



AGENDA
McLEAN COUNTY ZONING BOARD OF APPEALS
Tuesday, June 5, 2018
Room 400, Government Center
115 East Washington Street, Bloomington, IL

CALL TO ORDER BY CHAIR

ROLL CALL BY SECRETARY AND DECLARATION OF A QUORUM

APPROVAL OF MINUTES

APPEARANCE BY MEMBERS OF THE PUBLIC *(An opportunity is provided for members of the public to address the public officials on matters not listed below. Public comment will not exceed 20 minutes. Each member of the public will be allowed 3 minutes of commentary.)*

7:00 P.M. - Case ZV-18-03, an application of Prairie Signs, Inc. in case ZV-18-03 on parcels 14-04-100-016, 14-04-100-018, 14-04-100-004, 14-04-100-007 & 14-04-100-006. It is requesting a variance in the number of wall signs allowed per establishment to allow three wall signs rather than one as allowed in the M-1 Restricted Manufacturing District; on the Brandt property in Normal Township at 19500 N 1425 East Rd., Hudson, IL. This is a final decision.

7:10 P.M. - Case SU-18-11, an application of Heyworth Solar, LLC by Geronimo Energy, in case SU-18-11 on parcel 34-07-400-004. It is requesting a special use to allow a Solar Power Generating Facility in the Agriculture District; on property in Funks Grove Township immediately southwest of the intersection of 50 North Rd. and 700 East Rd. (County Highway 45). This is a recommendation to the County Board.

7:20 P.M. - Case SU-18-12, an application of Amie Brown, in case SU-18-12 on parcel 08-29-200-019. She is requesting a special use to allow two single-family residences in the A-Agriculture District due to unique circumstances; on land in Money Creek Township at 19445 E 2200 North Rd. and 19431 E 2200 North Rd., Towanda, IL. This is a recommendation to the County Board.

DISCUSSION OF PETITIONS

NEXT MEETING DATE -- 7:00 P.M., July 3, 2018

ADJOURNMENT

RECORD OF MINUTES

McLEAN COUNTY ZONING BOARD OF APPEALS

Tuesday, May 1, 2018

Room 400, Government Center

115 E. Washington Street, Bloomington, Illinois

1. CALL TO ORDER: Chair, James Finnigan called the meeting to order at 7:00 PM.
2. ROLL CALL: Secretary Philip Dick called the roll and noted the presence of a quorum as follows: James Finnigan, Rick Dean, Julia Turner, Michael Kuritz, Chris Carlton (Alternate Member) and Mary Beth Taylor (Alternate Member). Members Drake Zimmerman, Brian Bangert and Marc Judd were absent. Also present were Darrell Mitchell, Zoning Enforcement Officer, Samantha Walley, Assistant State's Attorney, and William Wasson, County Administrator.
3. APPROVAL OF MINUTES: Motion was made by Kuritz/Dean to approve the minutes from the April 3, 2018 Zoning Board of Appeals meeting.

The roll call vote was six members for the motion to approve, none opposed and members Drake Zimmerman, Brian Bangert and Marc Judd were absent.

4. APPEARANCE BY MEMBERS OF THE PUBLIC: No one came forward to speak on matters not on the agenda.
5. REGULAR AGENDA:

Case ZA-18-02, application of the City of Bloomington, in case ZA-18-02 on parcels 07-01-100-005 & 07-01-251-003. It is requesting a zoning map amendment to change the zoning classification from the R-1 Single Family Residence District to the A-Agriculture District; on property located in Hudson Township immediately north and west of County Highway 8 across the highway from the Lake Bloomington Spillway.

Secretary Dick called the case, provided exhibits to the board and submitted a staff report for review. He indicated the seven standards for a map amendment were met, and the staff recommended approval of the application.

Robert Yehl, PE, Water Director, City of Bloomington, 211 Pheasant Lane, Hudson, IL, appeared to give testimony and was sworn. He indicated that the City of Bloomington is going to use the property to implement their Emergency Action Plans for Lake Bloomington and Lake Evergreen.

