1. Dec. 20, 2018 BoA Agenda

   Documents:

   BOA AGENDA.PDF

1.I. 181220-1 Staff Report

   Documents:

   181220-1 STAFF REPORT.PDF
December 20, 2018
Commissioners Meeting Room
Iredell County Government Center
Statesville, North Carolina
6:00 p.m.

A G E N D A

Call to Order – Opening Prayer

Approval of November 15, 2018 meeting minutes

Declaring Public Hearing Open (Swearing In)

Hearing of Cases (Rule 5(F) & 6(C) of the Zoning Board of Adjustment Rules of Procedure):

CASE NO. 181220-1: Bradley & Nicole Mills (owners),
Special Use Permit

Declaring Public Hearing Closed

Board in Executive Session (Consideration & Determination of Previous Cases Heard)

Instruction of Appeal Process (Board’s Decision may be Appealed to Superior Court within Thirty Days)

Other Business

Adjourn
EXPLANATION OF THE REQUEST

The applicant is requesting a Special Use Permit per Chapter 3, R54 and R59 of the Iredell County Land Development Code in order to allow an LCID Landfill and a Sawmill.

OWNER/APPLICANT

Owners/Applicants: Bradley & Nicole Mills
284 Barfield Rd
Mooresville, NC 28115

PROPERTY INFORMATION

LOCATION: Coddle Creek Hwy in Mooresville, NC; more specifically identified as PIN# 4675430992.

DIRECTIONS: Coddle Creek Hwy south, on the right past Sample Road.

SURROUNDING LAND USE: This property is surrounded by residential and agricultural uses and is just South of DEI.

SIZE: The property is 13.018 acres.

EXISTING LAND USE: The property is currently vacant.

ZONING: The property is currently zoned RA (Residential Agricultural).
FINDINGS OF FACT

1. The request is for a Special Use Permit per Chapter 3, R54 and R59 of the Iredell County Land Development Code in order to allow an LCID Landfill and a Sawmill.

2. The property is 13.018 acres located on Coddle Creek Hwy in Mooresville, NC; more specifically identified as PIN# 4675430992.

3. The property is currently zoned RA (Residential Agricultural).

4. The application was filed on 10/29/18.

5. The adjoining property owners were notified on 11/26/18.

6. The property was posted on 11/26/18.

STAFF COMMENTS

The information provided has been reviewed and meets the requirements in Chapter 3, R 54 & R 59 as well as the site plan requirements. They have shown the required setbacks, landscaping, surge stone on the driveway, and the areas to be used for the landfill and sawmill on the site plan. They have provided the letters from the Fire Marshal’s Office and the Inspections Department.

NCDOT has some concerns about dirt and mud being tracked onto the road creating a safety hazard for drivers. Their concerns stem from issues on the applicant’s existing site on Barfield Road in Mooresville which led to NCDOT’s Maintenance Department having to clean the site. Although the owner did start using a broom and water truck to clean the road, NCDOT feels that cleaning the road on Coddle Creek Highway would be more difficult due to heavier traffic. Based on the concerns from NCDOT, the Board may want to consider requiring a truck wash area or other alternative as a condition to address those concerns.

EXHIBITS

Staff Exhibit 1. Special Use Application
Staff Exhibit 2. Site Plan
Staff Exhibit 3. Chapter 3, R54 & R59
Staff Exhibit 4. Zoning Map
Staff Exhibit 5. 2017 Aerial Map
IREDELL COUNTY
APPLICATION FOR A SPECIAL USE PERMIT

Special Use requested on property located at: ___1853 (approx.) Coddle Creek Highway___
Property Zoned: RA PIN #: ___4675430992.000_____ Lot Size: ___13.018 acres___
Property Owner: Bradley and Nicole Mills
Applicant: Same as Property Owner
Date Existing Structure Erected: Not Applicable

TO THE IREDELL COUNTY ZONING BOARD OF ADJUSTMENT:

We, Bradley and Nicole Mills hereby petition the Board of Adjustment for a SPECIAL USE
from the literal provisions of the Iredell County Zoning Ordinance because, under the
interpretation given to me by the Zoning Administrator, I am prohibited from using the parcel
of land described above in a manner shown by the Plot Plan attached to this form. I request
a special use from the following provisions of the Zoning Ordinance (cite Section numbers
and Code requirements):

