



**Planning & Zoning Commission
June 5, 2019 Meeting**

Staff Report

DATE: May 21, 2019
TO: Planning & Zoning Commission
FROM: Gretchen Coperine, Senior Planner
SUBJECT: **Rezoning Case #Z-2019-02: 1013 W C Street**
Applicant: David Miller

The applicant is requesting to rezone approximately 0.25 +/- total acres located at 1013 W C Street from B-1 (Neighborhood Commercial) to RV (Residential Village).

A. Actions Requested by Planning & Zoning Commission

1. Hold Public Hearing
2. Motion to adopt Resolution to Zone
3. Motion to adopt Statement of Consistency

B. Decision and Required Votes to Pass Requested Actions

Section 3.3.4.2 of the UDO allows the Planning and Zoning Commission to render a final decision on a rezoning request; subject to an affirmative vote of three-fourths of the Commission members present and not excused from voting, or if there is no appeal of the decision. If there is a denial, an approval by a vote of less than three-fourths, or an appeal of the decision, then only the City Council shall have final decision-making authority. Any final decision rendered by the Commission may be appealed within fifteen (15) days to the City Council.

C. Background

The owner, David Miller Realty and Investment, Inc., is proposing to rezone the subject property, further identified as Cabarrus County PIN# 5614-22-6299. This is a map amendment request without any conditions as the intent is to develop a single family home on the subject property.

D. Fiscal Considerations

None

E. Policy Issues

Section 3.3.5 of the UDO states that the Planning and Zoning Commission may consider the following questions, at a minimum, in reviewing an application for rezoning:

- 1. The size of the tract in question.**
The size of the subject area is approximately 0.25 acres.
- 2. Does the proposal conform with and further the goals and policies of the Land Use Plan, other adopted plans, and the goals, objectives, and policies of this Ordinance?**
This property is located in the “Urban Corridor” Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The Urban Corridor Character Area calls for primary uses of residential, office and retail. Secondary uses are intended to be residential, institutional/civic and light manufacturing. The RV zoning district proposed with this rezoning fits with the primary and secondary uses of the Urban Corridor character area.
- 3. Is the proposed rezoning compatible with the surrounding area?**
The surrounding area consists of predominantly single-family detached residences. The proposed RV designation is primarily a single-family zoning designation, and is therefore compatible with the surrounding area.
- 4. Will there be adverse effects on the capacity or safety of the portion of street network influenced by the rezoning?**
There is no anticipated adverse impact on the street network as a result of this rezoning.
- 5. Will there be parking problems?**
No parking problems are anticipated. At the time of permitting, any proposed residence is required to comply with all applicable parking standards of the UDO.
- 6. Will there be environmental impacts that the new use will generate, such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting, or other nuisances?**
There are no anticipated environmental impacts such as water, air, or noise pollution, or excessive lighting issues associated with the rezoning request.
- 7. Has there been any change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, and development?**
The surrounding area has been relatively stable with regard to development.
- 8. Is there compliance with the adequate public facilities criteria?**
Utility improvements or connections will be reviewed during permitting and will be the responsibility of the developer of this property.
- 9. What are the zoning districts and existing land uses of the surrounding properties?**
Properties to the north, south, east and west are zoned RV. Properties to the north and south are also zoned B-1.
- 10. Is the subject property suitable for the uses to which it has been restricted under the existing zoning classification?**
The subject parcel is zoned B-1. The area is primarily single family residential. Given the size and location, the property is most suitable for single family use.

11. Is the zoning compatible with the adjacent neighborhood, especially residential neighborhood stability and character?

The RV zoning is compatible with the existing single family uses in the surrounding area.

12. What length of time has the subject property remained vacant as zoned?

Cabarrus County GIS shows there has not been a structure on the parcel since at least 2001.

13. Is there an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs?

There is an adequate supply of parcels in the subject area to accommodate a wide variety of development types.

14. Was the existing zoning in error at the time of adoption?

No.

