

MINUTES

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

BOARD OF COMMISSIONERS
OCTOBER 11, 1993

The Henderson County Board of Commissioners met for a Special Called Meeting at 7:00 p.m. in the Commissioners' Meeting Room of the County Office Building. The purpose of the meeting was a work session on the Carriage Park II Development.

Present were: Chairman Vollie G. Good, Commissioner Hugh D. Randall, Commissioner William McKay, Commissioner Renee Kumor, County Manager David F. Thompson, Staff Attorney Angela Skerrett, Director of Planning Matt Matteson, Director of Inspections Sam Laughter, and Clerk to the Board Elizabeth W. Corn.

Absent was Vice-Chairman J. Michael Edney.

CALL TO ORDER

Chairman Good called the meeting to order and reminded everyone that this meeting was a continuation of the October 6, 1993 meeting.

Planning Director, Matt Matteson stated that the State of North Carolina enforces the sedimentation and erosion control laws and the County is an interested party, but the County does not have any direct involvement. Citations or permits issued are written by the State.

County Manger, David Thompson asked if a development has to be in compliance with sedimentation erosion control before you can be issued a building permit, and if there was a violation on an existing parcel would the violation have to be corrected before another permit could be issued.

Zoning Inspector, Sam Laughter stated that it would depend on how the initial project is divided into individual sections or phases and if there is a known violation in a phase of the development, that would stop permit issues on that particular construction site. If the sites were divided into several different sections then that would not stop construction on the other sites, only on the one that is out of compliance.

Chairman Good reminded the audience that the Board would continue to review the proposed conditions. He informed the audience of the procedures that the Board would follow during the course of this meeting.

At the October 6, 1993 meeting, Planning Director, Matt Matteson handed out copies of the proposed 27 conditions to the Board, the County Manager, the Staff Attorney, the Petitioner and to the parties of the Proceeding. There were no changes made to number 1 and number 2. Mr. Matteson reviewed the following:

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PROPOSED CONDITIONS SUBMITTED BY THE
HENDERSON COUNTY PLANNING DEPARTMENT
REGARDING SPECIAL USE PERMIT NO. 93-13 FOR
CARRIAGE PARK DEVELOPMENT CORPORATION
DRAFTED SEPTEMBER 29, 1993

1. Approved Units. The Project was approved for 663 total dwelling units placed on 377 total acres of land within the PUD boundary, said housing units being single family detached townhouse units, condominium units or rental apartment units within those areas depicted on the Research Master Plan drawn by Luther E. Smith & Associates, P.A. dated June 11, 1993. Such housing units are defined herein.
2. Failure to Comply. This Special Use Permit granted by Henderson County incorporates by reference those applications, maps plans, and documents submitted or presented during the application process unless otherwise addressed herein. Failure to comply with these conditions, may result in the termination of the Applicant's right of development under the permit in accordance with Section 907 of the Henderson County Zoning Ordinance.
3. Use of Existing Buildings. Until 90% of the development is completed, 597 units built or under construction, the Applicant may use any existing buildings or structures, excluding dwelling units proposed under application SP-93-13, or housing units approved under SP #87-2 for direct support of the development, including sale offices, construction management officials, and material storage or maintenance facilities. Upon expiration of the existing temporary use permit for the welcome center located adjacent to Haywood Road, use of the structure shall be governed by the terms of this permit.
4. Exterior Perimeter Buffer. An undisturbed buffer 30 feet in width shall be maintained along the exterior boundary of the property except in those areas where the property abuts a state maintained road. Such buffer shall consist of trees and natural vegetation existing as of the date of issuance of the permit. Such trees may selectively cut or trimmed for the purposes of constructing trails and developing incidental amenities, but not beyond the extent that the purpose of the buffer will be diminished. Development within the buffer area shall be restricted to emergency or service access roads, park facilities (excluding parking), trails and public utilities (excluding storage tanks). Other above ground public utility improvements installed by the Applicant may only be permitted within the 30 foot buffer if such location is necessary to serve the development and if the structure is designed to

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conform architecturally with proposed or existing adjacent development. No designated parking areas shall be constructed within the 30 foot buffer. The buffer may contain rights-of-ways and drives to serve existing properties not a part of the development. The buffer shall not, however, negate provisions in Section 700.01, 7 & 8, regarding minimum requirements for privacy.

