

MINUTES

STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

BOARD OF COUNTY COMMISSIONERS  
DECEMBER 4, 1989

The Henderson County Board of Commissioners met for a regularly scheduled meeting at 7:00 p.m. at the Henderson County Office Building in the Commissioners' meeting room.

Those present were: Chairman William T. Drake, Commissioner Hugh D. Randall, Vice-Chairman F. Richard Baker, Commissioner Troy L. Maybin, Commissioner J. Michael Edney, County Administrator Jerry D. Myers, Finance Director David E. Nicholson, County Attorney Don H. Elkins, County Planner Matt Matteson, Clerk to the Board Elizabeth W. Corn, and the news media.

Chairman Drake called the meeting to order and welcomed George Hackbarth who was filling in for Captain Harmon of the Salvation Army. Mr. Hackbarth gave the invocation.

ORGANIZATIONAL MEETING

Chairman Drake informed the Board that the General Statutes require that at each first meeting in December, the Board elect a Chairman and Vice-Chairman to serve for the coming year. The floor is open for nominations for Chairman and Vice-Chairman of the Board of County Commissioners. Commissioner Maybin made a motion to leave the office of Chairman and Vice-Chairman as is and proceed on with business. There were no other nominations and no discussion. A vote was taken and the motion carried unanimously.

APPROVAL OF BONDS

Chairman Drake informed the Board that Bonds need to be approved at this time for the Sheriff, Tax Collector, Register of Deeds, and Director of Finance. Each one exceeds the minimum amount set by the N.C. General Statutes for each of these office holders.

Commissioner Baker made a motion to approve the Bond Applications for Sheriff, Tax Collector, Register of Deeds, and for Director of Finance. All voted in favor and the motion carried.

MINUTES

The minutes of the November 6 meeting were presented for review. The minutes were corrected and were approved as corrected.

The minutes of the November 15 meeting were presented for review. The minutes were approved as presented.

The minutes of the Continuation Meeting, dated November 20 were presented and approved as presented.

DISCUSSION/ADJUSTMENT of AGENDA

There were no adjustments necessary.

PUBLIC HEARING - Special Use Permit SP-29-89

Chairman Drake informed the Board that this request is from Aaron Enterprises, Inc., for Cambridge Forest at Carriage Park.

Commissioner Baker made a motion to open Public Hearing to accept public comment on a special use permit. All voted in favor and the motion carried.

December 4, 1989

Page 2

Chairman Drake called on Matt Matteson, County Planner, at this time to give a brief description of the project. Then if the developers would like to share any information with the public, they will be given that chance then.

Mr. Matteson informed the Board that the proposal for Cambridge Forest at Carriage Park is a (MICD) Medical, Institutional Care Development Facility proposal which has been through various stages of review. The first was August 29, the Planning Board heard the initial proposal. Subsequent to that a formal application for a Special Use Permit was heard by the Planning Board on October 31. The Planning Board approved that recommendation with some conditions. Approx. eight conditions were forwarded to the Board of County Commissioners and during the period of time that the public notices were mailed, all but four conditions have been met. Those conditions are listed for you. The Planning Board has recommended favorably with the conditions.

Basically the application is for 60 two-family dwellings, duplex in type, on a 39 acre parcel, including a 40 bed Health Care Facility and ancillary services. This property is located on N.C.#191, north of Hendersonville, on the east side of the road adjacent to Carriage Park. There is a proposal for using municipal water and municipal sewer along with private roads with entrances on #191 and on Carriage Park Drive.

The four conditions not met yet are:

1. Formal letters are required from Hendersonville Water and Sewer Departments acknowledging that water and sewer service are available for the development.
2. A formal maintenance plan must be submitted to the County Attorney for review.
3. EMS questions proper access for ambulances. Matt has received information on this tonight but has not had a chance to talk with the EMS Director.
4. Any easements across properties by adjacent property owners (right-of-ways).

David Matthews, President of Aaron Enterprises, addressed the Board. They have been working on Cambridge Forest at Carriage Park since February. Ken Erb was the property owner. This is part of a master plan to have all levels of care in conjunction with the Carriage Park property. Carriage Park is primarily a retirement community for individuals who can maintain interior and exterior maintenance of their own home. They plan to offer assisted living in apartments, assisted living in homes, and to have a health care facility on the site. They prefer to call this a "Neighborhood" instead of a project.

