



**NASH COUNTY PLANNING BOARD  
FREDERICK B. COOPER COMMISSIONERS ROOM  
CLAUDE MAYO, JR. ADMINISTRATION BUILDING - THIRD FLOOR  
120 WEST WASHINGTON STREET  
NASHVILLE, NC 27856**

**MONDAY, FEBRUARY 19, 2018 - 7:00 P.M.**

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**MEETING AGENDA**

- 1. Call to Order.**
- 2. Determination of a Quorum.**
- 3. Approval of the Minutes of the January 16, 2018 Regular Meeting.**
- 4. General Rezoning Request Z-180201.**  
Made by Taranpreet Singh, the Property Owner, to Rezone the Approximately 5.25 Acre Lot Located at the Northwest Corner of the Intersection of S NC Highway 231 and Cone Road (S.R. 1159) from A1 (Agricultural) to RC (Rural Commercial).
- 5. Other Business.**

**Planning Board Member Training Opportunity:**

**UNC School of Government**

**Spring 2018 Regional Board Workshop for Planning & Development Regulation**

Topic: Legislative Zoning Decisions (Rezoning & Zoning Ordinance Amendments)

Date: Tuesday, April 3, 2018 1:00 p.m. - 4:30 p.m.

Location: Pitt County Agricultural Center Auditorium  
403 Government Circle, Greenville, NC 27834

*\*Contact the Planning Staff to Register & Attend\**

- 6. Adjournment.**

**MINUTES OF THE  
NASH COUNTY PLANNING BOARD MEETING  
HELD TUESDAY, JANUARY 16, 2018 AT 7:00 P.M.  
CLAUDE MAYO, JR. ADMINISTRATION BUILDING – THIRD FLOOR  
FREDERICK B. COOPER COMMISSIONERS ROOM**

**MEMBERS PRESENT**

Leonard Breedlove, Chairman  
Moses Brown  
Harold Colston  
Sandra Edwards  
Barbara Pulley  
Chris Sandifer  
Kevin Smith

**MEMBERS ABSENT**

Jeffrey Tobias, Vice-Chairman  
DeLeon Parker, Jr.

**STAFF PRESENT**

Nancy Nixon, Planning Director  
Adam Tyson, Senior Planner  
Windy Braswell, Planning Technician

**OTHERS PRESENT**

Danny Boone  
Michael Boone  
Barbara Finch  
Larry Finch

**1. Call to Order.**

Chairman Breedlove called the meeting to order at 7:00 p.m.

**2. Determination of a Quorum.**

Chairman Breedlove recognized a quorum.

**3. Approval of the Minutes of the November 20, 2017 Regular Meeting.**

The minutes of the November 20, 2017 regular meeting were mailed to the members of the Board for review. Chairman Breedlove asked for any revisions or corrections. None were offered.

**BOARD ACTION: Mr. Sandifer offered a motion which was duly seconded by Mr. Smith to approve the minutes of the November 20, 2017 regular meeting as submitted. The motion was unanimously carried.**

**4. General Rezoning Request Z-180101 Made by the Property Owners; Larry Finch, Barbara G. Finch, Angela Finch Stallings, & Carolyn Finch Ellis; to Rezone an Approximately 0.72 Acre Portion of a Tract Located at 8114 Old Middlesex Road, Bailey, NC 27807 From R-40 (Single-Family Residential) to RC (Rural Commercial).**

Chairman Breedlove recognized Mr. Tyson to present the staff report.

Mr. Tyson began by stating that in accordance with the requirements of the Nash County Unified Development Ordinance, a written notice of this public meeting was sent by first class mail on January 3, 2018 to the applicants, to the owners of the subject property, and to the owners of all surrounding properties any portion of which is located within 600 feet of the subject property.

Mr. Tyson then presented the staff report and supplemental materials related to General Rezoning Request Z-180101 as submitted to the Board in the January 16, 2018 Nash County Planning Board Meeting agenda document. He noted that the Nash County Technical Review Committee (TRC) considered General Rezoning Request Z-180101 on December 28, 2017 and recommended approval based on its determination that the request is consistent with the Nash County Land Development Plan and not spot zoning for the reasons outlined in the staff report.

Mr. Tyson concluded the report by informing the Board that the applicants, Mr. Larry Finch and Mrs. Barbara Finch, were present at the meeting to represent the request. He also noted that the Planning Staff had received no response to the public notices of this request mailed prior to the meeting. He offered to take any questions from the Board regarding the request.

