

absent.

PUBLIC HEARINGS

Rezoning Request – Nelson Realty, LLC #202

Chairman Inman opened the Public Hearing for the Rezoning Request (H-B/Highway Business to RA/Residential Agricultural- #202) from Nelson Realty, LLC.

There were no public comments.

Chairman Inman closed the Public Hearing.

Special Use Permit Request – Robert Nickel #203

Chairman Inman opened the Public Hearing for a Special Use Permit Request from Robert Nickel for an Amusements/Recreational Facilities-Outdoor ZIP Line (#203).

The following spoke during the Public Hearing:

Rhett Bowman
1085 Nickel Farm Road
Westfield, NC 27053

Mr. Bowman requested the Board approve the Special Use Permit Request for the Zip Line. The Zip Line provides a place for teenagers to work, has brought people to Stokes County, and is definitely a tourist site for Stokes County.

Chairman Inman closed the Public Hearing.

Special Use Permit Request - North Carolina State Highway Patrol #204

Chairman Inman opened the Public Hearing for the Special Use Permit Request (#204) from NC State Patrol for a Wireless Telecommunication Tower-(199ft).

There were no public comments.

Chairman Inman closed the Public Hearing.

Rezoning Request – Barry L. Nelson #205

Chairman Inman opened the Public Hearing for the Rezoning Request (RA to H-B-CU for Business Expansion – Auto Repair Garage and Body Shop - #205) from Barry L. Nelson.

There were no public comments.

Chairman Inman closed the Public Hearing.

GENERAL GOVERNMENT – DISCUSSION AGENDA

Nelson Realty LLC - (H-B to RA) Rezoning Request # 202

Planning Director David Sudderth presented the following information regarding the Rezoning Request #202 (H-B) Highway Business to (RA) Residential Agricultural from Nelson Realty LLC. (Request to rezone approximately .57 acres)

STAFF REPORT

REQUEST: Rezone approximately .57 acres from H-B (Highway Business) to RA (Residential Agricultural)

SITE OWNER: Nelson Realty LLC

APPLICANT: Arnold Nelson

SITE LOCATION: The property is at 1020 Gordon Home Rd.

Map: 597415 **Parcel:** 1838 **PIN #:** 5974-15-63-1838

Deed Book: 488 **Page:** 1831 **Township:** Yadkin

SITE INFORMATION:

PARCEL SIZE: Total tract .57 acres

ZONING DISTRICT: H-B (Highway Business).

PROPOSED DISTRICT: RA (Residential Agricultural)

FLOOD HAZARD AREA: Not located in flood hazard area.

FIRM MAP #: 5964

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

WATERSHED DISTRICT: N/A

SEPTIC/WATER APPROVAL: Existing septic system on property. Water meter –King water supply.

SCHOOL DISTRICTS: Pinnacle Elementary, Chestnut Grove Middle, West Stokes High

EMERGENCY SERVICES: Pinnacle VFD, EMS - Station # 103, 104 – Pinnacle

EROSION CONTROL: N/A

ACCESS: Access for this property is off of Gordon Home Rd. (Private Rd.)

SURROUNDING LAND USE: The subject property is currently vacant. The surrounding property is predominantly zoned RA (Residential Agricultural). The adjacent lot to the north is zoned H-B (Highway Business). This parcel currently has a stick-built home located on it.

It appears from the original zoning maps that these two parcels were owned by Harold Boles and zoned H-B (Highway Business) and listed as storage buildings. Both lots have been used for residential purposes in the recent past. The request is consistent with the zoning district within the immediate vicinity of the proposed site. There are a variety of housing types in the area.

STAFF COMMENTS: This rezoning request comes to the Board as a request for a general use rezoning RA (Residential Agricultural). This district would allow stick built and modular homes, multi-sectional manufactured housing and singlewide manufactured homes. The applicant is requesting this rezoning to secure a building site for a new home. The addition of one home in this area should not pose a substantial burden on the community infrastructure. The Planning staff has no problem with this request.

PLANNING BOARD RECOMMENDATION: The Planning Board recommended approval of this request by a vote of 5 to 0.

Director Sudderth noted that there was no opposition to the rezoning request.

