

Draft

BOARD OF COMMISSIONERS
REGULAR MEETING March 2, 2009

ALEXANDER COUNTY
STATE OF NORTH CAROLINA

PRESENT: W. Darrell Robertson, Chairman
 Wes Bolick, Vice-Chairman
 Ryan Mayberry
 Harold M. Odom
 Larry G. Yoder

STAFF: Rick French, County Manager
 Jamie Starnes, Clerk to the Board

MEDIA: Micah Henry, The Taylorsville Times

The Alexander County Board of Commissioners held a regular meeting on Monday, March 2, 2009 in the Catawba Valley Community College / Alexander Center Multipurpose Room, Taylorsville, North Carolina.

CALL TO ORDER

Chairman Robertson called the meeting to order at 6:00 PM.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Bolick gave the invocation and Spencer Zachary, student at Taylorsville Elementary School, led the Pledge of Allegiance to the Flag.

COMMISSIONER'S REPORT

Commissioner Yoder discussed Governor Perdue's plans to use lottery proceeds, specifically set aside for school systems throughout North Carolina, to help with the state's budget shortfall. He stated that Governor Easley pushed to enact legislation that would prevent these funds from being used for anything other than education; however, now Governor Perdue has taken approximately \$300 million in funding statewide for the "temporary cash flow problem" being incurred by the state including \$50 million from the lottery reserve, \$50 million from the Public School Textbook Fund, \$100 million from the Clean Water Management Trust Fund, and \$100 million from the ADM Fund. Commissioner Yoder expressed his disapproval with the state taking money from children in need of an education.

Commissioner Bolick informed the Board that the NC General Assembly did not participate in any way in this effort, noting that the decision to transfer these funds was made entirely by Governor Perdue.

Commissioner Mayberry stated that his 19-month old daughter recently attended her first program at the Bethlehem Branch Library. He discussed the many types of books and programs offered and he encouraged the citizens to visit the library regularly.

ADOPTION OF AGENDA

Commissioner Yoder made a motion to adopt the agenda as presented. Commissioner Mayberry seconded the motion. The Board voted unanimously in favor of the motion.

PUBLIC COMMENT

There was no one present to speak during the Public Comment Period.

REZONING CASE 08-4 – STAFFORD

Sylvia Turnmire, Director of Planning & Development, discussed Rezoning Case 08-4 submitted by Hall Stafford Jr. and reviewed by the Board on November 17, 2008 and again on February 2, 2009. At the February 2nd meeting, the Board voted to table action on the request until County Attorney Robert Campbell and an NCDOT representative could attend a meeting to address issues with the restrictive covenants and NCDOT approval and/or requirements of the proposed use. The Board also requested a community meeting be held with all parties involved prior to tonight's meeting that was held on February 20, 2009, the minutes of which were provided by Ms. Turnmire.

Robert Campbell, County Attorney, clarified the restrictive covenants for the common access lot, noting that a separate easement gave the property owners access to the 20 foot right-of-way within the common lot. He also presented a schedule of uses allowed in the H-C Zoning District (*which is hereby made a part of these minutes*) and explained that the primary factor in any rezoning case should be to consider each use and how it would impact the particular area. He advised the Board to focus on all uses allowed in the H-C Zoning District, not only the one being proposed.

Patrick Norman, NCDOT District Engineer, stated that any vehicle that could not be legally tagged by the NC Department of Motor Vehicles could not be used to transport boats to and from the marina / boat storage facility. He speculated that DMV would have some reservations with tagging a forklift due to possible issues with balancing the weight of boats. Mr. Norman also informed the Board that the current roadway would have to be improved to support any additional weight, which would be the responsibility of the applicants. He explained that once a

vehicle was tagged for transporting boats, NCDOT would need to investigate the weight of the vehicle to determine the type of road surface needed. In other counties, a 10 to 12-inch reinforced concrete surface has been needed to support the weight of forklifts.

Commissioner Bolick asked Mr. Norman if he had spoken to any neighbors regarding their opinions towards abandonment of state maintenance on Taylorsville Beach Court. Mr. Norman replied that the general consensus of the neighbors was that they would not agree to the abandonment.

At this time, Chairman Robertson allowed comments from the audience regarding this issue. The following comments were given:

Public Comment

Hall Stafford stated that his nephew would be willing to purchase two boat trailers, one for small boats and one for large boats, if DMV would not allow the forklift to be legally tagged.

