

Open Work Session

Recommendation from the Department of Planning, Zoning & Community Development to Amend Section 225-67 of the Zoning Code, Table of Permitted Uses, to add Marine Supplies, Boats, or Equipment Sale, Service and Repair September 15, 2020

Ms. Gloria Smith, Planner with the Department of Planning, Zoning & Community Development came before Council and said they had this request come in for an applicant who repairs small boats and would like to add the sale of supplies and equipment, as well as doing his service and repair, on a property in the light industrial zoning district. She said the Planning Commission held a Public Hearing on the request and felt that it was a reasonable request for the light industrial district. She explained, when the Planning Commission reviews requests like this, they have to look at all of the areas in the County that are zoned light industrial, and, in this case, there are only three areas. She said the subject property the applicant is proposing is the one that has the most visibility to public traveling, which might be a plus for any kind of equipment sales, such as cars or farm equipment. She said the other two areas are more limited in visibility, so her point is that they might not expect to get other requests for this type of use in those areas, even though it would be permitted in those light industrial districts. She said, when they reviewed the zoning code and the chart of uses permitted, they found that ag equipment sales are already permitted in the light industrial district, and, by comparison, they might require a larger site and more land area for display of equipment than this request might require. She said the 2017 comprehensive plan recommends the area in question for commercial development, so if they come back and do a comprehensive rezoning to amend the zoning map to match what the comprehensive plan recommends for certain areas, if this gets converted to general commercial, marine equipment sales and service is already permitted in general commercial. She said, at the Planning Commission meeting the applicant and his attorney said that he is more geared towards recreational boats, so they do not anticipate that he would need a large area to display really large boats.

Mr. McCain asked if the Planning Commission just approved this via special appeals, and do they have to amend the code to do this, to which Ms. Smith responded, the request was to add this item into the chart of permitted uses in the light industrial district as well as where it is currently permitted in general commercial. She said, in the long run, they are probably just checking another box in the chart.

Mr. Holloway said it seems shortsighted that it was not put in there to begin with, to which Ms. Smith responded, that is what they thought. She explained, when they went back to the 2004 version of the code, they have had almost no amendment requests since that code was adopted. She said, when they saw that ag equipment sales is already permitted in the light industrial district, they said they probably should have included this as well and just did not pick up on it at the time.

Mr. Dodd asked if there are any other amendments to the code that Ms. Smith can think of while they are working on this rather than come to Council in a future Work Session, to which Ms. Smith responded, not right off hand. She said it has been quite awhile since they have had anyone approach them about amending anything in the County Code. Mr. Dodd suggested, if Ms. Smith has free time, she can look through the code and think about things that could be amended, to which Ms. Smith responded, they can always go back to the County Zoning Administrator, Mr. Meadows, and see if he

has any recommendations as well since he deals with the Board of Appeals. Mr. McCain clarified, they sort of have two floating out there with solar and the DAF issue as well.


Mr. McCain said, actually, he was going to bring that up earlier about the DAF issue. He then asked Mrs. Hurley where they are with the moratorium because it has to be running near the end, to which Mrs. Hurley responded, it will actually expire next month. Mr. Dodd said November, to which Mrs. Hurley responded, it is October when it will expire. Mr. McCain said they have not even had a Work Session on that, to which Mrs. Hurley responded, they had a Work Session last month, and Mr. Hastings raised some additional questions, which she submitted to the Maryland Department of Ag as well as the Maryland Department of the Environment, and she is waiting on responses from them. Mr. Dodd then asked Mrs. Hurley if she wants to schedule a Work Session for the next meeting on the DAF issue. Mr. McCain said they probably should because they are getting near the end of the moratorium, so they have to figure out what they are going to do. Mr. Dodd said they can discuss this at the Agenda Meeting.

Mr. Dodd thanked Ms. Smith, and said she does a good job as always. There was no further discussion.


Larry W. Dodd, President, District 3


John T. Cannon, Vice-President, At-Large

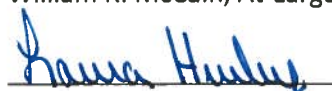

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Josh Hastings, District 4


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Laura Hurley, Council Administrator