Michael Cole, Land Planner, addressed the Board and presented the plan for the "Neighborhood". There are some existing roads and drives that are on the property as well as an existing pond or lake, and maybe two or three single family houses. The property is heavily wooded, 32.31 acres. There will be two access points to the property, the main one onto N.C. #191 that will serve the Rest Home facility which is a 16,000 sq. foot, single level facility with 40 beds. There will be a secondary entrance directly from Carriage Park Blvd.

John Perry addressed the Board regarding the difference in Rest Homes vs. Nursing Homes. This facility will be built to Nursing Home standards and at such time as Nursing Home beds become available in the County, they would apply for them.

Ken Erb, present owner of this property, addressed the Board regarding right-of-ways. He has written letters to property owners asking that these right-of-ways be defined. He has gotten no response.

December 4, 1989

Page 3

PUBLIC COMMENT - on PUBLIC HEARING

Chairman Drake asked the clerk to read the names off the Public Hearing list.

Harold Johnson, a property owner who will be affected by this project. He is not opposed to or for the project but is concerned about his right-of-way. He states that this problem has been going on ever since the Carriage Park Development was first started. He states that he has a deeded right-of-way from Mr. Scott, who was the previous property owner. He wants to be sure that he will be able to get in and out to his property while this project is under construction.

Merwin Ray, another property owner who will be affected by this project. He states that he has a clear deed to a bought and paid for right-of-way from the former owner of his property, Robert Scott. He passed pictures around to the Board for review. He is concerned about the mud and silt that will be created, he is still cleaning up from the Carriage Park construction.

Robert Fleuriot, a retiree who feels that there is a great need for such a project and urges the Board to approve it. He states that there is approx. an 8 year waiting list for Carolina Village.

Harold Driggers, a county resident, who is for the project and feels there is a great need for such a project in our County. He also is urging the Board to approve it as they did the Carriage Park project about 2 years ago.

Bill Clawson, a Carriage Park resident who has lived in our county for 14 years. He was the first person to move into the Carriage Park project. He urges the Board to approve the Cambridge Forest project. He feels that in the future he may be looking for such a place to live.

Chris Christopher, a Carriage Park resident, who is a member of the Henderson County Property Owners but is speaking only for himself tonight. He urges the Board to approve the project and has confidence that the gentlemen who are planning this project will work with property owners to satisfy all right-of-ways and any other problems that might arise.

Jim Creekman, addressed the Board in response to Mr. Johnson and Mr. Ray. He stated that the information Mr. Johnson and Mr. Ray presented was incomplete and inaccurate. He represented Mr. Erb at the time that he purchased the Carriage Park property and he did the title examination on the property that Carriage Park is on. The right-of-way which extends from #191 and swings into the Triggs tract and then swings back out onto the Scott property and leads up to the Ray property and the Johnson property is a confused title from the standpoint of a right-of-way. On his examination he found no encumbrance whatever on the Triggs property. When he searched the title he did not find that there was a right-of-way in any way encumbering the property that Ken Erb bought. He found a reference in one of the Johnson deeds to a right-of-way but that reference was to another deed, stating that the right-of-way ran over a piece of property and the deed in reference was obviously incorrect because it talked about a piece of property that is no where near the property in question. There was a question concerning the validity of the right-of-way. No one is trying to deprive Mr. Johnson or Mr. Ray of access to their property.

On September 16 of 1987, Mr. Creekman sent letters to Mr. & Mrs. Johnson and to Mr. & Mrs. Ray and a follow-up letter on October 12. He read aloud one paragraph from the letter regarding right-of-way. The object of the letters was to engage in discussions to try to clarify where the right-of-way was, not to deprive them of it. He passed the letters to the Board for their review.

December 4, 1989

Page 4

Chairman Drake asked if there was anyone who had not signed up for public comment but wished to speak. There were some.

Argie Taylor, a county resident, asked if a copy of the charter of by-laws, maintenance agreement, and restrictive covenant having to do with the maintenance agreement have been filed with County inspectors or with the Planning Board or anyone having to do with this project?

Chairman Drake stated that is one of the special conditions that would have to be approved by the County Attorney prior to start of the development.

Chairman Drake stated his concern of the right-of-ways. The developers are willing to work with Mr. Johnson and Mr. Ray to work out the problem.

