

Town of Tolland, Connecticut

Plan of Conservation & Development – Zoning Implementation

Proposed Zoning Text Amendment:

Commercial Uses by Zoning District

Homework Assignment – Use Analysis & Recommendations



June 8, 2020

Prepared by:

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June 8, 2020

Andrew Powell, Chair  
Planning & Zoning Commission  
21 Tolland Green  
Tolland, CT 06084

Re: Commissioner Choices of Use and Use Analysis by District

Dear Chairman Powell:

The following pages present the results of the review and selection of uses by the each of the members of the Planning and Zoning Commission. For each grouping of uses below, *two tables are presented*. The *first table* is the Commission Member Use by District selection results that allows the commission to see the number of 'votes' for each use and permit type by zone. The *second table* is my analysis and recommendations—based on the Commission members selections—for each use by zoning district moving forward (with some uses still open for discussion). Basically, my method for recommending uses going forward was as follow: where there was *unanimous agreement* on the existing status of the use, those uses are set going forward; where only one or two commission members recommended a change to the use, those uses will remain *as-is*; where four or more commission members recommended a change (I assumed majority consensus) in use status, I made a recommendation for those specific uses going forward; and last, where only three commission members recommended a change in use status, I left those uses open to discussion. For TVA and TCZ uses, I recommend the discussion be deferred to when we specifically discuss the future of those zones.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Donald J. Poland".

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## Commission Member Use by District Selection

(1-SP) = 1 vote for Special Permit	(3-P) = 3 votes for Permitted Use	(1-x) = 1 vote for use not permitted
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Retail, Personal, & Professional Service Uses	TVA	NCZ-G	NCZ-T	CCZ	GDD	TCZ	CIZ-A	CIZ-B	TBP
Retail & Personal Service Establishment (excluding drive-through service)	P(1-SP)	P	P	P	P	SP(1-P)	P	P	(1-P)---
Financial Institution (excluding drive-through service)	P(1-SP)	P	P	P	P	SP(3-P)	P	P	(1-P)---
Drive-Thru Service – Pharmacy & Financial Institutions (Section 16-7)	SP(1-P)	SP	SP	SP	P(1-SP)	---(3-SP)	SP	SP	---
Child & Adult Day-Care Centers, or Group Day-Care Homes.	---(1-SP)(1-P)	P	P	P	P(1-x)	---(2-P)(1-SP)	SP(1-P)	SP(1-P)	(1-P)---
Veterinary Hospital (without outdoor animals)	SP(1-P)(1-X)	P	P	P	P	---(3-P)	P	P	(1-P)--- (1-SP)
Veterinary Hospital, Commercial Kennels, & Commercial Stables (5-acre min.)	---(1-P)	---(1-P)	---(1-P)	P	---(1-P)(1-SP)	---(1-P(2-SP)	---(1-P)	---(1-P)	(2-P)---
Laundromat (public sewer required)	P(1-SP)	P	P	P	P	P	P	P(1-x)	(1-P)---
Car Wash (public sewer required)	---(1-P)(1-SP)	---(1-P)	---(1-P)	---	SP	---(2-SP)	SP(1-P)	SP(1-P)	(2-P)---
Self-Storage Facility	---	---(2-P)(1-SP)	---(2-P)(2-SP)	---(2-P)(2-SP)	---(2-SP)	---(1-P)(2-SP)	SP(1-P)	SP(1-P)	(2-P)---
Roadside stand, regional.	---(2-P)	P	P	P	P	---(3-P)	P	P	(1-P)---
Funeral Home	(4-x)	(1-P)(3-SP)	(1-P)(1-x)(3-SP)	(1-P)(2-x)(1-SP)	(3-x)(1-P)(1-SP)	(2-SP)(1-P)	(2-x)(1-P)(1-SP)	(2-x)(1-P)(1-SP)	(1-P)---
Tattoo Parlor	P(1-SP)(1-P)	---(1-SP)(3-P)	---(1-SP)(3-P)	---(1-x)(4-P)	P(1-x)(5-P)	---(1x)(-P)	---(1-SP)(2-P)	---(1-SP)(2-P)	(1-P)---
Adult-Oriented Establishment	---	---	---	---	SP(2-x)	---	---	---	(1-P)---



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## Analysis and Recommendation by Consultant

