

January 22, 2019

Comprehensive Rezoning

Board of County Commissioners Work Session

Notes

In Attendance: Commissioners: Wantz, Weaver, Frazier, Bouchat, and Rothstein; Roberta Windham; Concept Team Members: Clay Black, Tom Devilbiss, Lynda Eisenberg, Mary Lane, Paige Sunderland, and Jay Voight

Notes from the January 15th meetings were presented and it was agreed to post these on the Comprehensive Rezoning website. A list of follow-up items was distributed for discussion starting with nonconforming uses. Staff presented a list of approximately 30 BZA cases that have occurred over the last 10 years where a nonconforming use was involved. Given the limited nature of cases and the fact that this does not directly involve the Commercial/Industrial/Employment Campus it was decided to schedule a separate time to discuss nonconforming uses and then for the BCC to make a recommendation to the Planning Commission for further consideration. Staff then addressed the changes agreed upon by the BCC at the last meeting and will add changes to Light and Heavy Manufacturing and Artisan Manufacturing to the recommended draft code.

Next staff went over golf courses and a possible new resort definition. It was decided to add golf courses to the Employment Campus use table as "permitted". This essentially allows a "resort" by the very nature of this zone. Along with this conversation staff deleted "private" from the County Club definition. This will be further refined when the team moves on to Ag and Conservation zones.

"Hospital" was also discussed. Staff has reached out to the hospital and shared with them the Commercial/Industrial/Employment Campus drafts zones. No comments to date. Staff is exploring a Hospital Overlay Zone that may be more appropriate to use at this time until a new MGA plan is done for the Westminster Area.

Hotel/Motel was combined into one type of use with no differentiation between them.

Adult Entertainment was addressed. Staff said that there is only one of these types of businesses in the County. It is currently in Finksburg and is on B-NR zoned property and currently a nonconforming use. Since there is no additional demand for this type of use it was determined by the BCC to leave it as is in draft code.

Outstanding issues to discuss next time from this list are Medical/Dental and Medical Cannabis.

BCC began the use table discussion with residential uses in the Commercial/Industrial/Employment Campus. It was decided by the BCC to allow retirement home/age-restricted adult housing back into the C-1, C-2 and EC. This use is currently allowed in the B-NR and B-G, but was not in the recommendation from Planning Commission. Staff made the BCC aware that this recommendation was originally based upon higher density land uses being in the Freedom Plan that were not in the final adopted plan.

The use table was discussed in its entirety and the BCC began to discuss the accessory uses. This discussion ended on Page 49 with Bulk requirements.

For the next meeting staff will have a map of the Commercial/Industrial/Employment Campus locations along with statistics of the proposed districts.

An additional worksession was added for February 5, 2019.