_Chapter 3, Performance Requirements: Special Uses R54: Landfill, Land Clearing and Inert Debris
and R 59: Sawmills ______________________

Describe the SPECIAL USE being requested on the above referenced property:
Bradley and Nicole Mills or their assigns plan to operate a Land Clearing and Inert Debris
Landfill and a Land Clearing Debris Treatment and Processing Facility. The facility will
accept Land Clearing debris, high carbon nitrogen yard waste, and untreated and
unpainted wood waste. The facility will either landfill this material or grind and chip the
material into mulch or boiler fuel. Inert, oxidizing pigments will be used to color some of the
mulch. Also, certain engineered wood products such as plywood or particleboard may be
ground or chipped into boiler fuel. Land clearing debris, high carbon nitrogen ratio yard
waste, mulch, and/or boiler fuel will be stored in reasonable sized piles or windrows. Logs,
mulch, and boiler fuel will be sold. The rural sawmill site will be 6.50 acres and the LCID Landfill
will begin as a 2.0 acre site with future expansion to a total of 6.50 acres ___

FACTORS RELEVANT TO THE ISSUANCE OF A SPECIAL USE:

To hear and decide, in particular cases, and subject to appropriate conditions and
safeguards, permits for Special Uses as authorized by Chapter 12 of the Iredell County Land
Development Code. In granting a Special Use Permit the Board shall consider the following
factors:

(A) Will the special use materially endanger the public health or safety if located where
proposed and developed according to the proposed plan?

No, an Information board sign will be posted at the entrance, listing the names and phone numbers of the operators and the types of material accepted. The entrance will be blocked with a locked gate when the facility is not in operation. The site is 130 feet from Coddle Creek Highway and over 300 feet from the nearest residence. There will be no risk to anyone on the road or anyone walking in the vicinity of the road.

(8) Does the special use meet all required conditions and specifications of the Iredell County Land Development Code?

Yes, the special uses meet or exceed all required conditions and specifications of the Iredell County Zoning Ordinance. The site is 100 feet from all property lines. The closest residence is over 300 feet away. There will be a minimum separation of 500 feet between any existing residences or any residences under construction and any building or non-vehicular equipment used in conjunction with the sawmill. There will be a 50 feet stream buffer around the closest surface waters. The site will be secured with gates at the entrance to the site. There are trees surrounding most of the site, and they will be maintained in the 100 feet property line setback areas. This will provide ninety (90) percent opacity screening. Along Coddle Creek Highway where there are no trees, a 30 feet wide roadway landscape buffer will be planted and maintained. The screening will be designed to meet Section 5.2.2 of the Iredell County Land Development Code. Along the rear of the property, where there are not trees and adjoining Ms. D’Agostino’s property an earthen wall will be used, it will be at least six (6) feet in height with a ten (10) foot wide buffer of evergreen shrubbery planted on the side which faces the adjoining property. The proposed drive is 30 feet wide, and it is concrete the first 20 linear feet. The remainder of the driveway will be graveled to prevent dust from adversely impacting the adjacent properties. Other highway truck areas will be graveled as well to control dust. There will be an attendant on site when the facility is open to receive material. The attendant will monitor the access road for sediment or debris. Sediment or debris will be removed from the access road by either sweeping or water washing. The site is not located in the 100 year floodplain, and there are no utility easements in or near the site. The site also meets the North Carolina Solid Waste Management Rules for LCID Landfills and Land Clearing Debris Treatment and Processing Notifications. In addressing R54 H, per NC state law 15A NCAC 13B.0564 (8):

(a) Facilities or practices shall not cause a discharge of pollutants into waters of the state that is in violation of the requirements of the National Pollutant Discharge Elimination System (NPDES), under Section 402 of the Clean Water Act, as amended.

(b) Facilities or practices shall not cause a discharge of dredged materials or fill material into waters of the state that is in violation of the requirements under Section 404 of the Clean Water Act, as amended. Therefore, per state law LCID Landfills cannot be discharging landfills. We will manage the landfill, debris placement, and erosion control to ensure this.

(C) Will the special use substantially injure the value of adjoining or abutting property or is the use a public necessity?

