April 9, 2001

The Johnston County Board of Commissioners met in regular session in the Commissioners' Room, Johnston County Courthouse Annex, Smithfield, North Carolina beginning at 7:00 p.m. with the following members:

Present: James H. Langdon, Jr., Chairman, Cookie Pope, Vice-Chairman, Wade M. Stewart, Allen L. Mims, Jr., Fred Smith and W. Ray Woodall
Absent: Thomas M. Moore
Also Present: Rick J. Hester, County Manager, Joyce H. Ennis, Clerk to the Board, and J. Mark Payne, County Attorney

The Chairman called the meeting to order and the following business was transacted:

Public Comments - There were no public comments

1. Public Hearing - 7:00 p.m. - Rezoning Cases and Special Use Permits
Advertised - March 23, 2001 and March 30, 2001 - In the Smithfield Herald - Certified letters were mailed to adjoining property owners on 03/29/01 and notices posted at the locations on 03/27/2001.

The Chairman opened the rezoning public hearing and invited interested persons to make comments on the following cases:

Case 532 Petition to rezone 1.00 acre located on Old Beulah Road (SR 1934) in Beulah Township from Agricultural/Residential to Community Business - Special Use District. Owner and Applicant: Ritchie Wayne Creech.

Dave Roesler, Assistant Planning Director, indicated the property on the GIS Map and noted it is located on Old Beulah Road, near the Little River. The surrounding zoning is Agricultural/Residential and General Business.

Owner and applicant, Ritchie Wayne Creech, 8435 Old Beulah Road, Kenly, stated that he is currently in the wholesale car business, but is interested in expanding to include a retail car lot.

Mr. Roesler stated the Planning Board and Staff recommended approval.

The Chairman recessed the Rezoning Public Hearing

Decision on Rezoning Case 532

Case 532 Petition to rezone 1.00 acre located on Old Beulah Road (SR 1934) in Beulah Township from Agricultural/Residential to Community Business - Special Use District. Owner and Applicant: Ritchie Wayne Creech.

Upon a motion by Commissioner Cookie Pope, seconded by Commissioner W. Ray Woodall and carried by unanimous vote, the Board approved rezoning case 532 for owner and applicant Ritchie Wayne Creech of approximately 1.00 acre located on Old Beulah Road (SR 1934) in Beulah Township from Agricultural/Residential to Community Business - Special Use District.

The Chairman opened the Public Hearing on Special Use Permit Requests
Those wishing to speak on Case 532 were sworn in by the Clerk to the Board.

Case 532 Special use permit for automobile display lot on approximately 1.00 acre located on Old Beulah Road (SR 1934) in Beulah Township. Owner/Applicant: Ritchie Wayne Creech.

Mr. Roesler stated the Planning Board recommended approval based on findings of facts and three special conditions: the maximum number of cars not to exceed 20, no major repairs, and operating hours of Monday through Saturday, 6:00 a.m. to 7:00 p.m.

Owner, Richie Creech, stated he was not opposed to the recommended conditions. In response to a question from Commissioner Cookie Pope, Mr. Creech stated he lives next to this site.

Mr. Roesler presented the following summary of evidence on this case:

A pre-application hearing was held with the applicant on January 24, 2001. At that time the applicant was informed of the following:

__ If approved, applicant must provide to the Planning Office a Site Plan for their review and approval.
__ Applicant must comply with the requirements of the Johnston County Development Ordinance regarding landscaping, buffering and fencing or any additional requirements as approved by this Board.
__ Applicant will be notified in writing of the Board's decision.
__ If denied, no application can be accepted for the same use affecting the same property for a period of twelve (12) months and that their right of appeal to Superior Court must be exercised within thirty (30) days of the receipt of notice of denial by the Board of Commissioners.
__ Applicant's Special Use Permit will expire at the end of twenty-four (24) months if it is not used as permitted within that time period.
__ When necessary, staff informed the applicant of further Planning Office requirements and the requirements of other departments such as: soil erosion and sedimentation requirements, Health Department regulations, stormwater and public utility requirements.