Eric Salomon pointed out that Taylorsville Beach Court was very beautiful, clean, and quite and was not a location for a manufacturing facility, which would destroy the area and value of homes. He also felt that several boat trailers would be needed to transport the various types and sizes of boats and he questioned the feasibility of adequate storage for those trailers.

Jim Kearney inquired about the Stafford's intentions for the use of the current ramp in the common lot for commercial profit. He stated that the term "grandfathering" was mentioned at the community meeting; however, he noted that the ramp had never been used for profit, which was an entirely different use so it therefore could not be grandfathered. He also stated that the common lot was zoned residential, pointing out that the property would be used for a commercial purpose if the Stafford's transporting boats through it and using the ramp for profit. Mr. Kearney also raised the point that the Planning & Zoning Commission had recommended denial of the request based on the impact it would have on the community.

Chairman Robertson stated that he understood Mr. Kearney's point but noted that the Board could only make a decision on the rezoning request for the subject property – Taylorsville Beach Steakhouse.

Hall Stafford mentioned that his nephew owned the marina and the boat ramp and could give permission to whomever he chose to use the ramp.

Jarrett Stafford explained that the neighbors were given a right to use the boat ramp when they each purchased their property; however, he noted that the ramp was owned by his cousin who also owned the marina. He informed the Board that there was plenty of room to build another boat ramp for use by the Stafford's if using the other ramp was an issue.

He asked the Board to simply approve the rezoning of the subject property for use as a dry boat storage facility.

Jodie Butler stated that she did not understand how someone make changes to property owned by someone else and felt that the property owners should have a say so in any improvements made. She pointed out that her septic system was next to the road and asked who would pay for repairs to her septic system if damage occurred with any road repairs. She did not want to see some type of manufacturing facility in a neighborhood where kids and dogs played. Ms. Butler also noted that the new marina had not gone through final approval and that FERC was still reviewing the permit. She mentioned several issues with the marina including inadequate parking for cars and boats and the lack of a turnaround which could result in people using the neighbors' driveways and yards.

David Butler said certain regulations needed to be considered with any spot zoning case, of which he felt had not been property addressed. He discussed the uncertainty of the success of a dry boat storage under the current management as the restaurant and he felt that a restaurant would generate far more revenue than renting idle space by the month. He asked the Board to consider the impact that rezoning the property as H-C in the middle of a beautiful residential area would have now and in the future.

Crystal Stafford stated that the restaurant was struggling and felt that changing the business was better than closing it. She pointed out that the neighbors present tonight were the only ones against the rezoning out of 25 to 30 homes in the area and that those neighbors had purchased their property knowing that there was a restaurant, marina, and hair salon in the area. She stated that some of the neighbors in opposition owned summer homes along Taylorsville Beach Court and that they would only be affected by the rezoning a few weeks throughout the year. Ms. Stafford mentioned that her cousin was willing to improve the road at the common lot, which had not been updated in 30 years, at no cost to the county or neighbors. She also stated that he would upgrade the ramp at the marina, which was never used by any of the neighbors since they all had their own boat docks. She felt that surrounding property values would increase with the creation of the dry boat storage facility which would help the revenue of the county and state. In response to comments made regarding tractor trailers at previous meetings, she stated that tractor trailer trucks had traveled along Taylorsville Beach Court every week since she was a child delivering supplies to the restaurant and marina. Ms. Stafford requested the Board's help in allowing her family to continue their operation of a small business in the county.

Libby Stowe responded to Ms. Stafford's comments by noting that the neighbors present at the meeting were the ones that lived directly on the road from the restaurant to the marina and that would be mostly affected by the rezoning. She stated that she was not there to hurt anyone, only to protect her rights as a property owner. She was opposed to the rezoning because it would create the opportunity for other uses such as a junk yard, pool hall, or gas station to be located there in the future. She also pointed out that the nephew had not been present at any of the 3 meetings held to state his intentions, noting

that every comment made as to how he planned protect the property owners was here say. She stated that and her husband purchased their home on the lake in a quiet, low key area to retire in and leave to their children when they were gone and she wanted it to remain a neighborhood.

Hall Stafford stated that he had lived in the area for 54 years and would never sell the subject property to anyone for use as a junk yard, pool hall, etc.