Chairman Drake stated that the Planning Board recommended that the four items (conditions) should be attached to the special use permit as conditions that would be met prior to the issuance of any building permit or permit to start construction. After the public hearing, if there was anything else, that was brought up that needed to be addressed, they would be added to the list of special conditions, should the Board choose to approve the Special Use Permit.

Ken Bragg, stated that he is in building and the developers of this project do quality work. He asked of Ken Erb if there is other property that he owns adjacent to this property, if he has options on property adjacent to this property? He wants to know if this is a closed unit?

Ken Erb stated that this is a closed project. He owns no additional land around it, nor does he have any options on any other land around this project.

David Matthews addressed the Board stating that they have no intentions of running over people, they will be fair and they will be a good neighbor.

Chris Christopher spoke again stating that Hwy.# 191 is busy and getting busier again and is in need of some turning lanes. He stated that this is a very desirable area for construction to be drawn to.

Commissioner Baker made a motion to close the Public Hearing. All voted in favor and the motion carried.

Chairman Drake stated that the Board will take this request under consideration and will have an answer at a later time.

#### PUBLIC INPUT

Dwight Gilbert, a teed-off taxpayer due to the revaluation. He feels that taxes should be able to be lowered instead of raised, because of the growth of our County. He presented petitions to the Board containing approx. 3,650 signatures of unhappy tax payers who feel that the Board should do away with this current revaluation and start over anew with an appraiser from N.C. or someone who knows property value in our County.

Sam Watson, a Clear Creek resident, who is upset about the revaluation and the increase in property values. He stated that the revaluation will be devastating to elderly people who are on fixed incomes. He feels that the valuation is excessive.

Harold Driggers, a County resident, who is upset about the revaluation and the increase in property values. He feels that the revaluation should be thrown out and started anew.

Chairman Drake stated that the petitions request just exactly what the Board has stated will be done, the final value set will be at true or market value. We have a contract with the

December 4, 1989

Page 5

company that says that is what the final values will be and when the final values are set, they will be at true market value.

Commissioner Baker stated that the Board recognizes that there are some problems and they fully intend to resolve these problems. The people who valued the properties are from N.C. There have been some mistakes but they will be corrected.

Ken Bragg, a resident who formerly has served three terms as an elected tax assessor. He has worked in building off and on for 30 years. He has worked 6 years in our county as a licensed real estate broker. He knows real estate value. He states that he was put down as having an acre and he owns a half acre lot and a quarter acre lot. He was put down as having a full basement and he only has a 3/4 basement, this was all done last time and this was disregarded.

Chairman Drake stated that the N.C. Statutes will not allow using the figures from the last revaluation.

W.H. Hudson, a resident of our county since 1973, an engineer by trade. He is a licensed real estate broker since 1975. Prior to coming to N.C. he worked in California for Bank America and is very familiar with real estate appraisal. He stated that the Board needs to look to the future to try to avoid this. This is his second tax appraisal and is afraid he won't live through a third one. He feels the method needs to be changed and suggested that county appraisers appraise the property at the courthouse every two years, when a property is sold immediately its appraisal or valuation should go on the books as true value or the price that it sold for. He feels that if this is done every two years it won't be so traumatic on the tax payers.

Chairman Drake stated that method will not work in N.C., the N.C. General Statutes state specifically how revaluation has to be done. The purpose of our doing a partial in-house this time was to gear up for doing revaluations more often. The Statutes state that this can only be done when a general revaluation is done.

Mr. Hudson stated then that we have representatives go to Raleigh and help our leaders get this changed. He feels that the method itself is totally unacceptable.

Dennis Dalton, who was born and raised in Henderson County. He states he has property he can't sell for \$600 an acre but it is valued now at \$6,400 an acre.

Jesse Staton, who has lived here since 1954. He is upset over the revaluation and feels that values are excessive.

#### VOTING MACHINES

Chairman Drake stated that there is a letter in the agenda packet from the Chairman of the Henderson County Board of Elections requesting the purchase of the Shouptronic voting machines. They request the purchase of at least 30 machines before January 1, 1990. They are willing to phase the machines in. Mr. Drake called the attention of the Board to a financial statement from the company that makes the Shouptronic machine.

The company does not offer a lease with an option to buy. The machine is expected to last approx. 25 years or more at a cost of \$4,975.00 per machine. There will be an increase after the first of the year.