Subsequent to the pre-application conference, all required notices were mailed to property owners within 500 feet, the property was posted and notices of public hearings were advertised in accordance with the requirements of the North Carolina General Statutes.

On February 20, 2001, the Johnston County Planning Board held a public meeting regarding this case and based on the following findings of fact, recommended approval of rezoning to Community Business - Special Use District by unanimous vote. The approval was made subject to the following:

Findings of Facts:

1. Would be located, designed and proposed to operate so as to maintain or promote the public health, safety, and general welfare.
2. Would comply with all required regulations and standards of the Development Ordinance, and all applicable provisions of Article 4.4.5, Article 6, Article 8, and with all other applicable regulations.
3. Would be located ,designed, and operated so as to maintain or enhance the value of contiguous property; and
4. Would conform to the general plans for the physical development of the County as embodied in the Comprehensive-Strategic Plan and the County's Design Guidelines.

This Special Use Permit would include the following requirements:

1. Gross Land Area: 1.00 acres
2. Number of buildings: 1; and 2 metal shelters
3. Maximum Floor Area: 1,760 square feet
4 That prior to submitting an application for Site Plan approval, the approved Special Use Permit be recorded in the Register of Deeds of Johnston County.
5. That a detailed Site Plan be approved by the Planning Department prior to the issuance of a Land Use Permit.
6. That no major repair or servicing of vehicles take place on the subject property.
7. That a Stormwater Management Plan, if applicable, shall be submitted with the application for a Site Plan Approval and approved by the County Stormwater Administrator prior to the issuance of a Land Use Permit.
8. That plans for a driveway connection(s), or for improvements to State maintained roads(s), be approved by NCDOT prior to the issuance of a Land Use Permit.
9. That all outdoor storage of materials and/or construction type vehicles be placed behind a solid fence at least eight (8) feet in height.
10. That construction start within twenty-four (24) months from the date of approval of this Special Use Permit; and that a Certificate of Occupancy and Compliance be issued within thirty-six (36) months of the approval of this Special Use Permit.

Special Conditions:

1. Hours of operation: Monday through Saturday, 6:00 a.m. to 7:00 p.m.
2. Maximum of Cars: Not more than 20 cars
3. No major repairs on site

The Chairman recessed the Special Use Permit Hearing

Decision on Application for Special Use Permit - Case 532

Case 532 Special use permit for automobile display lot on approximately 1.00 acre located on Old Beulah Road (SR 1934) in Beulah Township. Owner & Applicant: Richie Wayne Creech.

Upon a motion by Commissioner Allen L. Mims, Jr., seconded by Commissioner Cookie Pope and carried by unanimous vote, the Board authorized the Planning Department to issue a special use permit to Ritchie Wayne Creech for an automobile display lot on approximately 1.00 acre located on Old Beulah Road (SR 1934) in Beulah Township based on the following findings of facts and subject to all regular requirements and the special conditions listed below:

Findings of Facts:

1. Would be located, designed and proposed to operate so as to maintain or promote the public health, safety, and general welfare.
2. Would comply with all required regulations and standards of the Development Ordinance, and all applicable provisions of Article 4.4.5, Article 6, Article 8, and with all other applicable regulations.
3. Would be located ,designed, and operated so as to maintain or enhance the value of contiguous property; and
4. Would conform to the general plans for the physical development of the County as embodied in the Comprehensive-Strategic Plan and the County's Design Guidelines.

Special Conditions

1. Hours of operation: Monday through Saturday, 6:00 a.m. to 7:00 p.m.
2. Maximum of Cars: Not more than 20 cars
3. No major repairs on site

The Chairman Re-Opened the Rezoning Public Hearing

Case 533 Petition to rezone approximately 4.99 acres located on Sweetbriar Road (SR 1539) in Pleasant Grove Township from Agricultural/Residential to General Business - Special Use District. Owner: James McLamb, AJ-AN Enterprises, LLC, Applicant: Gary K. Kittredge.