The board reviewed and discussed the seven standards for map amendments and found them met.

Motion was made by Kuritz/Carlton to recommend approval of case ZA-18-02.

The roll call vote was six members for the motion to recommend granting, none opposed and members Drake Zimmerman, Brian Bangert and Marc Judd were absent.

Case SU-18-08, application of Kuntz By-Products, LLC in case SU-18-08 on parcel 03-05-400-001. It is requesting a special use to allow an Agricultural Processing Facility – Animal Feed Processing in the Agriculture District; on property located in Chenoa Township at 31258 N 2550 East Road, Chenoa, IL.

Secretary Dick called the case, provided exhibits to the board and submitted a staff report for review. He indicated the seven standards for a special use were met, and the staff recommended approval of the application with one stipulation: that an entrance permit is obtained from the Chenoa Township Road Commissioner before a permit is issued for the proposed animal feed processing facility.

Rollyn Kuntz, 9263 N 1290 East Road, Chenoa, IL, appeared to give testimony and was affirmed. He indicated that the family farm feed processing operation had a fire last December and needs to be replaced to provide feed for their hog operations. Mr. Kuntz indicated that the animal feed includes ground corn and soy beans grown in the area as well as well as recycled food waste such as cookies and dried vegetables from places like restaurants and food processors. He said the feed does not include animal protein.

Tim Killian, Chenoa Township Road Commissioner, 28525 N 2380 East Road, Gridley, IL, appeared to give testimony and was sworn. He indicated that the location of the proposed entrance is flat and that he would issue an entrance permit for the proposed facility.

The board reviewed and discussed the seven standards for special uses and found them met.

Motion was made by Turner/Kuritz to recommend approval of case SU-18-08 with the recommended stipulation.

The roll call vote was six members for the motion to recommend granting, none opposed and members Drake Zimmerman, Brian Bangert and Marc Judd were absent.

Case SU-18-09, application of Harris Enterprises of IL, Inc. in case SU-18-09 on parcel 20-02-126-001. It is requesting a special use to allow a vehicle paint and body shop in the M-1 Restricted Manufacturing District; on property located in Dale Township at 10243 E 1400 North Road, Bloomington, IL.

Secretary Dick called the case, provided exhibits to the board and submitted a staff report for review. He indicated the seven standards for a special use were met, and the staff recommended approval of the application with one stipulation: that a paint and preparation station shall be installed in this facility to contain paint and fumes from leaving the building that will include a fan venting and filtration system.

Alex Harris, 24605, South River Trail, Channahon, IL, appeared to give testimony and was sworn. He indicated that a brother and sister will operate the proposed paint and body shop.

The board reviewed and discussed the seven standards for special uses and found them met.

Motion was made by Kuritz/Turner to recommend approval of case SU-18-09 with the recommended stipulation.

The roll call vote was six members for the motion to recommend granting, none opposed and members Drake Zimmerman, Brian Bangert and Marc Judd were absent.

Case ZV-18-02, application of Cooper Blakeney in case ZV-18-02 on parcel 13-04-276-001. He is requesting a variance in total accessory building area square footage to

allow 5,600 square feet rather than 3,600 as allowed in the A-Agriculture District; on property located in Dry Grove Township at 8856 E 1950 North Road, Bloomington, IL.

Secretary Dick called the case, provided exhibits to the board and submitted a staff report for review. He indicated the seven standards for a variance were met, and the staff recommended approval of the application.

John Blakeney, 211 Denman Road, Carlock, IL, appeared to give testimony and was sworn. He indicated that he had nothing to add to the report by staff

The board reviewed and discussed the seven standards for a variance and found them met.

Motion was made by Dean/Kuritz to approve case ZV-18-02.

The roll call vote was six members for the motion to grant, none opposed and members Drake Zimmerman, Brian Bangert and Marc Judd were absent.