The Board had no issues with the rezoning request.

Robert Nickel – Special Use Permit Request #203

Planning Director David Sudderth presented the following information regarding the Special Use Permit Request #203 for a Zip Line – Amusements/Recreational Facility from Mr. Robert Nickel.

STAFF REPORT

REQUEST: Obtain a Special Use Permit for a Zip Line.

SITE OWNER: Robert Nickel

APPLICANT: Robert Nickel

SITE LOCATION: The property is located off of NC Hwy 66.

Map: 6907 **Parcel:** 3984 **PIN #:** 6907-00-84-3984

Deed Book: 395 **Page:** 497 **Township:** Quaker Gap

SITE INFORMATION:

PARCEL SIZE: Total tract 25.67 acres.

ZONING DISTRICT: RA (Residential Agricultural)

PROPOSED USE: Zip Line

FLOOD HAZARD AREA: Proposed office site not located in flood hazard area. Zip line route goes over location of 100 year flood.

FIRM MAP #: 3710690600J

FIRM MAP ZONE: Office facility located in Zone X - Area outside 500-year floodplain

WATERSHED DISTRICT: N/A

SEPTIC/WATER APPROVAL: Existing site has been evaluated and approved by the Stokes County Health Department (Environmental Health Section) for a septic system.

SCHOOL DISTRICTS: N/A

EMERGENCY SERVICES: Double Creek VFD, EMS –Pinnacle #103 & 104

EROSION CONTROL: N/A

ACCESS: The proposed facility will have driveway access off of NC Hwy 66, (Nickel Farm Rd.). NCDOT must approve the driveway permit to the site. There will be a gravel driveway leading to the site.

SURROUNDING LAND USE: The surrounding land uses consist mainly of open land and scattered residential development.

ISSUES TO CONSIDER:

- Impact on surrounding development.
- Impact on community infrastructure, traffic, public services etc.
- Safety of the facility
- Economic benefit due to tourism
- Recreational benefit to the community

STAFF COMMENTS: Mr. Nickel began building and operating the facility in 2007. We began discussing the issuance of a Special Use Permit for the facility at the beginning of this year. It took some time for staff to find out how to deal with a Zip Line facility as well as time for Mr. Nickel to have a site plan prepared. The North Carolina Department of Labor which inspects amusements and rides stated that they did not have any standards for this type of facility and that they would not inspect or certify it to meet any safety standards. The North Carolina Department of Insurance which administers the state building codes has indicated that the codes will only apply to the takeoff and landing platform as it relates to the Zip Line facility. Mr. Nickel engineered and constructed the Zip Line facility and provides his own safety inspections. Mr. Nickel has constructed and helped construct Zip Line facilities in other areas of the country. The recreational benefits of the Zip Line should be an asset to the tourism appeal of the county. The proposed location has a natural visual buffer due to the existing tree cover, terrain and size of the tract of land. The applicant will be required to provide the necessary services, restrooms, parking etc. that are necessary to operate any commercial activity. The applicant's site plan appears to meet all the applicable requirements for the issuance of the Special Use Permit to operate an Amusements/Recreational facility, "Zip Line". The Planning staff does not see any major problems with the request.

Director Sudderth presented the following recommended conditions:

- **Amusements/Recreational Facilities for Profit (Outdoors) (swimming pools, fishing lakes, etc.)**
 - 1) Outdoor amusement facilities shall be separated by an opaque screen from any abutting property that is located in a residential district, if required by the Boards.
 - 2) No amusement facilities, such as miniature golf courses, skateboard courses, or mechanical rides shall be located within 100 feet of any adjoining property line.

- 3) Hours of operation shall be no earlier than 7:00 a.m. and no later than 12:00 midnight.
- 4) Motorized vehicles, such as motorcycles, dirt bikes, go-carts, all terrain vehicles, and similar uses shall not be allowed.
- 5) The site shall have a minimum of ten (10) acres, unless otherwise determined by the Board.
- 6) Ancillary support activities, such as the provision of food and beverages, parking and other concessions or vending operations shall be permitted on a temporary basis and only during the operation of the use and shall meet all applicable state health codes.
- 7) All parking shall be on site in a designated area for that purpose.
- 8) Any signage, which identifies the use, shall be in accordance with standards of the underlying zoning district.