Mr. Sandifer asked whether the description of the area to be rezoned as a "portion of a tract" was sufficient.

Mr. Tyson answered that usually the rezoning of just a portion of a tract requires a more precise description of that portion with bearings and distances to be prepared by a land surveyor, however, in this particular case, Lot 3B has recently been defined by a land surveyor on a subdivision plat and the area under consideration for rezoning is the only portion of that lot not already zoned RC (Rural Commercial). Therefore, the description as provided should be sufficient.

Mr. Sandifer asked whether the original commercial rezoning of the property included a description.

Mr. Tyson speculated that based on the time period of the original rezoning, the area was likely described in terms of the distance in feet from the intersection along the public road rights-of-way.

There were no further questions.

**BOARD ACTION:** Mr. Sandifer offered a motion which was duly seconded by Mr. Brown to recommend the following consistency statement related to General Rezoning Request Z-180101 for adoption by the Nash County Board of Commissioners:

**“General Rezoning Request Z-180101 is reasonable and in the public interest because it is:**

**(1) Consistent with the recommendations of the Nash County Land Development Plan for the establishment of rural commercial land uses in the Suburban Growth Area because:**

**(a) The subject site has frontage along and direct access to Old Middlesex Road (S.R. 1105), a state-maintained secondary road;**

**(b) The subject site is located near the intersection of Old Middlesex Road (S.R. 1105) and Camp Charles Road (S.R. 1100);**

**(c) The subject site is located directly adjacent to the commercially zoned metal shop structure at 8114 Old Middlesex Road and in close proximity to the commercially zoned structures currently utilized by American Scale Company, Inc. at 8098 Old Middlesex Road;**

**(d) While the subject site is located immediately adjacent to the existing residences at 8138 Old Middlesex Road to the west and 10518 Camp Charles Road to the east as well as to the currently vacant but residentially zoned Lot 3C to the north, the potential impact of any future commercial development should be mitigated by the screening requirements of UDO Article XI, Section 11-3; and**

**(e) The subject site has a history of prior commercial use from the mid-1990s through late 2016 in relation to Finch Construction Inc., a heavy construction and grading contractor that specialized in road, highway, and parking lot construction; AND**

**(2) Not ‘spot zoning’ because it is an expansion of the already existing, approximately 1.5 acre RC (Rural Commercial) Zoning District located immediately adjacent to the subject site at the northwest corner of the intersection of Old Middlesex Road (S.R. 1105) and Camp Charles Road (S.R. 1100).”**

**The motion was unanimously carried.**

**BOARD ACTION:** Mr. Smith offered a motion which was duly seconded by Mr. Sandifer to recommend approval of General Rezoning Request Z-180101 to rezone an approximately 0.72 acre portion of a tract located at 8114 Old Middlesex Road, Bailey, NC 27807 from R-40 (Single-Family Residential) to RC (Rural Commercial). The motion was unanimously carried.

**5. Minor Subdivision Final Plat - Property of Michael T. Boone Submitted by James G. Strickland Land Surveying, P.A. on Behalf of the Property Owners, Brenda B. Adkins & William D. Boone,**

**For the Proposed Subdivision of a 2.495 Acre Lot Around the Existing Residence Located at 4447 Adolphus T Boone Road, Elm City, NC 27822 in the RA-40 (Single-Family Residential) Zoning District.**

Chairman Breedlove recognized Mr. Tyson to present the staff report.

Mr. Tyson began by explaining that although the Planning Board does not usually review Minor Subdivision Plats, in this case the Board's approval is required due to a technicality. He also reminded the Board that subdivisions do not require the mailing of public notices to the surrounding property owners.

Mr. Tyson then presented the staff report and supplemental materials related to the "Minor Subdivision Plat - Property of Michael T. Boone" as submitted to the Board in the January 16, 2018 Nash County Planning Board Meeting agenda document. He noted that the Nash County Technical Review Committee (TRC) considered the "Minor Subdivision Plat - Property of Michael T. Boone" on January 2, 2018 and recommended approval based on its determination that the plat satisfies the subdivision requirements of the Nash County Unified Development Ordinance.

Mr. Tyson concluded the report by informing the Board that Mr. Michael Boone, the future owner of the proposed new lot, and Mr. William D. "Danny" Boone, the current owner of the subject tract, were present at the meeting to represent the request. He offered to take any questions from the Board regarding the request.

