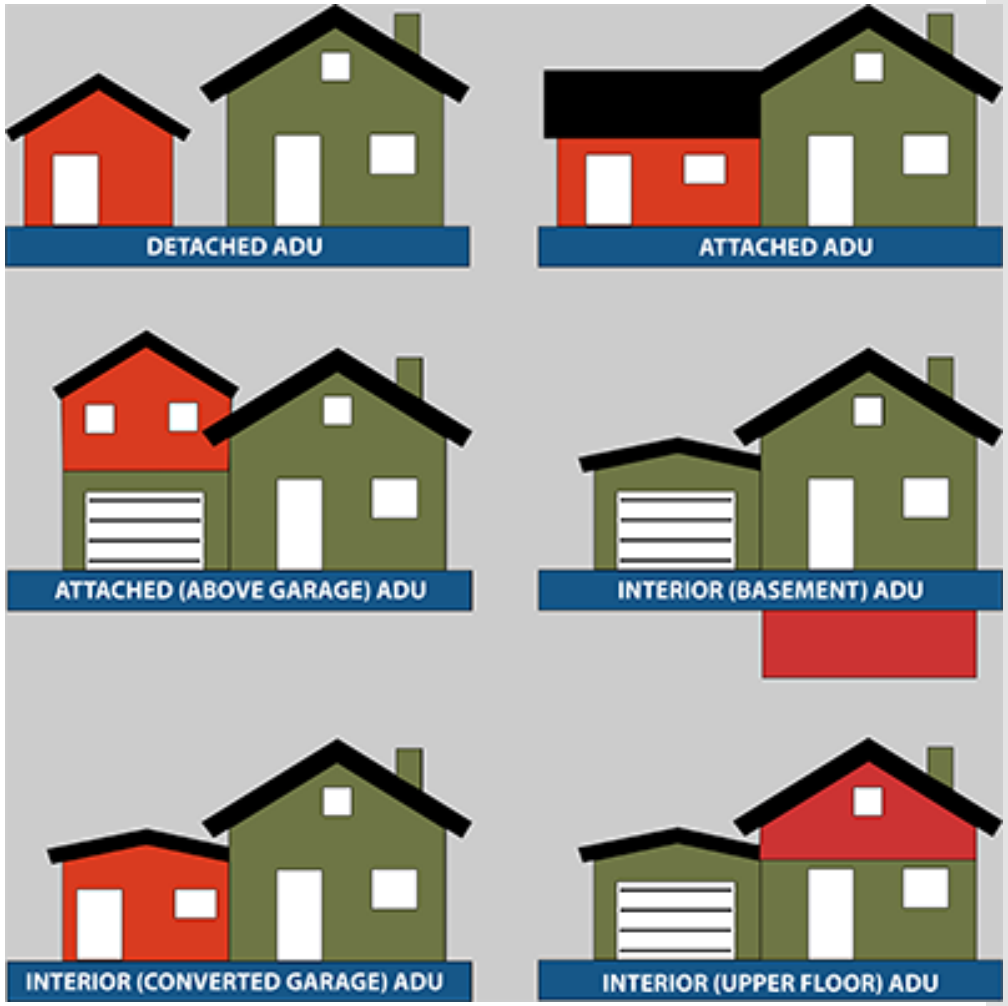
Accessory Dwelling Units

§155.022

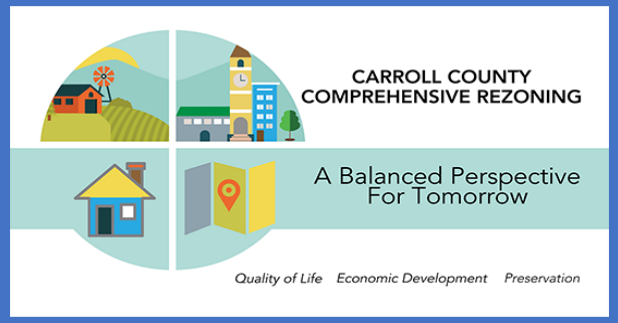


Challenge:

- 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



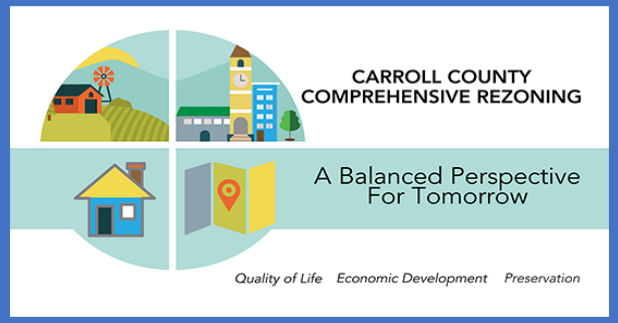
Work Group & Concept Team → ***Planning Commission*** → ***Board of County Commissioners***

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.

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

Questions & Discussion

CARROLL COUNTY
COMPREHENSIVE REZONING

A Balanced Perspective
For Tomorrow

Quality of Life Economic Development Preservation

Carroll County Department of Planning

Planning for Success in Carroll County

Today's Agenda

MEETING AGENDA

Agriculture and Conservation Zoning Text Workgroup
October 20th, 2021
10:00 AM
Carroll County Office Building- Room 003, Reagan Room

Enter through the front lobby of the County Office Building and sign-in with the Sherriff before going to the meeting room.

1. Introduction of Workgroup members and Department of Planning staff

2. Agriculture Conservation PowerPoint

    a. Comprehensive Rezoning Timeline
    b. Current Agriculture and Conservation Zones
    c. Current trends and challenges

3. Workgroup Booklet

4. Next Steps

    a. Suggestions for November meeting
    b. Meeting Date
    c. Future meetings- in person or virtual?
    d. Next meeting topic