Mr. Roesler indicated the property on the GIS Map, which is located on Sweetbriar Road near NC 210, White Memorial Church Road and Landmark Road. There are several subdivisions located in the area. Surrounding zoning is General Business, Agricultural/Residential, and a few special use districts.

Gary Kittredge, 322 Hillcrest Drive, Willow Springs stated that he has been in the landscaping business for 15 years across from McLamb's Nursery and is requesting this rezoning in order to expand his business. He lives about 2 ½ miles from the site, but plans to house an employee in a mobile home on the property for security purposes.

Mr. Roesler stated the Planning Board recommended approval of this rezoning.

The Chairman recessed the Rezoning Public Hearing

Decision on Rezoning Case 533

Case 533 Petition to rezone approximately 4.99 acres located on Sweetbriar Road (SR 1539) in Pleasant Grove Township from Agricultural/Residential to General Business - Special Use District. Owner: James McLamb, AJ-AN Enterprises, LLC, Applicant: Gary K. Kittredge.

Upon a motion by Commissioner Cookie Pope, seconded by Commissioner W. Ray Woodall and carried by unanimous vote, the Board approved rezoning case 533 for Owner James McLamb, AJ-AN Enterprises, LLC, and Applicant, Gary K. Kittredge of approximately 4.99 acres located on Sweetbriar Road (SR 1539) in Pleasant Grove Township from Agricultural/Residential to General Business - Special Use District.

The Chairman re-opened the Public Hearing On Special Use Permit Requests

Case 533 Special use permit for a landscape company, storage of equipment, materials and supplies, with residence on approximately 4.99 acres located on Sweetbriar Road (SR 1539) in Pleasant Grove Township. Owner: James McLamb, AJ-AN Enterprises, LLC. Applicant: Gary K. Kittredge.

Those persons wishing to be heard on Case 533 were sworn in by the Clerk.

Mr. Roesler stated Mr. Kittredge is requesting the special use district for a landscaping business, which will be primarily wholesale. He would like to put a small residence on the property for security purposes. He presented the following summary of evidence on this case:

A pre-application hearing was held with the applicant on January 17, 2001. At that time the applicant was informed of the following:

__ If approved, applicant must provide to the Planning Office a Site Plan for their review and approval.
__ Applicant must comply with the requirements of the Johnston County Development Ordinance regarding landscaping, buffering and fencing or any additional requirements as approved by this Board.
__ Applicant will be notified in writing of the Board's decision.
__ If denied, no application can be accepted for the same use affecting the same property for a period of twelve (12) months and that their right of appeal to Superior Court must be exercised within thirty (30) days of the receipt of notice of denial by the Board of Commissioners.
__ Applicant's Special Use Permit will expire at the end of twenty-four (24) months if it is not used as permitted within that time period.
__ When necessary, staff informed the applicant of further Planning Office requirements and the requirements of other departments such as: soil erosion and sedimentation requirements, Health Department regulations, stormwater and public utility requirements.

Subsequent to the pre-application conference, all required notices were mailed to property owners within 500 feet, the property was posted and notices of public hearings were advertised in accordance with the requirements of the North Carolina General Statutes.

On February 20, 2001, the Johnston County Planning Board held a public meeting regarding this case and based on the following findings of fact, recommended approval of rezoning to General Business - Special Use District by unanimous vote. The approval was made subject to the following:

Findings of Facts:

1. Would be located, designed and proposed to operate so as to maintain or promote the public health, safety, and general welfare.
2. Would comply with all required regulations and standards of the Development Ordinance, and all applicable provisions of Article 4.4.5, Article 6, Article 8, and with all other applicable regulations.
3. Would be located ,designed, and operated so as to maintain or enhance the value of contiguous property; and
4. Would conform to the general plans for the physical development of the County as embodied in the Comprehensive-Strategic Plan and the County's Design Guidelines.