- 4b. Privacy Requirements. The plan for each development parcel shall provide a reasonable visual and acoustical privacy for all dwelling units whether such units are located within the Planned Unit Development (whether within the same development parcel or not), or located on property adjacent to the planned unit development. Fences, insulation, walls, barriers, and landscaping shall be used as appropriate for the protection and aesthetic enhancement of the Planned Unit Development and the privacy of its occupants, and for the screening of objectionable views or uses, and for reduction of noise. Multi-level buildings shall be located within a development parcel in a way as to dissipate any adverse impact on adjoining low-rise buildings (whether located within the same development parcel or not, or located on property adjacent to the Planned Unit Development) and shall not invade the privacy of the occupants of such low-rise buildings.
- 4c. Development Parcel Perimeter Buffer. If topographical or other barriers (whether currently existing or proposed by the Applicant) located within ten (10) feet of the perimeter of a development parcel do not provide reasonable privacy for existing uses adjacent to the development parcel (whether within the planned unit development or not), the Board of Commissioners may impose any of the following requirements:
1. Structures located on the perimeter of the development parcel must be set back from the property lines and rights-of-way of abutting streets in accordance with the provision of the Zoning Ordinance controlling the district within which the development parcel is located.
 2. Structures other than single family detached units located on the perimeter of the development parcel may require screening in a manner which is approved by the Board of Commissioners.
 3. The location of the structures on the perimeter of the development parcel, as shown on the development plan, shall be so arranged as not to be detrimental to existing structures or to the adjacent neighborhood.
5. Site Standards. The attached schedule of site standards shall

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be in effect.

SCHEDULE OF SITE STANDARDS
For Carriage Park Development, Phase II
(All Measurements in Feet or Units)

| <u>Minimum Standards</u> | <u>Single Family Detached</u> | | <u>Townhouse or Condominium</u> | | <u>Apartment</u> | |
|--|-------------------------------|-------------|---------------------------------|-------------|------------------|--------------|
| | <u>Prin.</u> | <u>Acc.</u> | <u>Prin.</u> | <u>Acc.</u> | <u>Prin.</u> | <u>Acc.</u> |
| a. Setback from C/L of Major Collector Road | 40 | 40 | 40 | 40 | 40 | 40 |
| b. Setback from C/L of Minor Collector Road | 30 | 30 | 30 | 30 | 30 | 30 |
| c. Setback from C/L of Residential Street | 30 | 26 | 30 | 26 | 30 | 26 |
| d. Setback from C/L of Neighborhood Drive | N/A | N/A | 20 | 16 | 20 | 16 |
| e. Minimum Setback from Side Lot Line | None | None | None | None | None | None |
| f. Minimum Setback from Development Parcel Boundary Line | 10 | 10 | 10 | 10 | 20 | 20 |
| g. Setback from Rear Lot Line | 10 | 10 | 10 | 10 | 20 | 20 |
| h. Min. Dist. Between Principal Bldgs. Within a Devl. Parcel | 20 | N/A | 20 | N/A | 20 | N/A |
| i. Setback from Carriage Park Boundary * | 40 | 40 | 40 (2) | 40 (2) | N/A (2) | N/A (2) |
| | | | 50 (3-8) | 50 (3-8) | 70 (9-12) | 70 (9-12) |

* Numbers in () indicate the number of units in an building.

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- . Minimum Setback From Another Dwelling or Structure for Garages/ Carports in Front or Side Yard N/A 10 N/A 10 N/A 10
- k. Minimum Distance Between Another Dwelling or Structure for Garages/ Carports in Front or Side Yard N/A 10 N/A 10 N/A 10
- l. Minimum Buffer (Common Land) Between Development Parcels 25 25 25 25 25 25
- m. Maximum Building Height 35 30 35 30 35 30
- n. Maximum Units Per Building 1 N/A 8 N/A 12 N/A
- o. The following are the minimum distances of separation in feet between any one building in one development parcel and another building of the same or different type in an adjoining development parcel. Distances are measured from the foundation wall of a structure.

