



***Board of County Commissioners***

**2020-2 Regular Cycle  
Comprehensive Plan Amendments**

***Transmittal Public Hearings***

**Agenda Item VI.H.11**

**October 13, 2020**



***Board of County Commissioners***

**2020-2 Regular Cycle  
Privately-Initiated Amendment**

***Transmittal Public Hearing***

**October 13, 2020**



# **Amendment 2020-2-A-2-1**

## **Amendment 2020-2-B-FLUE-1**

**CONTINUE**

**Agent:** Momtaz Barq, P.E., Terra-Max Engineering, Inc.

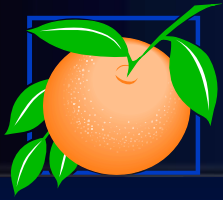
**Owner:** Bailey's Real Estate, LLP

**From:** Rural Settlement 1/2 (RS 1/2) and Rural Settlement 1/5 (RS 1/5)

**To:** Planned Development-Commercial/Assisted Living Facility (Rural Settlement) (PD-C/ALF) (RS)

**Acreage:** 47.94 gross/net developable acres

**Proposed Use:** Adult care community with a maximum development program of a 250-bed assisted living facility, 30 adult independent living cottages, a 12,320-square-foot community clubhouse, and equestrian amenities



**Amendment 2020-2-A-2-1**

**Amendment 2020-2-B-FLUE-1**

**Staff Recommendation: CONTINUE**

**Action Requested:**

- **Continue the listed items to the Board meeting of November 10, 2020, beginning at 2:00 PM.**



***Board of County Commissioners***

**2020-2 Regular Cycle Staff-Initiated  
Amendment**

***Transmittal Public Hearing***

**October 13, 2020**



## ***Comprehensive Plan Clean-up***

### **Review Scope:**

- **Avoid “policy” changes**
- **Text that was out of date;**
- **Redundant policies;**
- **Not clear in intent;**
- **Could be easily combined;**
- **Could be relocated to keep subject matter together;**
- **Typographical errors**



# ***Comprehensive Plan Clean-Up***

<b>Item Number</b>	<b>Elements Considered</b>	<b>BCC Hearing Date</b>
<b>2019-2-C-CP-1</b>	<b>Transportation Element</b>	<b>August 2019</b>
<b>2019-2-C-CP-2</b>	<b>International Drive Element Neighborhood Element Fire Rescue Element</b>	<b>October 2019</b>
<b>2019-2-C-CP-3</b>	<b>Urban Design Element Conservation Element Recreation Element Open Space Element</b>	<b>December 2019</b>



# Amendment 2020-2-B-CP-4

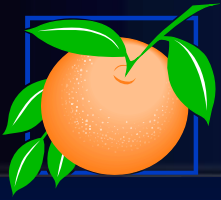
**Request:**

**Comprehensive Plan Administrative Clean-up to the Aquifer Recharge Element; Stormwater Element; Potable, Waste, and Reclaimed Water Element; and Solid Waste Element.**

**District:**

**Countywide**





# Amendment 2020-2-B-CP-4

**Staff Recommendation: TRANSMIT**

**LPA Recommendation: TRANSMIT**

## **Action Requested:**

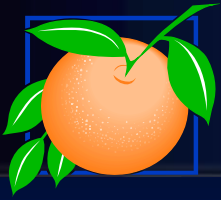
- **Recommend that Amendment 2020-2-B-CP-4 be TRANSMITTED to the reviewing agencies.**



# Amendment 2020-2-C-CP-5

**Request:** Comprehensive Plan Administrative Clean-up to the Future Land Use Element, Economic Element, Public Schools Facilities Element, Capital Improvements Element, and Intergovernmental Coordination Element

**District:** Countywide



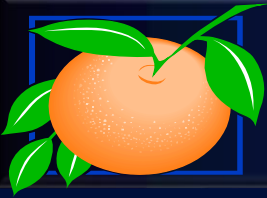
# Amendment 2020-2-C-CP-5

**Staff Recommendation: TRANSMIT**

**LPA Recommendation: TRANSMIT**

## **Action Requested:**

- **Recommend that Amendment 2020-2-C-CP-5 be TRANSMITTED to the reviewing agencies.**



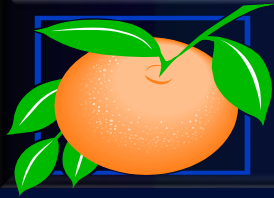
***Board of County Commissioners***

**2020-1 Regular Cycle  
Privately-Initiated Amendment, and  
Concurrent Rezoning Request**

***Adoption Public Hearing***

**Agenda Item VI.I.14**

**October 13, 2020**



# **Amendment 2020-1-A-3-1**

## **Rezoning Case LUP-20-01-004**

**Agent:** Hugh Jacobs, The Partnership, Inc.

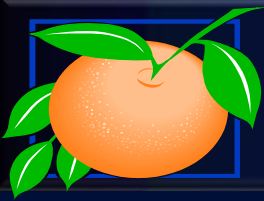
**Owner:** Zimmer Poster Service LLP; Michael Rodriguez 1/2 Int. et al; Max W. Harris Revocable Trust 1/6 Int. et al; and Beato Holding Co., Inc.