F. Legal Issues

None

G. Finding of Consistency with Comprehensive Plan

Staff finds this rezoning **consistent** with the *Move Kannapolis Forward 2030 Comprehensive Plan*, adopted by City Council, which places the subject property in the “Urban Corridor” Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The Urban Corridor Character Area calls for primary uses of residential, office and retail. Secondary uses are intended to be residential, institutional/civic and light manufacturing. The RV zoning district proposed with this rezoning fits with the primary and secondary uses of the Urban Corridor Character Area. The proposed rezoning is compatible with the surrounding zoning and is not anticipated to have an adverse effect on the capacity and safety of the surrounding street network, nor is anticipated to generate parking problems or any adverse impact on the environment. Finally, there is access to adequate public facilities.

H. Staff Recommendation and Alternative Courses of Action

Staff Recommendation

The Planning and Zoning Commission may choose to approve or deny the petition as presented.

Based on the request being consistent with the Move Kannapolis Forward 2030 Comprehensive Plan, staff recommends approval of Zoning Map Amendment Case #Z-2019-02

Alternative Courses of Action

Motion to Approve (2 votes)

- 1. Should the Commission choose to approve the request for rezoning as presented in Case #Z-2019-02, a motion should be made to adopt the following Statement of Consistency:**

Statement of Consistency: *The Planning and Zoning Commission finds this zoning map amendment **consistent** with the Move Kannapolis Forward 2030 Comprehensive Plan, adopted by City Council, which places the subject property in the “Urban Corridor” Character Area as designated in the Move*

Kannapolis Forward 2030 Comprehensive Plan. The Urban Corridor Character Area calls for primary uses of residential, office and retail. Secondary uses are intended to be residential, institutional/civic and light manufacturing. The RV zoning district proposed with this rezoning fits with the primary and secondary uses of the Urban Corridor character area. The proposed rezoning is compatible with the surrounding zoning and is not anticipated to have an adverse effect on the capacity and safety of the surrounding street network, nor is anticipated to generate parking problems or any adverse impact on the environment. Finally, there is access to adequate public facilities.

- 2. Should the Commission choose to approve Case #Z-2019-02, a motion should be made to adopt the Resolution to Zone.**

Motion to Deny (2 votes)

- 1. Should the Commission choose to recommend denial of Case #Z-2019-02 a motion should be made to adopt the following Statement of Consistency:**

Statement of Consistency: *The Planning and Zoning Commission finds this zoning map amendment as presented in Case #Z-2019-02 to be inconsistent with the goals and policies of the Move Kannapolis Forward 2030 Comprehensive Plan, adopted by City Council, because (state reason(s)) and is unreasonable and not in the public interest because (state reason(s)).*

- 2. Should the Commission choose to deny Case #Z-2019-02 a motion should be made to deny the Resolution to Zone.**

I. Attachments

1. Rezoning Application
2. Vicinity Map
3. Zoning Map
4. Future Land Use Map
5. Notice of Public Hearing
6. List of Properties Notified
7. Letter to Adjacent Property Owners
8. Public Notice Sign
9. Resolution to Zone
10. Resolution to Adopt a Statement of Consistency

J. Issue Reviewed By:

- City Manager
- City Attorney
- Planning Director



Planning and Zoning Commission and Board of Adjustment
General Application Form
(Not for Site Plan Review Submittals)

Type of Action Requested (Check One):

- | | | | |
|------------------------|--------------------------|----------------------------------|-------------------------------------|
| Variance | <input type="checkbox"/> | SIA Application | <input type="checkbox"/> |
| Conditional Use Permit | <input type="checkbox"/> | Nonconformity Adjustment | <input type="checkbox"/> |
| Subdivision Exception | <input type="checkbox"/> | Watershed Boundary Modification | <input type="checkbox"/> |
| Zoning Text Amendment | <input type="checkbox"/> | Zoning Map Amendment | <input checked="" type="checkbox"/> |
| Appeal | <input type="checkbox"/> | Conditional Zoning Map Amendment | <input type="checkbox"/> |