MINIMUM SEPARATION REQUIREMENTS

| | <u>1 Unit Building</u> | <u>2 Unit Building</u> | <u>3 - 8 Unit Building</u> | <u>9 - 12 Unit Building</u> | |
|--------------------|------------------------|------------------------|----------------------------|-----------------------------|----|
| 1 Unit Building | 45 | | 50 | 65 | 70 |
| 2 Unit Building | 50 | | 50 | 65 | 70 |
| 3-8 Unit Building | 65 | | 65 | 65 | 70 |
| 9-20 Unit Building | 70 | | 70 | 70 | 70 |

- 6. Collector Road. No paved portion of any collector road (major or minor) shall be located within 60 feet of the perimeter of the property unless otherwise shown on the Research Master Plan.
- 7. Road Standards. The Applicant will design and construct all roads, streets, cul-de-sacs, turn arounds, and intersections,

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- hereafter referred to as roads, within the project, where applicable, according to the NCDOT standards for horizontal alignment and vertical grade. The Applicant shall also provide evidence of the responsibility for road maintenance and repair, prior to the recordation of any plat representing lots or units having direct access to said roads.
8. Stormwater Management. The Applicant shall initiate and maintain a storm water management program to minimize the impact of stormwater runoff within the project site and on adjacent properties. All plans for dams or water impoundment structures must meet NCDEHNR - Land Quality Division standards, or those of other agencies having such authority.
 9. Permits. All state and local permits including permits for utilities and sedimentation and erosion control must be kept up to date.
 10. Development on Slopes. Where development is proposed on slopes in excess of 40% or (2.5 to 1) slope, the Applicant shall state, for every development parcel, the extent of existing soil stabilizing vegetation and trees, to what degree, if any, removal of such is proposed, and what the effect of such removal will be on erosion of the development site, both short and long term.
 11. Ancillary Commercial Uses. Ancillary commercial uses, for the general use of the residents of the project and their guests, shall be allowed in or on property owned and maintained by the "Carriage Park Association." Approval for such uses shall be granted by the Zoning Administrator and may be subject to conditions such as hours of operation, signage, lighting, etc.
 12. See Number 27.
 13. Definitions. For purposes of this permit, the following definitions shall be used in addition to those set forth in existing county ordinances however where such definitions conflict, those stated herein shall be in effect.
 - (a) Major Collector Road. A primary access or loop road serving the entire development and having a minimum 60 foot right-of-way, 6 foot shoulders, 26 feet of pavement (width) with a curb and gutter section or 18 feet of pavement without curb and gutter, such pavement (I-2 Asphalt) being 2 inches in thickness on an 8 inch ABC Stone base.
 - (b) Minor Collector Road. A road serving not more than 5 individual development parcels and having a minimum 50 foot right-of-way, 6 foot shoulders, 26 feet of pavement (width)

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with a curb and gutter section or 18 feet of pavement without curb and gutter, such pavement (I-2 Asphalt) being 2 inches in thickness on an 8 inch ABC Stone base.

(c) Residential Street. A road typically serving by direct access, single family detached units, having a minimum 45 foot right-of-way, 3 foot shoulders, 18 feet (width) of pavement (I-2 Asphalt) and 1 1/2 inches in thickness on a 6 inch ABC Stone base.

(d) Neighborhood Drive. A road typically serving by direct access, townhouse, condominiums or apartments, sometimes with 22 feet of adjacent parking, and otherwise with 3 foot shoulders, such road having a 30 foot access easement (including utility use) and having 18 feet (width) of pavement (I-2 Asphalt), 1 1/2 inches in thickness on a 6 inch ABC Stone base and not exceeding 18 percent grade.

(e) Development Parcel. An area shown on the Research Master Plan which will be reviewed as an entire parcel and developed as a neighborhood with a predominant architectural style, and an individual community identity. Upon application for review, such parcel will have a measurable and definitive property boundary. Development parcels shall generally conform with those shown on the Research Master Plan.

(f) Single Family Detached Dwelling. A one unit structure typically where the owner takes fee simple title to both home and lot.

(g) Condominium. A residential structure containing multiple dwelling units, where the owner takes title to a unit with or without party walls, but where the ground on which the structure is sited is in common ownership.

(h) Townhouse. A residential structure containing multiple dwelling units, with party walls, with each unit having its own deeded lot often with shared common areas.

(i) Apartment. A residential structure containing more than eight (8) units, with party walls, with all units in each building and the land on which the structure is sited under the same ownership.

Note: Such definitions (f, g, h & i) are for the purpose of identifying different building types as used in this permit and shall not govern the individual ownership or occupancy of such units.