Mr. Sandifer asked about any applicable requirements or guidance regarding the width of the right-of-way.

Mr. Tyson answered that because the remainder tract is greater than 10 acres in size, it is exempt from the standard road frontage requirements of the ordinance. He explained that the remainder tract could potentially have no road frontage at all and it could still be eligible for the issuance of a building permit for one single-family dwelling as long as there was an easement with a minimum width of 18 feet established to provide access to the property from the state-maintained public road. In this case, because the remainder tract is larger than 20 acres in size, it could potentially be split into two lots greater than 10 acres in size and each lot could become a residential building site with the establishment of an access easement.

Mr. Sandifer then clarified that his question was regarding the narrow strip of land connecting the main portion of the proposed new lot to its road frontage.

Mr. Tyson answered that the ordinance does not include any requirements or guidance as to the width of that connecting strip, however, the Planning Staff usually recommends that the strip not be less than the width of a standard size vehicle. He added that, in this particular case, the proposed new lot would most likely be accessed by the shared driveway and existing 20 foot wide easement established across the lot in front of it at 4485 Adolphus T Boone Rd.

There were no further questions.

**BOARD ACTION: Mr. Smith offered a motion which was duly seconded by Mr. Sandifer to approve the "Minor Subdivision Plat - Property of Michael T. Boone." The motion was unanimously carried.**

**6. Other Business.**

Chairman Breedlove asked for any other business.

Mr. Tyson noted that the Planning Board's 2018 regular meeting schedule was included on the last page of the agenda document for this meeting. He also announced that the Nash County Board of Adjustment had voted to move up the meeting time for their regular meetings from 7:00 p.m. to 6:00 p.m.

Ms. Nixon reported that the subdivision waiver request made by Bruce & Patrice Baker in relation to a shared driveway access easement on S Old Carriage Road had been approved by the Board of Commissioners. She also informed the Board that Conditional Use Permit CU-170804 for the Sabattus Solar, LLC solar farm on the southeast corner of Mount Pleasant Road and Winters Road which was previously approved by the Board of Commissioners in October had been appealed to Superior Court with no court date scheduled at this time.

Mr. Tyson also reported that information from various state regulatory agencies had been received regarding Conditional Use Rezoning Request CU-170901 made by Steven E. Luper, Jr. for a landscape and horticultural service located off Old Mill Road which was previously recommended for approval by the Planning Board in September and that the request is scheduled to be presented to the Board of Commissioners in February.

**7. Adjournment.**

There being no further business, Chairman Breedlove adjourned the meeting at 7:31 p.m.

**NASH COUNTY**  
**GENERAL REZONING REQUEST REVIEW**

Nash County Planning & Inspections Department  
120 West Washington Street, Suite 2110  
Nashville, NC 27856  
Telephone: 252-459-9809

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**File Number:** Z-180201 (General Rezoning Request)  
**Owner / Applicant:** Taranpreet Singh  
**Location:** Northwest Corner of the Intersection of S NC Highway 231 & Cone Road (S.R. 1159)  
**Tax ID #:** PIN 274700332695 / PARID 010414  
**Area to be Rezoned:** Approximately 5.25 Acres  
**Current Zoning:** A1 (Agricultural)  
**Proposed Zoning:** RC (Rural Commercial)  
**LDP Classification:** Suburban Growth Area

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**Notice of Public Meeting:**

In accordance with the requirements of the Nash County Unified Development Ordinance (UDO) Article III, Section 3-1.3 (E), a written notice of this public meeting was sent by first class mail on February 7, 2018 to the applicant, to the owner of the subject property, and to the owners of all surrounding properties any portion of which is located within 600 feet of the subject property.

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**Staff Report:**

General Rezoning Request Z-180201 was made by Taranpreet Singh, the property owner, to rezone the approximately 5.25 acre lot located at the northwest corner of the intersection of S NC Highway 231 and Cone Road (S.R. 1159) from A1 (Agricultural) to RC (Rural Commercial). The subject property is located north of both the Samaria Community which is centered around the intersection of W NC Highway 97 and S NC Highway 231 and Turkey Creek. The site is located directly across from the existing, commercially-zoned Mart 231 convenience store at 3477 S NC Highway 231 which is also owned and operated by the rezoning applicant.