Norma Pryor stated that the Board of Elections has looked at every machine that is available for purchase in N.C., they have been doing this investigation for about 2 years. This is not a decision that has been made hastily.

December 4, 1989

Page 6

Commissioner Edney made a motion to approve the purchase of 30 machines and move money from contingencies to the Board of Elections in the amount of \$149,250 subject to them picking up the handling and shipping charges. A vote was taken:

Aye votes:

Commissioner Randall  
Commissioner Baker  
Commissioner Edney  
Chairman Drake

Nay votes:

Commissioner Maybin

The motion carried.

TRANSPORTATION DEVELOPMENT PLAN

Chairman Drake recognized Jerry Myers to present this item to the Board.

Mr. Myers stated that at the November 15 meeting the Board heard a presentation by Jon Burkhart concerning the 1989 Transportation Development Plan update. The Commissioners at that time indicated that they wanted to take a little time to review the update. Mr. Myers has prepared a resolution which would adopt the 1989 Transportation Development Plan update for Henderson County.

Chairman Drake recognized Whit Turner of WCCA, WCCA will be handling the transportation plan. He asked Mr. Turner if there was anything in the plan that cannot be reasonably met to the State's satisfaction. Mr. Turner stated there was not.

Commissioner Maybin made a motion to adopt the 1989 Transportation Development Plan update for Henderson County. All voted in favor and the motion carried.

FUEL STORAGE TANK BIDS

Chairman Drake recognized Mr. Myers to present this item.

Mr. Myers was authorized at a previous board meeting to issue bids for the purchase and installation of above-ground fuel storage tanks at the county garage. Mr. Myers prepared the specifications and bid packages. Only one bid has been received but Mr. Myers feels that he may have over specified the pumps and the data processing equipment associated with it. He suggests that the one bid received be formally rejected and that he revise the specifications and readvertise for new bids.

Commissioner Baker made a motion to reject the one bid received and authorize the County Administrator to revise the specifications and readvertise for bids. All voted in favor and the motion carried.

FINANCIAL GUARANTEES FOR CHAMPION HILLS CLUB SUBDIVISION

Chairman Drake recognized Matt Matteson to present this item.

Mr. Matteson addressed the Board stating that in June of this year Champion Hills Development was proposed for master plan application. The Planning Board reviewed the master plan, subsequent to that the developers proposed a preliminary plan which was approved in October and final plan which was very quickly submitted for application and approved with conditions in November by the Planning Board. There are approximately fourteen conditions that the Planning Board itemized, of which now six remain at this point in time uncompleted. He stated that the developer is here representing the first section. This section is on 71 acres, 52 lots and about 1 1/2 miles of private roads with municipal water and sanitary sewer with septic tanks. One of the conditions which must be complied with is that the developer either complete the improvements or post guarantees for the water and for the roads and drainage. The developer has engaged the services of an engineer, Mr. Bill Lapsley, who has come up with a cost

December 4, 1989  
Page 7

estimate of these improvements. The developer has also asked that this Board consider a irrevocable letter of credit as that method which he proposes. The existing Land Development Ordinance allows the Board to approve the amount and the method of guarantees.

Bill Lapsley, Consulting Engineer, is representing the applicant and owners who are Champion Hills Associates. He has copies of the plan. Mr. Lapsley states that the golf course is under construction at the present time. Four of the six conditions will be addressed when the final plat is submitted for Matt to review, such as street names. There are two items left that need to be addressed, one is the public water supply and it is on the agenda for the City of Hendersonville for this Thursday morning (12/6) and hopefully it will be approved then. The second item is the financial guarantees which they are here to present tonight.

Chairman Drake asked the County Attorney if he had had a chance to review the Standby Irrevocable Letter of Credit. Mr. Elkins, County Attorney, stated that the form is essentially what has been proposed in the amendments to the Ordinance. He sees no problem with the way it is stated. Mr. Elkins sees no reason to have the word Standby in the title, it could just be called an Irrevocable Letter of Credit. Mr. Elkins feels there should be an expiration date in the document.

Commissioner Edney made a motion to approve the format of the Irrevocable Letter of Credit in the amount of \$625,625.00 with an expiration date of 18 months from the date of issuance, subject to approval of the County Attorney in final form. If the project is not completed in that time, the County will present a site draft to the bank in the amount of the Letter of Credit. The word Standby will be deleted and the document will be called an Irrevocable Letter of Credit. A vote was taken and the motion carried.