Applicant: David Miller Owner: David Miller Realty & Investment Inc

Address: 1640 Dale Fairhurst Address: Same
Kannapolis NC 28083

Telephone: 704-791-5845 Telephone: Same

Email: David@APMrentals.net Email: Same

Legal relationship of applicant to property owner: owner

Property Location/Address: 1013 W. C. St, Kannapolis NC 28081

Tax Parcel Number: 5614226299⁰⁰⁰⁰ Zoning District: B1 Acreage of Site: .25

David Miller
Applicant Name (Print)

David Miller
Property Owner Name (Print)

[Signature] 4-17-19
Applicant Signature & Date

[Signature] 4-17-19
Property Owner Signature & Date

The agenda deadline is the first day of the month preceding the month of the meeting. To be considered for placement on the next meeting agenda, the signed application, application fee, and five (5) copies of any required site plans for staff review must be submitted by the deadline. However, to remain on the next meeting agenda, fifteen (15) copies of such plans, determined by staff to conform to all ordinance standards, must be submitted at least ten (10) days before the meeting date. All fees are nonrefundable and help to cover administrative and notification costs.

For Staff Use Only:

Filing Fee: \$625.00

Receipt # M-11193

Application No.: L-2019-02

Date Submitted (Complete): 4/17/19

6/5 meeting



APPLICATION FOR AMENDMENT TO THE
KANNAPOLIS ZONING MAP

Property Identification Number(s): 56142262990000
(attach separate list if necessary)

Present zoning classification: RI

Requested zoning classification: RV

Number of parcels: 1 Approximate size of area: .25

Physical location of area: 1013 W. C. St, Kannapolis NC 28081

Are public utilities available? yes

Reason for map amendment I'm planning to build a single family home.

The above information is true and accurate to the best of my knowledge. Signature of Applicant(s):

[Signature] 4-17-19

(attach separate sheet if necessary)

Fee: Please refer to fee schedule to determine applicable fees. All fees are nonrefundable and help to cover administrative and notification costs.



Vicinity Map

Case Number: Z-2019-02
Applicant: David Miller
1013 W C St.