Commissioner Bolick stated that this was a spot zoning case because the "property was completely surrounded by a zoning district that is considerably different from the requested district. Spot zoning is "invalid or illegal unless there is a clear and reasonable basis for treating the singled out property differently from adjacent land. For any request involving spot zoning, the board must address two questions:

1. Did the zoning activity in the case constitute spot zoning as our courts have defined that term?; and
2. If so, did the zoning authority make a clear showing of a reasonable basis for zoning? The clear reasonable basis is determined by reviewing four factors:
 - a. The size of the tract.
 - b. The compatibility of the disputed zoning action with an existing comprehensive plan.
 - c. The benefits and detriments resulting from the zoning action for the petitioning property owner, neighbors, and surrounding community.
 - d. The relationship between the uses envisioned under the new zoning and the current uses of adjacent land."

Commissioner Bolick stated that he regretfully could not vote to approve the request when considering these factors. Therefore, he made a motion to deny Rezoning Case 08-4. Commissioner Yoder seconded the motion. The Board voted unanimously in favor of the motion.

RESOLUTION AUTHORIZING SEALED BID SALE FOR SURPLUS REAL PROPERTY

Rick French, County Manager, presented a Resolution Authorizing Sealed Bid Sale for Surplus Real Property. He explained that approval of the resolution would allow the County to accept sealed bids for a one acre tract on Glass Road until 2:00 PM on Monday, April 6, 2009. Bids will be presented to the Board on Monday, April 20, 2009. Mr. French stated that the County had the right to withdraw the property from the sale at any time and to reject any bids received.

Commissioner Yoder made a motion to approve the Resolution Authorizing Sealed Bid Sale for Surplus Real Property. Commissioner Mayberry seconded the motion. The Board voted unanimously in favor of the motion.

HIDDENITE SEWER PROJECT UPDATE

Rick French, County Manager, reported that all of the 4-inch force main was complete as well as the gravity sewer main, which had also been air tested. The Statesville Pallet Pump Station valve vault, wet well, and piping has been installed and the electrical contractor is scheduled to start wiring this pump station this week. He informed the Board that a blasting subcontractor was scheduled to blast the trench for the last 150 feet of 3-inch force main this week and would also perform a test drill to determine the conditions at the Craftmaster Pump Station location. He also stated that the water main was complete except for the last 300 feet leading to the booster station, and he noted that the reduced pressure zone assembly for the water booster pump station should be delivered this week. Mr. French reported that the project should be completed by mid-March.

NORTHEAST AREA WATER PROJECT UPDATE

Rick French, County Manager, gave an update on the Northeast Area Water Project which included the following information:

- Crews recently completed all pipe on York Institute Road. Shoulders were cleaned and seeded this week. Testing will occur soon so that the line can be put into service.
- Crews will move next to Sharpe Mill Road to create a loop in the system for good circulation and fire flow capability. This will leave only the Vashti Road / Marlowe Road loop (other than Hopewell Church which will be negotiated and/or bid after remaining funds are known for sure).
- 8,870 linear feet were installed this month bringing the total pipe in the ground to 20.3 miles. That equates to 79% complete or 5.5 miles remaining.
- The current deadline for substantial completion is June 6, 2009. The recent progress appears adequate to meet this deadline.

JAIL PROJECT UPDATE

Rick French, County Manager, stated that staff received the first subsurface proposal for soil borings for the jail site. Jail Architect Jack Hemphill has met with Sheriff Hayden Bentley to review the plans. He noted that the Board would hold a financial review of the Jail Project during the March 16, 2009 Commissioners' Meeting.

BOARD APPOINTMENTS & REAPPOINTMENTS

Rick French, County Manager, presented the following reappointments to County boards and committees:

Voluntary Farmland Preservation Board – Reappoint Wendell Kirkham and Tim Glass for 3 years. Reappoint Coy Reese, Scott Sink, and Donald Payne for 4 years.

Equalization & Review Board – Reappoint Ron Roseman, David Odom, Patsy Little, and Wes Bolick for one year.

Commissioner Mayberry made a motion to approve the reappointments as presented. Commissioner Yoder seconded the motion. The Board voted unanimously in favor of the motion.

BUDGET ORDINANCE AMENDMENTS #26 & #27

Rick French, County Manager, discussed the purpose of Budget Amendments #26 and #27, which included the following information:

Budget Amendment #26 – To increase the Health Department budget for additional Family Planning bonus funds. To increase the EMS budget for the use of insurance proceeds to purchase an ambulance to replace the unit that was wrecked in December 2008.

Budget Amendment #27 – To reduce the 2008-2009 budgeted expenditures due to expected revenue shortfalls.

Commissioner Yoder made a motion to approve Budget Amendments #26 and #27. Commissioner Mayberry seconded the motion. The Board voted unanimously in favor of the motion.