Chair James Finnigan recused himself from Case SU-18-10. Kuritz/Taylor nominated Julia Turner as acting chair. The roll call vote was five members for the motion to appoint Julia Turner as acting chair, none opposed, members Drake Zimmerman, Brian Bangert and Marc Judd were absent and Member Finnigan recused himself.

Case SU-18-10, application of Breezewood Solar, LLC by Cypress Creek Renewables, in case SU-18-10 on parcel 21-21-176-002. It is requesting a special use to allow a Solar Power Generating Facility in the Agriculture District; on property located in Bloomington Township immediately southwest of the intersection of Margaret Street and the Business U.S. Highway 51 Frontage Road.

A verbatim transcript is being prepared for this case and therefore no other minutes are provided.

6. ADJOURNMENT:

The Chair declared the meeting adjourned at 9:12 PM.

McLean County Department of Building and Zoning

STAFF REPORT FOR A VARIANCE

CASE NUMBER ZV-18-03

1. REFERENCE

- a. Hearing date: June 5, 2018
- b. Applicant's name and address: Prairie Signs, Inc., 1215 Warriner St.,
Normal, IL
- c. Owner's name and address: Brandt Properties USA, Ltd., P.O. Box 68,
Regina, SK, Canada

- 2. VARIANCE REQUESTED:** For a variance in the number of wall signs allowed per establishment to allow three wall signs rather than one as allowed in the M-1 Restricted Manufacturing District.

3. LOCATION, CURRENT ZONING AND LAND USE:

- a. Property location: 19500 N 1425 East Road, Hudson, IL
- b. Size of Parcel: 45 Acres
- c. Township: Normal Township
- d. Parcel Numbers: 14-04-100-016, 14-04-100-018, 14-04-100-004, 14-04-100-007 & 14-04-100-006
- e. Existing zoning: M-1 Restricted Manufacturing District
- f. Existing land use: Manufacturing facility

4. SURROUNDING ZONING:

- a. North: Agriculture District
- b. South: M-1 Restricted Manufacturing District
- c. East: Agriculture District
- d. West: Agriculture District

5. SURROUNDING LAND USE:

- a. North: Crop production
- b. South: Trucking facility
- c. East: Crop production
- d. West: Crop production

- 6. BACKGROUND INFORMATION:** The applicant is requesting the variance in order to have two additional wall signs on the large manufacturing structure that has frontage on Interstate I-39 on the west and on 1425 East Road on the East. The Zoning Ordinance allows only one wall sign per establishment.

- 7. STAFF ANALYSIS:** The analysis of the seven standards listed in Section 350-17.F.(1) (c) (Standards for Variances) of the McLean County Code as they apply to this variance request is as follows:

- a. **The physical surroundings, shape, or topographical conditions of the specific property will cause a particular hardship to the owner as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.** The subject property is relatively large in area, has frontage on two roads, contains a very large building and is in a lightly populated area. Multiple smaller signs as

proposed, rather than one large sign as allowed, fit better on the property and would better identify the business to interstate traffic.

- b. **The conditions upon which a petition for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property within the same zoning classification.** The subject property is relatively large in area, has frontage on two roads and contains a very large building. Multiple smaller signs as proposed, rather than one large sign as allowed, fit better on the property and would better identify the business to interstate traffic.
 - c. **The purpose of the variance is not based exclusively upon a desire to make more money out of the property.** The applicant proposes to utilize the large walls of the manufacturing building to adequately identify the facility in an aesthetically pleasing way in keeping with corporate standards of Brandt Properties.
 - d. **The alleged difficulty or hardship is caused by this ordinance and has not been created by persons presently having an interest in the property.** The Zoning Ordinance allows for one wall sign per establishment. However, it also allows for 6 square feet of signage per lineal foot of frontage, thus allowing for a very large sign. However, multiple signs would be a better use of the sign capacity than one very large sign. The proposed signs would not exceed the total square footage of the signage allowed.
 - e. **The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.** The proposed variance will not likely negatively impact adjacent properties since the proposed wall signs are not very large, the signs are back-lit for night viewing, and the properties to the north, east and west are in crop production, and the property to the south is used as a trucking facility.
 - f. **The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public street, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.** The proposed variance will not likely impact adjacent properties since the signs are not particularly large or bright.
 - g. **The variance requested is the minimum variance that will make possible the reasonable use of the land or structure.** The proposed wall signs are needed by the applicant to identify the business to interstate traffic.
8. **CONCLUDING OPINION:** Staff recommends that this application meets the standards set forth in Section 350-17.F. (1) (c) (Standards for Variances) of the McLean County Code.

