

**STATE OF NORTH CAROLINA )  
 )  
COUNTY OF STOKES )  
 )**

**OFFICE OF THE COMMISSIONERS  
STOKES COUNTY GOVERNMENT  
DANBURY, NORTH CAROLINA  
FEBRUARY 6, 2007**

The Board of Commissioners of the County of Stokes, State of North Carolina, met for regular session (Planning) in the Commissioners' Chambers of the Ronald Wilson Reagan Memorial Building (Administrative Building) located in Danbury, North Carolina on Tuesday, February 6, 2007 at 7:00 pm with the following members present:

Chairman Leon Inman  
Vice-Chairman Jimmy Walker  
Commissioner Ron Carroll  
Commissioner Ernest Lankford  
Commissioner Stanley Smith

County Personnel in Attendance:  
Clerk to the Board/Interim County Manager Darlene Bullins  
Planning Director David Sudderth

Chairman Leon Inman called the meeting to order.

Commissioner Carroll delivered the invocation.

**GENERAL GOVERNMENT-GOVERNING BODY-PLEDGE OF ALLEGIANCE**

Chairman Inman opened the meeting by inviting the citizens in attendance to join the Board with the Pledge of Allegiance.

**PUBLIC HEARING – SPECIAL USE REQUEST #188 – BIO-GRID L.L.C. – LAND CLEARING/INERT DEBRIS LANDFILL-MINOR (OFF-SITE) COMMERCIAL**

Chairman Inman opened the Public Hearing for the Special Use Request #188 – Bio-Grid L.L.C – Land Clearing/Inert Debris Landfill – Minor (Off-site) Commercial.

There were no public comments.

Chairman Inman closed the Public Hearing.

**PUBLIC HEARING – REZONING REQUEST #189 – BIO-GRID L.L.C. –  
(RA to H-B-CU) (YARD WASTE RECYCLING-RETAIL)**

Chairman Inman opened the Public Hearing for the Rezoning Request #189 –  
Bio-Grid L.L.C (RA to H-B-CU) – Yard Waste Recycling – Retail.

There were no public comments.

Chairman Inman closed the Public Hearing.

**PUBLIC HEARING – REZONING REQUEST #190– MARK DURRETT  
(RA to H-B-CU) – BOAT STORAGE – MINI STORAGE WAREHOUSE**

Chairman Inman opened the Public Hearing for the Rezoning Request #190 –  
Mark Durret (RA to H-B-CU) Boat Storage – Minim Storage Warehouses.

There were no public comments.

Chairman Inman closed the Public Hearing.

**PUBLIC HEARING – REZONING REQUEST #191 – DAVID MINTER –  
(RA to M-1-CU) CABINET/WOODWORKING SHOP**

Chairman Inman opened the Public Hearing for the Rezoning Request #191 –  
David Minter (RA to M-1-CU) Cabinet/Woodworking Shop.

There were no public comments.

Chairman Inman closed the Public Hearing.

**PUBLIC HEARING – REZONING REQUEST #192 – M.L.I. (RA to RE-CU)  
(21 LOT RESIDENTIAL SUBDIVISION)**

Chairman Inman opened the Public Hearing for the Rezoning Request #192 –  
M.L.I. (RA to RE-CU) 21-Lot Residential Subdivision.

There were no public comments.

Chairman Inman closed the Public Hearing.

## **PUBLIC COMMENTS**

There were no public comments.

## **PUBLIC HEARING – SPECIAL USE REQUEST #188 – BIO-GRID L.L.C. – LAND CLEARING/INERT DEBRIS LANDFILL-MINOR (OFF-SITE) COMMERCIAL**

Planning Director David Sudderth presented the follow Planning Board recommendation regarding Rezoning Request #188:

- The Planning Board voted 8 to 0 to table the request until the March 22, 2007 meeting. The Board requested this due to areas proposed on the site plan that were not advertised in the public notice, and their desire to make a site visit to the property before making a recommendation to the Board of Commissioners.

The Board unanimously agreed to consider Rezoning Request #188 after a recommendation from the Planning Board.

The following information was included in the agenda packet:

### **Special Use Permit Request - Bio-Grid L.L.C. # 188 (Land Clearing / Inert Debris Landfill, Minor (Off-site) Commercial)**

Planning Board voted unanimously to table this request for further review.

**REQUEST:** Bio-Grid L.L.C is requesting a Special Use permit for the construction of a (LCID - Land Clearing / Inert Debris Landfill, Minor (Off-site) Commercial)

**SITE OWNER:** Earline Edwards Miller

**APPLICANT:** Earline Edwards Miller

**SITE LOCATION:** The property is located on the north side of Payne Rd. approximately .7 mile from the intersection of Payne Rd. (SR# 1961) NC Hwy 66.

Map: 691204 Parcel: 7478 PIN #: 6912-04-61-7478

Deed Book: 169 Page: 44 Township: Yadkin

### **SITE INFORMATION:**

**PARCEL SIZE:** Total tract 18.190 acres

**ZONING DISTRICT:** RA (Residential Agricultural)

**FLOOD HAZARD AREA:** Not located in flood hazard area.

**FIRM MAP #:** 3710691200J

**FIRM MAP ZONE:** Zone X - Area outside 500-year floodplain.

**WATERSHED DISTRICT:** N/A

**EMERGENCY SERVICES:** Rural Hall VFD, EMS - Station # 103 Pinnacle.

**ACCESS:** Access for the site would be from Payne Rd. (SR# 1961). A commercial driveway access would have to be approved by the North Carolina Department of Transportation, (NCDOT).

**SEPTIC/WATER APPROVAL:** Ryan Deel, RS, is evaluated the site for a septic disposal system on January 24, 2007. He was unable to find a suitable area for a system in the area the applicant proposed.

**SURROUNDING PROPERTY:** The proposed site is located in an area of residential and agricultural uses. Payne Rd. is a lightly developed secondary road running between NC Hwy 66 and Friendship Rd. (SR# 1955). There are residential homes adjacent to the proposed site.

