

IREDELL COUNTY PLANNING BOARD

The Iredell County Planning Board met on Wednesday, **March 7, 2007** at 7:00 p.m. in the Commissioners Meeting Room of the Iredell County Government Center (Old Courthouse) at 200 S. Center Street in Statesville, NC.

MEMBERS PRESENT

Eric Fields, Chairman
Dr. Jackie Grigg, Vice-Chairman
Anita Johnson
Jeff McNeely
Kristi Pfeufer
Harold Pruitt
Franklin Rash
Jerry Santoni
Thomas E. Stephens
Harry Tsumas, Jr.
Alan Williams

STAFF PRESENT

Katrina Hewitt
Steve Warren
Ricky Hurley
Matthew Todd

MEMBERS ABSENT

None

At this time, Chairman Fields called the meeting to order.

MINUTES: Dr. Grigg made a motion to approve the 2/7/07 meeting minutes with corrections. Mr. Pruitt seconded said motion and all agreed. VOTES: 11-0.

REZONING REQUEST; HARRY PHILLIP & LOUISE MCLAIN AND CHARLES MICHAEL & JANET MCLAIN PROPERTY, CASE NO. 0703-1: Mr. Hurley presented the staff report:

<u>OWNER:</u>	Harry Phillip & Louise McLain	Charles Michael & Janet McLain
	594 Snow Creek Road	832 Snow Creek Road
	Statesville, NC 28625	Statesville, NC 28625

LOCATION: The property is located at 964 Snow Creek Road, in Statesville, NC; more specifically identified as PIN# 4729-73-0708. **Directions:** Take Wilkesboro Highway north from Statesville; turn right on to Snow Creek Road, property is approximately 1 mile on left.

REQUESTED ACTION: Rezone a portion of subject parcel from R-20, Residential to M2-CUD, Heavy Manufacturing Conditional Use District and amend the Iredell County Land Use Plan.
♣ Use limited to bio-diesel manufacturing.

PROPOSED USE: Bio-diesel operation and farm with crop cultivation.

SIZE: 7.88 acres.

EXISTING LAND USE: Farm with crop cultivation.

SURROUNDING LAND USE: Residential uses are scattered along Snow Creek Road to east and west of site, farmland adjoins property along east, west and north.

WATERSHED REGULATIONS: The subject parcel is located within the South Yadkin Protected Area.

TRAFFIC: This section of Snow Creek Road had an average of 670 vehicles per day in 2005.

ZONING HISTORY: The subject parcel has been zoned R-20 since 1998 when a large non-owner petition was

brought before the County and subsequently approved. The area was previously zoned Residential Agricultural when countywide zoning took effect in 1990. The surrounding area is largely rural farmland with scattered housing, although suburban styled housing patterns are encroaching into this area.

STAFF COMMENTS: The Iredell County Land Use Plan identifies this area as suitable for future residential development. The applicant has chosen the M2-CU District classification, which is the most logical choice for the production of bio-diesel from agricultural field crops. All adjacent parcels are zoned either R-20 or RA and staff recommends in favor of this request since it is consistent with county goals of supporting existing agricultural production by providing an alternative market for field crops. The size of the property considered for rezoning, along with a limitation of uses, should preclude the issue of spot zoning. Staff feels it is important to slow the conversion of farmland to residential suburban development and supports the use of existing agricultural resources of Iredell County to provide a more direct market for farm-related products.

Mr. Rash asked to be excused from this request. Mr. Pruitt made a motion to allow Mr. Rash to step down and Mr. Santoni seconded said motion. All agreed.

Mr. Tsumas asked if this was not spot zoning and Mr. Hurley stated it was not spot zoning due to the size of the tract and that this use provides support for the agricultural community. Mr. Pruitt asked about environmental concerns and Hurley stated he had received questions from neighbors about air admissions and water quality. Mr. Hurley stated that he spoke with Piedmont Bio-Fuel Coop which is the largest bio-diesel manufacture in North Carolina, that there is a way to recover some of the bi-products that are produced during the manufacturing process that the end result is that there will be little to no air admissions to this process and no smells.

Mr. McNeely asked if they were only using the products for the farm would he need rezoning and Mr. Hurley stated that once he planned to start selling the products wholesale then it changes it to more than farm use.

Mr. Tsumas asked if this property was in the Farmland Protection District and Mr. Hurley stated that it was. Mr. Todd stated that just the 7-acre portion that is being requested to be rezoned would be taken out of the Farmland Preservation Program and the remaining 200+ acres would remain in the program.