As-Is	Unanimous Agreement	Recommend As-of-Right	Recommend Conditional	Discussion Differed	Discussion
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<b>Retail, Personal, &amp; Professional Service Uses</b>	<b>TVA</b>	<b>NCZ-G</b>	<b>NCZ-T</b>	<b>CCZ</b>	<b>GDD</b>	<b>TCZ</b>	<b>CIZ-A</b>	<b>CIZ-B</b>	<b>TBP</b>
Retail & Personal Service Establishment (excluding drive-through service)	P	P	P	P	P	SP	P	P	---
Financial Institution (excluding drive-through service)	P	P	P	P	P	SP(3-P)	P	P	---
Drive-Thru Service – Pharmacy & Financial Institutions (Section 16-7)	SP	SP	SP	SP	P	---(3-SP)	SP	SP	---
Child & Adult Day-Care Centers, or Group Day-Care Homes.	---	P	P	P	P	---(2-P)(1-SP)	SP	SP	---
Veterinary Hospital (without outdoor animals)	SP	P	P	P	P	---(3-P)	P	P	(1-P)--- (1-SP)
Veterinary Hospital, Commercial Kennels, & Commercial Stables (5-acre min.)	---	---	---	P	---	---(1-P(2-SP))	---	---	---
Laundromat (public sewer required)	P	P	P	P	P	P	P	P	---
Car Wash (public sewer required)	---	---	---	---	SP	---	SP	SP	---
Self-Storage Facility	---	---(2-P)(1-SP)	---(2-P)(2-SP)	---(2-P)(2-SP)	---	---(1-P)(2-SP)	SP	SP	---
Roadside stand, regional.	---	P	P	P	P	---(3-P)	P	P	---
<b>Funeral Home</b>	---	(1-P)(3-SP)	(1-P)(1-x)(3-SP)	(1-P)(2-x)(1-SP)	(3-x)(1-P)(1-SP)	(2-SP)(1-P)	---	---	---
<b>Tattoo Parlor</b>	P	---(1-SP)(3-P)	---(1-SP)(3-P)	---(4-P)	P	---	---(1-SP)(2-P)	---(1-SP)(2-P)	---
Adult-Oriented Establishment	---	---	---	---	SP	---	---	---	---



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## Commission Member Use by District Selection

(1-SP) = 1 vote for Special Permit	(3-P) = 3 votes for Permitted Use	(1-x) = 1 vote for use not permitted
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Hospitality Uses	TVA	NCZ-G	NCZ-T	CCZ	GDD	TCZ	CIZ-A	CIZ-B	TBP
Restaurant (without liquor sales)	P(1-SP)	P	P	P	P	SP(3-P)	P	P	---(1-P)
Restaurant (with liquor sales)	P(1-SP)	SP(2-P)	SP(2-P)	P(1-SP)	P	---(1-SP)(3-P)	SP(3-P)	SP(3-P)	---(1-P)
Drive-Thru Service – Fast & Fast-Casual (Section 16-7).	SP(1-x)	---	---	---	SP(1-P)	---(1-P)(2-SP)	---(1-SP)	---	---
Outdoor Dining	SP(3-P)	SP(2-P)	SP(2-P)	SP(3-P)	SP(4-P)	---(2-SP)(1-P)	SP(2-P)	SP(2-P)	---(1-SP)(2-P)
Restaurant – Brewpub	P(1-SP)	---(1-SP) (1-P)	---(1-SP) (1-P)	---(1-SP) (1-P)	P	---(2-P)(1-SP)	SP(3-P)	---(2-P)	SP(2-P)
Micro-Brewery, Micro-Distillery, or Micro-Winery	SP(2-x) (3-P)	---(1-P)	---(1-P)	SP(2-P)(1-X)	SP(1-x) (3-P)	---(2-SP)(1-P)	---(2-SP)(1-P)	---(1-SP)(1-P)	P(2-SP)
Brewery, Distillery, or Winery	---(1-P)	---(1-P)(1-SP)	---(1-P)(1-SP)	---(1-P)(1-SP)	---(2-P)(1-SP)	---(1-SP)(1-P)	SP(1-P)	---(1-P)	P
Hotel (internal access guest rooms)	SP	SP	SP	SP	SP(1-P)	SP(1-P)	SP	SP	SP
Bed & Breakfast Establishment	SP(1-P)	P	P	P	SP(3-P)	---(2-P)	P(2-SP)	P	---
Retail Food Service Establishment	---(2-P)(2-SP)	SP(3-P)	SP(3-P)	---(3-P)(1-SP)	---(4-P)	---(2-P)(1-SP)	---(3-P)(1-SP)	---(3-P)(1-SP)	---(1-P)(1-SP)
Catering Facilities – Where?	(2-P)(1-SP)	(1-P) (1-SP)	(1-P) (1-SP)	(3-P) (1-SP)	(3-P) (1-SP)	(3-P)(2-SP)	(2-P) (1-SP)	(2-P) (1-SP)	(3-P) (1-SP)
Banquet Facilities - Where?	(2-P)(1-SP)	(2-SP) (1-P)	(2-SP) (1-P)	(2-SP) (1-P)	(3-P)(2-SP)	(3-P)	(1-SP) (1-P)	(1-SP) (1-P)	(2-P)
Commercial/Shared Kitchen – Where?	(2-P)(2-SP)	(4-P) (1-SP)	(3-P) (1-SP)	(2-P) (1-SP)	(3-P) (1-SP)	(2-P) (1-SP)	(3-P) (1-SP)	(3-P) (1-SP)	(3-P) (1-SP)
Food Trucks – Where?	?(3-P) (1-SP)	?(3-P) (1-SP)	(2-P) (1-SP)	(3-P) (1-SP)	(3-P) (1-SP)	(3-P)(2-SP)	(3-P)(2-SP)	(3-P)(2-SP)	(3-P)(2-SP)