SITE

WC ST

DALE AVE



W.C. ST

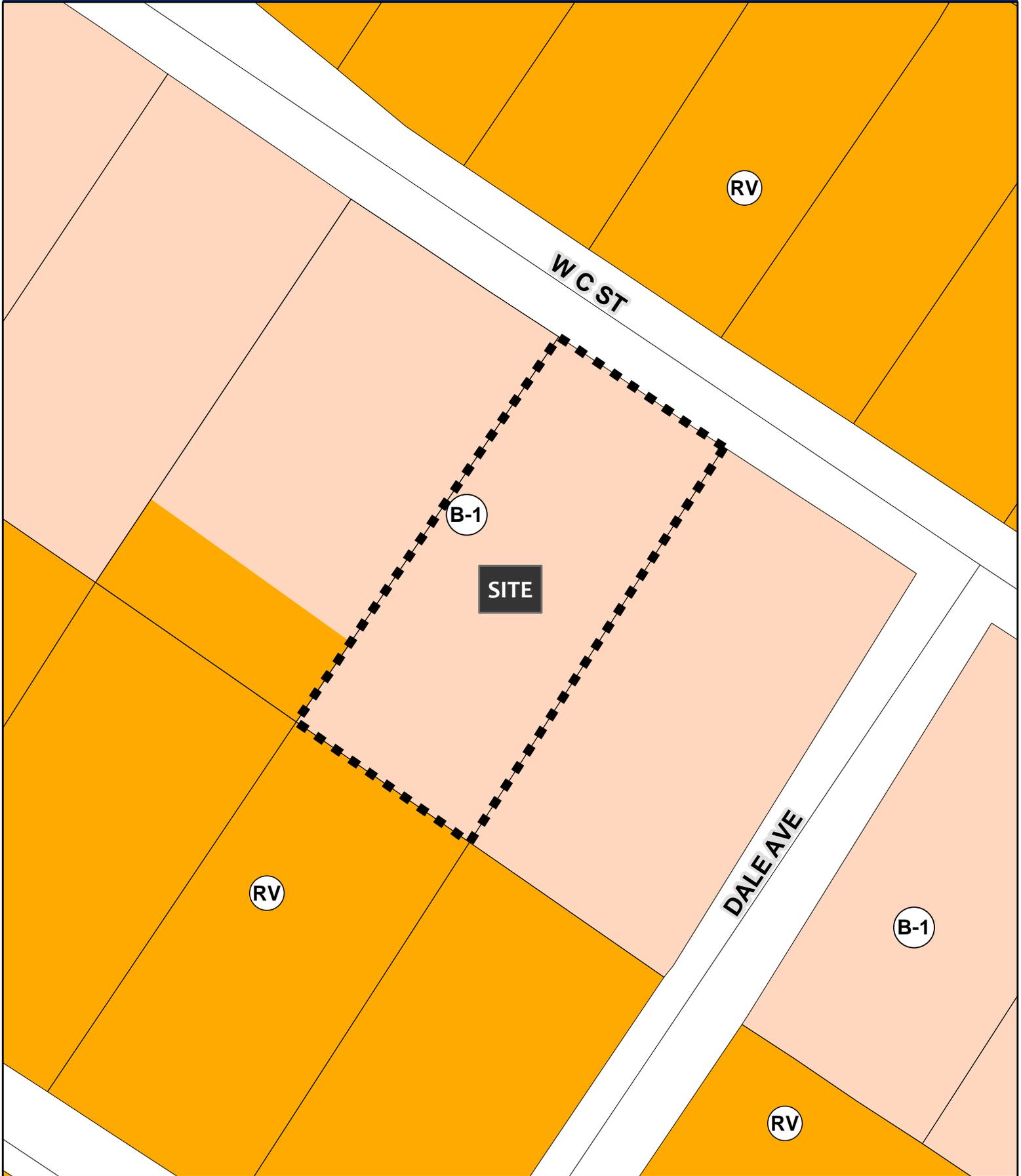
N LOOP RD

S JUMPER ST



Kannapolis Current Zoning

Case Number: Z-2019-02
Applicant: David Miller
1013 W C St.





Kannapolis 2030 Future Land Use Map

Case Number: Z-2019-02

Applicant: David Miller

1013 W C St.



Urban Residential

WCST

SITE

Urban Corridor

DALEAVE

Urban Residential



PO Box 27283
Richmond, VA 23261-7283

Order Confirmation

Order# 0000568363

Client: KANNAPOLIS, CITY OF
Phone: 7049204300

Payor: KANNAPOLIS, CITY OF
Phone: 7049204300

Account: 3143368
Address: ACTS PAYABLE/WANDA/TEARSHEETS
KANNAPOLIS NC 28081

Account: 3143368
Address: ACTS PAYABLE/WANDA/TEARSHEET
KANNAPOLIS NC 28081

Sales Rep: aboan Accnt Rep: aboan Ordered By: Pam
Fax: 7049337463 EMail: byow@kannapolisnc.gov

Total Amount: \$696.44

Payment Amount: \$696.44

Amount Due: \$0.00

Tax Amount: 0.00

Payment Meth: Credit - Debit Card

Tear Sheets: 0 Proofs: 0 Affidavits: 1 PO Number:

Ad Number	Ad Type	Ad Size	Color
0000568363-01	CLS Liner	2 X 55 II	\$0.00

Production Method
AdBooker (liner)

Production Notes

Product and Zone	Placement	Position	# Inserts
CON Independent Trib	C-Announcements	General-Spec Notice	2

Run Schedule Invoice Text: NOTICE OF PUBLIC HEARING Laureate Center 401

Run Dates: 5/24/2019, 5/31/2019

TagLine: NOTICEOFPUBLICHEARINGLAUREATECENTER401LAUREATEWAYKANNAPOLISNC28081PLANNINGANDZONINGCOMMISSIONMEETINGWEDNESDAYJUNE52019AT600PMZON



NOTICE OF PUBLIC HEARING

Laureate Center
401 Laureate Way, Kannapolis, NC 28081

Planning and Zoning Commission Meeting
Wednesday June 5, 2019 at 6:00 pm

Zoning Map Amendment - Z-2019-02 - Public hearing to consider a request to rezone approximately .25 +/- acres located at 1013 W C St from B-1 (Neighborhood Commercial) to RV (Residential Village), further identified as Cabarrus County PIN #5614-22-6299 to allow for single-family home.