**From:** Commercial (C) and C-1 (Retail Commercial District) and A-2 (Farmland Rural District)

**To:** Medium-High Density Residential (MHDR) (Senior Housing) and PD (Planned Development District) (Colonial Greens PD/LUP)

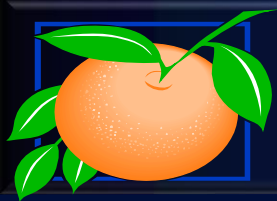
**Acreage:** 10.6 gross acres

**Proposed Use:** Up to 304 senior multi-family dwelling units



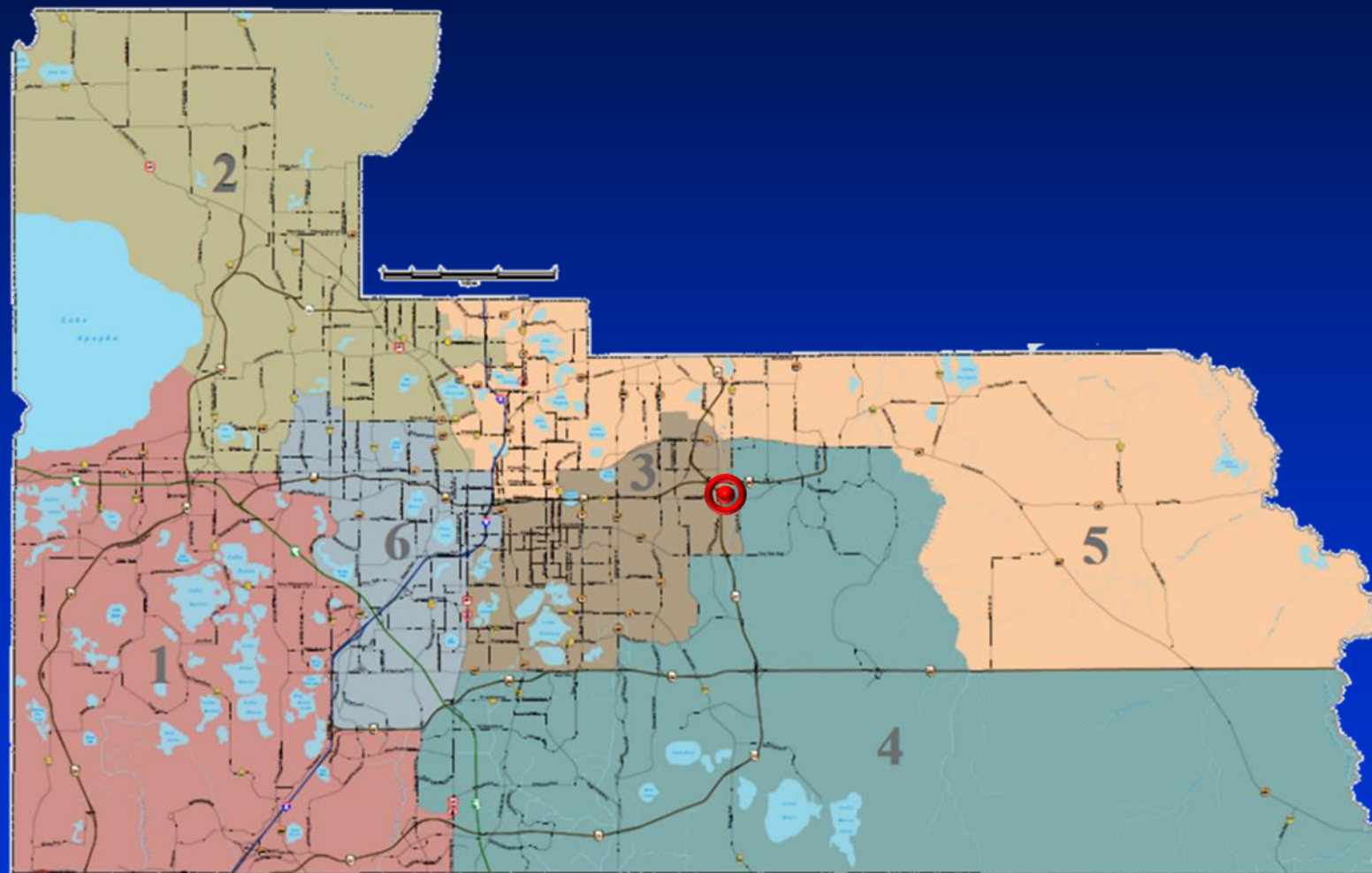
# 2020-1 Regular Cycle Amendment Process