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## Analysis and Recommendation by Consultant

As-Is	Unanimous Agreement	Recommend As-of-Right	Recommend Conditional	Discussion Differed	Discussion
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Hospitality Uses	TVA	NCZ-G	NCZ-T	CCZ	GDD	TCZ	CIZ-A	CIZ-B	TBP
Restaurant (without liquor sales)	P	P	P	P	P	SP(3-P)	P	P	---
Restaurant (with liquor sales)	P	SP	SP	P	P	---(1-SP)(3-P)	SP(3-P)	SP(3-P)	???
Drive-Thru Service – Fast & Fast-Casual (Section 16-7).	SP	---	---	---	SP	---(1-P)(2-SP)	---	---	---
Outdoor Dining	SP(3-P)	SP	SP	SP(3-P)	SP(4-P)	---(2-SP) (1-P)	SP	SP	---(1-SP) (2-P)
Restaurant – Brewpub	P	---	---	---	P	---(2-P)(1-SP)	SP(3-P)	---	SP
Micro-Brewery, Micro-Distillery, or Micro-Winery	SP	---	---	SP	SP(1-x) (3-P)	---(2-SP) (1-P)	---(2-SP) (1-P)	---	P
Brewery, Distillery, or Winery	---	---	---	---	---(2-P)(1-SP)	---	SP	---	P
Hotel (internal access guest rooms)	SP	SP	SP	SP	SP	SP	SP	SP	SP
Bed & Breakfast Establishment	SP	P	P	P	SP(3-P)	---	P	P	---
Retail Food Service Establishment	---(2-P)(2-SP)	SP(3-P)	SP(3-P)	---(3-P)(1-SP)	---(4-P)	---(2-P)(1-SP)	---(3-P)(1-SP)	---(3-P)(1-SP)	---(1-P)(1-SP)
Catering Facilities – Where?	(2-P)(1-SP)	---	---	(3-P) (1-SP)	(3-P) (1-SP)	(3-P)(2-SP)	(2-P) (1-SP)	(2-P) (1-SP)	(3-P) (1-SP)
Banquet Facilities - Where?	(2-P)(1-SP)	(2-SP) (1-P)	(2-SP) (1-P)	(2-SP) (1-P)	(3-P)(2-SP)	(3-P)	---	---	---
Commercial/Shared Kitchen – Where?	(2-P)(2-SP)	(4-P) (1-SP)	(3-P) (1-SP)	(2-P) (1-SP)	(3-P) (1-SP)	(2-P) (1-SP)	(3-P) (1-SP)	(3-P) (1-SP)	(3-P) (1-SP)
Food Trucks – Where?	?(3-P) (1-SP)	?(3-P) (1-SP)	(2-P) (1-SP)	(3-P) (1-SP)	(3-P) (1-SP)	(3-P)(2-SP)	(3-P)(2-SP)	(3-P)(2-SP)	(3-P)(2-SP)