Comprehensive Plan Amendment - CPA-2019-01 - Public hearing to consider a request to amend the 2030 Move Kannapolis Forward Comprehensive Future Land Use and Character Map to add 334 +/- acres located north of Old Beatty Ford Road, on the east and west side of Interstate 85, and assign a Character Area designation of Primary Activity Center - Interchange, further identified as Rowan County PINs #147-028, 147-068, 147-029, 147-070, 147-047, 147-069, 147-025, 139-077, 147-031, 135-068, 147-088, 135-090 and 135-091.

Zoning Map Amendment - Z-2019-03 - Public hearing to consider a request to rezone approximately 334 +/- acres located north of Old Beatty Ford Road, on the east and west side of Interstate 85 from Rowan County Zoning designation of RA (Rural Agricultural) to City of Kannapolis Zoning designation AG (Agricultural), further identified as Rowan County PINs #147-028, 147-068, 147-029, 147-070, 147-047, 147-069, 147-025, 139-077, 147-031, 135-068, 147-088, 135-090 and 135-091.

Call 704-920-4350 with any questions.

Hearing impaired persons desiring additional information or having questions regarding this subject should call the North Carolina Relay Number for the Deaf (1-800-735-8262). The meeting facility is accessible to people with disabilities. To request special accommodations in advance, contact the City's ADA Coordinator at 704-920-4302 or email tcline@kannapolisnc.gov.

Publish: May 24, 31, 2019.

AcctName1	MailAddr1	MailCity	MailState	MailZipCod
WALTER & GINGER OVERCASH	1001 ORANGEWOOD STREET	KANNAPOLIS	NC	28081
HELEN G MORGAN	1002 ORANGEWOOD ST	KANNAPOLIS	NC	28081
ZACHORY OVERCASH	1005 ORANGEWOOD ST	KANNAPOLIS	NC	28081
WALTER OVERCASH	1005 ORANGEWOOD STREET	KANNAPOLIS	NC	28081
TODD & AMANDA REGIS	1007 ORANGEWOOD ST	KANNAPOLIS	NC	28081
JUDY WHELAN	1007 VALLEY ST	KANNAPOLIS	NC	28081
MICHAEL KEY	1008 ORANGEWOOD ST	KANNAPOLIS	NC	28081
DEBORAH MILSTEAD	1009 VALLEY ST	KANNAPOLIS	NC	28081
ALEXANDER & TIFFANY CARDWELL	1010 W C ST	KANNAPOLIS	NC	28081
TANGELA BELVINS-MILLER	1011 VALLEY ST	KANNAPOLIS	NC	28081
SEMON & CATHERINE NABORS	1011 W C ST	KANNAPOLIS	NC	28081
GREGORY D DICKENS	1018 W C ST	KANNAPOLIS	NC	28081
EVELYN HARRINGTON	1020 WEST C ST	KANNAPOLIS	NC	28081
STEVEN W LOONEY	1025 W C ST	KANNAPOLIS	NC	28081
DARRELL & KIMBERLY OVERCASH	108 WEST 5TH STREET	LANDIS	NC	28088
CHARLES & TAMARA BILLINGS	1211 PINE ST	KANNAPOLIS	NC	28081
RAYMOND SCOTT PORTER ESTATE C/O CYNTHIA HEDTGEATH	168 CHICKADEE AVE	LAKE LURE	NC	28746
ATLANTIC AMERICAN PROPERTIES	226 OAK AVE	KANNAPOLIS	NC	28081
JERRY E OWENS	5925 EASTRIDGE CT	CONCORD	NC	28025
BEAVER LP	6311 WRIGHT ROAD	KANNAPOLIS	NC	28081
CABCO PROPERTIES LLC	6470 RIVER HILLS DR	HARRISBURG	NC	28075
A&W INVESTMENTS OF CONCORD LLC	6826 KLUTTZ RD	CONCORD	NC	28025
SMART INVESTMENTS GROUP LLC	7403 OLD OAK LANE	MINT HILL	NC	28227
ATLANTIC AMERICAN PROPERTIES	P O BOX 28	KANNAPOLIS	NC	28082
J&B DEVELOPMENT CO OF CONCORD	PO BOX 1147	CONCORD	NC	28026
DAN PORTER	PO BOX 253	CONNELLY SPG	NC	28612
MARTINGALE HOLDINGS III LLC	PO BOX 518	CORNELIUS	NC	28031
DAVID MILLER REALTY & INVESTMENT INC. ATTN: DAVID MILLER	1640 DALE EARNHARDT BLVD	KANNAPOLIS	NC	28083



