

Attachment D

The following is a summary of previous Planning Commission and Board of Supervisors input on Rural Area land use topics:

Rural Area Land Use Plan and Rural Communities

- Multiple PC and Board work sessions: The Commission and Board have noted the need for a Rural Area land use plan that has multiple land use categories for the Rural Area, given that there are a variety of existing and encouraged land uses and land conservation efforts.
- August 8, 2023, and March 12, 2024, PC work sessions: There was consensus from the Commission that there should be further study of individual rural communities (called 'crossroads communities in the 2015 Comp Plan) prior to any land use designations or zoning district changes, and that the special use permit process is important for identifying and mitigating potential impacts of non-residential land uses in the Rural Area. The Commission had concerns about several land uses mentioned through community input and possible impacts to groundwater, waterways, and transportation.
- September 6, 2023, and March 20, 2024, Board work sessions: The Board agreed with the Commission that individual communities should be studied and that the special use permit process should continue to be used. The Board supported allowing small-scale doctors and professional offices by special use permit in rural communities. The Board was concerned about the feasibility of businesses in the Rural Area, especially in less-traveled locations.
- November 19, 2024, Planning Commission work session: The Commission recommended more specifically listing out which land uses would be appropriate to consider with future area planning for rural communities and to consider adding in evaluation criteria.
- December 10, 2024, Planning Commission work session: The Commission discussed additional uses that could be considered in rural communities including artisan uses, using historic taverns for restaurants, and small engine repair (e.g. for farm vehicles). The scale of uses is an important consideration (e.g. a country store with a few tables vs. a large restaurant). The Commission noted that reduced parking requirements could support adaptive reuse, especially where existing buildings were within walking distance for rural community members. Uses that require extensive parking or water consumption should not be allowed.

Rural Interstate Interchanges

- August 8, 2023, PC work session: There was consensus from the Commission to have an Action for future Small Area Plans for the Shadwell (Exit 124) and Yancey Mills (Exit 107) rural I-64 interstate interchanges, prioritizing Shadwell. The Commission did not want to specify which land uses should be recommended beyond land uses that support agriculture and food processing, as land uses should be identified during the Small Area Plan process and could include no change from current uses.
- September 6, 2023, Board work session: The Board agreed with the Commission that there should be Small Area Plans for Shadwell and Yancey Mills, prioritizing Shadwell. The Board noted there are a variety of other Small Area Plans that also need to be completed.
- November 19, 2024, Planning Commission work session: The Commission recommended to consider adding in evaluation criteria for land uses in rural interstate interchanges. The Commission supported industrial land uses at interchanges that support local agriculture and forestry.

Land conservation and keeping Rural Area parcels large and unfragmented

- December 10, 2024, Planning Commission work session: The Commission recommended that implementing a maximum lot size for development rights lots (Action 2.1) be evaluated with the future Rural Area Land Use Plan. The Commission noted that a uniform maximum lot size may not be appropriate for the entire Rural Area. The Commission supported using the Rural Area Land Use Plan and implementation of the Comp Plan (including Zoning Ordinance updates) to reduce land fragmentation and protect important natural areas and habitats (especially those identified in the Biodiversity Action Plan).
- December 10, 2024, Planning Commission work session: The Commission noted that different types of conservation easements protect different resources, and that conservation should be focused on areas identified in the Biodiversity Action Plan and protection of specific resources. The Commission did not support setting a target quantity or percentage for land conservation.

New residential development in the Rural Area

- November 19, 2024, Planning Commission work session: Some Commissioners noted that limited residential development may be appropriate in some locations within the Rural Area, which could be evaluated with a future Rural Area Plan. The Commission agreed that subdivisions and land fragmentation should be discouraged and that conservation easements can reduce residential development in the Rural Area.

Industrial land uses that support agriculture and forestry

- December 10, 2024, Planning Commission work session: Several Commissioners were concerned with the language in Action 4.2 regarding industrial land uses and asked staff to consider an alternative classification. More restrictive language may be needed to clarify that these are only uses that support local agriculture and forestry, not a broad range of industrial uses. Commercial shared kitchens could support local food systems and would not be a higher intensity industrial use.

Special events and tourism

- November 19, 2024, and December 10, 2024, Planning Commission work sessions: Some Commissioners expressed concern with the potential impacts from special events and tourism in the Rural Area, such as noise and traffic. Several Commissioners suggested adding language related to potential impacts to neighbors and quiet enjoyment of property. The Commission felt additional consideration of special events was needed, and did not commit to limiting special events to existing historic buildings.