**STAFF COMMENTS:** The site plan has been developed to comply with the zoning ordinance special use standards for a Land Clearing / Inert Debris Landfill. The site plan also includes a conditional use-rezoning request for a Yard Waste Recycling Area. This rezoning is a separate issue from the special use permit request. After reviewing the site plan there was a .420-acre tract of land, (parcel 6912-04-71-2536) owned by Earlene Edwards Miller included on the site plan that was not identified as a separate tract. This parcel is located in the southeast portion of the site plan fronting on Payne Rd. The site plan incorporates this parcel but the application did not request that parcel be included in the request, therefore it was not advertised as part of the request. The applicant, Mitch Crumley has been notified and stated that it was an oversight. I did not find this problem until after the public notice and mailings were sent. If this parcel is to be included as part of the request as shown on the site plan, it should be re-advertised to include the additional .420-acre parcel and the site plan be revised to indicate the parcel. Stokes County currently does not have a facility that can accept LCID fill. The County owned landfill allows some Construction and Demolition, (C&D) materials to be deposited. The County owned landfill is only a transfer station. All the waste deposited at the landfill and green box sites is transferred to permitted landfills in Forsyth County. Jay Kinney, Public Works Director for the county stated that the county landfill would accept only wood type products and that no concrete or asphalt products could be accepted. The applicant is specifically stating that the site be for beneficial fill only. LCID sites less than two (2) acres in size do not require permits from the state. There is however requirements regulating the operation of these facilities. The State of North Carolina's definition of beneficial fill states the following.

**0562 BENEFICIAL FILL**

A permit is not required for beneficial fill activity that meets all of the following conditions:

- (1) The fill material consists only of inert debris strictly limited to concrete, brick, concrete block, uncontaminated soil, rock, and gravel.
- (2) The fill activity involves no excavation.
- (3) The purpose of the fill activity is to improve land use potential or other approved beneficial reuses.

(4) The fill activity is not exempt from, and must comply with, all other applicable Federal, State, and Local laws, ordinances, rules, and regulations, including but not limited to zoning restrictions, flood plain restrictions, wetland restrictions, mining regulations, sedimentation and erosion control regulations. Fill activity shall not contravene groundwater standards.

History Note: Statutory Authority G.S. 130A-294; Eff. January 4, 1993.

**GS 130A-294 (m)**

(m) Demolition debris consisting of used asphalt or used asphalt mixed with dirt, sand, gravel, rock, concrete, or similar nonhazardous material may be used as fill and need not be disposed of in a permitted landfill or solid waste disposal facility. Such demolition debris may not be placed in the waters of the State or at or below the seasonal high water. The following list are the items that can and cannot be allowed in a LCID landfill.

**INERT DEBRIS LANDFILLS**

**Acceptable Materials:**

- Untreated wood (natural wood, no paint)
- Brick
- Concrete
- Concrete block
- Asphalt
- Uncontaminated soil
- Rock and gravel
- Stumps, brush, limbs

**Unacceptable Materials**

- Treated or painted wood
- Pressboard
- Sheetrock
- Insulation
- Shingles
- Asbestos products
- Plastics or plastic buckets
- Metal
- Tires
- Liquids
- Cardboard and paper products
- Garbage
- Hazardous Waste
- Furniture/appliances

## **ZONING REQUIREMENTS FOR LAND CLEARING / INERT DEBRIS LANDFILL (LCID)**

### **Land Clearing / Inert Debris Landfill Minor (Off-site) For Profit**

1. Any landfill shall obtain all applicable permits and comply with the standards of the Stokes County Environmental Health Department and the State of North Carolina. All approved permits shall be submitted in the site plan to the Planning Department prior to issuance of the special use permit.
2. Driveway access to the facility shall be paved and must directly connect to a road that is maintained the by NC DOT. Residential and gravel roads shall not be allowed for access.
3. All driveways which serve the site shall be wide enough to accommodate two way traffic at all times and an area on the site shall be provided accommodate vehicles entering the site so that no traffic waiting to enter the site will be backed up on any public right-of-way.
4. The maximum area of the site shall be limited to two (2) acres.
5. A minor landfill shall be limited to a maximum period of operation of three (3) years from the date of issuance of the special use permit.
6. No portion of any such landfill shall be located within 100 feet of any exterior property line. This includes structures, equipment storage, parking areas, and fill areas. Access drives may cross this area but not be placed laterally through this area.
7. The fill area shall be located at least 100 feet from any existing drinking water well at the time of approval.
8. A fifteen (15) foot evergreen tree buffer of at least 6 ft. in height shall be retained around the exterior property line.
9. Vehicular and pedestrian access to the site must be controlled; the site must be closed and secured during hours of non-operation.
10. Operation of use shall be between the times of 7:00am and 5:00pm, Monday through Saturday.
11. No filling of any kind is allowed within 100 feet of the regulatory flood plain or floodway fringe or within any drainage ways.
12. The landfill operator shall be responsible for removal of any and all debris, dirt, or other materials that fall from vehicles entering or leaving the landfill from all adjoining streets. Failure to comply shall constitute a violation of this ordinance and shall constitute grounds for revocation of the operating permit.
13. A surety bond or irrevocable letter of credit in an amount to be determined by the County Manager and with consultation with a consulting engineer shall be provided to ensure that any active landfill area will be closed in an approved fashion. The amount of the bond will be based upon the maximum acreage expected to be in use at any given time. No more than 25% of the total area to be filled may be actively used at any one time.
14. A reclamation plan shall be provided to show how the site will be reclaimed upon the closing of the landfill. Upon closure, a minimum of one (1) foot of clean soil, graded to maximum slope of three to one (3:1), and stabilized with vegetation or by other approved means.

**ISSUES TO CONSIDER:** As with all Special Use petitions the Board should consider all the impacts both positive and negative that a proposal brings with it. Since the proposal is a Special Use request, the Board may discuss the application in detail.

- Impact and consistency with surrounding development
- Impact on community infrastructure, roads, public services etc.
- Need of proposed facility.
- Effect on surrounding properties and existing tax base.
- Community acceptance
- Visibility of fill site
- Traffic generation
- Noise generation

The Zoning Requirements for issuing a Special Use Permit are:

**136.1 Intent of Special Use District**

The development and execution of this Ordinance is based upon the division of the County’s jurisdiction into districts where the use of the land and buildings and structures in relation to the land are substantially uniform. It is understood that certain uses which because of their unique characteristics, are not easily classified into any particular zoning district or districts. In this situation, individual consideration for each case must be taken to determine the impact of those uses upon surrounding land and the public need for that particular use in that specific location. In these situations, a special use permit must be obtained.