No, the special use will not injure the value of the adjoining properties. Kirkland
Appraisals, LLC performed a comparison of LCID landfills and sawmills similar to the proposed site, and they found no evidence that this special use would injure the value of adjoining properties.

(D) Is the location and character of the special use in harmony with the area in which it is located and in general conformity with the Iredell County Land Use & Development Plan?

Yes, the special uses will be developed according to the proposed site plan, and it is in general conformity with the Iredell County Land Use and Development Plan. The intended uses will not impede the neighbors’ uses of their properties. Caddie Creek Highway is a public, state maintained thoroughfare that will not be impacted by the truck traffic from the intended uses. The facility will be open Monday through Friday from 7:00 AM to 5:00 PM and 8:00 AM to 1:00 PM on Saturdays. The facility may treat and/or process material during daylight hours Monday through Saturday. This will ensure that this special use is in harmony with the mostly agricultural area in which it is located. The sawmill permitted use will allow recycling of wood waste and decrease the landfill space used.
I do hereby certify that all information, which I have provided for this application, is, to the best of my knowledge, correct.

Property Owner ___ Bradley and Nicole Mills _____________
Company Name: _N/A_______________________________
Position __________owners__________________________
Address __284 Barfield Road, Mooresville, NC 28115___
Phone ___704-657-2234______________________________
Email __bradley.mills@zoetis.com_____________________

Signature __Bradley mills, Nicole A. Mills__
(Must be notarized)

North Carolina, _______ County

__Iredell__ a Notary Public for _______ County, North Carolina, do hereby certify that Bradley and Nicole Mills, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 29th day of October, 2018

My Commission expires: 10/01/2028

DANIEL MOORE
Notary Public
Iredell Co., North Carolina
My Commission Expires Oct. 3, 2023

Applicant/Agent __________________ same as above __________
Company Name_________________________________________
Position ____________________________________________
October 6, 2018

Mr. Bradley Mills
327 Barfield Road
Mooresville, NC

Mr. Mills:

I have considered the likely impact of the proposed Land Clearing and Inert Debris (LCID) use and sawmill proposed for 13.018 acres on Coddle Creek Highway, Mooresville, North Carolina.

The scope of this assignment is to address the likely impact this may have on adjoining properties. To this end I have reviewed the site and considered other similar nearby uses. I have not been asked to assign any value to any specific property.

This letter is a real property appraisal consulting assignment. My client is Mr. Bradley Mills. The intended use is to assist in the Special Use Permit application. The effective date of this consultation is October 6, 2018.

Proposed Use Description

The property is currently vacant land surrounded by agricultural and low density residential uses.

<table>
<thead>
<tr>
<th>Adjoining Use Breakdown</th>
<th>Acreage</th>
<th>Parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>6.41%</td>
<td>50.00%</td>
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<tr>
<td>Agricultural</td>
<td>86.15%</td>
<td>33.33%</td>
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<tr>
<td>Agr/Res</td>
<td>7.43%</td>
<td>16.67%</td>
</tr>
<tr>
<td>Total</td>
<td>100.00%</td>
<td>100.00%</td>
</tr>
</tbody>
</table>
Mr. Bradley Mills  
October 6, 2018

### Surrounding Uses

<table>
<thead>
<tr>
<th>#</th>
<th>MAP ID</th>
<th>Owner</th>
<th>Acres</th>
<th>Present Use</th>
<th>Adjoin Acres</th>
<th>Home/Property Line</th>
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<tbody>
<tr>
<td>1</td>
<td>4675441097</td>
<td>Coddie</td>
<td>13.39</td>
<td>Agri/Res</td>
<td>7.43%</td>
<td>16.67%</td>
</tr>
<tr>
<td>2</td>
<td>4675545769</td>
<td>Howard</td>
<td>112.07</td>
<td>Agricultural</td>
<td>62.80%</td>
<td>16.67%</td>
</tr>
<tr>
<td>3</td>
<td>4675435655</td>
<td>Dogsville</td>
<td>5.04</td>
<td>Residential</td>
<td>2.80%</td>
<td>16.67%</td>
</tr>
<tr>
<td>4</td>
<td>4675323343</td>
<td>Saunders</td>
<td>5.55</td>
<td>Residential</td>
<td>3.08%</td>
<td>16.67%</td>
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<tr>
<td>5</td>
<td>4675343748</td>
<td>Patterson</td>
<td>42.04</td>
<td>Agricultural</td>
<td>23.35%</td>
<td>16.67%</td>
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<tr>
<td>6</td>
<td>4675344380</td>
<td>Patterson</td>
<td>0.96</td>
<td>Residential</td>
<td>0.53%</td>
<td>16.67%</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>180.043</strong></td>
<td></td>
<td><strong>100.00%</strong></td>
<td></td>
<td><strong>100.00%</strong></td>
<td></td>
</tr>
</tbody>
</table>

