

Potential Additions since Adoption of the Work Program (in no particular order)

1. Recycling Uses Zoning Text Amendment (ZTA) – amendments to better and more practically facilitate uses that recycle and reuse products. This recommendation results from the review for the Northside Material Recovery Facility (Greenstone) which involved several special exceptions relating to outdoor storage and outdoor activities in industrial districts.

This amendment will involve scoping to determine the extent of the ordinance amendment. A more limited amendment will be possible on a shorter timeframe. Staff recommends that if instead it moves forward as a more comprehensive amendment, it may involve further stakeholder engagement and a correspondingly longer timeframe.

2. Rural Area Landscape Contractors (ZTA) – amendment to provide for landscape contractor uses in the Rural Areas district by special use permit. This initiative is supported by the Comprehensive Plan (Sections 7.4 and 7.16).

A more focused amendment, such as solely providing for landscape contractors by special use permit can be completed more expeditiously. If it involves a broader class of contractors and/or involves developing performance standards, staff recommends broader stakeholder engagement and a longer timeframe.

3. Legislative process correction – Make corrections to the ordinance restrictions on timelines that are unnecessarily hampering the legislative review process and causing customer concerns. A more simple amendment will reverse the 9-5-18 amendment that imposed the timelines.

The simpler amendment can be accomplished in 4-6 months. If more substantive process amendments are incorporated, it may best be served with more stakeholder engagement and will result in additional staff time.

4. Authorized signatures for special use permit application – expand those allowed to file for a special use permit application to include electric cooperatives.

This amendment is underway based on a recent Board resolution. After some initial complications, it is expected to be completed Fall 2019.

5. Fill and waste ordinance amendment – Close an existing regulatory gap to address properties receiving fill material from offsite. This includes construction debris fill resulting from demolition.

6. Wireless policy and implementation amendments – As discussed with the Board on March 20, 2019, this will be considered with the next review of the work program (scheduled for February 2020). This work involves a consideration of what current policy should be relating to the location of wireless facilities (PWSF) and ordinance amendments that implement the policy. The development of the original Wireless Policy involved significant staff resources and the services of a consultant. The direct consultant cost in 1998 was \$72,250. A comprehensive review of the policy will require significant County resources. While staff anticipates a consultant could

supplement and replace some of staff's effort, staff believes the management and oversight of the project would still require extensive staff resources. A detailed project plan and budget has not been developed at this time, but staff anticipates this would likely be in the range of \$50,000 - \$100,000 in consultant support and one-half FTE of senior staff for a period of 1 ½ years.

7. Home Occupations in the Development Areas – evaluate home occupation allowances for residential districts to see what amendments are appropriate to assure accessory business use that does not detrimentally impact the primary residential uses and the character of the neighborhoods. This work may include further restricting types of home occupations which have more impacts.

This is not a quick amendment due to the need for research and engagement with stakeholders who may have different perspectives and priorities. This work can contribute to the strategic plan goal relating to aging urban neighborhoods.

Items Completed

1. ZTA 2019-04 Proffers – to amend the zoning regulations reflect the provision in the Virginia Code to make offsite proffers if the applicant deems them to be reasonable.
2. ZTA Commercial Water – Completed in February
3. ZTA Fees – to change how fees are calculated for rezoning