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**Commission Member Use by District Selection -**

(1-SP) = 1 vote for Special Permit	(3-P) = 3 votes for Permitted Use	(1-x) = 1 vote for use not permitted
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Commercial Office Uses	TVA	NCZ-G	NCZ-T	CCZ	GDD	TCZ	CIZ-A	CIZ-B	TBP
Office (Professional & General)	P(1-SP)	P	P	P	P	P	P	P	P
Office (Medical)	SP	SP(1-P)	SP	SP	SP(1-P)	SP(1-P)	P	P	SP

**Analysis and Recommendation by Consultant**

As-Is	Unanimous Agreement	Recommend As-of-Right	Recommend Conditional	Discussion Differed	Discussion
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Commercial Office Uses	TVA	NCZ-G	NCZ-T	CCZ	GDD	TCZ	CIZ-A	CIZ-B	TBP
Office (Professional & General)	P	P	P	P	P	P	P	P	P
Office (Medical)	SP	SP	SP	SP	SP	SP	P	P	SP



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## Commission Member Use by District Selection

(1-SP) = 1 vote for Special Permit    (3-P) = 3 votes for Permitted Use    (1-x) = 1 vote for use not permitted

Commercial Laboratory & R&D Uses	TVA	NCZ-G	NCZ-T	CCZ	GDD	TCZ	CIZ-A	CIZ-B	TBP
Medical, Dental, & Optical Laboratory	---(1-P) (1-SP)	---(1-P)	---(1-P)	---(2-SP)	---(1-P) (1-SP)	P	P	P	P
Laboratory (Research, Experimental, & Development)	---(1-P)	---(1-SP)	---(1-SP)	---(1-SP)	---(1-SP)	P	P	P	P
Technology or Computer-Based Facilities (Data Processing Center)	--(1-P) (1-SP)	---(1-P)	---(1-P)	---(1-P)	---(1-P) (1-SP)	P	P	P	P
Manufacturing (Biotechnology, Medical, & Pharmaceutical)	---(1-SP)	---	---	---	---(1-SP)	SP	SP	SP	SP
Educational, Scientific, & Research Activity	---(1-SP)	---	---	---	---	P	P	P	P
Training and/or Conference Center	SP	SP	SP	SP	SP	SP	SP	SP	SP
Licensed Medical Marijuana – Dispensary	---(1-P)	---(1-P)	---(1-P)	SP(1-P)	---(1-P)	---(1-P)	SP(1-P)	SP(1-P)	---(1-P)
Licensed Medical Marijuana Production Facility (Sec. 16-14)	---(1-SP)	---	---	---	---(1-SP)	SP	SP	SP	SP

## Analysis and Recommendation by Consultant

As-Is    Unanimous Agreement    Recommend As-of-Right    Recommend Conditional    Discussion Differed    Discussion

Commercial Laboratory & R&D Uses	TVA	NCZ-G	NCZ-T	CCZ	GDD	TCZ	CIZ-A	CIZ-B	TBP
Medical, Dental, & Optical Laboratory	---	---	---	---	---	P	P	P	P
Laboratory (Research, Experimental, & Development)	---	---	---	---	---	P	P	P	P
Technology or Computer-Based Facilities (Data Processing Center)	--	---	---	---	---	P	P	P	P
Manufacturing (Biotechnology, Medical, & Pharmaceutical)	---	---	---	---	---	SP	SP	SP	SP
Educational, Scientific, & Research Activity	---	---	---	---	---	P	P	P	P
Training and/or Conference Center	SP	SP	SP	SP	SP	SP	SP	SP	SP
Licensed Medical Marijuana – Dispensary	---	---	---	SP	---	---	SP	SP	---
Licensed Medical Marijuana Production Facility (Sec. 16-14)	---	---	---	---	---	SP	SP	SP	SP





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### Commission Member Use by District Selection

(1-SP) = 1 vote for Special Permit    (3-P) = 3 votes for Permitted Use    (1-x) = 1 vote for use not permitted