14. See number 27.

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15. See number 27.
16. See number 27.
17. Open Space. That prior to or concurrent with the recordation of any development lots, townhouse, condominiums, or apartments, the Applicant shall record or provide evidence that required open space has been placed on record.
18. Change in Ownership. The Applicant shall notify the Henderson County Planning Department of any change in ownership or control of the property, development parcel, or group of parcels, and provide name(s), address(s) and other information regarding the change as may be required. Such information shall be rendered within ten days on any such change.
19. See number 27.
20. See number 27.
21. See number 27.
22. Annexation. Upon annexation of any part of the development by a municipality, the Applicant shall continue to conform with any and all requirements of this permit for any section for which the Applicant has established a Vested Right under [G.S. 160A-360(i)].
23. Oral Report to Board. Upon request by the Board of Commissioners, the Applicant shall be required to provide a written and oral report to the Board of Commissioners describing in detail the status of the project to allow the Board to ascertain the level of compliance with the terms of this permit and the Henderson County Zoning Ordinance.
24. New Ordinances and Amendments. The Applicant shall comply with any amendments to the Henderson County Zoning Ordinance, other applicable ordinances, or passage of new ordinances, except where a development parcel has been previously approved but not completed, in which case completion shall be under the rules existing at the time of parcel approval.
25. Rescission of Existing Permit. Special Use Permit No. 87-2 (issued in March of 1988 and amended January, 1992) shall be recorded upon approval of this permit by the Board of Commissioners and acceptance by the Applicant. Any units designated in a development plan previously approved by the Henderson County Planning Board shall however, be built under the conditions of their respective Special Use Permit. No further development may otherwise occur any in sections one

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through five.

- 26. Application Fees. Unless otherwise provided for, the fees for application for each development parcel and section thereof shall be as follows:

Application for site plan review
 for a development parcel.....\$150.00

Plat Review for any section of
 a development parcel.....\$50.00

- 27. Review and Approval of Development Parcels. Prior to initiation of construction of any structure within any development parcel the Applicant shall submit detailed plans of the proposed work in accordance with the following procedure for review and approval. Failure of the Applicant to substantially conform to said procedure will be grounds for administrative rejection of an application for development parcel approval.

- A. Application Procedure.

- (1) Preapplication Conference Required. Before submitting an application for approval of a development parcel, the Applicant shall arrange a preapplication conference with the Henderson County Planning Department. Ten (10) days prior to the arranged preapplication conference, the Applicant shall submit to the Planning Department a sketch development plan and a brief description of the proposed development strategy for the development parcel. The sketch plan and development strategy shall shown and describe the layout of the development parcel, depicting proposed areas and types of residential development, open-spaces, and recreation areas and vehicular circulation systems. The purpose of the preapplication conference is to allow the Applicant an opportunity to discuss the proposed development plan with the Planning Department and to receive nonbinding feedback as to whether the proposed plan conforms specifically to the requirements of all applicable local ordinances and the terms of the special use permit, and generally to the intent of the special use permit and the Henderson County Zoning Ordinance.

- (2) Submission of Application for Approval. All applications for development parcel approval shall be submitted to the Henderson County Planning Department at least thirty (30) days prior to the regular Henderson County Planning Board meeting at which formal application review will occur.

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Upon receipt of said application, the Planning Department shall review the application and shall prepare a recommendation to the Henderson County Planning Board concerning such application. The Planning Department shall be responsible for ensuring that the application is placed on the agenda for the first regular Henderson County Planning Board meeting which is scheduled at least thirty days past the date of receipt of the application.

The following requirements must be met by the Applicant when submitting an application for approval of a development parcel.