Chairman Field stated that the Board received a letter of opposition from William Pitt, adjoining property owner (*see attachment #1 in file*).

Phil McLain, applicant, stated that he would be forthcoming with all the information he had and they don't have all the answers but feel they have enough for the Board to make a decision. Mr. McLain stated that this was a family operation (a family farm) and the property has been in their family for many, many years. Mr. McLain stated that they would never do anything to hurt their neighbors or community.

Mr. McLain answered some questions he thought people may have such as...

“WHY BIO-DIESEL?”

- to make agriculture more viable (for us, community, and surrounding counties) and to attempt to get closer to the consumer
- the operation is environmentally safe and friendly
- helps farmers in our community and surrounding counties to bring them an opportunity for a different crop – that they have grown sunflowers and canola in the past that they can use but there's been no market for them - bio-diesel would be a huge market for these two crops

- bi-products would be produce from this bio-fuel (soybean mill could be used by dairy farmers)
- the canola from the sunflowers can be used for mill.
- the soybeans they grow have to be shipped to Raleigh - then they make the oil - then ship back - so there is the freight cost - thus will be a savings to the farmers
- bio-diesel helps us to have cleaner air - that they burn some in their diesel truck and it smells like french fries
- another bi-product of bio-diesel is glycerin which is used to make soap
- possibly burned in some type of generator to produce power
- can be used as fertilizer (recover all the methanol out of it)

“WHY DO IT HERE?”

- it’s on a farm with existing structures already there and not being used for anything else
- expensive to get into this venture and anything to keep from having to build a new building will make it more possible
- good access to highway
- start small to find out if it’s going to work

“WHAT IF IT GROWS INTO SOMETHING PHENOMENAL?”

- our plan would be to leave this location and go somewhere else better suited
- don’t want a heavy industrial use there (propose a 3 – 6 million gallon plant)
- we want to be a good neighbor

At this time, Mr. McLain presented a power point presentation “Agro fuel” with photos of their farm. He stated that they are going to plant sunflowers this spring and have already planted canola and also purchased some equipment. Mr. McLain stated that they are going out on a limb because they don’t even know if they are going to be able to process it but this is the type of commitment they have.

Mr. McLain addressed **“AREAS OF CONCERN”**:

- ODOR – none
- SAFETY – methanol is an explosive material but will be contained in 2 stainless steel tanks (6,000 gal a piece) behind the building which will piped in and will be diked.
Plan to take all safety precautions.
- RUN OFF – NCDNR regulates (tell us what we can or cannot do)
- NOISE – quiet running facility
- DUST – possibly pave the road and buffering
- SMOKE – none
- PROPERTY VALUE – closely related to farm use and what we are already doing
- TRAFFIC – this is how we will impact the community more than anything and these are some scenarios -

1. If we use animal fat and not vegetable oil, for 3 million gallon plant, 2 trucks in and 2 trucks out every day...if 6 million gallon plant, it would be 8 trucks

- per day.
2. If we use vegetable oil (soybeans), for 3 million gallon plant, there would be 12 trucks in and 12 trucks out a day, 50 weeks a year, 5 days a week (some Saturdays but no farming on Sunday). There would be a 2% increase in traffic.

Mr. McLain noted that they proposed to use the vegetable oil but with sunflowers and canola because it had twice the oil content than soybeans. This would change the 24 trucks a day to 11 per day.

In closing, Mr. McLain stated that they feel they can contribute to the community by bringing more jobs 3 – 20 employees, add revenue to the community, fuel helps the emission standards that the government is passing, gives us a local supply, possible source of electricity, and it helps farmers to be more profitable.

At this time, Mr. McLain answered the Board's questions:

Dr. Grigg asked if he had talked with NCDOT about possible turn lanes and Mr. McLain stated that he has not talked to anyone from NCDOT but does plan to talk to them about safety. Mr. Tsumas asked if the 6 million gallon was their capacity and Mr. McLain stated he wasn't sure. Mr. Tsumas asked if they would be willing to make it part of this request to not farm on Sunday and Mr. McLain stated that isn't a problem. Mr. McNeely asked if they would consider putting in another driveway and Mr. McLain stated that they would talk with NCDOT and their neighbor and would be willing to make changes. McNeely asked where the tanks would be stored and Mr. McLain stated there will be some in front and behind that they will have their engineer help with the placement of the tanks. Mr. McLain stated the tanks will look like a silo (42' tall) and that the existing silos are 90' tall.