Chairman Robertson thanked the department heads for their efforts in reducing expenditures in their budget.

OTHER BUSINESS

Rick French, County Manager, discussed the following issues during Other Business:

- A. In meeting with department heads regarding the County budget, over \$250,000 will be transferred out of department budgets to contingency. This was a good start; however, more is needed. The deadline to submit budget requests is March 31, 2009.
- B. The County will be receiving a CDBG grant that will be used to install water lines from Salem Church Road along 16 North to Vashti Road to connect back to the line installed with Rural Center funding.

CONSENT AGENDA

- A. Tax Release Requests for February \$2,428.12 and Tax Refund Requests for February \$2,118.17.
- B. EMS Invoice.
- C. North Carolina Marriage Amendment Resolution.

Commissioner Bolick made a motion to approve the Consent Agenda. Commissioner Odom seconded the motion. The Board voted unanimously in favor of the motion.

CLOSED SESSION – N.C.G.S. 143-318.11(a)(1, 4, 5, & 6) TO PREVENT THE DISCLOSURE OF CONFIDENTIAL INFORMATION, ECONOMIC DEVELOPMENT, CONTRACTUAL, & PERSONNEL

Chairman Robertson made a motion to enter into Closed Session at 7:14 PM to prevent the disclosure of confidential information and to discuss economic development, contractual matters, and personnel issues pursuant to N.C.G.S. 143-318.11(a)(1, 4, 5, & 6). Commissioner Yoder seconded the motion. The Board voted unanimously in favor of the motion.

ADJOURNMENT

There being no further business, Commissioner Bolick made a motion to adjourn at 8:20 PM. Commissioner Mayberry seconded the motion. The Board voted unanimously in favor of the motion.

W. Darrell Robertson, Chairman

Jamie M. Starnes, Clerk to the Board

§ 154.202 SCHEDULE OF USES AND PERMISSIBLE CONDITIONAL USES.

X = Permitted Principal Uses

A = Permitted Accessory Uses

C = Conditional Uses

USES	DISTRICTS						
	RA-20	R-20	R-SF	N-B	H-C	L-I	H-I
AGRICULTURAL							
Animal husbandry	X	X		X	X	X	X
Bona fide farms	X	X		X	X	X	X
Commercial greenhouses				X	X	X	X
Commercial nurseries				X	X	X	X
Forestry	X	X		X	X	X	X
Gardening	A	A	A	A	A	A	A
Hatcheries	X					X	X
Livestock sales							X
Pasturage	X	X				X	X
Private greenhouses	A	A		A	A	A	A
Roadside stand:							
1. Commercial				X	X		
2. Residential	X						
Stable	X	X					
Truck farming and crop production	X	X		X	X	X	X
COMMUNICATIONS FACILITIES							
Ham radio antenna	C	C		C	C	C	C
Radio and television studio					X		
Radio and television transmitting and receiving facility				X	X		
Telecommunication towers	C	C		C	C	C	C
Radio and television receiving Antenna dish, accessory				C	C	C	C
COMMUNITY RECREATION							
Community centers	C	C	C	X	X		
Country clubs	C	C	C	X	X		
Golf courses	X	X	X	X	X		
Greenways	X	X	X	X	X	X	X
Parks and playgrounds	X	X	X	X	X	X	X
Recreation clubs	C	C	C	X	X		
CULTURAL FACILITIES							
Aquarium					X		
Arboreta	X	X		X	X	X	X
Art galleries				X	X		
Botanical gardens	X	X		X	X	X	X
Museums	C	C		X	X		
MANUFACTURING, PROCESSING AND ASSEMBLY							
Asphalt products							X
Bedding and carpet manufacturing						X	X
Biodiesel Processing Plant						X	X
Biodiesel Bulk Storage						X	X
Biodiesel Wholesale Distribution						X	X
Boat works						X	X
Bottling plants						X	X
Brick, tile and pottery yards					X	X	X
Cabinet shops					X	X	X
Canvas goods manufacturing					X	X	X