Residential & Mixed-Use Developments (residential, commercial, & hotel)	TVA	NCZ-G	NCZ-T	CCZ	GDD	TCZ	CIZ-A	CIZ-B	TBP
Mixed Use – Residential 25% or Less GFA	P(1-SP)	---(2-P)	---(2-P)	P	P	SP	---(1-P)	P	---
Mixed Use – Residential 26% - 50% Less GFA	SP	---(2-P)	---(2-P)	---(2-P) (1-SP)	P	---(1-P)	---(1-P)	SP(1-P)	---
Mixed Use – Residential Over 50% Gross Floor Area	SP	---(2-SP)	---(2-SP)	---(2-SP)	SP	---(1-SP)	---(1-SP)	SP	---
Multi-Family Residential (Section 13.2.b)	SP	---(2-SP)	---(2-SP)	SP	---(2-SP)	---(1-SP)	---(1-SP)	---(2-SP)	---

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As-Is    Unanimous Agreement    Recommend As-of-Right    Recommend Conditional    Discussion Differed    Discussion

Residential & Mixed-Use Developments (residential, commercial, & hotel)	TVA	NCZ-G	NCZ-T	CCZ	GDD	TCZ	CIZ-A	CIZ-B	TBP
Mixed Use – Residential 25% or Less GFA	P	---	---	P	P	SP	---	P	---
Mixed Use – Residential 26% - 50% Less GFA	SP	---	---	---	P	---	---	SP	---
Mixed Use – Residential Over 50% Gross Floor Area	SP	---	---	---	SP	---	---	SP	---
Multi-Family Residential (Section 13.2.b)	SP	---	---	SP	???	---	---	---	---



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Institutional, Public, & Recreational Uses	TVA	NCZ-G	NCZ-T	CCZ	GDD	TCZ	CIZ-A	CIZ-B	TBP
Art or Music Center, Museum, & Dance Studio	P(1-SP)	P	P	P	P	---(1-P)	P	P	---(1-P)
Theater or Music Venue	SP(1-P)	SP	SP	SP(1-P)	SP(1-P)	---(1-P) (1-SP)	---(1-SP)	---(1-P) (1-SP)	---(1-P)
Cultural Institution	---(1-SP)	P	---(1-P)	P	---(1-P)	---(1-P)	---	---(1-SP)	---
Public & General Assembly - Where?	(1-P) (2-SP)	(2-P) (2-SP)	(3-P)	(2-P)	(1-SP)	(1-SP)	(1-P)	(1-P)	
Places of Worship & Religious Institution	P(1-SP)	P	P	P	P	P	P	P	SP
Utilities – Public/Private: Structures, Substation, or Office	SP	SP	SP	SP	SP	SP	SP	SP	SP
School – Public/Private	---	---	---	P	---	---(2-P) (1-SP)	---	---	---
School – Special Needs – Where	(1-SP)	(1-SP)	(1-SP)	(1-P) (2-SP)	(1-SP)	(1-P) (2-SP)	(1-SP)	(1-SP)	(1-SP)
Vocational or Trade School	---	---(1-SP)	---(1-SP)	---(1-SP)	---(1-P)	---(1-P) (1-SP)	SP	SP	---
Vocational Rehabilitation Facility	---	---(1-SP)	---(1-SP)	---(1-SP)	---(1-SP)	---(1-SP)	---	SP	---
Education Learning Facility – Where?	(1-SP)	(1-P) (1-SP)	(1-P)	(1-P) (1-SP)	(1-P) (1-SP)	(2-P) (1-SP)	(1-SP)	(1-SP)	
Hospital, Nursing or Convalescent Facility	---	---(1-P) (1-SP)	---(1-P) (1-SP)	P(2-SP)	---	---(1-SP)	---(1-SP)	---(1-SP)	---
Assisted Living Facility	---(1-SP)	---(3-SP)	---(2-SP)	---(2-SP)	SP	---(2-SP)	---(1-SP)	---(1-SP)	---
Club & Fraternal Organization	SP	---(1-SP)	---(1-SP)	---(1-SP)	---	---(1-P)	P(1-SP)	P(1-SP)	---
Commercial Recreation Facilities	---	SP	SP	SP	---(1-SP)	---(1-P) (1-SP)	SP	SP	SP