Chairman Fields asked about the man power needs to operate the facility and Mr. McLain stated that that to just operate the bio facility it takes one man per shift. Ms. Johnson asked about night time delivery and Mr. McLain stated that it would only be during 10 daytime hours. Mr. McNeely asked how much do they plan to invest and Mr. McLain stated approximately couple million dollars. Chairman Fields asked at what price point which bio-diesel becomes viable and Mr. McLain stated if it goes under \$50 a barrel they will be taking a risk and may not be profitable. Mr. Tsumas stated that the letter of opposition from Mr. Pitt states that security would be required and Mr. McLain stated that he was not aware of such a requirement. Dr. Grigg asked what was their source of power and Mr. McLain stated that power comes from Duke Energy and would use a generator if possible.

Phillip McLain stated that the neighbors have concerns about their families being near this operation but his family will be working at the site, including his wife doing office work to show his confidence in the safety of the operation. They will meet all the state regulations and if there is a problem they plan to have all the safety bounds in place.

At this time, Chairman Fields declared a five-minute break.

THE FOLLOWING SPOKE IN OPPOSITION:

Bill Masters, 201 Masters Hollow Lane, stated that Mr. McLain addressed most of his

concerns and questions but he still wanted to go over them (contamination of water, soil, and air, fire hazard, pollution, traffic, hours of operation, weight of trucks on road and truck drivers may not be familiar with curves on Snow Creek Road, debris from trucks, real estate values, water use, proximity to schools and churches.

Mr. Masters stated that he was not against the use but was against the location since this is a farming/residential area. He also stated that there is no other manufacturing use around and felt this was spot zoning. Mr. Masters questioned the staff's comments about how it was important to slow the residential development in the area to have this plant. Mr. Masters also stated that he was concerned that if soybeans are used for the fuel that the dairy farms will not have the soybeans for the farms. Mr. Masters stated that his heart and family heritage is in this community also; not just the McLain's.

Jason Richardson, 140 Vanner Way, stated the Mr. McLain said it best that we don't have all the answers and that sums up the concerns that we have and we would like to see this request tabled until all information is known. Mr. Richardson stated that independent studies could be done to address all questions accurately (traffic and environmental).

Sheree Leach, 956 Snow Creek Road (adjoining property owner), stated that she lives in the house next door and she is concerned with the truck traffic coming in and out because she has small children and animals. Ms. Leach stated that the McLain's came to her and said they would place buffers but this driveway is too close to their home. Ms. Leach stated that she can't believe zoning laws would allow this use next to residential homes. Ms. Leach stated that she was very new to the area, been here only one year, but she loved living there. She stated that she was all for the plan but against the location.

Chris Bridges stated that he grew up in this neighborhood and was concerned about safety issues because of the access to this site that there is a sharp curve. Mr. Bridges stated that he was not against the use but the location. Mr. Bridges stated that he felt the request should be tabled for further studies.

Randy Bridges, 991 Snow Creek Road (adjoining property owner), stated that he is adamantly opposed because of the location in our neighborhood. Mr. Bridges stated that heavy manufacturing has no place in R-20 zoning. Mr. Bridges stated that like many who have already spoken that he is not opposed to the concept but to the location. He stated that he has the same concerns as previously mentioned and also some others. Mr. Bridges stated that he was concerned about the trucks coming in and out and no one has mentioned the lighting proposed.

Mr. Bridges stated that the McLain's hosted a community meeting on the property last night and was surprised that the facility is already installed but they should have check with zoning first before purchasing the equipment. He also stated that last night someone asked the McLain's if neighbors could buy fuel there and Mr. McLain replied that something might be worked out. Mr. Bridges stated that he didn't want to see it turn into a truck stop.

Mr. Bridges addressed his concerns about the school traffic already on this Snow Creek Road and the volume of trucks will be more than what they expect if they make use of the bi-products. He also asked what would happen if there is a spill from these tanks due to the topography of the land into the streams/ponds.

Mr. Bridges stated that he had a petition with 37 signatures to submit and that he had another copy of the petition that went missing after being placed in the local store. Mr. Bridges stated that his area was zoned R-20 by a non-owner petition in 1998 that was promoted by the McLain's. He stated that he signed the petition at that time but later withdrew his name from the petition. Mr. Bridges stated that the Land Use Plan identifies appropriate sites for industrial use and this site is not among them. At this time, he read the conditional use requirements of the zoning ordinance.