- **Community Meetings**  
**November 18, 2019**  
**September 16, 2020**
- **Transmittal public hearings**  
**LPA – January 16, 2020**  
**BCC – February 11, 2020**
- **State and regional agency comments**  
**August 3, 2020**
- **Adoption public hearings**  
**LPA/PZC – June 18, 2020**  
**BCC – October 13, 2020**



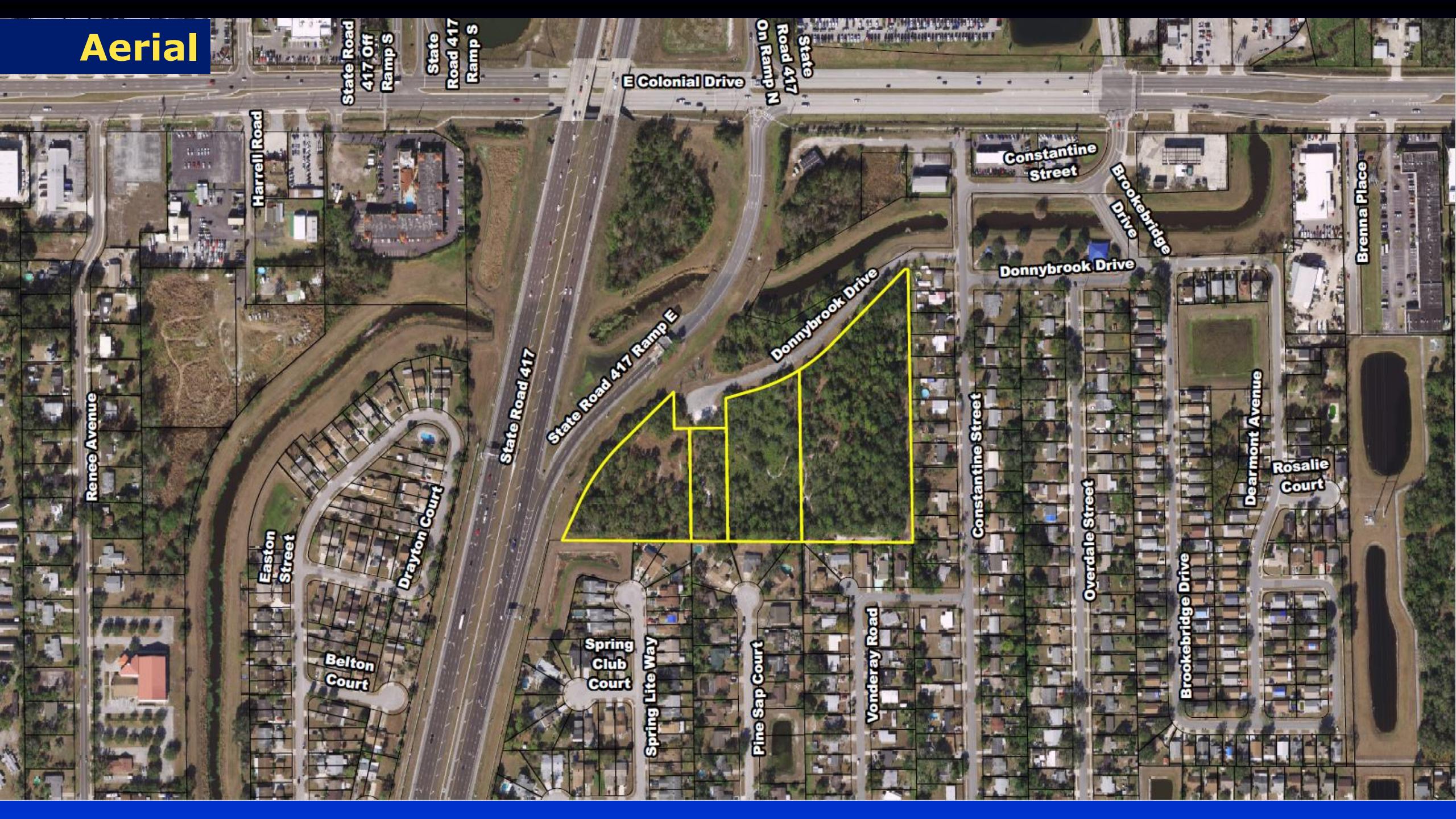
# Amendment 2020-1-A-3-1

## Location





# Aerial



State Road 417 Off Ramp S  
State Road 417 Ramp S

E Colonial Drive

State Road 417 On Ramp N

