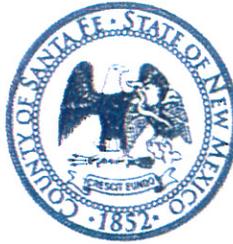


Henry P. Roybal
Commissioner, District 1

Anna Hansen
Commissioner, District 2

Rudy N. Garcia
Commissioner, District 3



Anna T. Hamilton
Commissioner, District 4

Ed Moreno
Commissioner, District 5

Katherine Miller
County Manager

DATE: March 26, 2019

TO: Board of County Commissioners

FROM: Jose E. Larrañaga, Development Review Team Leader

VIA: Katherine Miller, County Manager
Penny Ellis-Green, Growth Management Director
Vicki Lucero, Building and Development Services Manager

FILE REF.: CASE # 19-5060 Wayward Sons, LLC Craft Distiller Liquor License

ISSUE:

Wayward Sons, LLC, Applicant, request approval of a Craft Distiller Liquor License. The property is located at 20 Bisbee Court, Suite D and is zoned as Employment Center (EC) within the PD-1 Community College District (CCD-EC), within Section 24, Township 16 North, Range 8 East, (Commission District 5).

Vicinity Map:



SUMMARY:

The zoning for this property is regulated by Ordinance No. 2016-9, the Sustainable Land Development Code (SLDC), Chapter 8, Section 8.10.3, Planned District Santa Fe Community College District (CCD). The site is zoned as Employment Center (EC) within the PD-1 Community College District (CCD-EC). Table 8.44: CCD Use Table illustrates the uses allowed within the above mentioned zoning district subject to all other applicable standards of the SLDC.

The CCD Use Table allows for warehouse or storage facility, wholesale trade durable and non-durable goods, refrigerated warehouse or cold storage, beer, wine, and liquor store (off premises consumption of alcohol) as a Permitted Use. Manufacturing is illustrated in the CCD Use Table, as a Conditional Use.

The initial approval of this development (Turquoise Trail Business Park) was granted under Community College District Ordinance (CCD) No. 2000-12, adopted by the Santa Fe County Board of County Commissioners on September 11, 2007. The CCD Ordinance listed manufacturing as an "Eligible Use". Ordinance No. 2000-12, Section 5.A.1 stated, "eligible uses may be proposed anywhere within a zone in which they are allowed pursuant to the Land Use Table.

This site has historically been utilized by some type of small scale manufacturing business.

Existing uses, on this site, not allowed in Table 8.44 are covered in Chapter 1, Section 1.11.3 of the SLDC which states, "development permits and final approvals granted by the Board, County Development Review Committee or the Administrator prior to enactment of the SLDC for which rights have vested shall remain valid, and development and use of the property shall be allowed so long as the development and use is in accordance with the development permit and final approval."

The State Alcohol and Gaming Division granted preliminary approval of this request in accordance with Section 60-6B-4 NMSA of the Liquor Control Act. The Liquor Control Act requires the Board of County Commissioners (BCC) to conduct a public hearing on the request to grant a Craft Distillery Liquor License (production only) at this location. In accordance with the Liquor Control Act the BCC may disapprove the issuance of the license if the location is within three hundred feet of any church or school; the issuance would be in violation of zoning or an ordinance; or the issuance would be detrimental to public health, safety or morals of the residents of the local option district.

Legal notice of this request has been published in accordance with the Liquor Control Act by publishing notice before the hearing twice in the Santa Fe New Mexican on March 8, 2019 & March 24, 2019.

A complete Application was submitted on March 1, 2019.

Growth Management staff has reviewed this request for compliance with pertinent Code requirements and finds the following facts to support this submittal: CCD Use Table 8.44 allows the requested use; Chapter 1, Section 1.11.3 validates existing uses which were previously approved by the County prior to enactment of the SLDC; the Applicant has met the State of New Mexico requirements for noticing; the site is 3.3 miles from the nearest church and 3.1 miles from the nearest school. (per Exhibit 2)

102 Grant Avenue · P.O. Box 276 · Santa Fe, New Mexico 87504-0276 · 505-986-6200 · FAX:
505-995-2740 www.santafecountynm.gov

NB-2

APPROVAL SOUGHT: Approval of a Craft Distillery Liquor License (License No. 1117793) for manufacturing/production only.