Respectfully submitted,


Philip Dick, AICP, Director

Attachment: Wall Sign

Wall Sign

Attachment 3 Pg 3 of 3

This is a detailed reference for type placement and alignment relationships.

Brandt Signage

Description: Brandt Logo Signage

Location: Bloomington

Category: Brand/ Wayfinding

Division: Brandt Industries

A

Building & Canopy Signage

SIZES: 5' x 24'

Varies: Sizes dependent to mounting host

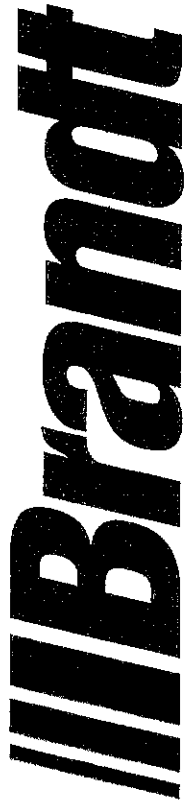
SPECIFICATIONS

- Substrate: Reverse Channel Aluminum Letters
Brandt Letters Painted Black
Stripes Painted Red
c/w Clear Lexan Backs
- Returns: Brandt Letters Black
Stripes Red
- Illumination: White LED's / Halo-Lit
- Installation: Installed to wall with 2" Standoffs
(or as best determined by manufacturing)

COLOURS

- Red: To match Pantone 179C
- Black: Standard Black Paint
- Dusted Crystal: 3M 7725SE-314 Dusted Crystal Vinyl

24'

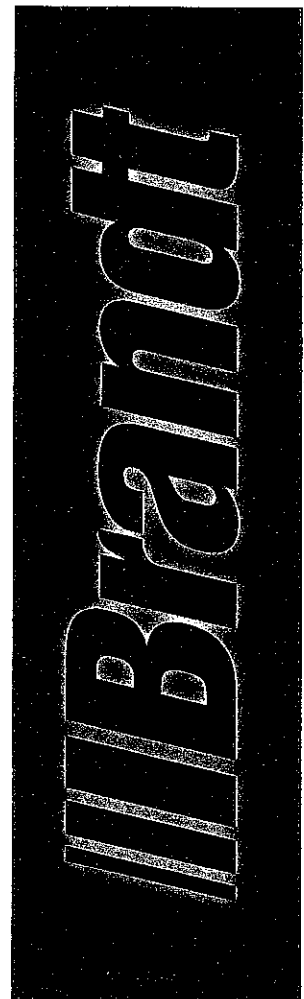


Front View



Perspective View

Side View



Night View



STAFF REPORT FOR A SPECIAL USE

McLean County Department of Building and Zoning

CASE NUMBER SU-18-11

1. REFERENCE:

- a. Hearing date: June 5, 2018
- b. Applicant's name and address: Heyworth Solar, LLC by Geronimo Energy,
7650 Edinborough Way Suite 725, Edina, MN
55435
- c. Land owner's name and address: AFC Illinois LLC, 4600 S. Syracuse Street
Ste. 1450, Denver, CO 80237

2. LOCATION AND CURRENT/PROPOSED ZONING AND LAND USE:

- a. Property location: Immediately southwest of the intersection of 50 North Road
and 700 East Road (County Highway 45)
- b. Township: Funks Grove Township
- c. Parcel Number: 34-07-400-004
- d. Existing zoning: A-Agriculture District
- e. Applicant request: For a special use to allow a Solar Power Generating Facility
in the Agriculture District
- f. Existing land use: Crop production

