

## PLANNING & DEVELOPMENT

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Item 05  
04-05-16

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Timothy Huey  
Director

To: Dee F. Bruemmer

From: Timothy Huey, Planning & Development Director

Date: March 29, 2016

**Re: Consideration of Planning and Zoning Commission's Recommendation on the Final Drafts of both the proposed Comprehensive Plan Chapter Two Amendments and Zoning Ordinance revisions.**

Since September, 2014 the Planning Commission has been working on revisions to both the Comprehensive Plan and a total review and re-write of the Zoning Ordinance. On January 12, 2016 the Planning and Zoning Commission held a public hearing on both the proposed Comprehensive Plan amendments and Zoning Ordinance Revisions.

### **Comprehensive Plan Amendments:**

The proposed amendments to Chapter Two of the Comprehensive Plan: *Vision, Goals and Objectives* are intended to provide the rationale for an Industrial Floating Zone. The proposed Industrial Floating Zone criteria require that prior to an area currently zoned "Agricultural-Preservation" being rezoned to "Industrial Floating" that sufficient and complete information is provided showing compliance with those criteria and design standards.

Approval of these amendments allows such a development to be considered. It does not mean any particular project would be approved. Such proposals are anticipated to be exceedingly rare and any proposal would be evaluated on the parameters and standards as addressed in the Comprehensive Plan amendments and the I-F Zoning regulations. To be considered under these provisions a project would have to show significant economic impact and demonstrate why it could not locate within city limits.

### **Zoning Ordinance Amendments:**

The Planning Commission has extensively reviewed the Zoning Ordinance section by section. The most significant change in the proposed zoning ordinance revision is the creation of an Industrial Floating Zone to allow Scott County to be in the position to consider a significant large scale industrial development proposal, if deemed appropriate, and such a development needed to be located in rural Scott County. The other revisions are intended to clarify, organize and streamline these regulations.

The Board of Supervisors held a public hearing on both the Comp Plan amendments and the Zoning Ordinance revisions. The Board can now consider a resolution approving the Comprehensive Plan Amendment. Approval of the Revised Zoning Ordinance will require three readings of the ordinance. Even though many sections are not being changed, approval of the new ordinance will include the repeal of the existing zoning ordinance and the adoption of the complete revised ordinance.

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES THAT  
THIS RESOLUTION HAS BEEN FORMALLY APPROVED BY  
THE BOARD OF SUPERVISORS ON \_\_\_\_\_  
DATE \_\_\_\_\_  
\_\_\_\_\_  
SCOTT COUNTY AUDITOR

**RESOLUTION**  
**SCOTT COUNTY BOARD OF SUPERVISORS**  
**April 7, 2016**

**ADOPTING REVISIONS TO CHAPTER 2 OF THE SCOTT COUNTY COMPREHENSIVE  
PLAN AND REPEALING AND REPLACING CHAPTER 6 OF THE SCOTT COUNTY CODE  
IN ACCORDANCE WITH THE RECOMMENDATION OF THE SCOTT COUNTY PLANNING  
AND ZONING COMMISSION**

BE IT RESOLVED by the Scott County Board of Supervisors as follows:

**Section 1.** The Scott County Planning and Zoning Commission held a public hearing on January 12, 2016 to consider revisions to Chapter 2 of the Scott County Comprehensive Plan and the repeal and replacement of Chapter 6 of the Scott County Code to clarify certain definitions, procedures, and regulations of and within certain zoning districts, and to allow for the creation of an Industrial Floating Zone district.

**Section 2.** The Scott County Planning and Zoning Commission also had a joint meeting with the Scott County Board of Adjustment and the Board of Supervisors on October 6, 2015 to discuss the revisions to the Comprehensive Plan and proposed Chapter 6 of the Scott County Code.

**Section 3.** As stated when it was originally adopted in 2008, the Comprehensive Plan is not intended to be a static document but an active and dynamic Plan that will be regularly reviewed and updated. The proposed Comprehensive Plan amendments are intended to provide the rationale, purpose, and criteria for the creation of an Industrial Floating Zone.

**Section 4.** The 2008 Comprehensive Plan also recommends regular review of the Zoning and Subdivision Ordinances to ensure compliance with the adopted plan. The intent of repealing and replacing Chapter 6 of the Scott County Code is to ensure the Zoning Ordinances are in compliance with the revised Comprehensive Plan, and to clarify, organize, and streamline the regulations therein.

**Section 5.** The Board of Supervisors held its own public hearing on the revisions to the Comprehensive Plan and repeal and replacement of Chapter 6 of the Scott County Code on March 24, 2016.

**Section 6.** The Board of Supervisors hereby adopts the revisions to Chapter 2 of the Scott County Comprehensive Plan and the repeal and replacement of Chapter 6 of the Scott County Code.

**Section 7.** This resolution shall take effect immediately.