The subject property was the former site of a residential dwelling that was recently demolished after suffering fire damage and the lot includes both an existing well and septic system. The property is currently used as extra parking space for U-Haul trucks available for rent at the convenience store across the road and no complaints have been received by the Planning Staff regarding the trucks parked on the site.

The subject property is located in the Neuse River Basin. It is not located in a regulated floodplain or a designated watershed protection overlay district and it does not appear to be impacted by any riparian stream buffers. Any future commercial development of the site could require the installation of screening buffers if it involved ten or more parking spaces or commercial activity located within 100 feet of the directly adjacent residentially-used lots to the north and west. Additionally, the maximum built-upon area allowed in the RC (Rural Commercial) Zoning District would be limited to 24% of the total lot area.

The RC (Rural Commercial) Zoning District is “*primarily intended to accommodate limited retail, office, service, and medium density residential uses*” and “*is typically located in the intersection area of rural roads and is intended to provide moderate intensity shopping and services*” (UDO, Article IX, Section 9-1.4 A). This is a general rezoning request, meaning that if it is approved, the subject property would become eligible for the entire range of land uses permitted in the RC (Rural Commercial) Zoning District. Please see the attached excerpt from the Nash County Unified Development Ordinance - Table of Permitted Uses to review the full list of potential land uses.

#### **Consistency with the Nash County Land Development Plan:**

The Nash County Land Development Plan (LDP) designates the subject tract as Suburban Growth Area as it does the majority of Nash County's planning jurisdiction. According to the LDP, “*the Suburban Growth land use designation defines those areas of the County where significant residential growth is expected to occur within the 10-year planning horizon*” and “*development within Suburban Growth areas should be limited to only those types of land uses and development intensities that can be accommodated by services typical in non-urban areas, e.g., private on-site water supply (or public water, as available) and on-site septic systems.*”

The LDP recommends the following locational criteria for the establishment of nonresidential, rural commercial land uses in the Suburban Growth Area:

- (1) “*Frontage and access to a major state highway or secondary road;*”

The subject site has frontage along and direct access to both S NC Highway 231, a major state highway, and Cone Road, a state-maintained secondary road.

- (2) “*Location at a major intersection;*”

The subject site is located at the intersection of S NC Highway 231 and Cone Road (S.R. 1159).

- (3) “*Proximity to similar uses;*”



The subject site is located directly across from and in close proximity to the already existing and commercially-zoned Mart 231 convenience store at 3477 S NC Highway 231.

- (4) *“And spatial separation from non-compatible uses such as existing residential development.”*

While the subject site is located immediately adjacent to the existing residences at 3454 S NC Highway 231 to the north and 10078 Cone Rd to the west, the potential impact of any future commercial development should be mitigated by the separation distance or screening buffer requirements of UDO Article XI, Section 11-3.

### **Spot Zoning:**

The requested rezoning would not be considered “spot zoning” as it would be an expansion of the already existing RC (Rural Commercial) Zoning District located directly across the road for the Mart 231 convenience store at 3477 S NC Highway 231.

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### ***TRC Recommendation:***

The Nash County Technical Review Committee (TRC) considered General Rezoning Request Z-180201 on February 1, 2018 and recommended APPROVAL based on its determination that the request is consistent with the Nash County Land Development Plan and not spot zoning for the reasons outlined in this staff report.

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### ***Suggested Motions:***

*Prior to recommending approval or denial of any zoning amendment request, the Planning Board shall recommend a statement describing whether the proposed action is consistent with an adopted comprehensive plan and explaining why the Board considers the recommended action to be reasonable and in the public interest. For this reason, the Planning Staff has drafted suggested motions for recommendation of both approval and denial of the zoning map amendment.*

### **Motion #1 - Recommend Consistency Statement:**

I move that the Nash County Planning Board recommend Consistency Statement "A" or "B" (*choose one from below*) related to General Rezoning Request Z-180201 for adoption by the Nash County Board of Commissioners.