3. DIMENSIONS:

- a. Size of Parcel: 77 acres
- b. Road Frontage: Approximately 1,300 feet on the south side of 50 North Road
and approximately 1,920 feet on the west side of 700 East
Road

4. EXISTING LAND FEATURES:

- a. Topography: Relatively flat
- b. Drainage: To the south
- c. Vegetation: Crop production
- d. Public Road: 700 East Road is oil and chip 21 feet in width, 50 North Road is oil
and chip 15 feet in width

5. SURROUNDING ZONING: Agriculture District on all sides

6. SURROUNDING LAND USE:

- a. North: Crop production and a farm dwelling
- b. South: Crop production and single family dwelling
- c. East: Crop production and a single family dwelling
- d. West: Crop production

7. LAND EVALUATION SITE ASSESSMENT (LESA) REPORT:

McLean County Soil and Water Conservation District staff report on soil for subject site:

- a. Soils -- Score of **94.9** points out of a maximum possible evaluation score of **100**
points.

McLean County Building and Zoning Department staff report on site assessment for the subject site:

- b. Site Assessment -- Score of **167** points out of a maximum possible evaluation score of **200** points.
- c. Total LESA review score is **261.9** points out of a maximum of **300** points.

EVALUATION RESULT:

The LESA Report indicates that a total score of **230 points and above** means that the property is of **high** value for agricultural land protection.

- 8. **STAFF ANALYSIS:** The analysis of the seven standards listed in Article VIII Section 350-56 of the McLean County Code (Standards for Special Use Permits) as they apply to this zoning request is as follows:

- a. **The proposed special use will not be detrimental to or endanger the health, safety, morals, comfort, or welfare of the public.** This standard is met. The applicant proposes to establish a 4-megawatt solar power generating facility on this property, which will meet all of the County setback requirements and use standards for a solar power generating facility.

The application indicates that this facility will contain rows of Photovoltaic (PV) cell panels mounted on posts set in the ground. These rows of panels will be mounted in one of two ways: on a fixed-tilt or on a linear axis tracking system, which allows them to follow the sun throughout the day. After site specifics and design components are more fully developed for this solar farm, the applicant will determine which system is more appropriate for this site. The solar panels will be constructed of dark, light-absorbing materials, will be designed with an anti-reflective coating and will be a maximum of 15 feet in height. The applicant proposes to build one weather station that is 20 feet in height.

The applicant submitted a communication from the Illinois Department of Natural Resources which states that the Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project, and that the consultation is terminated.

The decommissioning plan submitted with the application needs to include financial assurance. The applicant will need to submit a decommissioning plan certifying proposed decommissioning costs. This plan will need to provide financial assurance to the County after year 12 of operation of the facility that the site will be properly reclaimed. This financial assurance should be similar to what is required of wind farms in the Agricultural Impact Mitigation Agreement that wind farms have with The Illinois Department of Agriculture.

A contact person for the applicant will need to be kept on file with the Department of Building and Zoning for issues/complaints.

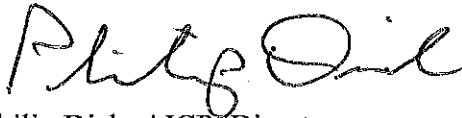
There has been no communication submitted from the Illinois Historical Preservation Agency (IHPA).