Director Sudderth presented the following information regarding Issuance of Special Use Permit:

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.

136.9 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.

Director Sudderth noted that there was no opposition to the Special Use Permit Request and stated the following Planning Board recommendation:

- **PLANNING BOARD RECOMMENDATION:** The Planning Board voted 5 to 0 to recommend approval of the Special Use request for a “Zip Line” recreational facility. The Board did not add any additional conditions to the request.

Mr. Nickel had no issues with the recommended conditions.

Mr. Nickel presented a DVD presentation regarding the Zip Line. Mr. Nickel noted the following:

- Largest ZipLine Canopy Tour on the East Coast with over 20 cables
- Adventure for anyone over two years old
- Tours done by appointment
- Course is regularly inspected by an accredited contractor and has been professionally engineered and constructed to exceed industry standards
- Team Building Field Trips
- The trailer located on the property has been donated to a family who will be moving the trailer, an office will be built on that property
- Noted several stories written about the Zip Line in tourism magazines which mention Stokes County
- Averages approximately 3,000 to 5,000 hits on the Zip Line Web page a day
- Various businesses in Stokes County have been added to Zip Line Website at no charge
- Receives numerous requests for places to stay in Stokes County – need for cabins, hotel, etc. in the County

Director Sudderth stated that there is a one year timeframe on any special conditional use unless the Board sees otherwise.

The Board discussed the Special Use Permit Request.

The Board had no issues with the Special Use Permit Request.

Rezoning Request – North Carolina State Highway Patrol #204

Planning Director David Sudderth presented the following information regarding the Special Use Permit Request #204 from the North Carolina State Highway Patrol for construction of a 199 ft telecommunication tower on Booth Mountain:

STAFF REPORT

REQUEST: The North Carolina State Highway Patrol is requesting a Special Use permit for the construction of a 199 ft. telecommunication tower on Booth Mountain.

SITE OWNER: Stokes County

APPLICANT: North Carolina State Highway Patrol

INITIAL SERVICE PROVIDER: North Carolina State Highway Patrol

SITE LOCATION: The property is located at 1429 Mounce Rd. (Booth Mountain)

Map: 6956

Parcel: 6430

PIN #: 6956-00-14-6430

Deed Book: 508

Page: 1492

Township: Meadows

SITE INFORMATION:

PARCEL SIZE: Total tract 1 acre

PROPOSED AREA: 70 x 70 (0.113 acres, 4900 sq. ft.) lease area

PROPOSED TOWER HEIGHT: 199 ft.

PROPOSED TOWER TYPE: The proposed tower would be a lattice design.

CAPACITY: Will be able to locate State and County owned antennas on the new tower.

ZONING DISTRICT: RA (Residential Agricultural)

FLOOD HAZARD AREA: Not located in flood hazard area.

FIRM MAP #: 3710695600J

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

WATERSHED DISTRICT: N/A

EMERGENCY SERVICES: Danbury VFD, EMS - Station # 2 Walnut Cove.

ACCESS: State will utilize existing access road off of Mounce Rd.

STAFF COMMENTS: The North Carolina State Highway Patrol, (NCSHP) is requesting to build this tower adjacent to the existing 199 ft. county owned tower on Booth Mountain. This tower was approved and constructed in 2004. The North Carolina State Highway Patrol is instigating a statewide communication project named (VIPER) Voice Interoperability Plan for Emergency Responders. This system will give the patrol and potentially other agencies better communications throughout the state, and in this case the eastern and northern portions of Stokes County. Due to the status of the existing agreement with Verizon Wireless it is not feasible for the NCSHP to co-locate on the existing tower. The Special Use Permit would be issued with the understanding that the facility, which would be owned and controlled by NCSHP is exempted by state statute from the requirements of the local zoning ordinance and the local building inspections department once the permit is approved. The tower would be exempted from the specific requirements of Appendix B (Wireless Telecommunication Requirements and Guidelines). The new tower would allow the county to move its current wireless facilities to the new tower and give the county access to a new communication shelter at the site. The county's current shelter is old and needs improvements. The construction of a new tower would also give the county a potential for future expansion of the existing facility for county needs as well as opening up opportunities for utilizing the tower as vertical real estate. It is my understanding that the NCSHP will need an additional tower in the county to complete the network for Stokes County and our neighboring counties. The Planning staff views this request as a necessary public safety facility, which will provide benefits for the entire county as well as the state.