Harrell Road

Constantine Street

Brookebridge Drive

Brenna Place

Donnybrook Drive

State Road 417

State Road 417 Ramp E

Donnybrook Drive

Renee Avenue

Easton Street

Drayton Court

Belton Court

Spring Club Court

Spring Lite Way

Pine Sap Court

Vonderay Road

Constantine Street

Overdale Street

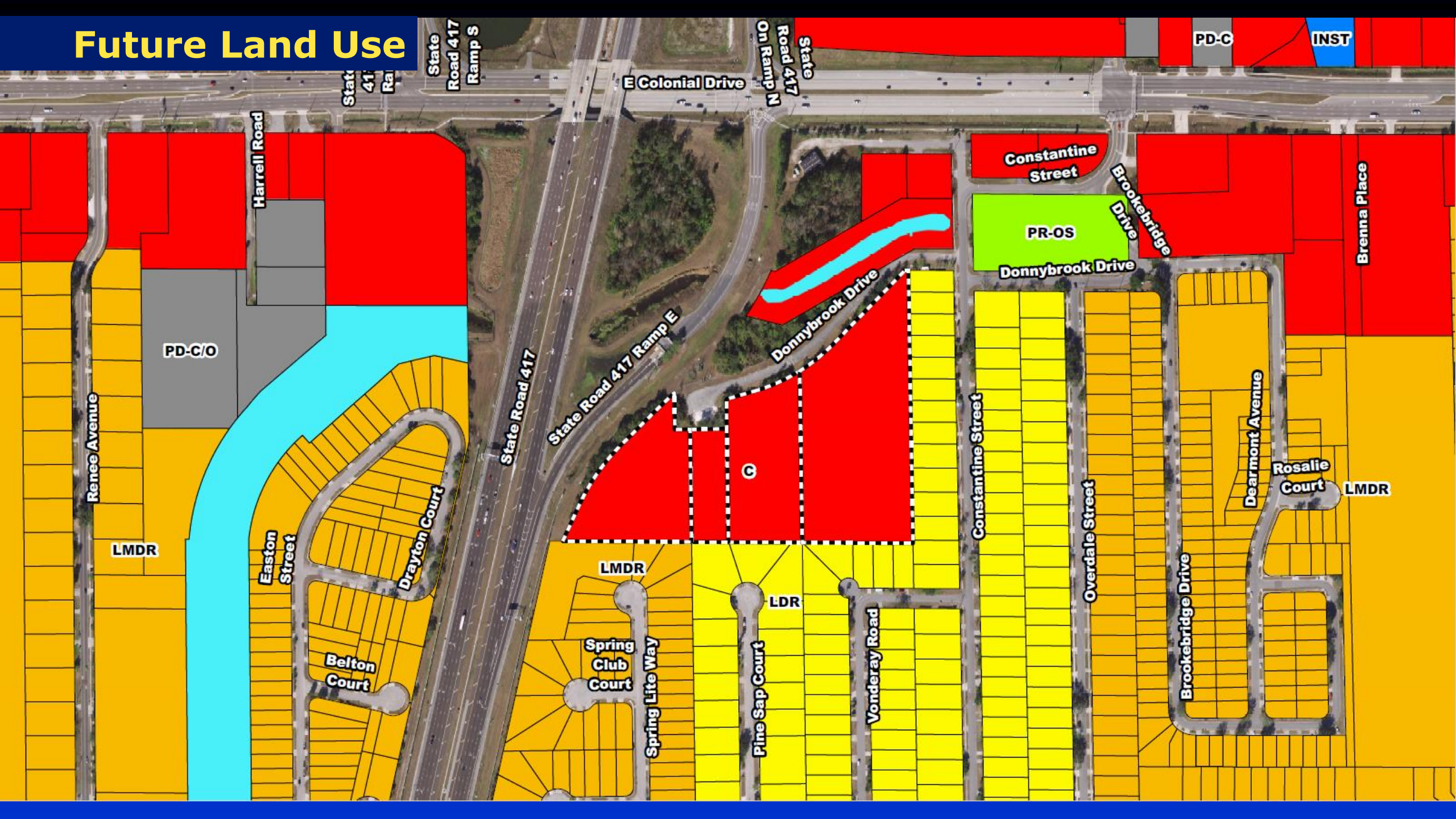
Brookebridge Drive

Dearmont Avenue

Rosalie Court

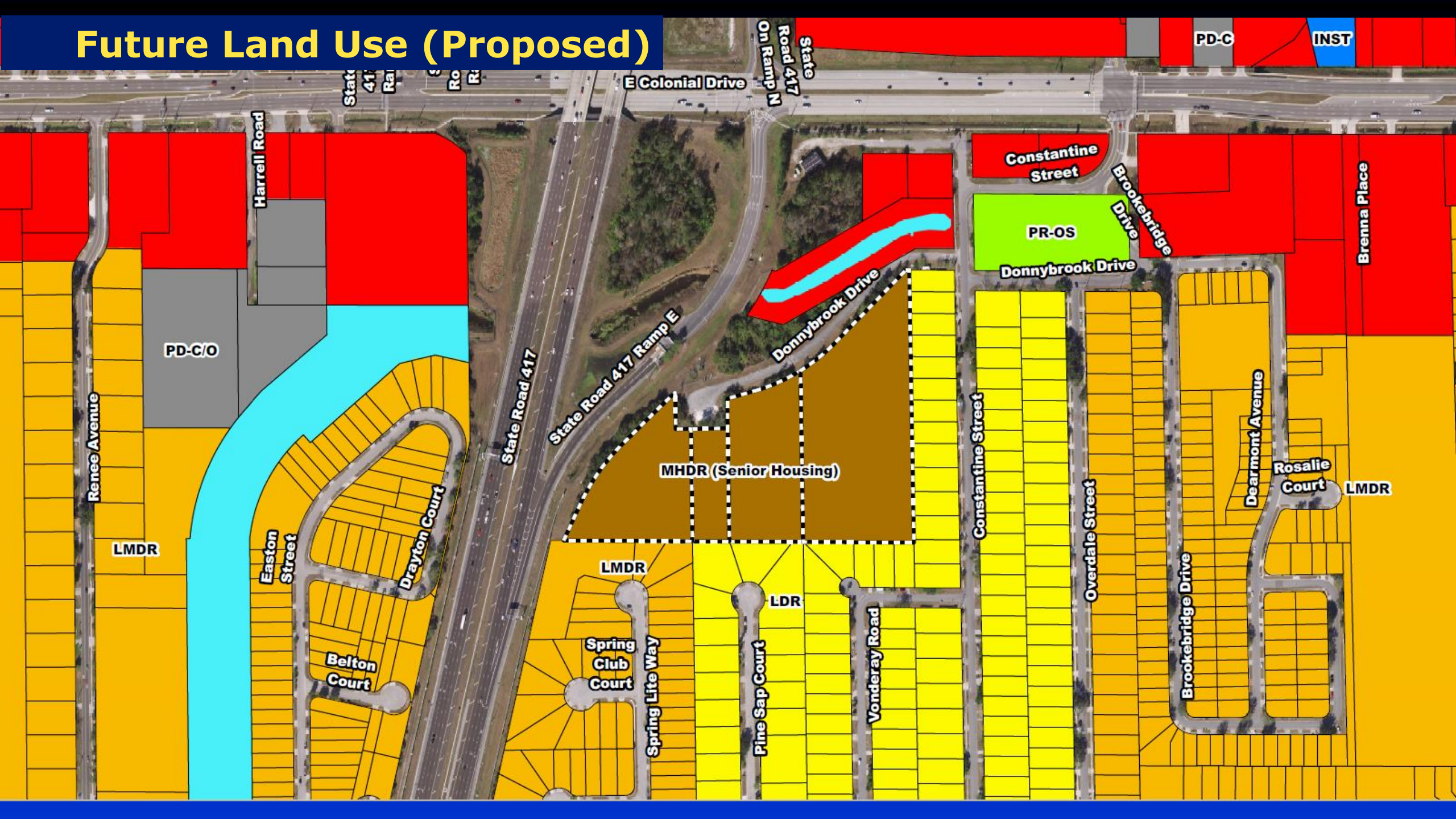


# Future Land Use



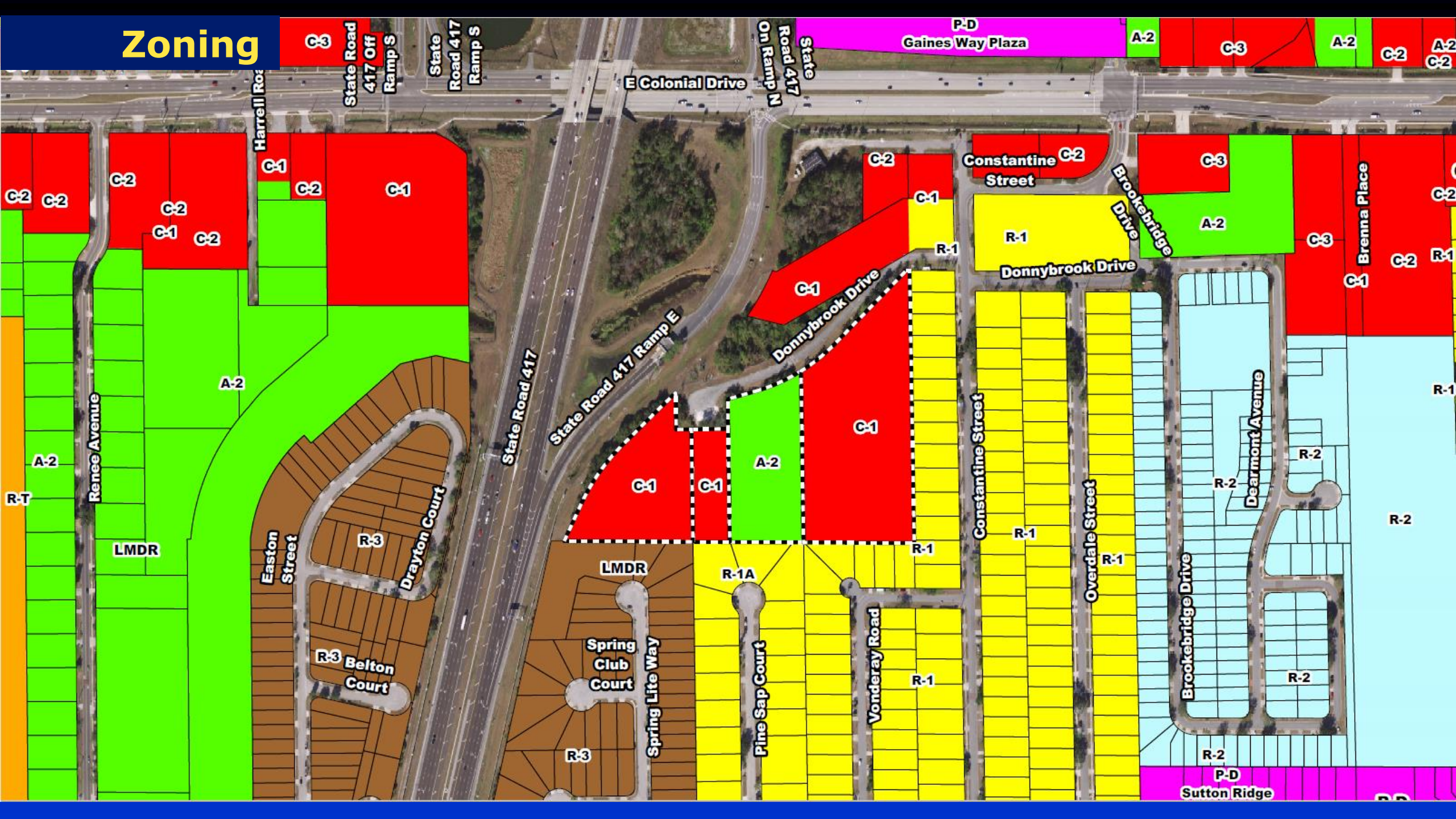