GROWTH MANAGEMENT

AREA: Community College District PD-1, SDA-1

STAFF RECOMMENDATION: Approval of a Craft Distillery Liquor License (License No. 1117793) for manufacturing/production only to be located at 20 Bisbee Court, Unit D.

EXHIBITS:

- 1- Letter of Intent
- 2- Alcohol and Gaming Division Letter of Preliminary Approval
- 3- Zoning Statement
- 4- Site Plan
- 5- Floor Plan
- 6- Aerial of Site
- 7- Table 8.44: CCD Use Table
- 8- Section 1.11.3

To: Santa Fe County
Growth Management Department
Building & Development Services Division

Date: 28th of February, 2019

Attn: Jose Larranaga
Development Review Team Leader

From: Thomas Wolinski; Member
Wayward Sons LLC

Re: LOI for Liquor License Application

Good day Mr Larranaga,

I am the former owner of Fiasco Fine Wine, a NM wholesale distributor of wine, beer and spirits. I sold Fiasco Fine Wine in 2017. I have recently formed a new company, Wayward Sons LLC, and submitted an application to Alcohol & Gaming to become a craft distiller.

As part of the application process with Alcohol & Gaming, I have been asked to submit a Development Permit Application with Santa Fe County.

- Wayward Sons LLC is applying for a Craft Distiller license.
- The physical location of the craft distiller would be 20 Bisbee Court, unit D, Santa Fe, NM 87508.
- There are no plans at the current time to have a tasting room, restaurant, retail sales, nor any other type of operation open to the public, at this location.
- The projected hours of Wayward Sons would be flexible over the course of the week, as the company's purpose is light manufacturing, operating as a craft distiller.

Thank you,

Thomas Wolinski; Member



Date: 3/1/2019

Mailing address: Wayward Sons LLC
5 Bisbee Court 109, Box 311
Santa Fe, NM 87508

Cell phone: 505.310.0545



NB-4



New Mexico Regulation and Licensing Department
ALCOHOL AND GAMING DIVISION

P.O. Box 25101 ▪ Santa Fe, New Mexico 87504-5101
(505) 476-4875 ▪ Fax (505) 476-4595 ▪ www.rld.state.nm.us/alcoholandgaming

February 19, 2019

Certified Mail No.: 9171 9690 0935 0155 1797 88

Susana Martinez
Governor

Robert "Mike" Unthank
Superintendent

Pat McMurray
Deputy Superintendent

Claudia Armijo
Deputy General Counsel

Mary Kay Root
Director

Jose Larranaga, Development Review Team Leader
Commercial Development, Zoning Statements, Liquor Licenses, Cell Towers
102 Grant Avenue
Box 276
Santa Fe, NM 87504

Re: Lic. No. /Appl. No.: Application No. 1117793
Name of Applicant: Wayward Sons, LLC
Doing Business As: Wayward Sons
Proposed Location: 20 Bisbee Court, Suite D, Santa Fe, NM 87508

Greetings:

The Director of the Alcohol and Gaming Division has reviewed the referenced Application and granted **Preliminary Approval**. It is being forwarded to you for Local Option District approval or disapproval of the Liquor License Application.

While the law states that "within forty-five (45) days after receipt of a Notice from the Alcohol and Gaming Division, the governing body shall hold a Public Hearing in the question of whether the department should approve the proposed issuance or transfer", we recognize the potential for conflict between the requirement for publication of 30 day notice and the 45 day hearing requirement. Should the Local Governing Body be unable to meet one of these requirements, please send a Request for Waiver/Extension by email to the assigned AGD Hearing Officer listed on page 2.

Notice of the Public Hearing required by the Liquor Control Act shall be given by the governing body by publishing a notice of the date, time, and place of the hearing twice during the 30 days prior to the hearing in a newspaper of general circulation within the territorial limits of the governing body. **The first notice must be published at least thirty (30) days before the hearing. Both publications must occur before a hearing can be conducted.** The notice shall include:

- (A) Name and address of the Applicant/Licensee;
- (B) The action proposed to be taken by the Alcohol & Gaming Division;
- (C) The location of the licensed premises.