**136.8 Action by the Responsible Body**

The responsible body shall approve, modify, or deny the application for special use following the public hearing. In granting a special use, the responsible body shall insure:

- (a) The requested use is listed among the special uses in the district for which application is made.
- (b) The requested use is essential or desirable to the public convenience or welfare.
- (c) The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor be detrimental to the health, morals, or welfare.
- (d) Due consideration has been given to the suitability of the property for the use applied for with respect to trends of growth or change; the effect of the proposed use upon the community; requirements for transportation, schools, parks, playgrounds, recreational area, conservation of natural resources, preservation of floodplains, and encouraging the most appropriate use of the land.
- (e) Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided.
- (f) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

### **136.9 Conditions and Guarantees**

Prior to the granting of any special use, the Planning Board may recommend, and the responsible body may stipulate, such conditions and restrictions upon the establishment, location, reconstruction, maintenance, and operation of the special use as it deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements specified in Subsection 136.5 above. In all cases in which special uses are granted, the responsible body shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated are being met. Conditions may include, but not limited to, the following:

- (a) Conditions may be imposed to abate or restrict noise, smoke, dust, or other elements that may affect surrounding properties.
- (b) Establish setback, side, front, and rear yard requirements necessary for orderly expansion and to prevent traffic congestion.
- (c) Provide adjoining property with a buffer or shield from view of the proposed use if necessary.
- (d) Establish a time limit at expiration of which the permit or approval shall no longer be valid, or shall require renewal.

### **PUBLIC HEARING – REZONING REQUEST #189 – BIO-GRID L.L.C. – (RA to H-B-CU) (YARD WASTE RECYCLING-RETAIL)**

Planning Director David Sudderth presented the follow Planning Board recommendation regarding Rezoning Request #189:

- The Planning Board voted 8 to 0 to table the request until the March 22, 2007 meeting. The Board requested this due to areas proposed on the site plan that were not advertised in the public notice, and their desire to make a site visit to the property before making a recommendation to the Board of Commissioners.

The Board unanimously agreed to consider Rezoning Request #189 after a recommendation from the Planning Board.

The following information was included in the agenda packet:

#### **Bio-Grid L.L.C. RA to H-B-CU# 189**

Planning Board voted unanimously to table this request for further review.



**REQUEST:** Rezone approximately 1.99 acres from RA (Residential Agricultural) to H-B (Highway Business Conditional Use) for “Yard Waste Recycling” retail.

**SITE OWNER:** Earline Edwards Miller

**APPLICANT:** Bio-Grid L.L.C.

**SITE LOCATION:** The property is located on Payne Rd. (SR# 1961) .7 miles from the intersection with NC Hwy 66.

Map: 691204 Parcel: 7478 PIN #: 6912-04-61-7478

Deed Book: 169 Pages: 44 Township: Yadkin

**SITE INFORMATION:**

**PARCEL SIZE:** Total tract 18.19 acres

**AREA PROPOSED:** 1.99 acres, two areas on site – 1.5 ac. and .49 ac.

**ZONING DISTRICT:** RA (Residential Agricultural)

**PROPOSED DISTRICT:** H-B-CU (Highway Business Conditional Use)

**FLOOD HAZARD AREA:** N/A.

**FIRM MAP #:** 3710691200J

**FIRM MAP ZONE:** Property is located in Zone X, area determined to be outside the 500-year floodplain.

**WATERSHED DISTRICT:** N/A

**SEPTIC/WATER APPROVAL:** Ryan Deel, RS, is evaluated the site for a septic disposal system on January 24, 2007. He was unable to find a suitable area for a system in the area the applicant proposed.

**SCHOOL DISTRICTS:** N/A

**EMERGENCY SERVICES:** Rural Hall VFD, EMS - Station # 103 Pinnacle.

**EROSION CONTROL:** Applicable if more than (1) one acre of land is disturbed during the construction process.

**ACCESS:** The proposed business will have driveway access off of Payne Rd. (SR# 1961); NCDOT must approve a commercial driveway permit.

**SURROUNDING LAND USE:** The subject property is currently vacant with the exception of four (4) abandoned buildings, which would be removed. The adjacent property consists of residential and agricultural uses. The closest commercial property is located approximately .7 mile away at the intersection of Payne Rd. and NC Hwy 66. This property, Sharpe Printing and Friends Mart is zoned H-B (Highway Business).

**ISSUES TO CONSIDER:**

- Impact on surrounding development.
- Consistency with surrounding area.
- Impact on community infrastructure, roads, public services etc.
- Need of services provided.
- Potential tax base increase due to commercial development.
- Effect on existing homes and surrounding tax base.
- Visibility of site
- Traffic generation
- Noise generation

**STAFF COMMENTS:** The rezoning request comes to the Board as a conditional use-zoning district; you may discuss the plan in detail. The request for a “Yard Waste Recycling Area” is viewed as a retail commercial use of the property. The request is tied into the special use request for the 1.99- acre LCID landfill that is shown on the site plan. The Yard Waste Recycling facility would be located on approximately 1.99 acres of land. The facility cannot process more than 6,000 cubic yards of material per quarter or have more than 6,000 cubic yards of processed material on site at any given time. Falling under these guidelines would allow the facility to operate without having a state permit. As stated previously, there is a parcel of land shown on the site plan that was not included in the application or advertised in the public notice. The staff recommendation concerning this proposal would be the same as recommended for the special use request. Payne Rd. has one commercial Highway Business development located at the corner of Payne Rd. and NC Hwy 66. The conditional use aspect of the rezoning request would allow the Board to address some of the issues associated with commercial development such as buffers and site location of facilities on the property. It will not be able to alleviate traffic and noise potentially generated by the facility. Although Payne Rd. is not an area of high-density residential development, this site is adjacent to and visible to multiple residents who live adjacent to the property.

