

**Minutes**  
**Land Development Standards Committee**  
**February 3, 2010**

Members Present: David Blevins, Patrick Bradshaw, Mike Erwin, Daniel Hyatt, Steve Kaufman, Ron Leatherwood, Patrick McDowell, Joe Taylor, Ken Wilson

Members Absent:

Staff present: Fred Baker, Paul Benson

The meeting came to order at 7:30 a.m. Mr. Benson announced that the topic of discussion is the Table of Permitted Uses. He presented a handout with the following information:

**Use Table Comparison – Draft and Current**

**Current: Use Type Groups (number of uses)**

Agriculture (13)

Residential (15)

Institutional and Civic (24)

Recreational (15)

Business, Professional and Personal Services (60)

Retail Trade and Food Services (51)

Wholesale Trade (34)

Transportation, Information, Warehousing, Waste Management and Utilities (32)

Manufacturing, Mining and Industrial Uses (38)

**Draft: Use Type Groups (number of uses)**

Residential (13)

Lodging (4)

Office/Service (18)

Commercial (16)

Entertainment/Recreation (12)

Civic/Institutional (7)

Manufacturing/Wholesale/Storage (12)

Agricultural (11)

Infrastructure (9)

### **New Uses**

Halfway Houses  
Live-Work units  
ATM (principal use?)  
Business Support Services  
Drive Thru Service  
Government Services  
Kennels, *Outdoor (?-outdoor pens and runs are prohibited)*  
Personal Services  
Professional Services  
Studio – Art, dance, martial arts, music  
Alcoholic Beverage Sales Store  
Bar, Tavern, Night Club  
Drive Thru Commercial  
Gas Station  
General Commercial  
Outside Sales  
Outside Storage (principal use?)  
Vehicle & Heavy Equipment Sales/Rental/Service  
Billiards/Pool Hall  
Cultural or Community Facility  
Laundry, Dry cleaning plant  
Manufacturing, light  
Manufacturing, neighborhood  
Manufacturing, heavy  
Materials Recovery & Waste Transfer Facilities  
Recycling Collection Stations  
Storage – Outdoor Storage Yard (principal use?)  
Wholesaling and Distribution  
Parking Lot/Structure – Principal use  
Utilities, class 1, 2, 3

### **Deleted Uses**

Cluster Developments  
Country Clubs  
Fewer types of schools  
Special Congregate Facilities  
Fewer types of recreational facilities  
Fewer types of professional services

Fewer types of personal services

Fewer types of retail trade uses (general commercial)

Manufactured home sales

Truck Stop (gas station, restaurant, vehicle service?)

All wholesaling uses combined into Wholesaling and Distribution

All manufacturing uses converted into Manufacturing, Neighborhood, Light and Heavy

We currently have 282 uses, that number is proposed to drop to 103 primarily by consolidation of similar uses.

There followed general discussion of the proposed listing of uses. The Committee generally felt that substantial changes in the permitted uses are not required. My Benson agreed to convey this direction to the consultant.

The meeting adjourned at 9:30 a.m.

Paul Benson

Planning Director