In addition, if the Local Option District has a website, **the Notice shall also be published on the website.**

The governing body is required to send notice by certified mail to the Applicant of the date, time, and place of the Public Hearing. The governing body may designate a Hearing Officer to conduct the hearing. **A record shall be made of the hearing.**

THE APPLICANT IS SEEKING A CRAFT DISTILLER LIQUOR LICENSE. THIS LOCATION IS FOR PRODUCTION ONLY.

NB-5

Alcohol and Gaming Division
(505) 476-4875

Boards and Commissions Division
(505) 476-4600

Construction Industries Division
(505) 476-4700

Financial Institutions Division
(505) 476-4885

Manufactured Housing Division
(505) 476-4770

Securities Division
(505) 476-4580

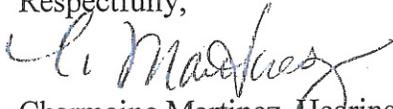
Administrative Services Division
(505) 476-4800



Within thirty (30) days after the Public Hearing, the governing body shall notify the Alcohol and Gaming Division of their decision to approve or disapprove the issuance or transfer of the license by signing the enclosed original Page 1 of the Application. The original Page 1 of the Application must be returned together with the notices of publication. **If the Governing Body fails to either approve or disapprove the issuance or transfer of the license within thirty days after the Public Hearing, the Director may issue the license.**

If the Governing Body disapproves the issuance or transfer of the license, it shall notify the Alcohol and Gaming Division within thirty (30) days setting forth the reasons for the disapproval. A copy of the Minutes of the Public Hearing shall be submitted to the Alcohol and Gaming Division with the Notice of Disapproval (*Page 1 of the Application, noting disapproval*).

Respectfully,



Charmaine Martinez, Hearing Officer

New Mexico Regulation & Licensing Dept. | Alcohol & Gaming Division

Phone: (505) 476-4804 Fax: (505) 476-4595

Email: charmaine.martinez2@state.nm.us

Enclosures:

1. Original Page 1 of the Application (*must be signed and returned w/notices of publication*)
2. Copy of Page 2 of the Application
3. Copy of Zoning Statement

RECEIVED

JAN 07 2019



New Mexico Regulation and Licensing Department | Alcohol and GAMING DIVISION Revised 10/16
PO Box 25101 Santa Fe, NM 87504-5101 | Phone: (505) 476-4875 Fax: (505) 476-4595

AGD USE ONLY: Payment| Application Fee \$ 200 Received on: 1-7-19 Receipt No. 2150694
License Fee \$ _____ Received on: _____ Receipt No. _____
Application # 1117793 Local Option District: _____

CRAFT DISTILLER LIQUOR LICENSE APPLICATION

\$200.00 Application Fee, non-refundable.

Check appropriate boxes:

Application is for: New License Off-Site Location - 1st, 2nd, 3rd Master License No. _____

Applicant is: Individual Limited Liability Company Corporation Partnership (General/Limited)

NAME OF APPLICANT: (Company or Individual)

TELEPHONE NUMBER

Wayward Sons LLC 505.310.0545

EMAIL ADDRESS (required): tom@waywardsonsdistillery.com

MAILING ADDRESS: 5 Bisbee Court #109, Box 311, Santa Fe, NM 87508

D/B/A Name to be used: wayward sons Business Phone #: 505-310-0545

Physical location where license is to be used: (Include street number / highway number / state road, city, county, state, and zip code)

20 Bisbee Court, Suite D, Santa Fe, NM 87508

Are alcoholic beverages currently being dispensed at the proposed location? Yes No If Yes, License # /Type: NM WHOLESALE LICENSE 70037
Location is currently used as Fiasco Fine Wine, a NM wholesaler.