	RA-20	R-20	R-SF	N-B	H-C	L-I	H-I
Cardboard containers						X	X
Case goods						X	X
Chemical manufacturing							X
Clothing and textiles					X	X	X
Concrete products production							X
Electrical appliances and equipment						X	X
Farm machinery						X	X
Fertilizers						X	X
Fiberglass						X	X
Flour and feed mills						X	X
Food and food products						X	X
Foundries							X
Furniture (except case goods)						X	X
Glass products						X	X
Headquarters of manufacturing, processing and assembly firms				X	X	X	X
Hosiery mills					X	X	X
Ice manufacturing					X	X	X
Knitting mills					X	X	X
Leather products						X	X
Luggage						X	X
Machine tools						X	X
Manufacturer's showrooms					X	X	X
Meatpacking plants						X	X
Metal fabricating plants					X	X	X
Monument works and sales					X	X	X
Paints, varnishes, finishes							X
Paper goods						X	X
Pharmaceuticals						X	X
Pillow manufacturing						X	X
Planing mills						X	X
Plastic products						X	X
Precision instruments						X	X
Processing plants						X	X
Refineries							X
Rubber products						X	X
Sawmills	C					X	X
Sheet metal shops						X	X
Springs manufacturing						X	X
Stone products						X	X
Textile finishing and dyeing						X	X
Tobacco products						X	X
Upholstering shops					X	X	X
Wooden box factories						X	X
Woodworking shops					X	X	X
MEMBERSHIP ORGANIZATIONS	C	C		X	X		
MISCELLANEOUS							
Air Strips (public & private)	C					C	C
Adult Use							C
Amusement parks					X		
Armories					X	X	X
Bakeries (wholesale)					X	X	X
Circus, carnivals, fairs	C	C		X	X		
Crematorium					X	X	X
Customary accessory uses	A	A	A	A	A	A	A
Dragstrips and race tracks					C		
Electrical equipment sales					X	X	X
Equipment rentals					X	X	X
Firing ranges	C					C	C

	RA-20	R-20	R-SF	N-B	H-C	L-I	H-I
Flea markets, indoors					X	X	X
Flea markets, outdoors					C	C	C
Food packing and manufacturing					X	X	X
Garbage disposal services						X	X
Heating and refrigeration					X	X	X
Housemovers					X	X	X
Industrial supplies and equipment					X	X	X
Kennel	C				X	X	X
Livestock sale barns							X
Lumberyard					X	X	X
Marinas and dry storage facilities	C	C		C	X		
Municipal garages				X	X	X	X
Music studios				X	X	X	X
Oil and gasoline bulk storage							X
Plumbing and heating supplies					X	X	X
Publishing and printing					X	X	X
Research activities					X	X	X
Slaughterhouse							X
Tire recapping shops					X	X	X
Transfer companies					X	X	X
Utility company operation centers					X	X	X
Vending companies					X	X	X
Wholesale distribution					X	X	X
OPEN USES OF LAND							
Cemetery, human public	C	C		C	X		
Cemetery, private	C	C		C	X		
Cemetery, pet	C				C		
Junkyards							C
Landfills (Sanitary)							C
Mining of earth products (sand, soil, clay)	C						C
Mining of earth products (other)	C						C
Open storage							C
PLACES OF ASSEMBLY	C				X		
PUBLIC FACILITIES							
Correctional facilities							X
Public service facilities	C	C		C	X	X	X
Public use facilities	C	C		C	X	X	X
Public utility facility	X	X		X	X	X	X
RESIDENTIAL SUPPORT FACILITIES							
Adult care center	X	X		X	X		
Child care center	X	X		X	X		
Church/synagogue	X	X		X	X		
College/university/technical college					X		
Family care home	C	C	C	X	X		
Home occupation	A						
Schools (elementary, middle, high)	X	X		X			
RESIDENTIAL USES							
Campgrounds	C	C			X		
Congregate living facility	C	C			X		
Dwelling units:							
1. Single-family	X	X	X				
2. Two-family	X	X					
3. Multiple-family	X						