Director Sudderth reiterated that transferring the county's equipment from the

existing tower would open up opportunities for utilizing the existing tower as vertical real estate. Director Sudderth stated that he had notified Hanging Rock State Park Ranger Eric Nygard in order for the Hanging Rock Advisory Board to review the request. There was no opposition from the Advisory Board or general public regarding the construction of a new tower.

Director Sudderth noted the Planning Board Recommendation:

- **PLANNING BOARD RECOMMENDATION:** The Planning Board recommended by a vote of 5 to 0 to approve of the Special Use Request for a 199 ft wireless telecommunication facility.

Director Sudderth concluded that the construction of the new tower would benefit NC Highway Patrol, Stokes County, citizens and visitors of North Carolina and Stokes County.

The Board discussed the Special Use Permit Request.

Emergency Services Director Monty Stevens and Emergency Communications Director Del Hall expressed their appreciation to the State Highway Patrol regarding this Project and both felt the project would be of great benefit to Stokes County.

The Board had no issues with the Special Use Permit Request.

Rezoning Request – Barry L. Nelson #205

Planning Director David Sudderth presented the following information regarding the Rezoning Request #205 (RA) Residential Agricultural to (H-B-CU) Highway Business Conditional Use for expansion of Auto Repair Garage and Body Shop: (Request to rezone approximately .91 acres)

STAFF REPORT

REQUEST: Rezone approximately .91 acres from RA (Residential Agricultural) to

H-B-CU (Highway Business Conditional Use) for expansion of Auto Repair Garage and Body Shop.

SITE OWNER: John Willard Nelson

APPLICANT: Barry Lee Nelson

SITE LOCATION: The property is located on the east side of Moir Farm Rd. (SR# 1606) approximately .7 mi. south of NC Hwy 704 and .4 mile north of Sisk Rd. (SR# 1606).

Map: 6060

Parcel: 8288

PIN #: 6060-00-14-8288

Deed Book: 413

Page: 2102

Township: Snow Creek

SITE INFORMATION:

PARCEL SIZE: Total tract 2.534 acres.

PROPOSED REZONING ACREAGE: .91 acres, (39,639.6 sq. ft.)

ZONING DISTRICT: RA (Residential Agricultural)

PROPOSED DISTRICT: H-B (Highway-Business Conditional Use) for a garage and body shop

FLOOD HAZARD AREA: Not located in flood hazard area.

FIRM MAP #: 3710606000J

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

WATERSHED DISTRICT: No

SEPTIC/WATER APPROVAL: Existing septic system

SCHOOL DISTRICTS: N/A

EMERGENCY SERVICES: Northeast Stokes VFD, EMS - Station # 2 Lawsonville.

EROSION CONTROL: N/A

ACCESS: The business has an existing driveway access off of Moir Farm Rd. (SR# 1606).

SURROUNDING LAND USE: The subject property is located behind the applicant's home on a separate parcel of land. The proposed expansion would be incorporated into the applicant's property. The proposed site has the same access to Moir Farm Rd. as the existing garage.

ISSUES TO CONSIDER:

- Impact on surrounding development.
- Increase in commercial tax base.

STAFF COMMENTS: This rezoning request comes to the Board as a Conditional Use Request for a 40 x 60 (2400 sq. ft.) building for expansion of an existing garage and body shop, (Rezoned 1-2-01). The Board may talk about the proposal in detail. Mr. Nelson constructed the new structure without first obtaining the necessary permits. He was informed of this and at that time we found that the new structure encroached onto the adjacent property owned by his father. Mr. Nelson has operated his existing garage and body shop since 2001 in good standing with this department. The Planning staff has no problem with the proposed expansion and views it as an asset to the community. Staff does not recommend any additional conditions.