#### HENDERSONVILLE CIVIL AIR PATROL

Chairman Drake informed the Board of a request received from Civil Air Patrol for \$1,000 assistance from Henderson County for on-going maintenance on some much needed improvement in communications equipment.

Commissioner Randall stated he tried to get in touch with someone from C.A.P. but has not yet and would like this item to be rolled to the next meeting. Mr. Randall had requested that someone be here from C.A.P.

#### BRANCH LIBRARY/Green River

Chairman Drake recognized Morris Kaplan. Mr. Kaplan asked Bill Snyder, Library Director, to present this item.

Mr. Snyder stated that in August of this year he was approached by a group of residents of the Tuxedo area concerning the viability of establishing a branch library to serve the Tuxedo/Green River area. In September they had a public meeting, followed by a great deal of discussion by a Steering Committee, a mailing by the Friends of the Library and the Steering Committee to every household in the Green River township. A meeting was held in late October at Tuxedo School and well over 100 people attended. At that time they had a 2 hour discussion of what the library will provide for the area, what the county would be expecting and some discussion of a time table. At that time we indicated to them that we would have to come back to the Library Board to get a firm decision from the Library Board as to whether or not we would recommend to the County Commissioners to proceed with this project.

At the November meeting of the Library Board, Mrs. Katherine Taylor from the Steering Committee appeared and indicated that there are 40 people who have signed up to be volunteers.

December 4, 1989

Page 8

At that time they thought they had an arrangement made to buy a trailer and put it on a lot with the septic and utilities all hooked up and ready to go. At that time the Library Board voted to recommend to the Commissioners that you approve us going ahead with this project.

If it is approved, we expect it will take somewhere around 6 months to get it off the ground and going. At this time we do not have any firm figures as to what the total cost will be to the County but our understanding is that the County will be responsible for the utilities once it is set up, would be responsible for providing the library materials and after the first 6-9 months of operation, if it proves to be a viable project, then the county would be responsible for staffing the facility. Mr. Snyder stated that the traditional approach that the Library Board and County Commissioners has taken to extending any branch is that the county will not pay the cost of buildings and grounds. Once it is there, the county will take it over and maintain it but it is up to the community to initially provide it.

Chairman Drake suggested that no action be taken tonight, that it be taken under consideration and be rolled to the next meeting for action.

Mr. Kaplan stated that the Library Board is anxious to have this fourth satellite library in place before construction begins on the proposed addition to the main library because it will help take off the pressure during construction time.

#### CITY OF HENDERSONVILLE - TAX RELEASE

Chairman Drake informed the Board of a letter from the City of Hendersonville. A check accompanied the letter in the amount of \$17.31 for the pro-rated taxes on a piece of property located on fourth avenue and bought by the City on May 15, 1989. This is just a formality.

Commissioner Baker made a motion to grant this tax release. A vote was taken and the motion carried.

#### MONTGOMERY ELEVATOR/MAINTENANCE AGREEMENT

Chairman Drake informed the Board of a proposed maintenance agreement which had been received from Montgomery Elevator Co. for routine maintenance service. The architect has reviewed the agreement and recommends that it be approved as a necessary item to maintain the elevator.

Commissioner Maybin made a motion to approve the maintenance agreement subject to approval of the County Attorney. A vote was taken and the motion carried.

#### COUNTY ATTORNEY/Tax Foreclosure Property

Don Elkins, County Attorney, informed the Board that he has received a couple of requests through lawyers for recovering two parcels of land:

1. The Roger's property. He received a letter from Attorney Bob Whitmire. Apparently this property was foreclosed in 1948 originally and sold to the county. The current owner has been paying taxes since 1972. He is trying to get a loan or something and needs a deed. The taxes have been paid every year through the current year. Mr. Rogers, according to Mr. Elkins research is the owner of the property as far as having paid the taxes and it came through his family. The only thing he doesn't have is a legal title. It resides in the county. It appears to Mr. Elkins that he may be entitled to have a deed and he recommends a quitclaim deed be given him from the county for whatever interest they have in the property.
2. The Plemmon's property. He understands that Grace



December 4, 1989  
Page 9

A. Plemmons purchased two lots in Corn Mountain Estates in 1979. She paid taxes through 1983 and since then has not paid her taxes. He received a letter from her lawyer, she wants to sell the property and would like to pay the taxes up to date and receive a deed back from the county.