- (a) Applicant. Applicant as used in this Special Use Permit shall mean Carriage Park Development Corporation, unless Carriage Park Development Corporation requests, and the Board of Commissioners approves, that another Applicant be named for a particular development parcel, on a case-by-case basis. And Luther, I added on a case-by-case basis.
- (b) Applications. The Applicant shall submit applications for areas no smaller than on a development parcel basis. Following approval of the overall development plan for each development parcel, subsequent plat applications for completed sections may be submitted. Forms and checklists for such applications for development parcel review may be prepared by County Staff. All documentary information required by Section 700 of the Henderson County Zoning Ordinance which has not already been provided by the Applicant, including but not limited to Section 700.01(9), 700.01(10), 700.01(11), 700.01(12), 700.01(13), 700.06(a) (1-7), 700.06(b) (1-9), 700.06(c), shall be submitted by the Petitioner as part of the application for approval for each development parcel.
- (c) Evidence of Permits Required. The Applicant shall be required to submit all pertinent federal, state, or local permits, including sedimentation and erosion control permits with an application for development parcels review, or approval. Final approval of development plans may be made by the County contingent upon receipt of such permits.
- (d) Evidence of Infrastructure Development. The Applicant shall, prior to any request for review or approval of plans for any development parcel, provide evidence that development infrastructure including roads, drainage, water and sewer, have been extended to the boundary of said parcel; or otherwise provide an improvements guarantee in a form acceptable to the Henderson County Board of Commissioners. Such utility and road extensions or guarantees therefor upon acceptance by the Board of Commissioners, shall be sufficient

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for the issuance of building permits. Improvement guarantees shall be administered according to Section 551 of the Henderson County Land Development Ordinance.

- (e) Notification Requirements. At the time of submission of plans for any development parcel, the Applicant shall provide a list of names and mailing addresses of any property owners, whose property lies outside the perimeter of the outer boundary of the development but within 100 feet of the parcel. The County shall notify by first class mail, the time and date of the public meeting at which such application shall first be reviewed. Such notices shall be mailed at least ten (10) days prior to such meeting and costs for mailing may be assessed to the Applicant. Notices shall also be sent to any operating homeowner's associations within the Carriage Park PUD who may have a direct interest in such new development parcel review application.

In response to Chairman Good, Planning Director Matt Matteson stated that the costs for mailing notices under the notification requirements, are paid by the Planning Department as part of the normal development fees.

B. Application Review and Approval.

- (1) Planning Board Review. The Henderson County Planning Board shall provide the initial review of all applications for development parcel approval. The Henderson County Planning Board shall review the application and determine whether the application meets the minimum informational and site specific requirements of the Special Use Permit conditions and applicable ordinances. The review of plans representing the subdivision of land within a development parcel must be in accordance with the Henderson County Land Development Ordinance.

(a) Authority of the Henderson County Planning Board. The Henderson County Planning Board shall have the authority to approve all applications which meet the minimum requirements of the Special Use Permit conditions and applicable ordinances. The Henderson County Planning Board shall have the authority to deny all applications which do not conform to said minimum requirements. However, the Planning Board shall not have the authority to impose additional conditions upon the Applicant.

(b) Referral to Board of Commissioners for Additional Conditions. If, after a review of the application for approval of a development parcel, the Planning Board

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determines that the minimum requirements as stated in the Special Use Permit conditions are insufficient due to existing topographical conditions (whether natural or man-made) or development patterns to meet the intent of the Special Use Permit conditions, the Planning Board shall prepare a recommendation to the Henderson County Board of Commissioners. Such recommendation shall include a statement that the application conforms to the minimum requirements of the special use conditions and the applicable ordinances, a statement as to why, in the Planning Board's opinion, the minimum requirements are not sufficient to meet the intent of the special use permit conditions and a statement as to the draft conditions for the application which will, in the Planning Board's opinion, satisfy the intent of the special use permit.

(c) Special Meetings. Nothing contained in this Special Use Permit shall be interpreted so as to preclude the Planning Board from calling a special meeting to review any application for development parcel approval.

(2) The Board of Commissioners Review.

(a) Authority of the Board of Commissioners. The Henderson County Board of Commissioners shall have the authority to review and approve or deny any application for development parcel approval. In addition, the Board may at its own discretion impose reasonable additional conditions as provided for in Sections 700 and 1105.01(3) of the Henderson County Zoning Ordinance beyond those stated in this Special Use Permit, provided that such restrictions are based on site conditions or existing development patterns.

(b) Imposing Additional Conditions by the Board of Commissioners. If the Planning Board refers an application for development parcel approval to the Board of Commissioners for the imposition of additional conditions, the Board of Commissioners shall consider said application at their next regular mid-month meeting following the last Planning Board meeting at which the application was considered. The Board of Commissioners shall review the Planning Board's recommendation and shall evaluate the necessity for additional conditions in light of all existing facts and circumstances. The Board of Commissioners shall impose any additional conditions which are necessary in the Board's opinion to preserve the intent of this Special Use Permit and the Henderson County Zoning Ordinance.