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Mr. Bradley Mills  
October 6, 2018

**Harmony Considerations**

I have considered other LCID/sawmill uses in the area to see where they are generally located to identify typical surrounding uses.

The first location is at 135 Atwell Farm Lane in Mooresville which is on a 78 acre tract as shown below. This was an LCID use that was recently closed.

There was a recent sale of Parcel 7 as shown on the map on July 24, 2018 for $170,000 for a 22.33-acre tract, or $7,613 per acre.

I have compared that to 124 Mount Tabor Road that sold on September 28, 2016 for $108,000 for an 11.21-acre tract, or $9,634 per acre. This is half the size of Parcel 7 and sold as two tracts, which is superior and would be expected to sell for more per acre. Adjusting this price per acre downward by 20% for being two lots and smaller, the adjusted indication of value is $7,707 per acre. I consider this to be a good support for Parcel 7 selling at no discount.

<table>
<thead>
<tr>
<th>Adjoining Use Breakdown</th>
<th>Acreage</th>
<th>Parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>4.85%</td>
<td>12.50%</td>
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<tr>
<td>Agricultural</td>
<td>12.88%</td>
<td>25.00%</td>
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<tr>
<td>Agri/Res</td>
<td>82.27%</td>
<td>62.50%</td>
</tr>
<tr>
<td>Total</td>
<td>100.00%</td>
<td>100.00%</td>
</tr>
</tbody>
</table>
Mr. Bradley Mills  
October 6, 2018

The second location is at 149 Buckin Lane in Troutman which is on a 27.81 acre tract as shown below.

There was a recent sale of Parcel 6 both as a vacant lot to a builder and again as a finished home. The lot sale was for 5.16 acres on December 30, 2015 for $13,000. The home sales was on April 8, 2016 for a 3,068 s.f. home that sold for $263,000, or $85.72 per square foot.

I have compared that to 107 Fesperman Circle that sold as a home with 3,172 square feet in March 2016 for $272,715, or $86 per square foot. I consider this to be strong support for the lack of an impact due to the LCID adjoining use.

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<table>
<thead>
<tr>
<th>Adjoining Use Breakdown</th>
<th>Acreage</th>
<th>Parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>13.82%</td>
<td>12.50%</td>
</tr>
<tr>
<td>Agricultural</td>
<td>2.44%</td>
<td>25.00%</td>
</tr>
<tr>
<td>Agri/Res</td>
<td>83.74%</td>
<td>62.50%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>100.00%</strong></td>
<td><strong>100.00%</strong></td>
</tr>
</tbody>
</table>
Mr. Bradley Mills  
October 6, 2018

The third location is at 10219 Hagers Road, Huntersville which is on a 19.32 acre tract as shown below.

Parcels 11 and 12 as shown below sold recently with no sign of impact due to the adjoining sawmill. Focusing on the more recent sale at Parcel 11, this is a 0.36-acre parcel that sold on June 26, 2018 for $435,000 for a home built in 2003 with a gross living area of 3,581 square feet for an indicated price per square foot of $121.

I have compared that to 12014 Ulsten Lane that sold as a home with 3,595 square feet in June 28, 2017 for $435,000, or $121 per square foot. Both of these are located in Northstone Country Club without golf course frontage. I consider this to be strong support for the lack of an impact due to the sawmill adjoining use.