#### **Proposed Conditions for Bio-Grid L.L.C. H-B-1CU #189**

- 1) The use allowed will be for a “Yard Waste Recycling facility”.
- 2) NCDOT must approve a commercial driveway access for the site coming off Payne Rd. (SR# 1961).
- 3) Applicant shall provide a paved driveway apron at approved access point with Payne Rd. (SR# 1961).
- 4) Adequate buffers shall be maintained to shield structures and activity from adjoining residential property.
- 5) Applicant shall adhere to all applicable Federal, State, and local laws.
- 6) If any of these conditions are not met or complied with or the permit has not been exercised in or before one (1) year from the granting of the permit, the permit shall become void and of no effect. Exercise of permit will require the applicant to obtain and maintain a valid building permit for the structure from the Stokes County Inspections Department.
- 7) All required permits must be obtained from the County Inspections Department prior to placing structures on the property, as well as any signage that may accompany the project.
- 8) Any structure shall post a visible lot number in a numbering scheme approved by the County to facilitate rapid emergency response (E- 911).
- 9) If conflict arises between any conditions or the developer’s proposed site plan or written text, the most stringent conditions or requirements shall be considered the governing requirement.

- 10) All costs and expenses associated with complying with these conditions shall be borne by the landowner/developer, with no expense being borne by the County.
- 11) Upon written request by the County, evidence of compliance with any of these conditions shall be provided to the County within ten (10) days after each request.
- 12) If any of the conditions shall be found to be unreasonable, invalid or otherwise impermissible by a court of competent jurisdiction then the County may impose such alternative reasonable conditions as it finds to be necessary and appropriate.
- 13) If any of these conditions once met are not continuously maintained, the permit may be revoked by the County upon the failure of the owner/developer to cure the deficiency in any specific condition within thirty (30) days after written notice to the owner/developer of the specific failed condition.
- 14) Or any other condition that the Boards may deem necessary at the time the project is approved.

The Board may want to consider additional conditions concerning signage, storage, buffering, and access or any other condition the Board may deem applicable based on public comment or observation. All conditional use permits must be exercised within one (1) year or they expire.

In granting a conditional use, the responsible body shall insure:

- (a) The requested use is listed among the conditional uses in the district for which application is made.
- (b) The requested use is essential or desirable to the public convenience or welfare.
- (c) The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor be detrimental to the health, morals, or welfare.
- (d) Due consideration has been given to the suitability of the property for the use applied for with respect to trends of growth or change; the effect of the proposed use upon the community; requirements for transportation, schools, parks, playgrounds, recreational area, conservation of natural resources, preservation of floodplains, and encouraging the most appropriate use of the land.
- (e) Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided.
- (f) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

### **Section 133. Conditions and Guarantees**

Prior to the granting of any conditional use, the Planning Board may recommend, and the responsible body (either the Governing Body or the Board of Adjustment) may stipulate, such conditions and restrictions upon the establishment, location, reconstruction, maintenance, and operation of the conditional use as it deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements specified in Subsection 132.5 above. In all cases in which conditional uses are granted, the responsible body shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated are being met. Conditions may include, but not limited to, the following:

- (a) Conditions may be imposed to abate or restrict noise, smoke, dust, or other elements that may affect surrounding properties.
- (b) Establish setback, side, front, and rear yard requirements necessary for orderly expansion and to prevent traffic congestion.
- (c) Provide adjoining property with a buffer or shield from view of the proposed use if necessary.
- (d) Establish a time limit at expiration of which the permit or approval shall no longer be valid, or shall require renewal.

### **Section 134. General Provisions in Granting Conditional Use**

#### **134.1 Compliance with Other Codes**

Granting a conditional use does not exempt applicant from complying with all of the requirements of other ordinances.

#### **134.2 Revocation**

In any case where the conditions of a conditional use have not been or are not being met, the Enforcement Officer shall give the grantee notice of intention to revoke approval. Said notice shall be at least ten (10) days prior to action by the responsible body considering conditional uses.

#### **134.3 Expiration**

In any case where a conditional use has not been exercised within the time limit set by the responsible body, or within one (1) year if no specific time limit has been set, then without further action, the approval shall be null and void. "Exercised" as set forth in this Section shall mean that binding contracts for the construction of the main building have been let; or in the absence of contracts that the main building is under construction to a substantial degree; or that prerequisite conditions involving substantial investment are constructed in a substantial stage of development, or completed (sewage, drainage, etc.). When construction is not a part of the use, "exercised" shall mean that the use in operation is in compliance with the conditions which are set forth in the approval.

**GENERAL GOVERNMENT – REZONING REQUEST #190– MARK DURRETT  
(RA to H-B-CU) – BOAT STORAGE – MINI STORAGE WAREHOUSE**

Planning Director David Sudderth presented Rezoning Request #190- Mark Durrett to rezone approximately 2.661 acres from RA (Residential Agricultural) to H-B (Highway Business- Conditional Use) for “Boat Storage/Mini Storage Warehouses”.

**Mark Durrett - RA to H-B-CU # 190**

**REQUEST:** Rezone approximately 2.661 acres from RA (Residential Agricultural) to H-B (Highway Business – Conditional Use) for “Boat Storage / Mini Storage Warehouses”.

**SITE OWNER:** Mark Durrett

**APPLICANT:** Mark Durrett

**SITE LOCATION:** The property is located on Pine Hall Rd. SR# 1908 across from Withers Chapel United Methodist Church.

Map: 6983 Parcel: portion of 4336  
Deed Book: 479 Page: 2428

PIN #: 6983-00-70-4336  
Township: Sauratown

**SITE INFORMATION:**

**PARCEL SIZE:** Total tract 11.33 acres. Area proposed for rezoning 8.909 acres

**ZONING DISTRICT:** RA (Residential Agricultural)

**PROPOSED DISTRICT:** H-B (Highway Business – Conditional Use) Minimum lot size is 20,000 sq. ft. (.459 acre)

**FLOOD HAZARD AREA:** Not located in flood hazard area.

**FIRM MAP #:** 3710698200J

**FIRM MAP ZONE:** Zone X - Area outside 500-year floodplain.

**WATERSHED DISTRICT:** WS IV – Dan River - Madison intake.

**SEPTIC/WATER APPROVAL:** Since there will be no manager or employees on site it is not required to have septic disposal facilities. If an office is established, a septic system will be required.

**SCHOOL DISTRICTS:** N/A

**EMERGENCY SERVICES:** Stokes Rockingham VFD, EMS - Station # 101 Walnut Cove.

**EROSION CONTROL:** When construction begins if necessary.

**ACCESS:** The proposed business would have a driveway access off of Pine Hall Rd. (NCDOT must approve any new commercial driveway permit).

