

February 12, 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

Discussion started with a brief recap of the January 22nd meeting. Then staff presented what was distributed to the BCC. Maps and statistics of the Commercial /Industrial/Employment Camps were reviewed. Then a discussion of the location of medical type offices in the C-1 followed. Lynda reviewed where these types of uses are in the County. There are only 4, that could be found, in the future C-1. Mary presented information on medical cannabis that was used in the 2016 zoning code amendment. She went over the 2015-2016 timeline, licensing in other jurisdictions, state regulations and current 2018 medical cannabis statistics. The BCC discussed allowing dispensing in the C-2 and C-3 and changing the I-1 and I-2 proposal for dispensing to only be allowed in conjunction with processing. Staying within the current parameters of keeping industrial zoned lands for the primary function of manufacturing. Carroll's current regulation also has 1,000ft separation from schools. Staff will map out current school locations with a 1,000ft buffer in relation to the proposed C-2 and C-3 and report back at the next work session.

BCC agreed to remove (5) from 158.084 (A) and make the height requirement 50ft for nursing homes, continuing care, retirement communities and assisted living facilities. This would be in agreement with the rest of the commercial zones height requirements.

BCC asked staff to review 158.084 (B) for the industrial bulk requirement yard distances. Clay and Jay believe they are currently set to those standards because of the building code. Clay will review and report back.

Comm. Frazier recommended the language for 158.154 (C) be changed with regards to siting requirements to be from the property line and not the structure. Staff will review and make the change.

Page 55 158.158 regarding self-storage add under (1) the word “individual” to the unit height and remove from (3) “so as not to adversely affect property values”. This is subjective and unnecessary language.

158.159 Business Park - language will be added to clarify the 20% to be of the land area. The current language is ambiguous regarding what the percentage it is referring to. Staff will also recommend the phasing of residential to commercial building of these sites to help insure that the commercial will be developed in a timely manner in relation to the residential.

Staff informed the commissioners of the I-R Brewery text amendment and that staff will be requesting to go to public hearing on Thursday, February 21st.

This completed the total review of the newly proposed code for Commercial/Industrial/Employment Campus. Staff discussed next steps and will have a presentation regarding Adoption.