Agent/Contact Person: Thomas Wolinski Phone#: 5053100545 Email: tom@fiascowine.com

I, (print name) Thomas Wolinski, as (title) Member
being first duly sworn upon oath deposes and says: that he/she is the applicant or is authorized by the applicant to make this application; that he/she has read the same; knows the contents therein contained are true. Applicant(s) agree(s) that if any statements or representations herein are found to be false, the Director may refuse to issue or renew the license or may cause the license to be revoked at any time.

You must sign and date before a Notary Public.

Signature of Applicant: Thomas Wolinski Date: 1/3/2019

NOTARY PUBLIC USE ONLY: (State of New Mexico, County of Bernalillo)

SUBSCRIBED AND SWORN TO before me this 3rd day of January, 20 19

By: [Signature] Notary Public: Brian R. Stangel

My Commission Expires: 10/23/2019

SEAL

FOR LOCAL OPTION DISTRICT USE ONLY: Local Governing Body of: _____ City, County, Town, Village

Public Hearing held on _____, 20____. Check one: Approved Disapproved

Signature and Title of City/County Official: _____

FOR ALCOHOL AND GAMING DIVISION USE ONLY: Approved Disapproved

Signed by Director: _____ Date: _____

NB-7



RECEIVED

Page 2 5 JAN 7 2019

ALCOHOL & GAMING DIVISION

PREMISES LOCATION, OWNERSHIP, AND DESCRIPTION
NMSA §60-6B-10

1. The land and building which is proposed to be the licensed premises is: (check one)

- Owned by Applicant, copy of deed/document attached
- Leased by Applicant, copy of lease/document attached
- Other (provide details): _____

2. If the land and building are not owned by Applicant, indicate the following:

A. Owner(s): Konosabe LLC, owned by Thomas Wolinski & Steve Begg

B. Date and Term of Lease: 1/1/2019 - 12/31/2022

3. Premises location is Zoned (example C-1, see Zoning Statement): Commercial and Industrial; non-residential District

Zoning Statement attached, which must be obtained from the Local Government, listing the proposed location by address, Type of Zone, state whether alcoholic beverages are allowed at proposed location, and if applicable, whether packaged sales, patio service and/or manufacturing is allowable. If there is no zoning in the proposed location, attach Statement from the local government, indicating there is no zoning.

4. Distance* from nearest Church: (Property line of church to closest point of licensed premises—shortest distance)

Name of Church: Santa Maria de la Paz Community Catholic Church Miles/feet: 3.3 miles

Address/location of Church: 11 College Ave, Santa Fe, NM 87508

5. Distance* from nearest School: (Property line of school to closest point of licensed premises—shortest distance)

Name of School: Santa Fe Community College Miles/feet: 3.1 miles

Address/location of School: 6401 Richards Ave, Santa Fe, NM 87508

6. Distance from military installation *(Property line of military installation to closest point of licensed premises—shortest distance.)

Name of Military Installation, *circle one* Kirtland Air Force Base (Albuquerque), White Sands Missile Range (Las Cruces),
Miles: 60 miles Holloman Air Force Base (Alamogordo), Cannon Air Force Base (Clovis)

7. Attach Detailed Floor Plan, must include the Total Square Footage of premises; List nearest cross street; Show which direction is North; Show each level (floor) where alcoholic beverages will be sold or consumed, exterior walls, doors, and interior walls; Patio Area with type of barrier used; Highlight Bonded Areas. The floor plan should be no larger than 8 1/2 x 11 inches and **must be labeled** with designated areas highlighted, which will reflect the proposed Licensed Premises.

- 8. Type of Operation: Hotel Lounge Package Grocery Restaurant Racetrack
- Small Brewer Craft Distiller Winery Wholesaler
- Other (specify): _____

*NOTE: If the distance is beyond 300 feet, but less than 400 feet, a Registered Engineer or Licensed Surveyor must complete a Survey Certificate showing the exact distance.