**SURROUNDING LAND USE:** The subject property is located on Pine Hall Rd. across from Withers Chapel United Methodist Church. The surrounding land use consists of mixed residential uses and agricultural land. The nearest commercial development is the Duke Energy Steam station at Belews Creek. The nearest H-B (Highway Business) district is located approximately .6 mile away.

**ISSUES TO CONSIDER:**

- Impact on surrounding development.
- Need of service provided
- Impact on community infrastructure, roads, public services etc.
- Increase in commercial tax base.
- Community acceptance

**STAFF COMMENTS:** The rezoning request comes to the Board as a conditional use-zoning district; you may discuss the development plan of the proposed “Boat Storage / Mini Storage Warehouses” facility in detail. The applicant is proposing to construct three (3) 60 ft. by 120 ft. (7200 sq. ft.) single story storage facilities in three (3) phases. The primary use would be for Boat Storage due to the close proximity to the Pine Hall Boat access on Belews Lake. The request for this use was considered to fall under the same category as mini-storage warehouses. The applicant indicated that customers might want to store other items in the facility. The applicant has contacted NCDOT and begun the process of obtaining a commercial driveway permit. The Board should take into consideration the future potential of the area for other commercial, agricultural or residential growth. The conditional use aspect of the request would allow the Board the opportunity and ability to regulate uses on the property and address any environmental or neighborhood concerns that might arise if approved. The Planning staff has no major concerns about the request.

**PLANNING BOARD RECOMMENDATION:** The Planning Board voted 8 to 0 to recommend approval of request # 190 RA to H-B-CU for a “Boat Storage / Mini-Storage warehouses” by Mark Durrett. The Board also recommended approval of the Conditional Use permit attached to the rezoning request with the following recommended conditions. Mr. Durrett verbally agreed to the proposed conditions.

There was no opposition regarding the rezoning request. Ms. Sandra Bankert who currently resides in Georgia called requesting information regarding the traffic and security in the area.

The Board discussed the Rezoning Request and commended Mr. Durrett for speaking individually to neighbors regarding the Rezoning Request and his entrepreneurship.

Chairman Inman entertained a motion regarding the Rezoning Request #190-Mark Durrett – RA to H-B-CU.

Commissioner Lankford moved to approve the Rezoning Request #190- Mark Durrett to rezone approximately 2.661 acres from RA (Residential Agricultural) to H-B

(Highway Business- Conditional Use) for “Boat Storage/Mini Storage Warehouses”.

The motion was unanimous.

Planning Director David Sudderth explained the following Recommended

Conditions for Mark Durrett – RA to H-B-CU #190:

1. The use allowed will be for a “Boat Storage / Mini storage Warehouses”.
2. NCDOT must approve a commercial driveway access for the site coming off Pine Hall Rd. (SR# 1908).
3. Applicant shall adhere to all applicable Federal, State, and local laws.
4. If any of these conditions are not met or complied with or the permit has not been exercised in or before one (1) year from the granting of the permit, the permit shall become void and of no effect.
5. All required permits must be obtained from the County Inspections Department prior to placing structures on the property, as well as any signage that may accompany the project.
6. Any structure shall post a visible lot number in a numbering scheme approved by the County to facilitate rapid emergency response (E- 911).
7. If conflict arises between any conditions or the developer’s proposed site plan or written text, the most stringent conditions or requirements shall be considered the governing requirement.
8. All costs and expenses associated with complying with these conditions shall be borne by the landowner/developer, with no expense being borne by the County.
9. Upon written request by the County, evidence of compliance with any of these conditions shall be provided to the County within ten (10) days after each request.
10. If any of the conditions shall be found to be unreasonable, invalid or otherwise impermissible by a court of competent jurisdiction then the County may impose such alternative reasonable conditions as it finds to be necessary and appropriate.
11. If any of these conditions once met are not continuously maintained, the permit may be revoked by the County upon the failure of the owner/developer to cure the deficiency in any specific condition within thirty (30) days after written notice to the owner/developer of the specific failed condition.
12. Security lighting shall not be directed to adjoining residential properties.
13. Applicant shall provide a paved driveway apron at approved access point with Pine Hall Rd. (SR# 1908).
14. The parcel shall be recorded separately by deed or plat from the parent parcel.
15. Security fencing shall be erected around the perimeter of the boat storage compound and parking area.
16. A vegetative buffer consisting of evergreen trees, i.e. Leyland cypress spaced approximately 10 ft. around southern boundary of property adjoining parcels 6982-00-79-4809 and 6982-00-79-2781 owned by Sandra Carter Bankert.
17. Or any other condition that the Boards may deem necessary at the time the project is approved.

Director Sudderth reiterated the following conditions regarding the Mini-Storage

Warehouses:

- 1) The maximum height of the building (s) shall be (20) ft.
- 2) Outside storage shall be limited to non-commercial RV's and watercraft.
- 3) Storage of hazardous, toxic, or explosive substances shall be prohibited.
- 4) No business activity other than rental of storage units shall be conducted on the premises.

The Board discussed recommended condition #12 regarding security lighting and recommended condition #16 regarding vegetative buffer.

The Board recommended adding the following to the recommended condition #16-  
*and in other locations as deemed necessary by the Planning Department and the applicant.*

*The existing tree buffer will be left in tact.*

Mr. Durrett approved the modification to the recommended condition #16.

Director Sudderth reviewed the following regarding a conditional use permit and requested the Board's response to each of the following

In granting a conditional use, the responsible body shall insure:

- (a) The requested use is listed among the conditional uses in the district for which application is made. Yes (5-0)
- (b) The requested use is essential or desirable to the public convenience or welfare. Yes (5-0)
- (c) The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor be detrimental to the health, morals, or welfare. Yes (5-0)
- (d) Due consideration has been given to the suitability of the property for the use applied for with respect to trends of growth or change; the effect of the proposed use upon the community; requirements for transportation, schools, parks, playgrounds, recreational area, conservation of natural resources, preservation of floodplains, and encouraging the most appropriate use of the land. Yes (5-0)
- (e) Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided. Yes (5-0)
- (f) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. Yes (5-0)



Chairman Inman entertained a motion regarding the Conditional Use Permit for Rezoning Request #190.