<table>
<thead>
<tr>
<th></th>
<th>Acreage</th>
<th>Parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>54.29%</td>
<td>87.50%</td>
</tr>
<tr>
<td>Agricultural</td>
<td>27.75%</td>
<td>6.25%</td>
</tr>
<tr>
<td>Industrial</td>
<td>17.96%</td>
<td>6.25%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>100.00%</td>
<td>100.00%</td>
</tr>
</tbody>
</table>
Mr. Bradley Mills  
October 6, 2018

The fourth location is at 327 Barfield Road, Mooresville, which is on a 43 acre tract as shown below. This property is owned by Mr. Bardley Mills and includes both an LCID and a sawmill, which makes it the most similar to the proposed project.

I did not identify any adjoining sales, but the following breakdown of uses shows consistency with nearby residential uses.

<table>
<thead>
<tr>
<th>Adjoining Use Breakdown</th>
<th>Acreage</th>
<th>Parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>3.69%</td>
<td>33.33%</td>
</tr>
<tr>
<td>Agricultural</td>
<td>56.76%</td>
<td>33.33%</td>
</tr>
<tr>
<td>Agri/Res</td>
<td>39.55%</td>
<td>33.33%</td>
</tr>
<tr>
<td>Total</td>
<td>100.00%</td>
<td>100.00%</td>
</tr>
</tbody>
</table>

The closest home is 110 feet with the average distance being 383 feet.
Specific Factors on Harmony of Use

I have completed a number of Impact Studies and I have found that the most common areas for impact on adjoining values typically follow the following hierarchy with descending levels of potential impact. I will discuss each of these categories and how they relate to the subject property.

1. Hazardous material
2. Odor
3. Noise
4. Traffic
5. Stigma
6. Appearance

1. Hazardous material

The proposed LCID and sawmill presents no potential hazardous waste byproduct to the environment as part of normal operation. I consider this to be a non-factor for the impact analysis.

2. Odor
Mr. Bradley Mills  
October 6, 2018

The project as presented has no specific concerns related to odor and is therefore a non-factor in this impact analysis.

3. **Noise**

The subject property is located in a rural location with significant distance between the active site and adjoining residential uses. The activity on site will be limited to daylight hours and the noise will be consistent with other agricultural uses. I therefore see no basis for an impact due to noise.

4. **Traffic**

The traffic generation on the site by these uses will be low and not a likely impact on adjoining uses.

5. **Stigma**

There is no stigma associated with the proposed use.

6. **Appearance**

The project will be in harmony with the surrounding area in terms of appearance and is consistent with the adjoining uses.

7. **Conclusion**

On the basis of the factors described above, it is my professional opinion that the proposed project will be in harmony with the area in which it is to be developed and have no negative impact on adjoining property values.
Mr. Bradley Mills  
October 6, 2018

**Conclusion**

The proposed use is a typical use for this type of location as shown by the other LCID uses. Similarly, small sawmills are located in residential/agricultural transition areas. I’m specifically familiar with a similar use near my home located off Bass Lake Road.

I conclude that the proposed use is in harmony and will not have a negative impact on the adjoining property values.

If you have any further questions please call me any time.

Sincerely,

[Signature]

Richard C. Kirkland, Jr., MAI  
State Certified General Appraiser

Nicholas D. Kirkland  
Trainee Appraiser
Certification

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct;
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions;
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved;
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results;
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal;
7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
8. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
10. I have not made a personal inspection of the property that is the subject of this report, and;
11. No one provided significant real property appraisal assistance to the person signing this certification.
12. As of the date of this report I have completed the requirements of the continuing education program of the Appraisal Institute;
13. I have not appraised or completed any appraisal related work related to this property within the last three years. I provided an earlier draft of this report on September 8, 2018.

Disclosure of the contents of this appraisal report is governed by the bylaws and regulations of the Appraisal Institute and the National Association of Realtors.

Neither all nor any part of the contents of this appraisal report shall be disseminated to the public through advertising media, public relations media, news media, or any other public means of communications without the prior written consent and approval of the undersigned.

Richard C. Kirkland, Jr., MAI
State Certified General Appraiser

Nicholas D. Kirkland
Trainee Appraiser
Fire Suppression Plan
Bradley and Nicole Mills
Site Address: 1853 (approx.) Coddle Creek Highway
Mailing Address: 284 Barfield Road
Mooresville, NC 28115

For Submittal to the Iredell County Zoning Board of Adjustment
and the Iredell County Fire Marshall

According to the Zoning Ordinance of Iredell County, in a Residential
Agricultural District rural sawmills shall be permitted as Special Use SR 59: Sawmills.
Under section “I” of the special requirements for a rural sawmill, the applicant must
provide documentation of an adequate fire suppression plan to be used at the site as
approved by the Fire Marshall.