This Special Use Permit would include the following requirements

1. Gross Land Area: 4.99 acres
2. Number of buildings: 2 commercial; and 1 residence
3. Maximum Floor Area: 3,750 square feet
4. That prior to submitting an application for Site Plan approval, the approved Special Use Permit be recorded in the Register of Deeds of Johnston County.
5. That a detailed Site Plan be approved by the Planning Department prior to the issuance of a Land Use Permit.
6. That a Stormwater Management Plan, if applicable, shall be submitted with the application for a Site Plan Approval and approved by the County Stormwater Administrator prior to the issuance of a Land Use Permit.
7. That plans for a driveway connection(s), or for improvements to State maintained roads(s), be approved by NCDOT prior to the issuance of a Land Use Permit.

8. That construction start within twenty-four (24) months from the date of approval of this Special Use Permit; and that a Certificate of Occupancy and Compliance be issued within thirty-six (36) months of the approval of this Special Use Permit.

Special Condition:

1. Operating Hours: Monday through Saturday, 6:00 a.m. to 7:00 p.m.

The Chairman recessed the Special Use Permit Hearing

Decision On Special Use Permit Case 533

Case 533 Special use permit for a landscape company, storage of equipment, materials and supplies, with residence on approximately 4.99 acres located on Sweetbriar Road (SR 1539) in Pleasant Grove Township. Owner: James McLamb, AJ-AN Enterprises, LLC. Applicant: Gary K. Kittredge.

Upon a motion by Commissioner Cookie Pope, seconded by Commissioner Allen L. Mims, Jr., and carried by unanimous vote, the Board authorized the Planning Department to issue a special use permit to Gary K. Kittredge for a landscape company, storage of equipment, materials and supplies, with residence on approximately 4.99 acres located on Sweetbriar Road (SR 1539) in Pleasant Grove Township based on the following findings of facts and subject to all regular requirements and the following special condition:

Findings of Facts:

1. Would be located, designed and proposed to operate so as to maintain or promote the public health, safety, and general welfare.
2. Would comply with all required regulations and standards of the Development Ordinance, and all applicable provisions of Article 4.4.5, Article 6, Article 8, and with all other applicable regulations.
3. Would be located, designed, and operated so as to maintain or enhance the value of contiguous property; and
4. Would conform to the general plans for the physical development of the County as embodied in the Comprehensive-Strategic Plan and the County's Design Guidelines.

Special Conditions:

1. Operating Hours: Monday through Saturday, 6:00 a.m. to 7:00 p.m.

The Chairman Re-opened the Special Use Permit Public Hearing - Request For Modification of a Special Use Permit

Case 534 Seeking a modification of special use on approximately 2.00 acres located on Strickland's Crossroads Road (SR 1143) in Bentonville Township. Owners and Applicants: James Massey and Ruth Massey.

Those wishing to speak on Case 534 were sworn in by Clerk to the Board

Mr. Roesler noted this is a case where the property has previously been rezoned to a special use district, the special use permit for a salvage yard has been issued and the business is in operation. Now the applicant is requesting a modification of the special use permit to allow an office building on the site. He presented the following summary of evidence on this case:

A pre-application hearing was held with the applicant on January 25, 2001. At that time the applicant was informed of the following:

__ If approved, applicant must provide to the Planning Office a Site Plan for their review and approval.

__ Applicant must comply with the requirements of the Johnston County Development Ordinance regarding landscaping, buffering and fencing or any additional requirements as approved by this Board.

__ Applicant will be notified in writing of the Board's decision.

__ If denied, no application can be accepted for the same use affecting the same property for a period of twelve (12) months and that their right of appeal to Superior Court must be exercised within thirty (30) days of the receipt of notice of denial by the Board of Commissioners.