NB-8

Henry P. Roybal
Commissioner, District 1

Anna Hansen
Commissioner, District 2

Rudy N. Garcia
Commissioner, District 3



Anna T. Hamilton
Commissioner, District 4

Ed Moreno
Commissioner, District 5

Katherine Miller
County Manager

February 12, 2019

Wayward Sons, LLC
20 Bisbee Court, Unit D
Santa Fe, New Mexico 87508

Re: Zoning Statement for Wayward Sons, LLC located at 20 Bisbee Court, Santa Fe, New Mexico, 87508

Mr. Thomas Wolinski:

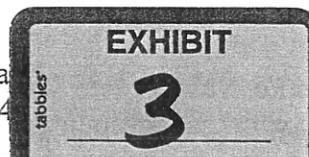
This office has been asked to provide a zoning statement to allow a Craft Distillery at the above referenced property. Wayward Sons, LLC, is proposing the manufacturing of spirits, wholesaling, and storage, which fall under the general category of manufacturing plant, warehouse or storage facility, wholesale trade durable and non-durable goods, refrigerated warehouse or cold storage, beer, wine, and liquor (off premises consumption of alcohol).

The zoning for this property is regulated by Ordinance No. 2016-9, the Sustainable Land Development Code (SLDC), Chapter 8, Section 8.10.3, Planned District Santa Fe Community College District (CCD). The site is zoned as Employment Center (EC) within the PD-1 Community College District (CCD-EC). Table 8.44: CCD Use Table illustrates the uses allowed within the above mentioned zoning district, subject to all other applicable standards of the SLDC.

The CCD Use Table allows for warehouse or storage facility, wholesale trade durable and non-durable goods, refrigerated warehouse or cold storage, beer, wine, and liquor (off premises consumption of alcohol) as a Permitted Use. Manufacturing is illustrated in the CCD Use Table, as a Conditional Use.

This site has historically been and is currently being utilized by some type of small scale manufacturing business.

The initial approval of this development (Turquoise Trail Business Park) was granted under Community College District Ordinance (CCD) No. 2000-12, adopted by the Santa Fe County Board of County Commissioners on September 11, 2007. The CCD Ordinance lists manufacturing as an



"Eligible Use". Ordinance No. 2000-12, Section 5.A.1 states, "eligible uses may be proposed anywhere within a zone in which they are allowed pursuant to the Land Use Table.

Existing uses, on this site, not allowed in Table 8.44 are covered in Chapter 1, Section 1.11.3 of the SLDC which states, "development permits and final approvals granted by the Board, County Development Review Committee or the Administrator prior to enactment of the SLDC for which rights have vested shall remain valid, and development and use of the property shall be allowed so long as the development and use is in accordance with the development permit and final approval."

Although the SLDC, CCD Use Table illustrates manufacturing as a Conditional Use, staff has determined that manufacturing has historically occurred on this site and the manufacturing use can continue.

Based on the information listed above, staff has determined that the zoning (CCD-EC) on this site allows for warehouse or storage facility, wholesale trade durable and non-durable goods, refrigerated warehouse or cold storage, beer, wine, and liquor (off premises consumption of alcohol), and manufacturing.

If you have any questions contact me at 986-6225.