	RA-20	R-20	R-SF	N-B	H-C	L-I	H-I
4. Condominiums/Townhouses	C	C					
5. Accessory Dwelling Unit	X	X					
Life and care treatment facility	C	C			X		
Manufactured or mobile homes:							
1. Double-wide (multi-section)	X						
2. Single-wide	X						
3. Accessory Manufactured Home	X						
Manufactured home park	C						
Recreational vehicle park	C						
Residential development sales office; model dwelling unit	X	X	X				
RETAIL							
Convenience goods:							
Bakeries					X		
Candy, nut, confectionery stores					X		
Convenience store				X	X		
Delicatessen				X	X		
Food stores				X	X		
Newsstands				X	X		
Tobacco shops				X	X		
Eating establishment:							
Sit-down				X	X		
Walk-in/drive-in				X	X		
Shopper's goods:							
Antique shops					X		
Apparel and footwear					X		
Appliances					X		
Art supplies					X		
Automotive supplies					X		
Auto, truck, boat and motorcycle sales					X		
Bicycle sales and service					X		
Book and stationery stores					X		
Camera and photography supplies					X		
Department stores					X		
Discount stores					X		
Drugstores				X	X		
Fabric stores					X		
Farm & heavy equipment sales & rental					X	X	X
Farm supplies					X	X	X
Floor covering stores					X		
Florists				X	X		
Furniture and home furnishings					X		
Fuel Oil Sales				X	X	X	
Biodiesel Sales				X	X	X	
Gas stations				X	X	X	
Gift Shops				X	X		
Glass and mirror shops					X		
Gun and ammunition sales					X		
Hardware Stores				X	X		
Hobby, toy and craft stores				X	X		
Jewelry stores					X		
Lawn and Garden Supplies				X	X		
Liquor store					X		
Lumber & building materials sales: retail					X	X	X
Lumber & building materials sales: wholesale					X	X	X
Manufactured home and RV sales					X	X	

	RA-20	R-20	R-SF	N-B	H-C	L-I	H-I
Monument sales					X	X	
Music stores					X		
Novelty and souvenir shops					X		
Office equipment stores					X		
Paint and wallpaper stores					X		
Pawnshops					X		
Pet shops					X		
Radio and television sales					X		
Rental and leasing of light equipment					X	X	
Rental of domestic vehicles					X		
Secondhand stores and swap shops					X		
Service station					X	X	
Shoe stores					X		
Sporting goods					X		
Supermarkets (less than 5,000 sq. ft.)				X	X		
Supermarkets (5,000 sq. ft. or larger)					X		
Tailoring and dressmaking shops				X	X		
Trading stamp redemption stores					X		
Variety stores					X		
SERVICES							
Amusement services:							
Amusement arcades					X		
Bowling lanes					X		
Baseball hitting ranges					X	X	
Health clubs					X		
Gymnasiums					C		
Discotheques					C		
Billiard or pool halls					X		
Golf driving ranges					X		
Miniature golf					X		
Dance schools or classes					X		
Skating rinks					X		
Movie theaters (indoor)					X		
Movie theaters (drive-in)					X		
Par-3 golf					X		
Shuffleboard courts					X		
Zoos					X		
Dance studios					X		
Automatic bank teller				X	X		
Banks and finance companies				X	X		
Business service office:							
Advertising agency					X		
Arts and graphics services					X		
Blueprints and drafting supplies					X		
Building cleaning/maintenance services					X		
Computer and data processing services					X		
Detective agencies					X		
Employment agencies					X		
Insurance agencies					X		
Linen and uniform supply services					X		
Management consultants					X		
News syndicates					X		
Personnel services					X		
Photofinishing laboratories					X		
Photography services and studios					X		
Public relations services					X		
Real estate services					X		

	RA-20	R-20	R-SF	N-B	H-C	L-I	H-I
Health services:							
Animal hospital/vet clinic					X		
Health practitioner's office					X		
Hospital	C				X		
Medical and dental labs					X		
Medical/dental clinics					X		
Nursing, convalescent & extended care facilities	C	C			X		
Rehabilitation center					X		
Sanitarium and mental institutions					C		
Lodging places:							
Board/rooming house, bed & breakfasts	C	C		X	X		
Hotels/motels					X		
Miscellaneous services:							
Car wash					X		
Contractor's office	X			X	X	X	
Contractor's office & equipment storage	X				X	X	X
Dry cleaners					X		
Dry cleaning plants					X		
Exterminators					X		
Food catering					X		
Funeral parlor					X		
Landscapers					X	X	X
Lawn and garden care					X	X	X
Machine and welding shops					X	X	X
Mail order office					X		
Miniwarehouses					X		
Photography studio					X		
Sign painting					X	X	X
Truck, farm equipment, heavy equipment sales and service					X	X	X
Personal service office:							
Barbershop	A			X	X		
Beauty shop	A			X	X		
Coin-operated laundry					X		
Dry cleaning & laundry pickup facilities					X		
Seamstress shop				X	X		
Shoe repair and shining					X		
Professional service office:							
Accounting					X		
Architects					X		
Engineers					X		
Interior designers					X		
Legal services					X		
Surveyors					X		
Repair services:							
Automobile repair (excluding open storage)					X		
Bicycle repair					X		
Electronic and electrical repair					X		
Furniture refinishing and repair					X		
Gunsmith					X		
Locksmith					X		