Steven Barker stated that it's not a matter of the character of the McLain's; this is not a practical site.

*THE FOLLOWING SPOKE IN **FAVOR**:*

Sam Hall, 401 Snow Creek Road, stated that we asked the McLain's to hold an open house because of all the rumors going around in the community. Mr. Hall stated that people don't like change and the traffic is there already there and the trucks will probably slow down the traffic. Mr. Hall stated that he was in favor of this request.

Ronnie Wooten, 406 N. Chipley Ford Road, stated that he can't speak much about bio-diesel but that he can talk about the McLain family and our community. Mr. Wooten stated that he has been in the neighborhood for 25 years and he loves the R-20 zoning but doesn't feel this use will jeopardize the area. Mr. Wooten stated that the McLain family just wants to preserve their farm and they have a right to operate and they will be true to their word.

Robert Hudgins, 269 Vaughn Mill Road, owner and operator of Piedmont Farm Systems on Tomlin Mill Road, stated that he was probably one of the newest members of the business community in North Iredell. Mr. Hudgins stated he was there in support of the McLain's because I believe in what they are trying to do. He stated he supports anything that positively affects the agricultural community. Mr. Hudgins stated that he hears and understands the concerns of the neighbors but the McLain's have always been progressive and innovative in their field and this is just another step to show which direction they are going and their commitment to the community, land, and fellow farmers.

Mike Miller, Agricultural Extension Agent with NC Cooperation Extension Service, stated that his main responsibility was to work with crop and livestock producers. Mr. Miller stated that he supported this request for two reasons:

1. Iredell County needs alternative crops to be grown by our farmers.
2. I've known the McLain's for 32 years and there is no better stewards of our natural resources than they have been. The McLain's lease more farms in Iredell County and probably in the Piedmont of North Carolina and you can look at the land they farm and see that they protect the natural resources and environment.

Ken Vaughn, Director of the NC Cooperation Extension Service since 1975, stated that the McLain's have a history of doing things right (environmentally sensitive) and practice the latest techniques and methods to conserve the soil and prevent run-off. Mr. Vaughn stated that they have always abided by regulations. Mr. Vaughn stated that sometimes in life we have to evaluate things based on prior experiences.

At this time, Chairman Fields thanked everyone for their comments.

Ms. Johnson asked if Mr. McLain was prepared to answer some of the questions raised by the opposition (hours of operation, secondary entrance, and lighting). Chairman Fields added that the Board may want to know if Mr. McLain is willing to place certain restrictions and Mr. McLain stated that he needed to know what the restrictions are first. Mr. McLain stated that they operate approximately 10 hours during Monday thru Friday (7am – 6pm) and they don't even try to run the trucks on Saturday. Mr. McNeely asked if a 7am – 7pm, 6 days a week, truck traffic condition would be feasible and Mr. McLain stated that would be acceptable. Ms. Johnson stated that Mr. McLain previously said 7am – 6pm and Mr. McNeely replied that he gave an extra hour in case a truck comes in late and has to go back out. Mr. Williams stated that if they are combining their own harvest that runs late at night sometimes they could be running their own trucks but not commercial trucks at those times. Mr. Williams stated that has been going on all along with the farm. Dr. Grigg asked if this was seasonal or year round and Mr. McLain stated that because of their storage situation that it would be year round.

At this time, Mr. McLain addressed the lighting concerns. He stated that there would only be a night light for safety; that there would not be outside lights because they didn't plan to work at night. Mr. McNeely asked Mr. Hurley what the lighting requirements were for the M-2 district and he stated that any lighting has to protect the night sky and the surrounding properties. Mr. McNeely also asked about buffering requirements and Mr. Hurley stated the standard buffering between the M-2 zoning and residential zoning.

Ms. Johnson asked if they were willing to put in a second driveway and Mr. McLain stated that they didn't have a problem with that. Ms. Johnson stated that a site plan would be extremely helpful to understand what's proposed and what isn't.

Mr. McLain commented on some of the neighbors concerns:

- In regard to Ms. Leach's comments about her children's safety that they could put a fence along the driveway which would be a safer buffer than trees. Also, that the processing will be up on the hill; not beside their property.
- They already purchased the equipment because they thought it was going to be for their own use and didn't realize they would have to have the property rezoned. Once they found out it was an issue they stopped everything and they have lost contracts. Also, they don't want to see a decision delayed because time is of the essence.
- Trucking numbers were inflated to be cautious, allowing for everything.
- They plan to recycle the water.