May 22, 2019

Dear Property Owner:

Please be advised that the City of Kannapolis Planning & Zoning Commission will conduct a Public Hearing on Wednesday, June 5, 2019 at 6:00 PM at City Hall, located at 401 Laureate Way, for the following case:

Z-2019-02 – Zoning Map Amendment – 1013 W C Street

The purpose of this Public Hearing is to consider a request by David Miller to rezone property located at 1013 W C Street from B-1 (Neighborhood Commercial) to RV (Residential Village) to allow for the construction of a single-family residential structure. The property is approximately .25 +/- acres and is further identified as Cabarrus County Parcel Identification Number 5614-22-6299 (see reverse side of this letter for vicinity map showing the location of this property).

As an abutting property owner, you are being notified of this public hearing in accordance with the requirements of the Kannapolis Unified Development Ordinance; and are invited to attend the public hearing and present testimony, should you desire, to the Planning and Zoning Commission.

Should you have any questions about the public hearing or request, please do not hesitate to call the Planning Department at 704.920.4350.

Sincerely,

A handwritten signature in black ink, appearing to read "Gretchen Coperine".

Gretchen Coperine, AICP
Senior Planner

Enclosure

The meeting facility is accessible to people with disabilities. To request special accommodation in advance, contact the City's ADA Coordinator at 704-920-4302 or e-mail to tcline@kannapolisnc.gov.