Commissioner Lankford moved to approve the Conditional Use Permit with the modification to condition #16. The motion was unanimous.

**GENERAL GOVERNMENT - REZONING REQUEST #191 – DAVID P. MINTER – (RA to M-1-CU) CABINET/WOODWORKING SHOP**

Planning Director David Sudderth presented Rezoning Request #190- David P. Minter to rezone approximately 1.310 acres from RA (Residential Agricultural) to M-1-CU (Light Manufacturing Conditional Use) for a “Cabinet / Woodworking Shop”.

**David P. Minter RA to M-1-CU # 191**

**REQUEST:** Rezone approximately 1.310 acres from RA (Residential Agricultural) to M-1-CU (Light Manufacturing Conditional Use) for a “Cabinet / Woodworking Shop”.

**SITE OWNER:** David P. Minter

**APPLICANT:** David P. Minter

**SITE LOCATION:** The property is located on north side of Charlie Francis Rd. (SR# 1618) near the Virginia state line.

Map: 6061 Parcel: portion of 7412 PIN #: 6061-00-28-7412  
Deed Book: 537 Pages: 469 Township: Snow Creek

**SITE INFORMATION:**

**PARCEL SIZE:** Total tract 10.09 acres

**AREA PROPOSED:** 1.310 ACRES

**ZONING DISTRICT:** RA (Residential Agricultural)

**PROPOSED DISTRICT:** M-1-CU (Light Manufacturing Conditional Use)

**FLOOD HAZARD AREA:** Not located in flood hazard area.

**FIRM MAP #:** 3710694400J

**FIRM MAP ZONE:** Property is located in Zone X, area determined to be outside the 500-year floodplain.

**WATERSHED DISTRICT:** N/A

**SEPTIC/WATER APPROVAL:** The site has been evaluated and was found to be suitable for septic disposal for the requested use by Ryan Deel, RS.

**SCHOOL DISTRICTS:** N/A

**EMERGENCY SERVICES:** Northeast Stokes VFD, EMS - Station # 102 Lawsonville.

**EROSION CONTROL:** N/A

**ACCESS:** The proposed facility would have a commercial driveway access off of Charlie Francis Rd. (SR# 1618) NCDOT has approved a commercial driveway permit for the proposed site.

**SURROUNDING LAND USE:** The subject property is located on Charlie Francis Rd. near the Virginia state line. The surrounding land use consists of mixed residential, agricultural uses.

**ISSUES TO CONSIDER:**

- Potential tax base increase due to commercial development.
- Impact on existing and future surrounding development.
- Impact on community infrastructure, roads, public services etc.
- Need of services provided.
- Community acceptance

**STAFF COMMENTS:** The rezoning request comes to the Board as a conditional use rezoning in the M-1 (Light Manufacturing) zoning district; you may discuss the development plan of the proposed “Cabinet / Woodworking Shop” in detail. The nearest commercial businesses would be located in Virginia. The closest commercial districts in Stokes County would be located on Hope Beasley Rd. and NC Hwy 704. The pattern of mixed development is common throughout the county where residential commercial, and agricultural activities are interspersed along a road. This request is similar to past rezoning petitions, Nello Martin, June 2006 RA to M-1-CU (Heating and Air Conditioning), Akers Steele, October 2005 RA to M-1-CU (Machine, Welding and Equipment Repair Shop), William Hall, December 2005 RA to M-1-CU (Manufacturing Building Materials – Cast Stone). All these sites were located off of secondary state roads and were relatively small parcels. The applicant proposes to utilize an existing permitted 30 x 40 metal building for the shop. This building will meet code for the proposed use. The conditional use aspect of the request would allow the Board the opportunity and ability to regulate the proposed use and any potential uses on the property, as well as the ability to address any environmental or neighborhood concerns that might arise if the proposal is approved. As always the Board should pay close attention to the potential effects the rezoning petition will have on the surrounding property and community. The Planning staff does not have any major concerns with this request.

**PLANNING BOARD RECOMMENDATION:** The Planning Board voted 8 to 0 to recommend approval of request # 191 RA to M-1-CU for a “Cabinet / Woodworking Shop” by David Minter. The Board also recommended approval of the Conditional Use permit attached to the rezoning request with the following recommended conditions. Mr. Minter verbally agreed to the proposed conditions.

Planning Director Sudderth noted that there were no calls or concerns regarding the rezoning request, no nearby neighbors, inspection for occupancy already approved, and

NCDOT has already approved a commercial driveway permit for the proposed site.

Mr. Minter discussed the plans for the cabinet/woodworking shop, which will specialize in custom historical windows.

The Board discussed the rezoning request.

Chairman Inman entertained a motion regarding the Rezoning Request #191-David P. Minter – RA (Residential Agricultural to M-1-CU (Light Manufacturing Conditional Use) for a Cabinet/Woodworking Shop.

Commissioner Carroll moved to approve the Rezoning Request #191 – David P. Minter - RA (Residential Agricultural) to M-1-CU (Light Manufacturing Conditional Use) for a “Cabinet / Woodworking Shop”.

The motion was unanimous.

Planning Director David Sudderth explained the following Recommended Conditions for David P. Minter – RA to M-1-CU #191:

- 1) The use allowed will be for a “Cabinet / Woodworking Shop”.
- 2) NCDOT must approve a commercial driveway access for the site coming off Charlie Francis Rd. (SR# 1618).
- 3) Applicant shall adhere to all applicable Federal, State, and local laws.
- 4) If any of these conditions are not met or complied with or the permit has not been exercised in or before one (1) year from the granting of the permit, the permit shall become void and of no effect.
- 5) All required permits must be obtained from the County Inspections Department prior to placing structures on the property, as well as any signage that may accompany the project.
- 6) Any structure shall post a visible lot number in a numbering scheme approved by the County to facilitate rapid emergency response (E- 911).
- 7) If conflict arises between any conditions or the developer’s proposed site plan or written text, the most stringent conditions or requirements shall be considered the governing requirement.
- 8) All costs and expenses associated with complying with these conditions shall be borne by the landowner/developer, with no expense being borne by the County.
- 9) Upon written request by the County, evidence of compliance with any of these conditions shall be provided to the County within ten (10) days after each request.