Sincerely,



Vicki Lucero
Building and Development Services Manager

Cc; Jose E. Larrañaga
Development Review Team Leader



Use	CCD V	CCD NCC	CCD NC	CCD VN	CCD F	CCD IC	CCD RUR	CCD EN	CCD Open Space	CCD EC	CCD M	Special Conditions
Automotive parts, accessories, or tires	X	C	C	X	X	X	X	X	X	P	P	
Gasoline service	X	X	X	X	X	X	X	X	X	C	C	
Lumberyard and materials	X	P	P	X	X	X	X	X	X	P	P	
Outdoor resale business	X	C	X	X	X	X	X	X	X	C	C	
Pawnshops	X	C	C	X	X	X	X	X	X	P	P	
Tap or Tasting Room	X	P	P	C	X	P	X	X	X	P	P	
Beer, wine, and liquor store (off-premises consumption of alcohol)	X	P	C	C	X	C	X	X	X	P	C	
Shopping center	X	C	C	X	X	X	X	X	X	P	P	
Convenience stores or centers	X	P	P	X	X	X	X	X	X	P	P	
Car care center	X	C	C	X	X	X	X	X	X	P	P	
Car washes	X	C	C	X	X	X	X	X	X	P	P	
Office or bank (without drive-through facility)	X	P	P	X	X	P	X	X	X	P	P	
Office (with drive-through facility)	X	P	P	X	X	P	X	X	X	P	P	
Office or store with residence on top	P	P	P	P	P	P	P	P	X	P	P	
Office-over storefront structure	X	P	P	X	X	P	X	X	X	P	P	
Research and development services (scientific, medical, and technology)	X	C	X	X	X	P	X	X	X	P	P	
Car rental and leasing	X	C	X	X	X	X	X	X	X	C	C	
Leasing trucks, trailers, recreational vehicles, etc.	X	C	X	X	X	X	X	X	X	C	C	
Services including pest control, janitorial, landscaping, carpet upholstery, cleaning and other services	X	P	P	X	X	P	X	X	X	P	P	
Bars, taverns and nightclubs	X	C	C	C	X	C	X	X	X	C	C	
Sexually oriented business	X	X	X	X	X	X	X	X	X	X	X	
Tattoo parlors	X	P	P	X	X	P	X	X	X	P	P	
Industrial, manufacturing and wholesale trade												
Light industrial structures and facilities (not enumerated in Codes 2611-2615, below)	X	C	C	X	X	X	C	X	X	P	P	
Loft	X	C	C	X	X	X	C	X	X	P	P	
Mill-type factory structures	X	X	X	X	X	X	X	X	X	C	C	
Manufacturing plants	X	X	X	X	X	X	X	X	X	C	C	
Industrial parks	X	X	X	X	X	X	X	X	X	C	C	
Laboratory or specialized industrial facility	X	X	X	X	X	X	X	X	X	C	C	
Assembly and construction-type plants	X	X	X	X	X	X	X	X	X	C	C	
Process plants (metals, chemicals asphalt, concrete, etc.)	X	X	X	X	X	X	X	X	X	C	C	
Construction-related businesses	X	C	C	X	X	X	C	X	X	P	P	
Heavy construction	X	X	X	X	X	X	X	X	X	C	C	





Use	CCD V	CCD NCC	CCD NC	CCD VN	CCD F	CCD IC	CCD RUR	CCD EN	CCD Open Space	CCD EC	CCD M	Special Conditions
Machinery related	X	X	X	X	X	X	X	X	X	C	C	
Trade contractor, plumbing, electrical, roofing, painting, landscaping	X	C	C	X	X	X	C	X	X	P	P	
Automotive paint and body	X	C	C	X	X	X	X	X	X	P	P	
Automotive wrecking and graveyards, salvage yards, and junkyards	X	X	X	X	X	X	X	X	X	X	X	
Vehicle storage for towing or related business	X	X	X	X	X	X	X	X	X	X	X	
Demolition, building and structure business	X	X	X	X	X	X	X	X	X	C	C	
Warehouse or storage facility Structure	X	X	X	X	X	X	X	X	X	P	P	
Mini-warehouse, mini-storage units	X	C	C	X	X	X	X	X	X	C	C	
High-rise mini-warehouse	X	C	C	X	X	X	X	X	X	C	C	
Warehouse structure	X	X	X	X	X	X	X	X	X	P	P	
Produce warehouse	X	X	X	X	X	X	X	X	X	P	P	
Refrigerated warehouse or cold storage	X	X	X	X	X	X	X	X	X	P	P	
Large area distribution or transit warehouse	X	X	X	X	X	X	X	X	X	P	P	
Wholesale trade - durable goods	X	X	X	X	X	X	X	X	X	P	P	
Wholesale trade nondurable goods	X	X	X	X	X	X	X	X	X	P	P	
Food, textiles, and related products	X	X	X	X	X	X	X	X	X	C	C	
Wood, paper, and printing products	X	X	X	X	X	X	X	X	X	C	C	
Tank farms	X	X	X	X	X	X	X	X	X	C	C	
Public assembly structures												
Performance theater	X	P	P	X	X	P	X	X	X	C	P	
Movie theater	X	P	C	X	X	C	X	X	X	P	P	
Amphitheater	X	P	C	X	X	C	X	X	X	X	P	
Drive-in theaters	X	P	C	X	X	C	X	X	X	X	X	
Indoor games facility	X	P	C	X	X	C	X	X	X	X	P	
Amusement, sports, or recreation establishment not specifically enumerated	X	P	C	X	X	C	X	X	X	X	C	
Amusement or theme park	X	X	X	X	X	X	X	X	X	C	C	
Arcade	X	P	C	X	X	C	X	X	X	X	C	
Miniature golf establishment	X	P	P	C	C	P	X	X	X	X	X	
Fitness, recreational sports, gym, or athletic club	X	P	P	X	X	P	X	X	X	P	P	
Bowling, billiards, pool, etc.	X	P	C	X	X	C	X	X	X	X	X	
Skating rinks	X	P	C	X	X	C	X	X	X	X	X	
Sports stadium or arena	X	P	P	P	X	P	P	X	C	C	C	
Racetrack or raceway	X	X	X	X	X	X	X	X	X	C	C	