Commissioner Maybin made a motion to grant a quitclaim deed to Mr. Rogers. All voted in favor and the motion carried.

Commissioner Baker made a motion to grant a quitclaim deed to Grace A. Plemmons subject to her paying all back taxes plus interest and penalties. All voted in favor and the motion carried.

OFFER TO PURCHASE FORECLOSED PROPERTY

Chairman Drake informed the Board of a request from John Robert Vaudin. He wishes to pay the back taxes on Lot # 7 and building in Blue Ridge Estates. Total amount of taxes, penalties, and interest to date is \$525.85.

Commissioner Maybin made a motion to approve this resolution. All voted in favor and the motion carried.

NOTIFICATION OF VACANCIES

Chairman Drake informed the Board of 1 vacancy on the Council on the Status of Women.

Chairman Drake informed the Board of 2 vacancies on the Henderson County Board of Health.

DISCOVERY OF TAX BILLS

Chairman Drake recognized Brenda King to give a brief explanation of what the tax discoveries are.

Brenda King, Tax Assessor, stated that the Machinery Act requires that this be presented to the Board of Commissioners. There is a total of 135 discoveries in the amount of \$41,282.40, she is to hand this over to the Board to be handed over to the tax collector. These discoveries are some of the tax bills where there were errors that have been corrected, some automobiles, some were found when people came in to list.

Commissioner Baker made a motion to recognize these discoveries and add \$41,282.40 to the tax collector's charge. All voted in favor and the motion carried.

EXECUTIVE SESSION

Commissioner Maybin made a motion for the Board to go into Executive Session to discuss legal and personnel matters.

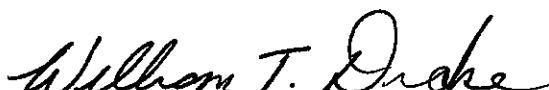
Commissioner Baker made a motion for the Board to go out of Executive Session.

There was no action taken.

There being no further business, the meeting was adjourned.

ATTEST:

  
Elizabeth W. Corn, Clerk

  
William T. Drake, Chairman

COUNTY OF HENDERSON  
STATE OF NORTH CAROLINA

ORDER GRANTING/DENYING A SPECIAL USE PERMIT

The Henderson County Board of Commissioners, having held a public hearing on December 4, 1989 to consider application number SP-28-89 submitted by David H. Matthews, a request for a special use permit to use the property located at Cambridge Forest at Carriage Park on Haywood Road (Hwy. 191) for the purpose of Medical, Institutional Care Development and having heard all of the evidence and arguments presented at the hearing, makes the following findings of fact and draws the following conclusions for the following reasons:

1. The Board finds as a fact that all of the specific requirements set forth in Section 704 of the Ordinance for the proposed use (~~will/will not~~) be satisfied if the property is developed in accordance with the plans submitted to the Board. (Specify which requirements, if any, are not satisfied by the proposed development).  
The Planning Board and Planning Staff have reviewed all plans and specifications.
2. It is the Board's conclusion that the proposed use (~~does/does not~~) satisfy the first general requirement listed in the ordinance, namely, "that the use will not adversely affect the health or safety of persons residing or working in the neighborhood." In support of this conclusion the Board makes the following findings of fact:  
Adequate provisions have been made for water, sewer, and egress and that the use meets all required conditions
3. It is the Board's conclusion that the proposed use (~~does/does not~~) satisfy the second general requirement listed in the Ordinance, namely, "that the use will not be detrimental to the public welfare or injurious to property or public improvements in the neighborhood." In support of this conclusion, the Board makes the following findings of fact:  
That the location and character of use if developed according to the plans as approved will not adversely affect the area in which it is to be located and will conform with the intent of the MICD district.
4. Therefore, because the Board concludes that all of the general and specific conditions precedent to the issuance of a special use permit (~~have/has not~~) been satisfied, it is ordered that the application for the issuance of a special use permit be (~~granted/denied~~), subject to the following conditions:
  - (1) The applicant shall fully comply with all of the specific requirements stated in the ordinance for the proposed use, as well as any additional conditions stated below.
  - (2) If any of the conditions stated below shall be held invalid, then this permit shall become void and of no effect.
  - (3) Other: (e.g., the land must be developed in accordance with the site plan submitted and approved.) see attachment

Ordered this 4th day of December, 1989.