__ Applicant's Special Use Permit will expire at the end of twelve (12) months if it is not used as permitted within that time period.

__ When necessary, staff informed the applicant of further Planning Office requirements and the requirements of other departments such as: soil erosion and sedimentation requirements, Health Department regulations, stormwater and public utility requirements.

Subsequent to the pre-application conference, all required notices were mailed to property owners within 500 feet, the property was posted and notices of public hearings were advertised in accordance with the requirements of the North Carolina General Statutes.

On February 20, 2001, the Johnston County Planning Board held a public meeting regarding this case and based on the following findings of fact, recommended approval of the modification of Special Use Permit by unanimous vote. The approval was made subject to the following:

Findings of Facts:

1. Would be located, designed and proposed to operate so as to maintain or promote the public health, safety, and general welfare.
2. Would comply with all required regulations and standards of the Development Ordinance, and all applicable provisions of Article 4.4.5, Article 6, Article 8, and with all other applicable regulations.
3. Would be located ,designed, and operated so as to maintain or enhance the value of contiguous property; and
4. Would conform to the general plans for the physical development of the County as embodied in the Comprehensive-Strategic Plan and the County's Design Guidelines.

The modification of the Special Use Permit would include the following requirements:

1. Gross Land Area: 2.00 Acres
2. Number of buildings: 2
3. Maximum Floor Area: 784 Square Feet
4. The applicant shall complete the development strictly in accordance with the plans submitted to and approved by this Board.
5. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect.
6. Hours of operation 7:00 a.m. to 9:00 p.m. Monday through Saturday for garage and sales.
7. Dedicate the back area of their property to the storage of a limited number of salvage vehicles within the area specified in the attached Rezoning Map. Moreover, the permit would require the construction of a solid 8 ft. fence, consistent with the current zoning ordinances around the salvage area so that the salvage autos will not be visible. No stacking of vehicles will occur. The Masseys have also committed to providing a landscaped buffer around the salvage area to make the area more appealing. Neither the fence nor the buffer are currently required under the ordinances governing non-conforming uses.
8. Limit the use of the small repair shop behind the Massey's house to no more than two repair vehicles located at or around the repair shop at any time, with other repair vehicles, if any, to be located in the salvage area.
9. Confine the auto sales to a small auto sales lot and office at the front of the property, with no more than 20 sales auto in inventory at any one time in two rows of 10. This is in contrast to past practices as offering cars for sale all over the Massey's property.
10. Utilize only a single tow truck (a rollback) and one wrecker.
11. That the building that is subject to the modification of this permit be used exclusively for office and/or related interior storage of materials pertaining to the conduct of business permitted by the special use permit; and that at no time shall the building be used for living or sleeping by one or more human occupants.

Special Condition:

1. Operating hours: Monday through Saturday - 6:00 a.m. to 7:00 p.m.

The Chairman closed the Public Hearing on Modification of Special Use Permit

Decision On Modification Of Special Use Permit Case 534

Upon a motion by Commissioner Wade M. Stewart, seconded by Commissioner Cookie Pope and carried by unanimous vote, the Board approved the modification of the special use permit as requested based on the following findings of facts and subject to all regular requirements and the special condition listed below:

Findings of Facts:

1. Would be located, designed and proposed to operate so as to maintain or promote the public health, safety, and general welfare.
2. Would comply with all required regulations and standards of the Development Ordinance, and all applicable provisions of Article 4.4.5, Article 6, Article 8, and with all other applicable regulations.
3. Would be located , designed, and operated so as to maintain or enhance the value of contiguous property; and
4. Would conform to the general plans for the physical development of the County as embodied in the Comprehensive-Strategic Plan and the County's Design Guidelines.

Special Condition:

1. Operating hours: Monday through Saturday - 6:00 a.m. to 7:00 p.m.

2. Public Hearing - Zoning Map Amendments

Advertised March 23, 30, 2001 - The Smithfield Herald

The Board held a public hearing for comments on proposed changes to the Official Zoning Atlas.