Mr. Stephens asked Mr. McLain if he was willing to put a cap (6 million gallons) on it so that it didn't take on a life of its own and get bigger and bigger. Mr. McLain stated that he didn't want to put a cap on it because they really were not sure how it was going but that if it gets too large of an operation they would move it another location.

After two and a half hours of discussion, Mr. Williams made a motion to recommend amending the Iredell County Land Use Plan. Mr. Pruitt seconded said motion and all agreed. VOTES: 10-0 (Note: Mr. Rash was excused from this request.)

Mr. Williams made a motion to recommend approval of the zoning map amendment and to advise that it is consistent with the Iredell County Land Use Plan with the submitted

condition (for bio-diesel operation and farm crop cultivation) and the added condition (commercial traffic only allowed 7am – 7pm, Monday thru Saturday). Mr. McNeely seconded said motion and all agreed. **VOTES: 10-0** (Note: Mr. Rash was excused from this request.)

At this time, Chairman Fields declared a five-minute break.

REZONING REQUEST; FLOYD E. GREENE PROPERTY, CASE NO. 0703-2: Mr. Hurley presented the staff report:

<u>OWNER:</u>	Floyd E Greene 732 Greene Hill Road Mocksville, NC 27028	<u>AGENT:</u>	Mark Terry, Surveyor 10837 North Main Street Archdale, NC 27263
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LOCATION: The property is located at intersection of Mocksville Highway and I-40, being in the northeast quadrant of the interchange for I-40 and Mocksville Highway in Statesville, NC; more specifically identified as PIN#'s 4797-47-2172, 4797-46-1602, & 4797-46-0259. **Directions:** Take Mocksville Highway east from Statesville; property is on right as you pass under Interstate 40.

REQUESTED ACTION: Rezone subject parcels from RA, Residential Agricultural to HB, Highway Business and amend the Iredell County Land Use Plan.

PROPOSED USE: Any and all HB uses; proposed truck stop in Davie County portion.

SIZE: 14.96 acres.

EXISTING LAND USE: Vacant.

SURROUNDING LAND USE: Vacant land to east, Interstate 40 right-of-way forms southern line, commercial land to west and north lying directly across Mocksville Highway.

WATERSHED REGULATIONS: The subject parcel is located within the South Yadkin-Cooleemee Protected Area watershed.

TRAFFIC: This section of Mocksville Highway had an average of 2,500 vehicles per day in 2005. According to the 1993 Iredell County Thoroughfare Plan, this section of Mocksville Highway has a carrying capacity of 12,000 vehicles per day.

ZONING HISTORY: The subject parcel was zoned RA when countywide zoning took effect in 1990. All similar parcels at this interchange have been zoned for commercial use, with the last rezoning approved in August of 1991 for General Business zoning.

STAFF COMMENTS: The applicant has chosen the HB District classification, which allows for a range of commercial uses and is similar to other nearby commercial properties. Although the Iredell County Land Use Plan identifies this area as suitable for future residential development, staff feels that this request is reasonable and recommends in favor of this request since it is unlikely that residential development would occur on parcels situated at an intersection of two major highways. Several properties located directly across I-40 and Mocksville Highway is commercially zoned for either Highway Business or General Business.

Mark Terry, Surveyor, stated that he represented the proposed buyer and that they owned seven properties near the Iredell-Davie County line and the property in Davie County is zoned HB. Mr. Terry stated that there was no specific site plan at this time.

There was no one else present to speak in regard to this request.

After further discussion, Dr. Grigg made a motion to amend the Iredell County Land Use

Plan. Mr. Williams seconded said motion and all agreed. **VOTES: 11-0**

Mr. McNeely made a motion to recommend approval of the zoning map amendment and to advise that it is consistent with the Iredell County Land Use Plan. Mr. Pruitt seconded said motion and all agreed. **VOTES: 11-0**

REZONING REQUEST; ALLINE MCCALLISTER & CONNIE BLANKENSHIP AND ROBERT BLANKENSHIP PROPERTY, CASE NO. 0703-3: Mr. Hurley presented the staff report:

OWNERS: Alline McCallister & Connie Blankenship
P O Box 544
Bradshaw WV 24817

Robert Blankenship
248 Shumaker Dr
Statesville NC 28625

AGENT: Carrie Taylor & A W Myers
REMAX at the Lake
121 Rolling Hill Rd
 Mooresville NC 28117

LOCATION: The property is located at 3316 Salisbury Highway in Cleveland, NC; more specifically identified as PIN# 4783-11-6354. **Directions:** Take Salisbury Highway east from Statesville; property on right approximately ½ mile east of Knox Farm Road.