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<b>Institutional, Public, &amp; Recreational Uses</b>	<b>TVA</b>	<b>NCZ-G</b>	<b>NCZ-T</b>	<b>CCZ</b>	<b>GDD</b>	<b>TCZ</b>	<b>CIZ-A</b>	<b>CIZ-B</b>	<b>TBP</b>
Cultural Institution, Art or Music Center, & Museum	P	P	P	P	P	---	P	P	---
<del>Theater or Music Venue</del>	SP	SP	SP	SP	SP	---	---	---	---
<del>Cultural Institution</del>	---	P	---	P	---	---	---	---	---
Public & General Assembly - Where?	(1-P) (2-SP)	(2-P) (2-SP)	(3-P)	SP	SP				
Places of Worship & Religious Institution	P	P	P	P	P	P	P	P	SP
Utilities – Public/Private: Structures, Substation, or Office	SP	SP	SP	SP	SP	SP	SP	SP	SP
School – Private	---	---	---	P	---	---(2-P) (1-SP)	SP	SP	---
<del>School – Special Needs – Where</del>				(1-P) (2-SP)		(1-P) (2-SP)			
<del>Vocational or Trade School</del>	---	---	---	---	---	---	SP	SP	---
<del>Vocational Rehabilitation Facility</del>	---	---	---	---	---	---	---	SP	---
<del>Education Learning Facility – Where?</del>						(2-P) (1-SP)			
Hospital, Nursing or Convalescent Facility	---	---	---	P	---	---	---	---	---
Assisted Living Facility	---	---(3-SP)	---	---	SP	---	---	---	---
<del>Club &amp; Fraternal Organization</del>	SP	---	---	---	---	---	P	P	---
Commercial Recreation Facilities	---	SP	SP	SP	---	---	SP	SP	SP



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### Commission Member Use by District Selection

(1-SP) = 1 vote for Special Permit	(3-P) = 3 votes for Permitted Use	(1-x) = 1 vote for use not permitted
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Automotive Uses	TVA	NCZ-G	NCZ-T	CCZ	GDD	TCZ	CIZ-A	CIZ-B	TBP
Motor Vehicle Sales (licensed by State)	---(1-P)	---(1-P) (1-SP)	SP(1-P)	---(1-P)	P(1-SP) (1-x)	---(1-P) (1-SP)	SP(1-P)	SP	---(1-P)
Trailer & Recreational Vehicles Sales	---	---(1-SP)	SP	SP(1-x)	---	---(1-P) (1-SP)	SP	SP	---(1-P)
Motor Vehicle Repair (licensed by State)	---(1-P)	---(1-P) (1-SP)	SP(1-P)	SP(1-P) (1-x)	P(1-SP) (1-x)	---(1-P) (1-SP)	SP(1-P)	SP(1-P)	---(1-P)
Gasoline Service Station & Convenience Store (Section 16-3)	SP(1-x)	---	SP	---	SP	---	SP	SP(1-x)	---
Parking Facilities (public/private parking serving off-premise uses)	SP	---	---	---	---	---	---(1-SP)	---(1-SP)	---(1-SP)

### Analysis and Recommendation by Consultant

As-Is	Unanimous Agreement	Recommend As-of-Right	Recommend Conditional	Discussion Differed	Discussion
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Automotive Uses	TVA	NCZ-G	NCZ-T	CCZ	GDD	TCZ	CIZ-A	CIZ-B	TBP
Motor Vehicle Sales (licensed by State)	---	---	SP	---	P	---	SP	SP	---
Trailer & Recreational Vehicles Sales	---	---	SP	SP	---	---	SP	SP	---
Motor Vehicle Repair (licensed by State)	---	---	SP	SP	P	---	SP	SP	---
Gasoline Service Station & Convenience Store (Section 16-3)	SP	---	SP	---	SP	---	SP	SP	---
Parking Facilities (public/private parking serving off-premise uses)	SP	---	---	---	---	---	---	---	---



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### Commission Member Use by District Selection

(1-SP) = 1 vote for Special Permit    (3-P) = 3 votes for Permitted Use    (1-x) = 1 vote for use not permitted