Director Sudderth noted that there was no opposition to the request.

Director Sudderth presented the following recommended conditions:

Automobile, vehicle repair/service garage

No storage of materials, parts, tires or dismantled vehicles shall be allowed in the front yard of any vehicle repair/service garage.

- 1) Storage of all materials, parts, tires and dismantled vehicles shall be in the rear of the primary structure and shall be enclosed by a solid fence no less than eight (8) feet in height. No more than ten (10) motor vehicles shall be stored on the premises at any one time.
- 2) No storable materials, parts, tires or dismantled vehicles shall be stacked or placed to reach a height of six (6) feet.
- 3) Lighting for the use shall not have a direct beam of light from outdoor fixtures, signs or vehicles maneuvering on the site that will shine into any abutting property located in a residential zoning district or an abutting residential use. The height limit of any light shall be limited to thirty-five (35) feet.

Director Sudderth noted the Planning Board recommendation:

- **PLANNING BOARD RECOMMENDATION:** The Planning Board recommended approval of this request by a vote of 5 to 0. The Board also recommended approval of the Conditional Use Permit by a vote of 5 to 0 with no additional conditions.

The Board discussed the Rezoning Request and Conditional Use Permit

The Board had no issues with the Rezoning Request.

PUBLIC COMMENTS

There were no public comments.

GENERAL GOVERNMENT – ACTION AGENDA

Nelson Realty LLC (H-B to RA) Rezoning Request # 202

Chairman Inman entertained a motion to approve the Rezoning Request #202 (Nelson Realty LLC - H-B to RA) to rezone approximately .57 acres.

Commissioner Lankford moved to approve the Rezoning Request #202 (Nelson Realty LLC (H-B to RA) to rezone approximately .57 acres. Commissioner Smith seconded and the motion carried (4-0) with Vice Chairman Walker absent.

Robert Nickel – Special Use Permit Request #203

Planning Director Sudderth reviewed the previously discussed recommended conditions:

■ **Amusements/Recreational Facilities for Profit (Outdoors) (swimming pools, fishing lakes, etc.)**

1. Outdoor amusement facilities shall be separated by an opaque screen from any abutting property that is located in a residential district, if required by the Boards.
2. No amusement facilities, such as miniature golf courses, skateboard courses, or mechanical rides shall be located within 100 feet of any adjoining property line.
3. Hours of operation shall be no earlier than 7:00 a.m. and no later than 12:00 midnight.
4. Motorized vehicles, such as motorcycles, dirt bikes, go-carts, all terrain vehicles, and similar uses shall not be allowed.
5. The site shall have a minimum of ten (10) acres, unless otherwise determined by the Board.
6. Ancillary support activities, such as the provision of food and beverages, parking and other concessions or vending operations shall be permitted on a temporary basis and only during the operation of the use and shall meet all applicable state health codes.
7. All parking shall be on site in a designated area for that purpose.
8. Any signage, which identifies the use, shall be in accordance with standards of the underlying zoning district.

Planning Director Sudderth suggested adding the following condition:

- Applicant has one year to complete all requirements pertaining to the project

Mr. Nickel had no issues with the recommendations from Director Sudderth other than the mobile home that has been donated has to be moved before the office building can be built. The community is in the process of raising funding to assist the family in the moving expenses.

Planning Director Sudderth noted the Board must respond and vote on each of the following items concerning the issuance of a Special Use Permit.

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. (4-0) Vice Chairman Walker absent
- (b) The requested use is essential or desirable to the public convenience or welfare. (4-0) Vice Chairman Walker absent
- (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. (4-0) Vice Chairman Walker absent
- (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.
(4-0) Vice Chairman Walker absent
- (e) Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided.
(4-0) Vice Chairman Walker absent
- (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. (4-0) Vice Chairman Walker absent

Mr. Nickel noted that the Zip Line was going to put Stokes County on the map.

Commissioner Lankford commended Mr. Nickel's efforts, which has brought a great idea to the northern side of county to help boost tourism.

Chairman Inman entertained a motion to approve the Special Use Permit for a Zip Line requested by Mr. Robert Nickel.