- 10) If any of the conditions shall be found to be unreasonable, invalid or otherwise impermissible by a court of competent jurisdiction then the County may impose such alternative reasonable conditions as it finds to be necessary and appropriate.
- 11) If any of these conditions once met are not continuously maintained, the permit may be revoked by the County upon the failure of the owner/developer to cure the deficiency in any specific condition within thirty (30) days after written notice to the owner/developer of the specific failed condition.
- 12) The parcel shall be recorded separately by deed or plat from the parent parcel.
- 13) Or any other condition that the Boards may deem necessary at the time the project is approved.

Mr. Minter agreed to all of the recommended conditions.

Director Sudderth reviewed the following regarding a conditional use permit and requested the Board's response to each of the following

In granting a conditional use, the responsible body shall insure:

- (a) The requested use is listed among the conditional uses in the district for which application is made. Yes (5-0)
- (b) The requested use is essential or desirable to the public convenience or welfare. Yes (5-0)
- (c) The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor be detrimental to the health, morals, or welfare. Yes (5-0)
- (d) Due consideration has been given to the suitability of the property for the use applied for with respect to trends of growth or change; the effect of the proposed use upon the community; requirements for transportation, schools, parks, playgrounds, recreational area, conservation of natural resources, preservation of floodplains, and encouraging the most appropriate use of the land. Yes (5-0)
- (e) Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided. Yes (5-0)
- (g) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. Yes (5-0)

Chairman Inman entertained a motion regarding the Conditional Use Permit for Rezoning Request #190.

Commissioner Lankford moved to approve the Conditional Use Permit for Rezoning Request #191. The motion was unanimous.

**GENERAL GOVERNMENT – REZONING REQUEST #192 – M.L.I. (RA to RE-CU)  
(21 LOT RESIDENTIAL SUBDIVISION)**

Planning Director David Sudderth presented Rezoning Request #192- M.L.I. to

rezone approximately 39.528 acres from RA (Residential Agricultural) to RE-CU (Residential Exclusive Conditional Use) for a 21-lot residential subdivision.

**M.L.I. Inc. - RA to RE-CU # 192**

**REQUEST:** Rezone approximately 39.528 acres from RA (Residential Agricultural) to RE-CU (Residential Exclusive Conditional Use) for a 21-lot residential subdivision.

**SITE OWNER:** M.L.I. Inc

**APPLICANT:** M.L.I. Inc

**SITE LOCATION:** The property is located on Piney Mountain Rd. (SR#1935) approximately .5 miles from the intersection of NC Hwy 8 and Piney Mountain Rd.

Map: 6944

Parcel(s): 4869

PIN #: 6944-03-23-4869

Deed Book(s): 555 Page(s): 2409

Township: Meadows

**SITE INFORMATION:**

**PARCEL SIZE:** Total tract 39.528 acres

**ZONING DISTRICT:** RA (Residential Agricultural)

**PROPOSED DISTRICT:** RE-CU (Residential Exclusive Conditional Use)

**TOTAL LOTS:** Proposed 21-lot subdivision.

**LOT SIZES:** Range from 1.003 acres to 3.975 acres

**FLOOD HAZARD AREA:** Not located in flood hazard area.

**FIRM MAP #:** 3710694400J

**FIRM MAP ZONE:** Zone X - Area outside 500-year floodplain.

**WATERSHED DISTRICT:** N/A

**SEPTIC/WATER APPROVAL:** Mr. Joseph A. Hinton a licensed soil scientist has evaluated the site for septic disposal. This report was prepared in August 2006 for Tim Montgomery who is the representative for M.L.I. Inc. Individual septic permits will have to be issued for each proposed lot by the Stokes County Health Department, (Environmental Health Section).

**SCHOOL DISTRICTS:** Germanton Elementary, Southeastern Middle, South Stokes High

**EMERGENCY SERVICES:** South Stokes VFD, EMS - Station # 101 – Walnut Cove.

**EROSION CONTROL:** Plan would be submitted at permitting phase and for construction with North Carolina Division of Environment Health and Natural Resources, (DEHNR) if necessary.

**ACCESS:** Main subdivision access for would be off of Piney Mountain Rd. (SR# 1935).

One (1) lot is proposed to access directly off Piney Mountain Rd. The other proposed 20 lots would access off of newly developed paved roads within the subdivision. The developer has proposed two (2) cul-de-sac roads off the primary road in the development. The developer would be required to submit information to NCDOT to obtain the subdivision driveway approval and the approval of roads within the subdivision.

**SURROUNDING LAND USE:** The subject property is currently vacant. The surrounding property on all sides is zoned RA (Residential Agricultural) and is either vacant or used for residential purposes. Piney Mountain Meadows, a 12-lot residential subdivision is located adjacent to and east of the property. Piney Mountain Rd is primarily residential along its entire length from NC Hwy 8 to Brook Cove Rd. There are some scattered commercial uses on Piney Mountain Rd. although none are near the proposed site.

**ISSUES TO CONSIDER:**

- Consistency with surrounding housing types.
- Housing compatibility with surrounding neighborhood.
- Impact on existing community infrastructure, schools, roads, public services etc.
- Increase in residential tax base.
- Density of development

**STAFF COMMENTS:** This rezoning request comes to the Board as a request for a conditional use rezoning for a 21-lot residential subdivision to be rezoned to RE –CU (Residential Exclusive) that would allow stick built and modular housing. The Board may discuss the development plan in detail. The addition of stick-built homes in this area is consistent with the immediate surrounding property development. A subdivision consisting of 21- lots on a new state maintained road should not have a major impact the surrounding property or the infrastructure in the general area, however the Board should be taken in consideration the County and immediate community’s ability to serve new residences. The subdivision review committee will have to review the subdivision proposal on its technical merits if approved by the Board.

**PLANNING BOARD RECOMMENDATION:** The Planning Board voted 8 to 0 to recommend approval of request # 192 RA to RE-CU for a “21-lot residential subdivision” by M.L.I. Inc. The Board also recommended approval of the Conditional Use permit attached to the rezoning request with the following recommended conditions. Mr. Tim Montgomery representing M.L.I. Inc. verbally agreed to the proposed conditions.

Planning Director Sudderth noted there were inquiries from two adjacent property owners who had questions regarding the rezoning request, all questions were answered to the property owners’ satisfaction.