### **Consistency Statement "A" (FOR APPROVAL):**

General Rezoning Request Z-180201 is reasonable and in the public interest because it is:

- (1) Consistent with the recommendations of the Nash County Land Development Plan for the establishment of rural commercial land uses in the Suburban Growth Area because:
  - (a) The subject site has frontage along and direct access to both S NC Highway 231, a major state highway, and Cone Road, a state-maintained secondary road;
  - (b) The subject site is located at the intersection of S NC Highway 231 and Cone Road (S.R. 1159);
  - (c) The subject site is located directly across from and in close proximity to the already existing and commercially-zoned Mart 231 convenience store at 3477 S NC Highway 231; and
  - (d) While the subject site is located immediately adjacent to the existing residences at 3454 S NC Highway 231 to the north and 10078 Cone Rd to the west, the potential impact of any future commercial development should be mitigated by the separation distance or screening buffer requirements of UDO Article XI, Section 11-3; AND
- (2) Not "spot zoning" because it is an expansion of the already existing RC (Rural Commercial) Zoning District located directly across the road from the subject site for the Mart 231 convenience store at 3477 S NC Highway 231.

--- OR ---

**Consistency Statement "B" (FOR DENIAL):**

General Rezoning Request Z-180201 is not reasonable and/or not in the public interest because it is not consistent with the recommendations of the Nash County Land Development Plan and/or would be unreasonable "spot zoning" for the following reasons: *(List reasons)*.

**Motion #2 - Recommend Approval or Denial of the Rezoning Request:**

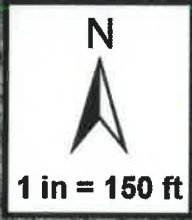
I move that the Nash County Planning Board recommend APPROVAL or DENIAL *(choose one)* of General Rezoning Request Z-180201 to rezone the approximately 5.25 acre lot located at the northwest corner of the intersection of S NC Highway 231 and Cone Road from A1 (Agricultural) to RC (Rural Commercial).

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**General Rezoning Request Z-180201**  
**Northwest Corner of S NC Highway 231 & Cone Rd**  
**Tax Parcel ID #010414**