Commissioner Lankford moved to approve the Special Use Permit for a Zip Line requested by Mr. Robert Nickel. Commissioner Carroll seconded and the motion carried (4-0) with Vice Chairman Walker absent.

Rezoning Request – North Carolina State Highway Patrol #204

Planning Director Sudderth noted the Board must respond and vote on each of the following items concerning the issuance of a Special Use Permit.

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. (4-0) Vice Chairman Walker absent
- (b) The requested use is essential or desirable to the public convenience or welfare. (4-0) Vice Chairman Walker absent
- (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. (4-0) Vice Chairman Walker absent
- (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. (4-0) Vice Chairman Walker absent
- (e) Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided. (4-0) Vice Chairman Walker absent
- (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. (4-0) Vice Chairman Walker absent

Chairman Inman entertained a motion to approve the Special Use Permit Request #204 from the North Carolina State Highway Patrol for construction of a 199 ft telecommunication tower on Booth Mountain.

Commissioner Smith moved to approve the Special Use Permit Request #204 from the North Carolina State Highway Patrol for construction of a 199 ft telecommunication tower on Booth Mountain. Commissioner Lankford seconded and the motion carried (4-0) with Vice Chairman Walker absent.

Rezoning Request – Barry L. Nelson #205

Chairman Inman entertained a motion to approve the Rezoning Request #205 (Barry L Nelson RA to H-B-CU) to rezone approximately .91 acres.

Commissioner Lankford moved to approve the Rezoning Request #205 (Barry L. Nelson RA to H-B-CU) to rezone approximately .91 acres. Commissioner Smith seconded and the motion carried (4-0) with Vice Chairman Walker absent.

Planning Director Sudderth noted the Board must respond and vote on each of the following items concerning the issuance of a Special Use Permit.

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. (4-0) Vice Chairman Walker absent
- (b) The requested use is essential or desirable to the public convenience or welfare. (4-0) Vice Chairman Walker absent
- (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. (4-0) Vice Chairman Walker absent
- (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.
(4-0) Vice Chairman Walker absent
- (e) Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided.
(4-0) Vice Chairman Walker absent
- (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. (4-0) Vice Chairman Walker absent

Chairman Inman entertained a motion to approve the Special Use Permit Request #205 from the Barry L. Nelson for expansion of Auto Repair Garage and Body Shop.

Commissioner Lankford moved to approve the Special Use Permit Request #205 from the Barry L. Nelson for expansion of Auto Repair Garage and Body Shop.

Commissioner Smith seconded and the motion carried (4-0) with Vice Chairman Walker absent.

Other Business

Manager Bryan Steen noted that he had requested Director Sudderth to speak to the Board regarding joining the City of King to develop a Comprehensive Land Use Plan.

Planning Director David Sudderth noted following regarding a Comprehensive

Land Use Plan:

- Having a new Comprehensive Land Use Plan completed has been discussed several times – geared toward Economic Development
- Need for infrastructure in the County
- Questioned due to current economy, was this the best time to start a plan
- With a joint effort, the county and the city as far as land use developed are diametrically opposed to how development should take place in the county such as residential development relating to the school system
- Find it difficult to see how the city and the county can each get out of the plan what they want especially when only one group funds schools
- Not certain what kind of grants would be available
- The County does not need a “can plan” – a plan that is similar to another county or city with basically only the names changed
- One county which did a plan 2001, spent approximately \$50,000 to \$60,000, not sure what a plan would cost today
- One way to start would be to look at improving infrastructure in areas that have already been identified for commercial growth – would be more cost efficient
- Reiterated the need to focus on small areas first
- The County does not need to waste money on a plan that won’t accomplish something

Chairman Inman noted the need for a Comprehensive Land Use Plan, not just a

Comprehensive Plan

The Board briefly discussed joining the City of King to develop a Comprehensive

Land Use Plan.

Adjournment

There being no further business to come before the Board, Chairman Inman entertained a motion to adjourn the meeting.

Commissioner Smith moved to adjourn the meeting. Commissioner Lankford seconded and the motion carried (4-0) with Vice Chairman Walker absent.

Darlene M. Bullins
Clerk to the Board

J. Leon Inman
Chairman