~~1.10.2. **SLDC as Paramount Regulation.** Where a regulation or standard contained within the SLDC imposes more stringent criteria or standards than those required under another County ordinance or regulation, the regulation adopted under the SLDC controls. If the other County ordinance or regulation imposes higher standards, that ordinance or regulation controls so long as it is consistent with the purposes, findings and intent of the SLDC and with the goals, objectives, policies and strategies of the SGMP. Where a regulation or standard contained in State or Federal laws or regulations imposes less stringent standards than established in the SLDC, the SLDC shall apply.~~

~~1.10.3. **Rules of Construction.** Provisions of the SLDC are basic and minimum requirements for the protection of public health, safety, comfort, convenience, prosperity and welfare. The SLDC shall be liberally interpreted in order to further its underlying purposes, intent, criteria and standards and to implement the goals, objectives, policies and strategies of the SGMP. The meaning of any and all words, terms, or phrases in the SLDC shall be construed in accordance with Appendix A (Rules of Interpretation, Definitions and Acronyms) which is incorporated herein by reference. The SLDC contains numerous tables, graphics, pictures, illustrations and drawings in order to assist the reader in understanding and applying the SLDC. To the extent there is any inconsistency between the text of the SLDC and any such table, graphic, picture, illustration or drawing, the text controls unless otherwise provided in the specific section.~~

~~1.10.4. **Minimum Requirements.** The SLDC establishes minimum requirements for land use and development. The issuance of any development approval or development order pursuant to the SLDC shall not relieve the recipient from the responsibility to comply with all other County, state or federal laws, ordinances or regulations.~~

1.11. TRANSITIONAL PROVISIONS.

~~1.11.1 **Effect of Zoning Map on Prior Zoning Approvals.** The Zoning Map adopted in conjunction with the SLDC shall incorporate zoning or rezoning of property actions completed prior to the effective date of the SLDC.~~

~~1.11.2. **Prior Development Permits and Approvals.** Except as otherwise provided in Section 1.11.1, development permits and approvals previously granted by the Board, County Development Review Committee or the Administrator before the effective date of the SLDC for which rights have not vested (approved master plans, special exceptions, recognition of nonconforming uses, development plans, subdivisions, exception plats, and lot line adjustments) shall be henceforth governed by the SLDC.~~

➔ 1.11.3. **Permits and Approvals With Vested Rights.** Development permits and final approvals granted by the Board, County Development Review Committee or the Administrator prior to enactment of the SLDC for which rights have vested shall remain valid, and development and use of the property shall be allowed so long as the development and use is in accordance with the development permit and final approval.

~~1.11.4. **Approved Master Plans.** Properties that have received final approval of a master plan within five years of the effective date of the SLDC shall file an application for approval of a development plan, preliminary development plan or subdivision plat pursuant to this SLDC no later than January 2017, or the approval of the master plan shall nevertheless expire. In the case of a phased master plan that has moved forward with a phase or phases in accordance with an approved phasing plan, the master plan shall be considered a conceptual plan and its expiration shall be governed by section 4.9.9.10. Any zoning established by an expired master plan shall be included in the Zoning Map as described in Section 1.11.1 of the SLDC.~~