# Future Land Use (Proposed)



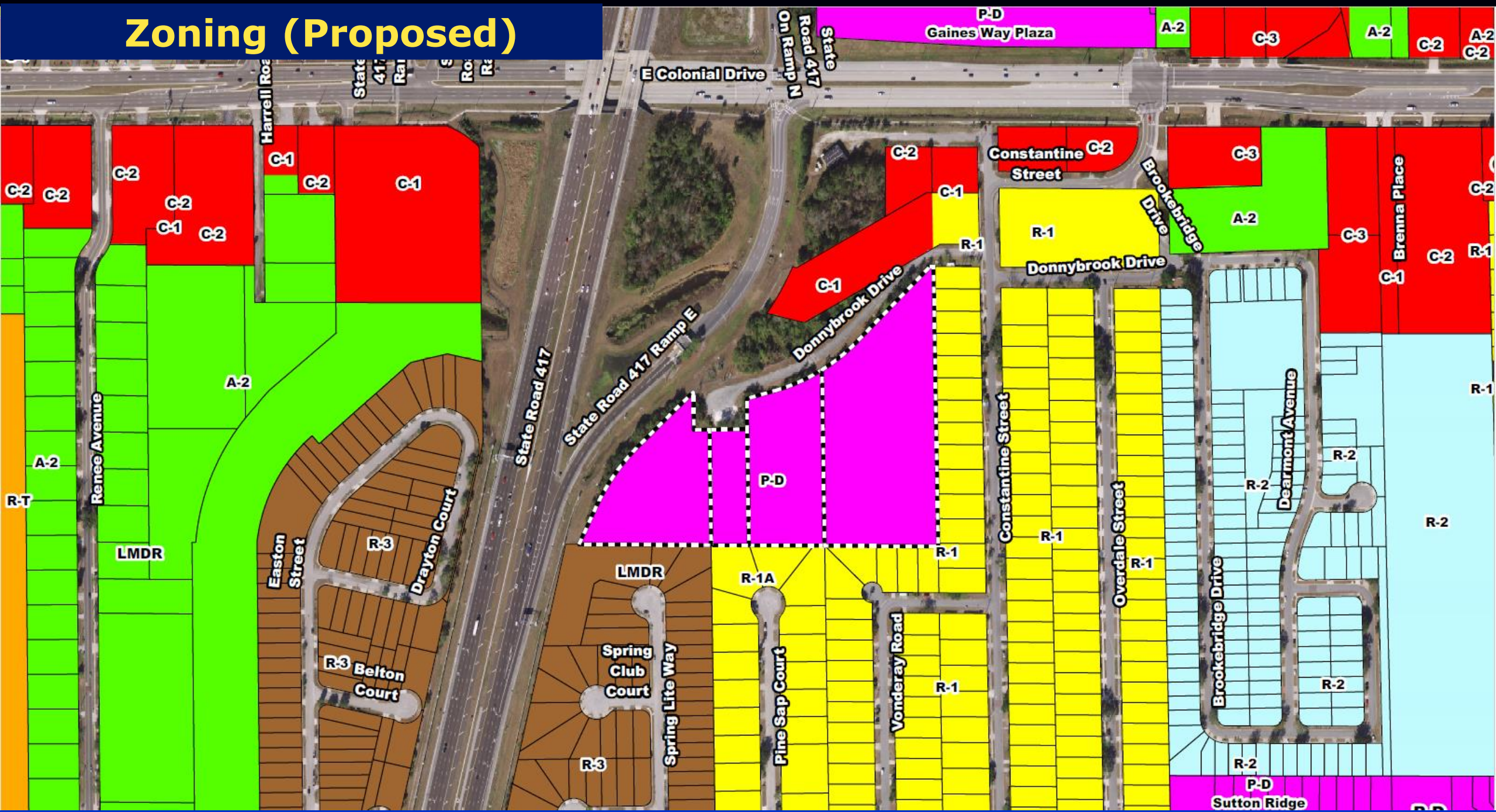


# Zoning



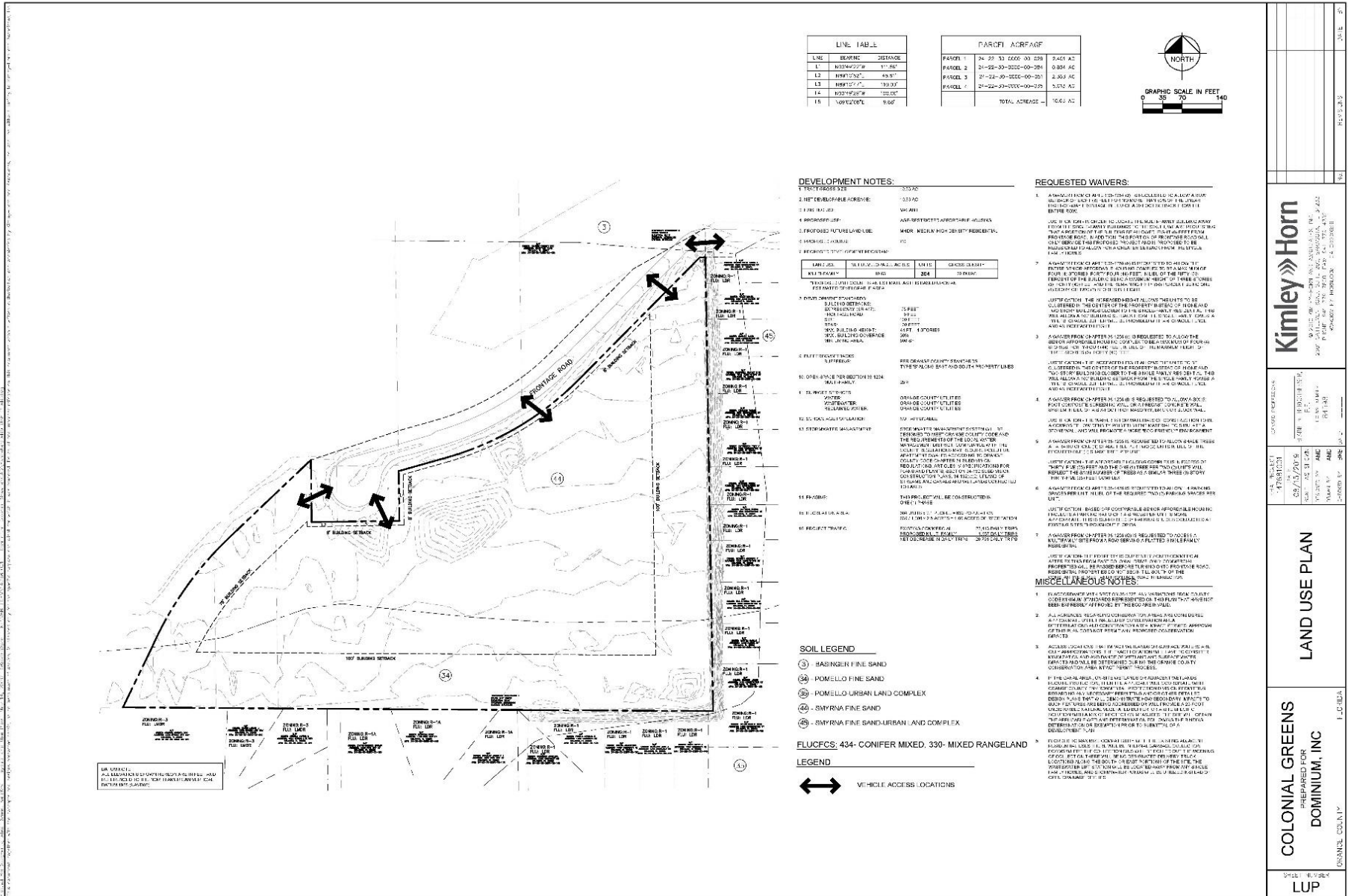


# Zoning (Proposed)





# Colonial Greens PD Land Use Plan



		DATE: 11/15/2024		PROJECT: COLONIAL GREENS PD LAND USE PLAN		SCALE: 1"=100'	
		DRAWN BY: J. HORN		CHECKED BY: J. HORN		DATE: 11/15/2024	
<b>LAND USE PLAN</b>		<b>COLONIAL GREENS PD</b>		<b>DOMINIUM, INC.</b>		<b>CARROLL COUNTY</b>	
PREPARED FOR:		PROJECT NO:		SCALE:		DATE:	
LUP		11/15/2024		1"=100'		11/15/2024	