Mr. Roesler explained that a few years ago, several properties around the Benson area were rezoned Agriculture/Residential Special Use District for sludge application, however, no special use permits were ever proposed or used. The following property owners are requesting that the property revert back to Agricultural/Residential:

Attachment 1 - Cynthia Langdon, Benson - Change from AR SUD (Sludge Application) to AR
Attachment 2 - Joseph E. Denning, Benson - Change from AR SUD (Sludge Application) to AR
Attachment 3 - Willis C. Denning, Benson - Change from AR SUD (Sludge Application) to AR

He stated the Planning Board recommended the 3 properties revert back to Agricultural/Residential.

The Chairman closed the Public Hearing

Decision on Zoning Map Amendments

Upon a motion by Commissioner Cookie Pope, seconded by Commissioner Allen L. Mims, Jr. and carried by unanimous vote, the Board approved the following Zoning Map Amendments as recommended by the Planning Department:

Attachment 1 - Cynthia Langdon, Benson - Change from AR SUD (Sludge Application) to AR
Attachment 2 - Joseph E. Denning, Benson - Change from AR SUD (Sludge Application) to AR
Attachment 3 - Willis C. Denning, Benson - Change from AR SUD (Sludge Application) to AR

3. Request From Planning Board To Consider Zoning Along US 70

The Board discussed a Planning Board request to reconsider zoning along the US 70 corridor. Currently the entire corridor is zoned commercial as a General Business Overlay District, even though there are a number of homes in the area.

Commissioner Allen L. Mims, Jr. pointed out with the current zoning, a person could put up a billboard or start a car lot next to a home. The Planning Board, in their discussion, suggested the County might want to remove the commercial zoning completely and address each property individually, or perhaps designate commercial around the intersections only. He noted if the area is all commercial, then driveway accesses could make areas look like a town, and traffic would be slowed considerably.

Commissioner Fred Smith pointed out any decision could have a profound economic impact on the citizens and the County. He suggested this issue be sent back to the Planning Board for further study.

Following discussion, Commissioner Allen L. Mims, Jr. moved the Board ask the Planning Board to look into this matter more thoroughly and bring a recommendation back to the Commissioners. Commissioner Wade M. Stewart seconded the motion, which carried by unanimous vote.

4. Little Creek Water District - Approval & Acceptance of Plans and Specifications

Upon a motion by Commissioner Cookie Pope, seconded by Commissioner Allen L. Mims, Jr. and carried by unanimous vote, the Board recessed regular session to sit as the Little Creek Water District Board.

The Board reviewed a report from Engineer Tim Broome stating that he has reviewed the plans and specifications for the Water District and recommends approval. The full set of plans and specifications were available at the meeting.

Following review, and based on Mr. Broome's recommendation, Commissioner W. Ray Woodall moved the Board accept the plans and specifications for the Little Creek Water District as presented. Commissioner Cookie Pope seconded the motion, which carried by unanimous vote.

Upon a motion by Commissioner Allen L. Mims, Jr., seconded by Commissioner Cookie Pope and carried by unanimous vote, the Board adjourned the Little Creek Water District Board and resumed regular session.

5. Purchase of 800 MHz Radios for 911 Communications and Sheriff's Departments Based on Sole Source Statute

The Board considered requests from the Communications Department and the Sheriff's Department to purchase 800 MHz radios from ComNet Erisson under the provisions of NCGS §143-129 (g). This statute allows the purchase of products without the bid requirement when 1) the price or performance competition is not available, or 2) the product is available from only one source, or 3) standardization or compatibility is an over-riding consideration. Attorney Mark Payne stated in his opinion, the purchase of these radios would qualify under all three provisions of the Statute.

Upon a motion by Commissioner Wade M. Stewart, seconded by Commissioner Cookie Pope and carried by unanimous vote, the Board approved the purchase of 800 MHz Radios for 911 Communications from ComNet Ericsson without bidding under NCGS §143-129 (g).