Specifically, Bradley and Nicole Mills plan to operate a Land Clearing Debris
Treatment and Processing Facility. The facility will be grinding or chipping land clearing
debris, high carbon nitrogen yard waste, and untreated and unpainted wood waste such as
pallets or new construction wood waste into mulch or boiler fuel. Also, certain
engineered wood products such as plywood or particleboard may be ground or chipped
into boiler fuel. Land clearing debris, high carbon nitrogen ratio yard waste, mulch,
and/or boiler fuel will be stored in reasonable sized piles or windrows.

In the event of a fire at the site, a call shall be placed to the Iredell County
Emergency Communications Center by dialing 911. South Iredell Volunteer Fire
Department and the surrounding fire departments assigned to this response area shall
provide fire suppression operations. In the case that additional support is needed, additional
fire departments shall be dispatched by local protocol and/or mutual aid agreements with
fire departments outside of Iredell County. All recognized means of fire suppression of
stored materials will be used including the application of water, and, if requested by the
on-scene Incident Commander, the application of Class A Foam. The owner’s onsite
equipment, such as wheel loaders, excavators, and crawler loaders, will be used to access
and remove any hot spots in the burning material to allow adequate fire suppression. An
all-weather surface fire lane, with a minimum access width of twenty (20) feet, shall be
maintained to all storage areas and to extend to within 150 feet of all portions of every
pile established. Smoking and the use of all open flame devices shall be prohibited in the
storage areas. This plan does not allow chipping, cutting, mulching, grinding or other
similar operations inside or under any structure without the approval of the Iredell
County Fire Marshal’s Office.

Approved By:

[Signature]
Iredell County Fire Marshall

[Stamp]
Date
10/30/19
Good afternoon,

Robby Wilkinson and I met with Mr. Bradley Mills to discuss building code considerations relative to his Special Use Permit application. His intention is to operate a wood recycling business which falls under the general definition of sawmill (R59). The project is to be located within the 1800 block of Coddle Creek Highway.

The project as outlined by Mr. Mills:
- Construction of one building was discussed (<600 sq. ft.) – which would serve as an office and provide general storage.
- Equipment will be sited away from the building and will not be housed under a shed or canopy.
- Some re-contouring of the site is anticipated.
- Mr. Mills stated he had initiated contact with ICHD Environmental Health onsite water regarding septic.
- Actual address has not yet been assigned.

Building Code issues discussed:
- Building will have to be accessible; i.e. meet minimum access to structure via ramp (1:12) or, inclined sidewalk (1:20) and entry door.
- HC parking must be provided (1 space with access aisle) – paved surface required connecting to building.
- Building will be exempt from energy code compliance based upon storage occupancy being >10% of total area.
- Minimum 1 restroom (HC accessible) must be included in the building program.
- Any engineered slab, foundation, or piers deemed necessary for equipment mounting will be via permit (i.e. separate from that for the building).
- Merchant signage is by separate permit.

If you have any questions, comment, or require additional clarification please feel free to contact me at 704-928-2021 (extension 3174), Tracee Stikeleather (extension 2021 tracee.stikeleather@co.iredell.nc.us), or Corina Brown (704-878-3113 (extension 2007 ruth.brown@co.iredell.nc.us).

Have a great day.

Walter McGervey
Planner/Development Coordinator
Iredell County Building Standards
wmgervey@co.iredell.nc.us
http://www.co.iredell.nc.us/234/Building-standards-division

The issuance of a permit or approval of plans or specifications shall not be deemed or construed to be approval of any violation of any of the provisions of the North Carolina State Building Codes, or State, or local ordinances or regulations.

NC State Building codes: https://codes.ncsafe.org/public/collections/NC.
Chapter 3: Performance Requirements

R54 Landfill, Land Clearing and Inert Debris

On-site landfills with a disposal area of a half acre or less will be exempt from these requirements but shall follow all NC Division of Waste Management guidelines per GS 130A-301.1. Beneficial fill including concrete, brick, block and uncontaminated soil, rock and gravel requires no zoning approval when the intent is to improve land use potential and no excavation is involved.

