Attachment D: Summary of Planning Commission and Board Input

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. The Commission also identified several data layers to include for the Rural Area Plan, such as prime soil for agriculture, existing forests, parks/trails, layers from the Biodiversity Action Plan, and environmental features.

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, as land uses should be identified during the Small Area Plan process and could include no change from current uses or potentially uses that support agriculture and food processing.
- 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 that support agriculture and forestry.