Upon a motion by Commissioner Cookie Pope, seconded by Commissioner W. Ray Woodall and carried by unanimous vote, the Board approved the purchase of 800 MHz Radios for the Sheriff's Department from ComNet Ericsson without bidding under NCGS. §143-129 (g).

6. Revised ETJ Criteria Language From Towns

The Board reviewed the criteria presented by the municipalities for determining extraterritorial jurisdiction, which was revised March 23, 2001.

_____Upon a motion by Commissioner Fred Smith, seconded by Commissioner Allen L. Mims, Jr. and carried by unanimous vote, the Board approved the following criteria for considering ETJ requests:

Johnston County/Municipal Criteria for Evaluation of Making and Granting Request Extraterritorial Jurisdiction

Purpose: Extraterritorial Jurisdiction (ETJ) authority is essential to promote orderly and efficient growth at urban standards in areas adjacent to municipal boundaries. The long-term service expectations of citizens and businesses can best be met when urbanizing areas developed consistent with municipal land use standards. These criteria serve as objective standards for formulation and evaluation of request for ETJ by municipalities in Johnston County; however, no legal or regulatory limit on county or municipal authority is implied.

1 The area is within the statutory framework for granting ETJ.
2. The Town has a demonstrated commitment to sound planning.
   Examples of commitment to sound planning practices:
   a. An adopted land use or strategic plan
   b. A professionally staffed planning and zoning operation or an established relationship with a qualified consultant available to perform ongoing planning activities
   c. A representative citizen planning board

3. The Town has made an investment in infrastructure necessary to provide urban services to an area or, consistent with adopted plans and policies, can allow and support provisions of urban services to developing areas of the ETJ.
   Examples of commitment to serve an area with municipal services:
   a) A formal, adopted capital improvements plan with specific projects identified as necessary and suitable to meet the long-term service needs of an area; or,
   b) Existing infrastructure or infrastructure available and adequate to serve the area; or,
   c) Other plans with specific projects identified as necessary and suitable to meet the long-term service needs of an area; or,
   d) A formally adopted water and sewer system extension policy.
4. The area has a logical, social or geographic connection with the municipality.
   Examples of relevant matters to consider:
   a) Geographic features which tend to serve as natural dividing lines such as rivers, ridge lines, major highways, wetlands, etc.
   b) The residents of the area have a historic association with the social infrastructure of a municipality such as attendance at schools, retail or service trade area, membership in local churches and civic organizations, or participation in municipal programs.
   c) The area is within a service or postal district associated with the relevant municipality.

Board Reports and Comments

7. Discussion on Development Ordinance - Subdivision Requirements

Commissioner Fred Smith suggested the Board review the following issues in the County's Development Ordinance:

- Municipal Transitional Zone Overlay Districts - MTZ's have never been defined. The Board asked Staff to review this issue, talk with municipalities and come back to the Board with recommendations
- Development Ordinance - Need for Revision Date to be on each page of the ordinance. (It was noted this will be handled with codification of ordinances - to be completed this summer)
- Street Signs and Entrance Signs - Need a clear idea of when the completion of these is required in subdivisions. Staff was instructed to look at this issue - possibly in Design Manual.
- Setback Requirements for Access Easements Planning Board to look into this matter.
- Unpaved Roads in Subdivisions - Commissioner Smith suggested this should be amended so that no unpaved roads are allowed in subdivisions.
- Planned Unit Developments - Commissioner Smith noted the restrictions on getting approval for PUD's in the new development ordinance discourage developers from this type of planning. Commissioner Smith suggested this issue needs to be reconsidered.

There being no further business, Commissioner Cookie Pope moved the Board adjourn. Commissioner Wade M. Stewart seconded the motion, which carried by unanimous vote.

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James H. Langdon, Jr., Chairman

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Joyce H. Ennis, Clerk