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Date: Mon, Nov 29, 2021 at 9:00 AM

Subject: Nov. 30th LCPCC Summary: Zoning Ordinance Rewrite ROIA clarifications

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I hope everyone's tryptophan levels are returning to normal after turkey overload! While preparing my update for the Nov. 30th LCPCC meeting regarding the Nov. 16th Zoning Ordinance Rewrite ROIA adoption, I realized that the summary may be helpful for others as well, specifically TLUC members and the Planning Commission.

Primarily, the report is intended to clarify for LCPCC and several ZOC members who have voiced concerns about various comments related to the purpose and goals of the ZOR only referencing Chapter 5 of the 2019 Comp Plan. **Comments made by Supervisors Turner, Randall and Buffington at the Nov. 16th TLUC meeting were very helpful.** As stated previously, LCPCC member organizations agree that there is no intent for the ZOR to "*eliminate an industry*" or harm rural businesses.

Along with the Chapter 3, Natural, Environmental and Historic Resources policies being addressed by ZOC and the new Environmental Commission, the Chapter 2 Land Use policies highlight the additional areas of review for the Zoning Ordinance Rewrite that have been a concern. **LCPCC members and residents should be reassured by the review of all the 2019 Comp Plan chapter's policies, strategies and actions to, as Supervisor Turner said, "*bring the zoning ordinance into alignment with the approved comprehensive plan. That's our mission. That's their only mission -- to bring the zoning ordinance into alignment.*"**

Regards,

Maura

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Maura Walsh-Copeland



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## **Chapter 2 Land Use, RPA policies, strategies and actions**

### **Rural Economy**

RPA Policy 3: Agricultural and rural business uses that are compatible with the predominant land use pattern will be developed in a manner that is consistent with the County's growth management, economic, and environmental goals.

#### Strategy

- 3.1. Ensure compatibility of rural economy uses through the evaluation of the scale, use, intensity, and design (site and building) of development proposals in comparison with the dominant rural character and adjacent uses.

#### Actions

- A. Evaluate and revise zoning regulations and development standards for rural economy uses. Such regulations and standards will address traffic capacity, safe and adequate road access, number of employees, site design standards (e.g., land disturbance, buffering, use intensity, siting, and architectural features), and public health, safety, and welfare.