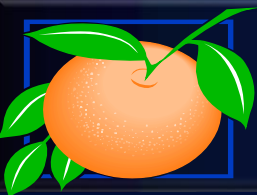
# Amendment 2020-1-A-3-1

**Staff Recommendation: ADOPT**

**LPA Recommendation: ADOPT**

## **Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU 1 and Future Land Use Element Objectives FLU1.1, and Policies FLU1.1.1, 1.1.2, FLU1.4.1, FLU1.4.2, FLU8.2.1, FLU8.2.2, and FLU8.2.11; Housing Element Goal H 1. And Housing Element Objective H 1.1, Housing Element Policies H 1.3.11 and H.1.3.15)**
- **Determine that the proposed amendment is in compliance; and**
- **Recommend Adoption of Amendment 2020-1-A-3-1 Commercial to Medium-High Density Residential (MHDR) (Senior Housing)**



# Rezoning Case LUP-20-01-004

**DRC Recommendation:**

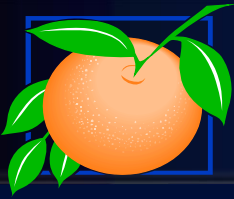
**APPROVE**

**PZC Recommendation:**

**APPROVE**

## **Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan and Approve Rezoning Case LUP-20-01-004, Colonial Greens Planned Development/Land Use Plan (PD/LUP), subject to the fifteen (15) conditions listed in the staff report.**



# Regular Cycle Amendment Ordinance

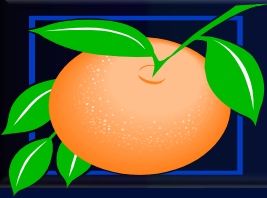
**Staff Recommendation:**

**ADOPT**

## **Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan, determine that the amendment is in compliance, and adopt the Ordinance approving the proposed Future Land Use Map Amendment, consistent with today's action.**





***Board of County Commissioners***

**2020-1 Regular Cycle Privately-Initiated  
Amendment and Concurrent Rezoning Request**

***Adoption Public Hearing***

**Agenda Item VI.I.14**

**October 13, 2020**