- b. **The proposed special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted or substantially diminish property values in the immediate area.** This standard is met. Nearby property that is currently in crop production will continue to be desirable for such use. Ground cover that encourages pollination, recommended by the McLean County Soil and Water Conservation District, will need to be installed. The solar arrays will be designed with an anti-reflective coating.
- c. **The proposed special use will not impede the orderly development of the surrounding property for uses permitted in the district.** This standard is met. Nearby property that is currently in crop production or used as residences will continue to be desirable for such uses.
- d. **Adequate utilities, access roads, drainage and/or other necessary facilities have been or will be provided.** This standard is met. The property has approximately 1,300 feet of frontage on the south side of 50 North Road and approximately 1,920 feet of frontage on the west side of 700 East Road. The Mount Hope-Funks Grove Fire Protection District will provide fire protection for the subject property. Pre-development drainage patterns will be retained as much as possible. The applicant will provide certified plans for storm water detention/retention before a permit is issued for the proposed solar power generating facility. The applicant will need to have all field tile damaged in the construction process repaired by a competent contractor, with experience in such repair, during the life of the solar farm.
- e. **Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.** This standard is met. It appears that safe site distance can be provided at the proposed entrance. The applicant will need to obtain an entrance permit from the Funks Grove Township Road Commissioner.
- f. **The establishment, maintenance and operation of the special use will be in conformance with the intent of the district in which the special use is proposed to be located.** This standard is met. The preamble states "Provide for the location and govern the establishment and operation of land uses which are compatible with agriculture and are such a nature that their location away from residential, commercial and industrial areas is most desirable".
- g. **The proposed special use, in all other respects, conforms to the applicable regulations of the district in which it is located.** This standard is met. According to the Zoning Ordinance, "The Land Evaluation and Site Assessment (LESA) System has been designed to provide a rational process for assisting local officials in making farmland conversion decisions through the local zoning process." Although this property has a high LESA score, the applicant indicates that native grasses will be grown and maintained on the site and will provide forage for pollinators. After the subject property is returned to its original condition, as required by the Zoning Ordinance, the land can be returned to crop production. It was reported that up to 35% of corn grown in McLean County is used to make ethanol to be mixed with gasoline and used for fuel. Harvesting the sun to produce electricity in the

Agriculture District with solar farms is similar, and another way to produce significant value from farmland in addition to producing corn and soybean crops.

9. **CONCLUDING OPINION:** Staff recommends that this application meets all of the standards set forth in Article VIII Section 350-56 (Standards for Special Use Permits), provided the following stipulations:
- 1) An entrance permit is obtained from the Funks Grove Township Road Commissioner;
 - 2) The applicant needs to provide certified plans for storm water detention/retention before a permit is issued for the proposed solar power generating facility;
 - 3) The solar panels will be installed with an anti-reflective coating;
 - 4) Groundcover that encourages pollination that is recommended by the McLean County Soil and Water Conservation District needs to be installed;
 - 5) The applicant needs to submit a decommissioning plan certifying proposed decommissioning costs that provides financial assurance to the County after year 12 of operation of the facility. This financial assurance needs to be similar to what is required of wind farms in the Agricultural Impact Mitigation Agreement that wind farms have with The Illinois Department of Agriculture;
 - 6) A contact person for the applicant will need to be kept on file with the Department of Building and Zoning for issues/complaints;
 - 7) The applicant shall have all field tile damaged in the construction process repaired by a competent contractor, with experience in such repair, during the life of the solar farm;
 - 8) The applicant needs to complete consultation with the Illinois Historical Preservation Agency (IHPA) before construction can begin; and
 - 9) Development shall follow the plans and documents submitted with the application and with Zoning Regulations including Article VI Section 350-43.00 (3) (Use Standards for a solar power generating facility).

Respectfully submitted,



Philip Dick, AICP, Director

STAFF REPORT FOR A SPECIAL USE

McLean County Department of Building and Zoning

CASE NUMBER SU-18-12

1. REFERENCE:

- a. Hearing date: June 5, 2018
- b. Applicant's name and address: Amie Brown, 704 Platt Way, Hudson, IL 61748
- c. Land owner's name and address: Anita Conrad, 19445 E 2200 North Road, Towanda, IL

2. LOCATION AND CURRENT/PROPOSED ZONING AND LAND USE:

- a. Property location: 19445 E 2200 North Road and 19431 E 2200 North Road (County Highway 29 and County Highway 12), Towanda, IL
- b. Township: Money Creek Township
- c. Parcel Number: 08-29-200-019
- d. Existing zoning: A-Agriculture District
- e. Applicant request: For a special use to allow two single-family residences in the A-Agriculture District due to unique circumstances
- f. Existing land use: Two single-family residences