The following guidelines shall be required for all off-site landfills with a disposal area of 600 square feet or more and/or sites over a half acre of on-site items.

A. Setback

There shall be 100 foot minimum distance from any property line.

B. On sites less than two (2) acres applicant shall have recorded at the Iredell County Register of Deeds a LCID Notification form available from the North Carolina Department of Environmental and Natural Resources. On sites larger than two (2) acres applicant shall contact the North Carolina Department of Environmental and Natural Resources for final approval.

C. Use Separation

1. There shall be a 300 foot minimum separation from any existing residence; and
2. Fifty (50) foot minimum separation from all surface waters; and
3. 100 foot minimum separation from all commercial or public buildings, and wells.

D. Access

1. Access to the landfill shall be controlled with gates, chains, fences, ditches and/or trees to prevent unregulated dumping.
2. Driveways and driveway cuts shall be installed to minimize sediment on adjacent roads.

E. Dust

All unpaved areas shall be maintained in a manner which prevents dust from adversely impacting adjacent properties.

F. Operation

1. No filling is permitted in the 100-year floodplain. No filling is permitted in minor drainage ways unless the drainage has been piped in accordance with approved plans. No filling is permitted in utility easements.
2. The operator shall monitor access road conditions and immediately clear any sediment or debris from the road.
G. **Signs**

1. An information board sign shall be posted and maintained at the entrance, listing the name and phone number of the current operator, the types of material accepted, and the hours of operation.

2. The sign shall also instruct drivers to contact the operator upon finding any sediment that has been tracked from the site.

**R59 Sawmills**

In the RA district, rural sawmills shall be permitted as Special Use and shall meet the following minimum standards:

A. There shall be a minimum separation of 500 feet between any existing residence or any residence under construction and any building or non-vehicular equipment used in conjunction with the sawmill.

B. There shall be a minimum buffer of 100 feet from any property line.

C. Screening shall be provided around the entire operation, including the road side and but excluding the driveway area, as provided for in Section 5.2.2.

D. All driveways must connect to a public road, must be graveled, and shall be a minimum of twenty-five (25) feet wide and a maximum of thirty-six (36) feet wide. Any portion of the driveway within twenty (20) feet of the public road travel way must be treated with a hard surface that meets NC DOT standards. In addition, any driveway 100 feet long and over must have eighty (80) feet of surge stone after the twenty (20) feet of hard surface.

E. One free-standing sign shall be permitted, NOT to exceed six (6) feet in height and sixteen (16) square feet in copy area. No wall signage shall be permitted.

F. A site greater than three (3) acres shall be located on a road classified as a minor thoroughfare or greater as referenced in the Iredell County Comprehensive Transportation Plan.

G. The applicant shall provide a letter from the Building Inspections Department verifying that all building code regulations have been discussed.

H. The applicant shall provide a site plan, per Section 9.2 of this Ordinance, detailing the location of all structures, parking, and outdoor storage areas.

I. The applicant must provide documentation of adequate fire suppression plan to be used at the site as approved by the Fire Marshal.

J. The hours and days of operation may be controlled by the Board of Adjustment to minimize any impact on surrounding properties on a case by case basis.

K. There will be no hours of operation on Sundays.
### Special Use Permit Worksheet

<table>
<thead>
<tr>
<th>Finding</th>
<th>Reasons/Evidence</th>
</tr>
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</table>
| The Special Use will not materially endanger the public health or safety if located where proposed and developed according to the plan as proposed. | True: [If true, state the facts that make it true.]  
False: [If false, state the facts that make it false.] |
| The Special Use meets all required criteria and specifications of the Iredell County Land Development Code. | True: [If true, state the facts that make it true.]  
False: [If false, state the facts that make it false.] |
| The Special Use will not substantially injure the value of the adjoining or abutting property or it is a public necessity. | True: [If true, state the facts that make it true.]  
False: [If false, state the facts that make it false.] |
| The Special Use will be in harmony with the area in which it is located and will be in general conformity with the plan of development of the county. | True: [If true, state the facts that make it true.]  
False: [If false, state the facts that make it false.] |