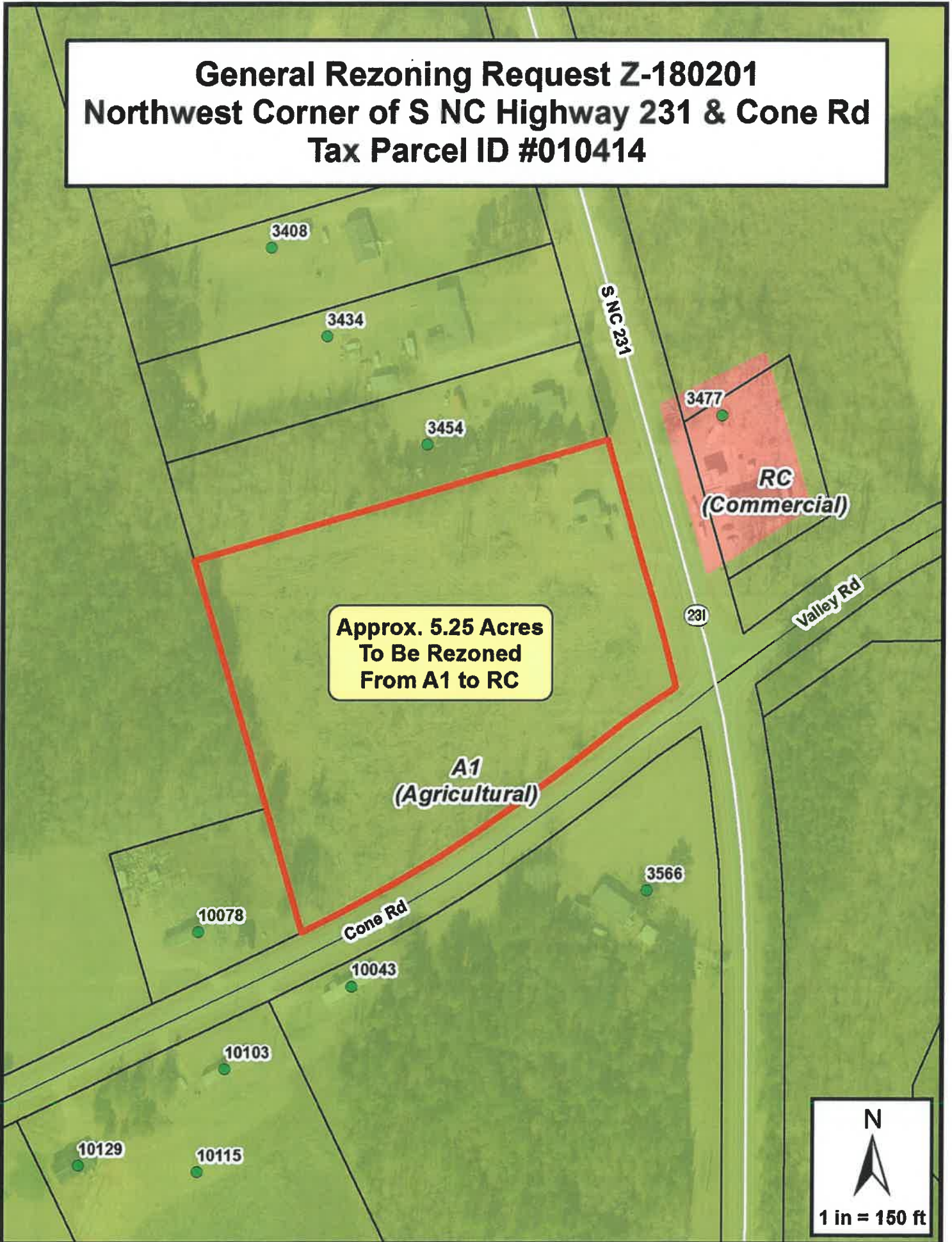


**Approx. 5.25 Acres  
To Be Rezoned  
From A1 to RC**





**General Rezoning Request Z-180201**  
**Northwest Corner of S NC Highway 231 & Cone Rd**  
**Tax Parcel ID #010414**



**Approx. 5.25 Acres  
To Be Rezoned  
From A1 to RC**

**A1  
(Agricultural)**

**RC  
(Commercial)**

**N**  
  
**1 in = 150 ft**

## Permitted Land Uses - RC Zoning District

Land Use Type	Ref. SIC	RC
<b>AGRICULTURAL USES</b>		
Agricultural Production (crops)	0100	P
Agricultural Production (livestock), except Swine Farms	0200	P
Animal Specialty Services	0752	D
Forestry	0810	P
Veterinary Service (other)	0742	P
<b>RESIDENTIAL USES</b>		
Bed and Breakfast	7011	P
Congregate Care Facility	0000	D
Family Care Home	0000	P
Modular Home	0000	P
Multifamily Dwelling (including condominium)	0000	P
Patio Homes	0000	P
Single-Family Detached Dwelling	0000	P
Townhouse Dwelling	0000	P
Two-Family Dwelling (duplex)	0000	P
<b>ACCESSORY USES AND STRUCTURES</b>		
Accessory Uses and Structures (customary)	0000	P
Caretaker Dwelling	0000	D
Communication Tower Under 60' in Height	0000	P
Emergency Shelter	0000	P
Home Occupation	0000	D
Satellite Dish Antenna	0000	D
Swimming Pool	0000	D
<b>RECREATIONAL USES</b>		
Athletic Fields	0000	P
Batting Cages	7999	D
Billiard Parlor	7999	P
Bingo Games	7999	P
Club	8640	P
Coin Operated Amusement	7993	P
Dance School	7911	P
Go-Cart Raceway	7999	D
Golf Course, Miniature	7999	P
Golf Driving Range	7999	D
Physical Fitness Center	7991	P
Private Campground/RV Park	7033	D
Public Park or Recreational Facility, Other	7990	P
Sports and Recreation Club, Indoor	7997	P
Swim and Tennis Club	7997	D
<b>EDUCATIONAL AND INSTITUTIONAL USES</b>		
Ambulance Service	4119	P
Cemetery or Mausoleum	0000	P
Church	8661	P
Day Care Center, Adult and Child	8320	P
Elementary or Secondary School	8211	P
Fire Station	9224	P

- P = Use permitted by Zoning Permit
- D = Use permitted by Zoning Permit with development standards
- S = Special Use Permit required
- C = Conditional Use Permit required