<b>Agriculture &amp; Natural Resources</b>	<b>TVA</b>	<b>NCZ-G</b>	<b>NCZ-T</b>	<b>CCZ</b>	<b>GDD</b>	<b>TCZ</b>	<b>CIZ-A</b>	<b>CIZ-B</b>	<b>TBP</b>
Agriculture, Nurseries, Forestry, Forest Management	P	P	P	P	P	P	P	P	P
Excavation and/or Removal of Earth Products; Filling Operations (Section 16-2).	---(2-SP)	---(1-SP)	---(1-SP)	---(1-SP)	SP(1-x)	---(1-SP)	SP	SP	---(1-SP)
Excavation – Pre-Development Site Grading	SP(1-P)	---(1-SP) (1-P)	---(1-SP) (1-P)	---(1-SP) (1-P)	---(1-SP) (1-P)	SP(1-P)	SP(1-P)	SP(1-P)	SP(1-P)
Solar Array	---	---	---	---	---	---	SP	SP	SP

### Analysis and Recommendation by Consultant

As-Is    Unanimous Agreement    Recommend As-of-Right    Recommend Conditional    Discussion Differed    Discussion

<b>Agriculture &amp; Natural Resources</b>	<b>TVA</b>	<b>NCZ-G</b>	<b>NCZ-T</b>	<b>CCZ</b>	<b>GDD</b>	<b>TCZ</b>	<b>CIZ-A</b>	<b>CIZ-B</b>	<b>TBP</b>
Agriculture, Nurseries, Forestry, Forest Management	P	P	P	P	P	P	P	P	P
Excavation and/or Removal of Earth Products; Filling Operations (Section 16-2).	---	---	---	---	SP	---	SP	SP	---
Excavation – Pre-Development Site Grading	SP	---	---	---	---	SP	SP	SP	SP
Solar Array – Ground Mounted as a principal use	---	---	---	---	---	---	SP	SP	SP



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### Commission Member Use by District Selection

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Industrial & Manufacturing Uses	TVA	NCZ-G	NCZ-T	CCZ	GDD	TCZ	CIZ-A	CIZ-B	TBP
Manufacturing	---	---	---	---	---	---(1-SP)	P	P	P
Wholesaling, Warehousing, or Storage	---	---	---	---	---	---(1-SP)	SP	SP	P
Distribution Center	---	---	---	---	---	---	SP	SP	SP
Transportation Facility	---	---	---	---	---	---	P	P	---
Printing, Lithography, Photocopy/Graphic Arts Services; Publishing.	---	---	---	---	---	---(1-P)	SP(1-P)	SP(1-P)	P
Heavy Equipment – Repair or Restoration	---	---	---	---	---	---	---(1-SP)	---(1-SP)	SP
Building Supply – Contractors	---	(1-SP)			(1-SP)		SP	SP	SP
Building Supply – Public Wholesale	---	(1-SP)			(1-SP)		SP	SP	SP
Contractor's Materials, Supplies, Equipment, Service, & Storage.	---	---(1-SP)	---	---	---(1-SP)	---	---(1-SP)	---(1-SP)	SP
Contract Construction Services	---	---	---	---	---	---	SP	SP	---(1-SP)

### Analysis and Recommendation by Consultant

As-Is    Unanimous Agreement    Recommend As-of-Right    Recommend Conditional    Discussion Differed    Discussion

Industrial & Manufacturing Uses	TVA	NCZ-G	NCZ-T	CCZ	GDD	TCZ	CIZ-A	CIZ-B	TBP
Manufacturing	---	---	---	---	---	---	P	P	P
Wholesaling, Warehousing, or Storage	---	---	---	---	---	---	SP	SP	P
Distribution Center	---	---	---	---	---	---	SP	SP	SP
Transportation Facility	---	---	---	---	---	---	P	P	---
Printing, Lithography, Photocopy/Graphic Arts Services; Publishing.	---	---	---	---	---	---	SP	SP	P
Heavy Equipment – Repair or Restoration	---	---	---	---	---	---	---	---	SP
Building Supply – Contractors	---	---	---	---	---	---	SP	SP	SP
Building Supply – Public Wholesale	---	---	---	---	---	---	SP	SP	SP
Contractor's Materials, Supplies, Equipment, Service, & Storage.	---	---	---	---	---	---	---	---	SP
Contract Construction Services	---	---	---	---	---	---	SP	SP	---