

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

Ordinance 2025-8

Adopting Text Amendments to the Zoning Ordinance

Whereas, the Montgomery County Plan Commission conducted a public hearing on January 8, 2025 on text amendments to the Montgomery County Zoning Ordinance which would add Carbon Sequestration to the Use Table (Article 2, Table A) as permitted in Industrial Districts as a Special Exception, add Commercial Battery Energy Storage to the Use Table as permitted in Agriculture Overlay and Industrial Districts, delete Farm Equipment Sales & Service as a permitted use in Agricultural Districts, and make other technical changes to the Zoning Ordinance; and

Whereas, the Plan Commission voted unanimously on January 8, 2025 to send to the Board of Commissioners a favorable recommendation on such text amendment; and

Whereas, on January 9, 2025, the Plan Commission certified its recommendation to the Commissioners; and

Whereas, having considered the proposed amendments and additions and comments from members of the public and having paid reasonable regard to the comprehensive plan, current conditions and the character of

current structures and uses in each district, the most desirable use for which the land in each district is adapted, the conservation of property values throughout the district, and responsible development and growth, the Board of Commissioners hereby finds as follows:

1. Approving the proposed text amendments is consistent with the Comprehensive Plan in that it designates at least one district for a new uses and adopts regulations to promote harmonious land use;
2. Approving the proposed text amendments is consistent with the current conditions and character of current structures and uses in each district by providing for regulations to mitigate any adverse impacts to existing uses;
3. Approving the proposed text amendments is consistent with the most desirable use for which the land in each district is adapted because the amendment provides amendments consistent with new Articles previously approved by the Board of Commissioners and makes other technical changes necessary for the administration of the Zoning Ordinance;
4. Approving the proposed text amendment will lead to the conservation of property values throughout the jurisdiction by providing for standards that promote growth but protect current uses that are of a different type in adjacent properties;

5. Approving the proposed text amendment is consistent with responsible growth and development in that the amendments will promote harmonious development by regulating the situs of such use and mitigating adverse impacts to existing land use; and
6. The proposed text amendment to the Zoning Ordinance should be approved.

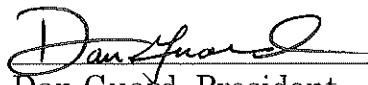
IT IS, THEREFORE, ORDAINED that the Montgomery County Zoning Ordinance is hereby amended as shown in Exhibit A.

IT IS FURTHER ORDAINED that all other provisions of the Montgomery County Zoning Ordinance, not expressly amended by this Ordinance, will remain in full force and effect.

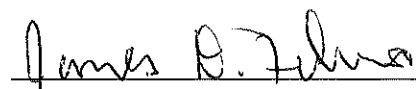
IT IS FURTHER ORDAINED that this ordinance shall become effective upon adoption.

Ordained this 24 day of February, 2025.

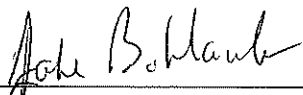
Montgomery County
Board of Commissioners:



Dan Guard, President




James D. Fulwider, Vice President



Jake Bollander, Member

Attest:



Mindy Byers, Auditor