The Board discussed the best use of the land in the area, effects on the surrounding schools, lot sizes, and square footage of projected homes.

Chairman Inman entertained a motion regarding the Rezoning Request #192- M.L.I. to rezone approximately 39.528 acres from RA (Residential Agricultural) to RE-CU (Residential Exclusive Conditional Use) for a 21-lot residential subdivision.

Commissioner Smith moved to approve the Rezoning Request #192- RA (Residential Agricultural) to RE-CU (Residential Exclusive Conditional Use) for a 21-lot residential subdivision.

Planning Director David Sudderth explained the following Recommended Conditions for M.L.I. RE-CU #192:

1. The proposed use shall be for a “21-lot residential subdivision” consisting of stick built and modular homes in the RE-CU zoning district.
2. NCDOT shall approve and permit a main subdivision entrance to the subdivision identified as Carroll Spring’s.
3. NCDOT shall approve the construction of all roads within the subdivision to meet their applicable standards for inclusion into the state road system.
4. Adequate storm water facilities shall be provided for each lot, including the placement of NCDOT approved drain tile under each driveway if necessary.
5. The developer owner shall maintain all roads within the subdivision until acceptance by the North Carolina Department of Transportation.
6. All improvements shall be completed before final subdivision approval is granted by the (SRC) Subdivision Review Committee.
7. All required permits must be obtained from the County Inspections Department prior to placing structures on the property, as well as any signage that may accompany the project.
8. Each dwelling unit shall also have a visible lot number in a numbering scheme approved by the County to facilitate rapid emergency response (E- 911).
9. If conflict arises between any conditions or the developer’s proposed site plan or written text, the most stringent conditions or requirements shall be considered the governing requirement.
10. All costs and expenses associated with complying with these conditions shall be borne by the landowner/developer, with no expense being borne by the County.
11. Upon written request by the County, evidence of compliance with any of these conditions shall be provided to the County within ten (10) days after each request.
12. The Rules and Regulations of the Developer, as modified by the developer at the prior hearing (s) on this request, shall not be inconsistent with these conditions. Any conflict between said Rules and Regulations shall be resolved in favor of these conditions.
13. If any of the conditions shall be found to be unreasonable, invalid or otherwise impermissible by a court of competent jurisdiction then the County may impose such alternative reasonable conditions as it finds to be necessary and appropriate.
14. If any of these conditions once met are not continuously maintained, the permit may be revoked by the County upon the failure of the owner/developer to cure the deficiency in any specific condition within thirty (30) days after written notice to the owner/developer of the specific failed condition.
15. The lots approved shall not be further subdivided.

16. The Conditional Use permit will expire one (1) year after approval is received from the Board of Commissioners. If no work on infrastructure improvement has begun within this time frame, the Conditional Use permit will expire. The Planning Department shall determine if substantial work or progress has been made to allow continuance of the project.
17. Or any other condition that the Boards may deem necessary at the time the project is approved.

The Board discussed the recommended conditions. Mr. Tim Montgomery, on behalf of M.L.I., agreed to all the recommended conditions. Mr. Montgomery did request a correction in #2 – Carroll Spring's should read as *Carroll's Spring*.

Director Sudderth reviewed the following regarding a conditional use permit and requested the Board's response to each of the following

In granting a conditional use, the responsible body shall insure:

- (a) The requested use is listed among the conditional uses in the district for which application is made. Yes (5-0)
- (b) The requested use is essential or desirable to the public convenience or welfare. Yes (5-0)
- (c) The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor be detrimental to the health, morals, or welfare. Yes (5-0)
- (d) Due consideration has been given to the suitability of the property for the use applied for with respect to trends of growth or change; the effect of the proposed use upon the community; requirements for transportation, schools, parks, playgrounds, recreational area, conservation of natural resources, preservation of floodplains, and encouraging the most appropriate use of the land. Yes (5-0)
- (e) Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided. Yes (5-0)
- (h) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. Yes (5-0)

Chairman Inman entertained a motion regarding the Conditional Use Permit for Rezoning Request #191.

Commissioner Lankford moved to approve the Conditional Use Permit for Rezoning Request #191. The motion was unanimous.



**GENERAL GOVERNMENT – GOVERNING BODY – SCATTERED SITE  
HOUSING REHABILITATION COMMITTEE SELECTION**

Interim County Manager Darlene Bullins presented information from Mr. Gary Wilson-Benchmark regarding the selection committee for the upcoming Scattered Site Housing Grant. Mr. Wilson had noted the following:

- Selection Committee must be appointed by the Board of Commissioners
- Selection Committee will provide oversight in the selection of the 8 to 10 homes to be included in the County’s 2007 Grant Application
- Committee’s role is to review the ranking system that will be developed by Benchmark
- Ranking system will consider among other things: highest priority to very low income (30% of median) households, elderly households, handicapped households; lower priority to low income (50% of median) households, single parent households, and large family households. The suitability of the unit for rehabilitation
- Committee’s role will be short term in function and will involve perhaps 2 meetings

Commissioner Lankford nominated the following to serve on the Scattered Site Housing Rehabilitation Committee:

- Steve Mabe – Walnut Cove area
- Wayne Pyrtle – Lawsonville area
- Billy Sisk – Pinnacle area
- Ronald Shelton – Sandy Ridge area
- Ted Hairtson – Pine Hall area

Commissioner Smith nominated the following to serve on the Scattered Site Housing Rehabilitation Committee:

- Roscoe Boles – King area

Vice Chairman Walker nominated the following to serve on the Scattered Site Housing Rehabilitation Committee:

- Christine Hopkins – Walnut Cove/Danbury area

Nominations can be considered at the February 12<sup>th</sup> meeting.

The Board unanimously agreed to schedule a Board Retreat –Planning Continuation for Monday, February 19, 2007 at 4:00 pm.

Commissioner Lankford requested information regarding the vacant supervisor’s position in Public Buildings and the urgency in filling the position. Interim Manager Bullins noted the job had been posted internally for one week.

There being no further business to come before the Board, Chairman Inman entertained a motion to adjourn the meeting. Vice Chairman Walker moved to adjourn the meeting. The motion was unanimous.

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**Darlene M. Bullins**  
**Clerk to the Board**

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**J. Leon Inman**  
**Chairman**