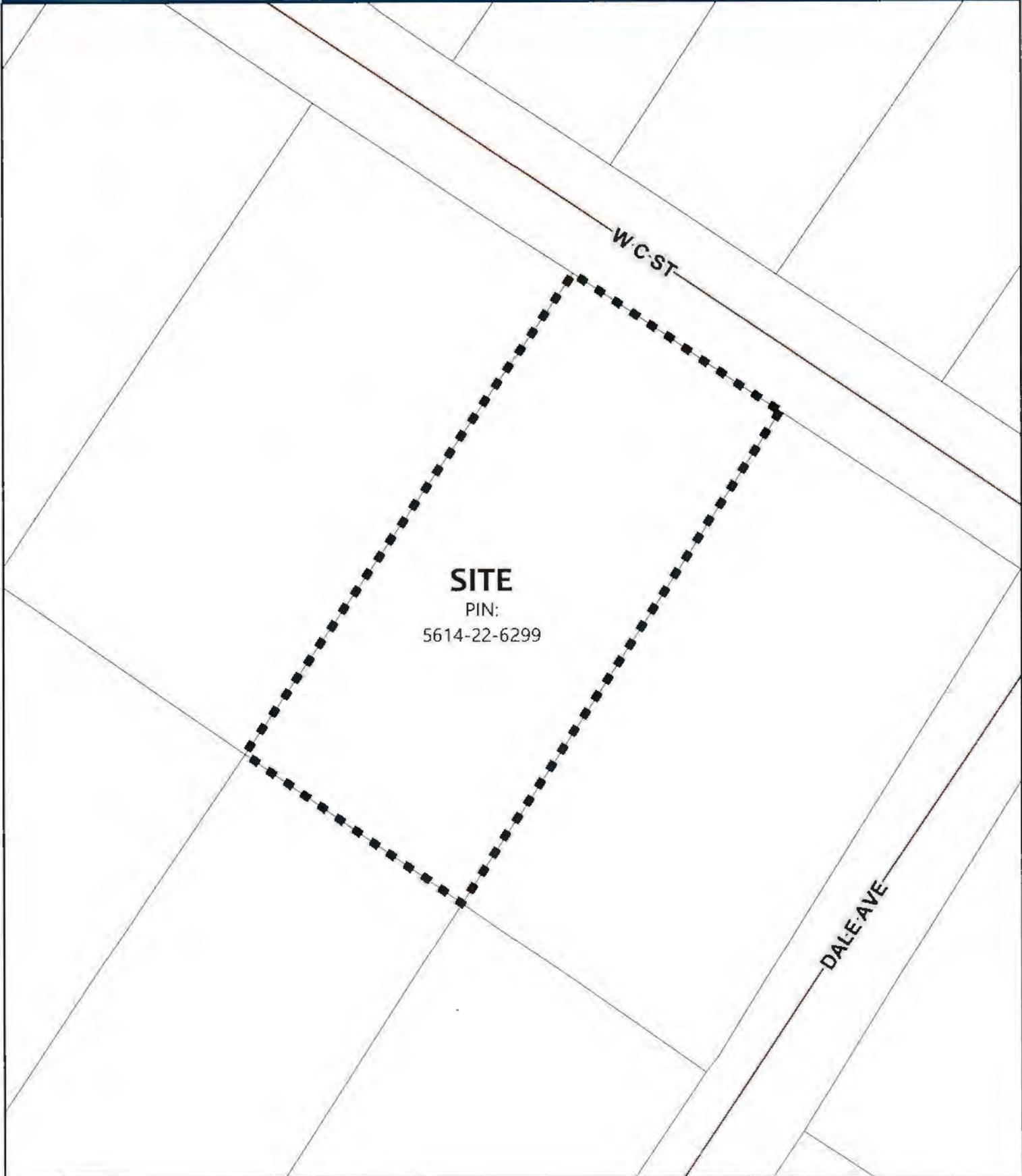


Rezoning- B1 to RV

Case Number: Z-2019-02

Applicant: David Miller

1013 W C St.





KANNAPOLIS
PLANNING
ZONING
COMMISSION
PUBLIC HEARING
INFORMATION
CALL 704-920-4350
CASE # Z - 2019 - 02

Adkins
Truck & Equipment
Charlotte N.C.

Adkins
Truck & Equipment
Charlotte N.C.



RESOLUTION TO ZONE
Case #Z-2019-02 (1013 W C Street)

**City of Kannapolis Neighborhood Commercial (B-1) Zoning District to
City of Kannapolis Residential Village (RV) Zoning District**

WHEREAS, Section 3.3.4.1 of the City of Kannapolis Unified Development Ordinance specifically delegates authority from the City Council to the Planning and Zoning Commission to take final action on a rezoning petition; and

WHEREAS, Section 3.3.4.2.2 of the City of Kannapolis Unified Development Ordinance subjects this authority to an affirmative vote of three-fourths of the Commission members present and not excused from voting, or if there is no appeal of the decision; and

WHEREAS, the Commission conducted a public hearing on June 5, 2019 for consideration of rezoning petition Case #Z-2019-02 as submitted to the City of Kannapolis Planning Department; and

WHEREAS, the request was to rezone property located at 1013 W C Street, (Cabarrus County Parcel Identification Number(s) 5614-22-6299) owned by David Miller Realty and Investment, Inc., from City of Kannapolis Neighborhood Commercial (B-1) Zoning Designation to City of Kannapolis Residential Village (RV) Zoning Designation; and

WHEREAS, the Commission has approved the request for rezoning and found it to be consistent with the City of Kannapolis *Move Kannapolis Forward, 2030 Comprehensive Plan*, reasonable and in the public interest; and

WHEREAS, per Section 3.3.5 of the Kannapolis UDO, the Planning and Zoning Commission makes the following findings in support of and in analysis of the rezoning:

1. The size of the tract in question.

The size of the subject area is approximately 0.25 acres.

2. Does the proposal conform with and further the goals and policies of the Land Use Plan, other adopted plans, and the goals, objectives, and policies of this Ordinance?

This property is located in the “Urban Corridor” Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The Urban Corridor Character Area calls for primary uses of residential, office and retail. Secondary uses are intended to be residential, institutional/civic and light manufacturing. The RV zoning district proposed with this rezoning fits with the primary and secondary uses of the Urban Corridor character area.