REQUESTED ACTION: Rezone subject parcel from RA, Residential Agricultural to GB, General Business and amend the US 70 East Highway Corridor Plan.

PROPOSED USE: Any and all GB uses.

SIZE: 4.7 acres.

EXISTING LAND USE: Single Family Residential.

SURROUNDING LAND USE: Residential uses and vacant land are adjacent to east, west, and south of site, an industrial use lies directly across Salisbury Highway to the north.

WATERSHED REGULATIONS: The subject parcel is not located within a watershed area.

TRAFFIC: This section of Salisbury Highway had an average of 11,00 vehicles per day in 2005. According to the 1993 Iredell County Thoroughfare Plan this section of Salisbury Highway has a carrying capacity of 10,500 vehicles per day.

ZONING HISTORY: The subject parcel was zoned RA when countywide zoning took effect in 1990.

STAFF COMMENTS: The US 70 East Corridor Plan identifies this area as suitable for future residential development. The applicant has chosen the GB District classification, which allows for a greater range of commercial uses. All adjacent parcels south of Salisbury Highway are zoned residential and staff is recommending against this request since it is inconsistent with the US 70 East Corridor Plan. The US 70 East Corridor Plan intends to focus new commercial development at strategic intersections to minimize strip commercial development and focus industrial uses in areas already served by water and sewer utilities.

Mr. Stephens asked if the staff met with the applicant to discuss their options and Mr. Hurley stated that he met with Mr. Blankenship.

Robert Blankenship, owner, stated that with the new four-lane highway that the property is not suitable for residential anymore.

W. Myers, Broker Realtor with REMAX, stated that he represented the owner to market this

property for the highest and best use. Mr. Myers stated that there is water along Highway 70 but no sewer.

At this time, Mr. Hurley circulated a letter of opposition from William Cline (3328 Salisbury Highway) – *see attachment in file*.

Annette Castelvechi (3322 Salisbury Highway), adjoining property owner, stated that she lived next door and had to move her house back due to the location of the new highway. Ms. Castelvechi stated that she was opposed to commercial zoning. Mr. Blankenship stated that no one has lived in the neighbor's house since 1998.

Mr. Williams asked if this was proposed to be a limited access highway and Mr. Hurley stated that it was but he didn't have the information on where the access would fall. The Board had lengthy discussion about the US 70 East Corridor Plan and agreed that the Board needed to follow the recently adopted Plan.

Mr. McNeely made a motion to table this request to let the applicant rethink the uses in the GB zoning. Ms. Johnson seconded said motion; and

AYES: McNeely, Johnson, Rash

NOES: Fields, Grigg, Pfeufer, Pruitt, Santoni, Stephens, Tsumas, Williams

The motion failed by a 3-8 vote.

After further discussion, Mr. Pruitt made a motion to recommend denial of the zoning map amendment and to advise that it is inconsistent with the US 70 East Corridor Plan. Mr. Stephens seconded said motion.

At this time, Carrie Taylor (REMAX) spoke from the audience and stated that the staff advised them to go with the GB zoning and since we had no specific use to not list conditions. Ms. Taylor stated that RA is not the best and highest use for this property.

Chairman Fields stated that there is a motion and a second on the floor and they are getting ready to vote but if the applicant wants to withdraw this request it must be done before the Board votes. There was confusion between the staff, applicant, and the Board about procedures. Chairman Fields declared a five-minute break.

The applicant withdrew his request; therefore the Board did not vote. Chairman Fields stated that he wanted to make it clear that if the applicant submits a different request with conditions at a later meeting there is no guarantee that it will be approved.

MONTHLY COMMITTEE ASSIGNMENTS: Mr. Pruitt & Mr. Stephens volunteered to attend the March 21st Subdivision Review Committee meeting at 10:00am in the Old City Hall. Dr. Grigg, Mr. McNeely, Mr. Pruitt, and Mr. Williams volunteered to go on the site visit for next month's requests on Tuesday, March 20th.

ADJOURNMENT: There being no further business, Chairman Fields declared the meeting adjourned at 10:45 p.m.

Katrina Hewitt
Planning Support Specialist

Date Read and/or Approved