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(c)

Special Meetings. Nothing contained in this Special Use Permit shall be interpreted so as to preclude the Board of Commissioners from calling a special meeting to review any application for development parcel approval.

C. Appeal. The Applicant shall have the following rights of appeal concerning each application for development parcel approval.

(1) Planning Board Decisions. The Applicant may appeal any adverse decision rendered by the Planning Board to the Henderson County Board of Commissioners by submitting a Notice of Appeal to the Clerk to the Board of Commissioners within thirty (30) days of the date of the adverse decision.

(2) Board of Commissioners Decisions. The Applicant may appeal any adverse decision rendered by the Henderson County Board of Commissioners by filing a Petition for Review in the Nature of Certiorari with the Clerk of Superior Court within thirty (30) days of the date of the adverse decision in accordance with North Carolina General Statute §153A-340.

d. Time Frames for Review.

1. The Henderson County Planning Board. The Henderson County Planning Board shall have forty-five (45) days within which to approve, deny or refer to the Board of Commissioners an application for development parcel approval. If the Planning Board fails to act within the requisite forty-five days, the application shall be automatically be referred to the Board of Commissioners for consideration at their next regular mid-month meeting.

2. The Henderson County Board of Commissioners. The Henderson County Board of Commissioners shall have forty-five (45) days from receipt of application for development parcel approval from the Planning Board, or from receipt of a Notice of Appeal from the Applicant, within which to render a decision concerning said application.

28. The Applicant may use an unoccupied dwelling unit as a "model home" but such dwelling unit may not be used as a sales office.

29. Severability. Should any section or provision of these conditions be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the special use permit as a whole or

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any part thereof which is not specifically declared to be invalid or unconstitutional.

Chairman Good informed the public the procedures and asked to hear from the four formal parties to the proceeding, the applicant, or the applicant's representative and from Board members and staff.

Frances Caruso was concerned with the maximum number of units, the height of the units and the setbacks that were being described as a vegetative buffer. She was concerned about the soil erosion and sedimentation, and the storm water management program. She asked the Commissioners to hire an independent civil engineer to monitor this development project, and she suggested that the Commissioners appoint an advisory board consisting of 2 people from each of the adjoining properties homeowners associations to provide input into this Carriage Park Development.

Joe Hope questioned the setback requirements of the perimeter buffer and the ownership of the property and buffer lines. He also had concerns regarding the proposed emergency service road, the existing roads, and (Number 4b) how would the developer provide reasonable visual and acoustical privacy. Erosion was Mr. Hope's major concern and he asked for assistance from the County. He also expressed concerns about the number of units allowed and compared them to other developments.

Rick Houston stated that through this hearing he had learned that what was granted to the developer in original PUD can not be taken away at this point. He stated that this was much of what the public comments were about. He commended the Planning Department for a good job of arranging things so that those people in adjoining properties could be reasonably well protected. He stated he didn't see how they could solve the erosion problems since it is under state control. He wanted to have someone to call at the county level if they needed to get something done about the erosion. He recommended that the Commissioners accept the application with the conditions generally as proposed by the Planning Department.

Zoning Administrator, Sam Laughter informed the audience that what was granted to the developer in the original PUD could all be taken away if the Applicant is in violation of the conditions or the terms of the original application.

Chairman Good adjourned the meeting for a 10 minute break.

Luther Smith stated that this process started on January 21, 1993 when the first pre pre pre application meeting and discussions of this project with the zoning administration and also the planning

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director. On behalf of the Petitioner, he thanked the Board and staff for all of their efforts, and Mr. Houston for his comments.

There was much discussion between the Board members, the Petitioner and staff regarding the site standards. All were in agreement with the number of units, set back requirements, and distances of separation in feet between buildings as stated above.

Chairman Good stated that a motion to either approve the permit, to deny the permit, or to approve the permit with the change in the conditions was in order.

Commissioner McKay made the motion to approve the permit with the conditions as agreed upon at this meeting. Motion carried. Meeting was adjourned.

ATTEST:

Elizabeth W. Corn
Elizabeth W. Corn, Clerk

Vollie G. Good
Vollie G. Good, Chairman