3. DIMENSIONS:

- a. Size of Parcel: 20 acres
- b. Road Frontage: Approximately 715 feet on the south side of 2200 North Road

4. EXISTING LAND FEATURES:

- a. Topography: Hilly
- b. Drainage: to a drainage way that flows in a northwesterly direction through the center of the property
- c. Vegetation: Pasture and trees
- d. Public Road: Asphalt road 23 feet in width

5. SURROUNDING ZONING: A-Agriculture District on all sides

6. SURROUNDING LAND USE:

- a. North: Crop production
- b. South: Crop production
- c. East: Residences
- d. West: Residences and crop production

7. RESIDENTIAL USES: Article 5 Section 350-35.G provides for methods to allow new single-family residences in the Agriculture District as permitted uses or as special uses based on the following three criteria: (1) if the residential use is found to be necessary for the conduct of agriculture in the area; (2) if the lot is found to be undesirable for other uses permitted in the district; (3) if constructed on a lot set aside from a tract of land, the principal use of which is agriculture, provided that such dwelling is initially occupied by a child, parent or spouse of the owner of the original agricultural tract from which such lot is set aside for residential purposes, or (4) the right to build a non-farm residence not listed in the previous regulations of this article due to unique circumstances that merit the granting

of a special use permit – the purpose of this section is not to undermine the intent of the previous regulations.

This application is filed under the 4th criteria; there have been two single-family residences on this parcel since 1972. The Zoning Ordinance allows only one residence per parcel. If approved, the applicant would need to divide the 20-acre property into two parcels to have only one single-family dwelling on each parcel.

8. **STAFF ANALYSIS:** The analysis of the seven standards listed in Article VIII Section 350-56 of the McLean County Code (Standards for Special Use Permits) as they apply to this zoning request is as follows:
 - a. **The proposed special use will not be detrimental to or endanger the health, safety, morals, comfort, or welfare of the public.** This standard is met. There have been two single-family residences on this 20-acre property since 1972. One of the single-family residences has been there since at least 1966. Two single-family residences on this property for 45 years makes this situation unique and arguably unreasonable to make the owner of this property remove one of the residences before she can sell it without a zoning violation. She would need to remove one of the residences in order get rid of the violation. The applicant proposes to purchase the property, divide it into two parcels and replace each of the existing single-family residences with a new one. One of the proposed single-family residences would be for the applicant's family and one would be for a close relative's family of the applicant.
 - b. **The proposed special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted or substantially diminish property values in the immediate area.** This standard is met. There have been two single-family residences on this property for 45 years that have been compatible with nearby properties.
 - c. **The proposed special use will not impede the orderly development of the surrounding property for uses permitted in the district.** This standard is met. There have been two single-family residences on this property for 45 years that have been compatible with nearby properties.
 - d. **Adequate utilities, access roads, drainage and/or other necessary facilities have been or will be provided.** This standard is met. The proposed dwellings will each be served by a private well and septic system that will need to be approved by the County Health Department. The property has 715 feet of frontage on the south side of 2200 North Road.
 - e. **Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.** This standard is met. It appears that safe sight distance can be provided at the existing entrance. As part of the subdivision process, the applicant will need to obtain a plat access certificate.
 - f. **The establishment, maintenance and operation of the special use will be in conformance with the intent of the district in which the special use is proposed to be located.** This standard is met.

- g. **The proposed special use, in all other respects, conforms to the applicable regulations of the district in which it is located.** This standard is met.

9. CONCLUDING OPINION:

Staff recommends that this application meets all of the standards set forth in Article VIII Section 350-56 (Standards for Special Use Permits), provided the applicant divides the property into two parcels, one for each single-family residence, in accordance with County Subdivision regulations.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Philip Dick". The signature is written in a cursive, flowing style.

Philip Dick, AICP, Director