3. Is the proposed rezoning compatible with the surrounding area?

The surrounding area consists of predominantly single-family detached residences. The proposed RV designation is primarily a single-family zoning designation, and is therefore compatible with the surrounding area.

4. Will there be adverse effects on the capacity or safety of the portion of street network influenced by the rezoning?

There is no anticipated adverse impact on the street network as a result of this rezoning.

5. Will there be parking problems?

No parking problems are anticipated. At the time of permitting, any proposed residence is required to comply with all applicable parking standards of the UDO.

6. Will there be environmental impacts that the new use will generate, such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting, or other nuisances?

There are no anticipated environmental impacts such as water, air, or noise pollution, or excessive lighting issues associated with the rezoning request.

7. Has there been any change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, and development?

The surrounding area has been relatively stable with regard to development.

8. Is there compliance with the adequate public facilities criteria?

Utility improvements or connections will be reviewed during permitting and will be the responsibility of the developer of this property.

9. What are the zoning districts and existing land uses of the surrounding properties?

Properties to the north, south, east and west are zoned RV. Properties to the north and south are also zoned B-1.

10. Is the subject property suitable for the uses to which it has been restricted under the existing zoning classification?

The subject parcel is zoned B-1. The area is primarily single family residential. Given the size and location, the property is most suitable for single family use.

11. Is the zoning compatible with the adjacent neighborhood, especially residential neighborhood stability and character?

The RV zoning is compatible with the existing single family uses in the surrounding area.

12. What length of time has the subject property remained vacant as zoned?

Cabarrus County GIS shows there has not been a structure on the parcel since at least 2001.

13. Is there an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs?

There is an adequate supply of parcels in the subject area to accommodate a wide variety of development types.

14. Was the existing zoning in error at the time of adoption?

No.

NOW, THEREFORE BE IT RESOLVED by the City of Kannapolis Planning and Zoning Commission that the above referenced property be rezoned CC – Center City Zoning District

Adopted this the 5th day of June 2019:

Scott Trott, Chairman
Planning and Zoning Commission

Attest:

Pam Scaggs, Recording Secretary
Planning and Zoning Commission



**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY
WITH REGARD TO CASE #Z-2019-02**

WHEREAS, Section 160A-383 (2013) of the North Carolina General Statutes specifies that when adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan and any other officially adopted plan that is applicable and explain why the action taken is reasonable and in the public interest; and

WHEREAS, Section 3.3.4.2 of the Unified Development Ordinance delegates final authority to the Planning and Zoning Commission on zoning map amendments subject to an affirmative vote of three-fourths of the Commission members present and not excused from voting, or if there is no appeal of the decision; and

WHEREAS, on June 5, 2019 the Planning and Zoning Commission conducted a public hearing to consider a request to rezone a property located at 1013 W C Street, (Cabarrus County Parcel 5614-22-6299) owned by David Miller Realty and Investment, Inc., from City of Kannapolis Neighborhood Commercial (B-1) Zoning Designation to City of Kannapolis Residential Village (RV) Zoning Designation.

NOW, THEREFORE BE IT RESOLVED *that the Planning and Zoning Commission finds this zoning map amendment **consistent** with the Move Kannapolis Forward 2030 Comprehensive Plan, adopted by City Council, which places the subject property in the “Urban Corridor” Character Area as designated in the Move Kannapolis Forward 2030 Comprehensive Plan. The Urban Corridor Character Area calls for primary uses of residential, office and retail. Secondary uses are intended to be residential, institutional/civic and light manufacturing. The RV zoning district proposed with this rezoning fits with the primary and secondary uses of the Urban Corridor character area. The proposed rezoning is compatible with the surrounding zoning and is not anticipated to have an adverse effect on the capacity and safety of the surrounding street network, nor is anticipated to generate parking problems or any adverse impact on the environment. Finally, there is access to adequate public facilities*

Adopted this the 5th day of June 2019:

Scott Trott, Chairman
Planning and Zoning Commission

Attest:

Pam Scaggs, Recording Secretary
Planning and Zoning Commission