<b>Permitted Land Uses - RC Zoning District</b>		
<b>Land Use Type</b>	<b>Ref. SIC</b>	<b>RC</b>
Government Office	9000	P
Library	8231	P
Nursing and Convalescent Home	8050	P
Law Enforcement Station	9221	P
Post Office	0000	P
<b>BUSINESS, PROFESSIONAL and PERSONAL SERVICES</b>		
Accounting, Auditing or Bookkeeping	8721	P
Administrative or Management Services	8740	P
Automobile Repair Services	0000	S
Automobile Towing Services	7549	P
Bank, Savings and Loan, or Credit Union	6000	P
Barber Shop	7241	P
Beauty Shop	7231	P
Blacksmith	7699	P
Boat Repair	3730	P
Building Maintenance Services, No Outside Storage	7349	P
Car Wash	7542	P
Clothing Alteration or Repair	0000	P
Computer Maintenance and Repair	7378	P
Computer Services	7370	P
Employment Agency, Personnel Agency	7360	P
Engineering, Architect or Survey Service	8710	P
Equipment Rental and Leasing (no outside storage)	7350	P
Equipment Repair, Light	7690	P
Finance or Loan Office	6100	P
Furniture Repair Shop	7641	P
Insurance Agency	6411	P
Kennels or Pet Grooming	0752	D
Landscape and Horticultural Services	0780	P
Laundromat, Coin-Operated	7215	P
Law Office	8111	P
Medical, Dental or Related Office	8000	P
Office Uses Not Otherwise Classified	0000	P
Photocopying and Duplicating Services	7334	P
Real Estate Office	6500	P
Shoe Repair or Shoeshine Shop	7251	P
Taxidermist	7699	P
Television, Radio or Electronics Repair	7620	P
<b>RETAIL TRADE</b>		
Antique Store	5932	P
Arts and Crafts	0000	P
Auto Supply Sales	5531	P
Bar, Night Club, Tavern	5813	D
Boat Sales	5551	P
Building Supply Sales	5211	D
Computer Sales	5734	P
Convenience Store	5411	P
Drugstore	5912	P

- P = Use permitted by Zoning Permit
- D = Use permitted by Zoning Permit with development standards
- S = Special Use Permit required
- C = Conditional Use Permit required

## Permitted Land Uses - RC Zoning District

Land Use Type	Ref. SIC	RC
Farm Supplies and Equipment	0000	P
Floor Covering, Drapery or Upholstery	5710	P
Florist	5992	P
Food Store	5400	P
Garden Center or Retail Nursery	5261	P
Hardware Store	5251	P
Internet Sweepstakes Café	0000	D
Manufactured Home Sales	5271	D
Miscellaneous Retail Sales	5999	P
Motor Vehicle Sales (new and used)	5511	P
Motorcycle Sales	5571	P
Newsstand	5994	P
Paint and Wallpaper Sales	5231	P
Pawnshop or Used Merchandise Store	5932	P
Recreational Vehicle Sales	5561	P
Restaurant (with drive-thru)	5812	P
Restaurant (without drive-thru)	5812	P
Service Station, Gasoline Sales	5541	P
Tire Sales	5531	P
Video Tape Rental and Sales	7841	P
<b>TRANSPORTATION, WAREHOUSING AND UTILITIES</b>		
Farm Product Warehousing and Storage	4221	S
Marina	4493	S
Radio or Communication Tower Under 60' in Height	0000	P
Radio or Communication Tower Over 60' in Height	0000	S
Sewage Treatment Plant	4952	S
Solar Farm	0000	C
Utility Field Office (Government Owned)	0000	S
Utility Lines	0000	P
Utility Related Appurtenances, Substation	0000	D
Warehouse (general storage, enclosed)	4220	P
Warehouse (self-storage)	4225	P
Water Treatment Plant, government owned or operated	0000	P
<b>MANUFACTURING and INDUSTRIAL USES</b>		
Contractors (no outside storage)	0000	P
<b>OTHER USES</b>		
Arts and Crafts Shows	0000	P
Automobile Parking On Same Lot As Principal Use	0000	P
Billboards, Advertising Signs	0000	D
Christmas Tree Sales	0000	P
Horse Shows	7999	D
Outdoor Flea Markets	5932	P
Outdoor Fruit and Vegetable Markets	5431	P
Outdoor Religious Events	0000	P
Temporary Construction, Storage or Office; Real Estate Sales or Rental Office (with concurrent building permit for permanent building)	0000	P
Temporary Hardship Manufactured Home	0000	S

P = Use permitted by Zoning Permit  
 D = Use permitted by Zoning Permit with development standards  
 S = Special Use Permit required  
 C = Conditional Use Permit required

**Permitted Land Uses - RC Zoning District**

<b>Land Use Type</b>	<b>Ref. SIC</b>	<b>RC</b>
Temporary Commercial Construction Office	0000	D
Temporary Construction/Repair Residence	0000	S
Temporary Emergency Repair Residence	0000	D
Turkey Shoots	0000	D

P = Use permitted by Zoning Permit  
D = Use permitted by Zoning Permit with development standards  
S = Special Use Permit required  
C = Conditional Use Permit required