



REQUEST FOR BOARD ACTION

ITEM NO. 15

DATE OF MEETING: May 16, 2016

REQUESTED BY: Megan O'Hare, Senior Planner, Planning & Community Development

SHORT TITLE: Resolution Requesting Approval of a Conditional Zoning Map Amendment from RP, Residential Performance zoning district to RA-CD 2, Rural Agricultural conditional zoning district.

BACKGROUND: Charlotte P. Kelly, applicant and owner, is requesting a conditional zoning map amendment for one (1) tract totaling approximately 0.47 acres from RP, Residential Performance zoning district to RA-CD 2, Rural Agricultural zoning district. The request is to allow only the following NAICS uses: 453 Miscellaneous Store Retailers, 7222 Limited Service Eating Places and 445 Food and Beverage Stores.

SPECIFIC ACTION REQUESTED: To Hold a Public Hearing and Consider the Approval of a Zoning Map Amendment from RP, Residential Performance zoning district to RA-CD 2, Rural Agricultural conditional zoning district.

RESOLUTION

NOW, THEREFORE BE IT RESOLVED by the Pender County Board of Commissioners that:

on May 16, 2016 the Pender County Board of Commissioners (approved, modified, denied) a Zoning Map Amendment request as described herein. The Chairman/County Manager is authorized to execute any/all documents necessary to implement this resolution.

AMENDMENTS:

MOVED _____ SECONDED _____

APPROVED _____ DENIED _____ UNANIMOUS

YEA VOTES: Brown ___ McCoy ___ Keith ___ Piepmeyer ___ Williams ___

George Brown, Chairman 5/16/2016
Date

ATTEST 5/16/2016
Date

**PLANNING STAFF REPORT
CONDITIONAL ZONING MAP AMENDMENT**

SUMMARY:

Hearing Date: April 5, 2016 Planning Board
May 16, 2016 Board of Commissioners
Applicant: Charlotte P. Kelly
Property Owner: Charlotte P. Kelly
Case Number: CZMA 160-2016

Rezoning Proposal: Charlotte P. Kelly, applicant and owner, is requesting a conditional zoning map amendment for one (1) tract totaling approximately 0.47 acres from RP, Residential Performance zoning district to RA-CD 2, Rural Agricultural zoning district. The request is to allow only the following NAICS uses: 453 Miscellaneous Store Retailers, 7222 Limited Service Eating Places and 445 Food and Beverage Stores.

Property Record Number, Acreage, and Location: The subject property, located at 5230 Point Caswell Road, recorded on Register of Deeds Book 403 Page 528, is located near the intersection of Point Caswell Road (SR 1128) and Rooks Road (SR 1126) in the Caswell Township and may be further identified by Pender County PIN: 2257-66-1048-0000.

RECOMMENDATION

The application is for a conditional zoning map amendment of one (1) tract totaling approximately 0.47 acres from RP, Residential Performance zoning district to RA, Rural Agricultural zoning district. As submitted, the request complies with all criteria set forth in Section 3.4 Review Criteria for Conditional Rezoning of the Pender County Unified Development Ordinance and is consistent with three (3) goals and four (4) policies of the 2010 Comprehensive Land Use Plan. There are no known conflicts with any adopted plans. At their March 1, 2016 meeting the Pender County TRC had no objections to this request. The Planning Board unanimously voted to recommend approval of this Conditional Rezoning.

HISTORY

The subject property was designated as R-20 prior to the county-wide comprehensive rezoning in 2010. With the adoption of the 2010 Pender County Unified Development Ordinance, the designation of the subject property was changed to RP, Residential Performance zoning district.

DESCRIPTION

Charlotte P. Kelly, applicant and landowner is requesting approval of a Zoning Map Amendment for a conditional rezoning of an approximately 0.47 acre tract from RP, Residential Performance zoning district to RA, Rural Agricultural zoning district. The subject property, recorded on Register of Deeds Book 403 Page 528, is located near the intersection of Point Caswell Road (SR 1128) and Rooks Road (SR 1126) in the Caswell Township.

According to the applicant, this property has been operated as a variety of stores from the 1940s through the early 2000s. The store however became vacant between tenants and was not eligible to be re-opened due to the loss of Nonconforming Use Status.

Section 10.3.4 A of the Pender County Unified Development Ordinance states that when a nonconforming use is discontinued for a consecutive period of one hundred eighty (180) days, or greater than one hundred eighty

days (180) with good cause shown, the property involved may thereafter be used only for conforming purposes. The commercial activities allowed in this district are not a fit with the uses the owner's intend to use moving forward.

The existing structures located on the subject properties are considered an existing non-conformity with respect to current zoning regulations. According to Section 10.3 of the Pender County Unified Development Ordinance; A nonconforming use is a principal or accessory land use, other than a nonconforming sign, that was lawfully established in accordance with zoning regulations in effect at the time of its establishment but that is no longer allowed by the use regulations of the zoning district in which it is now located.

The minimum acreage to rezone to RA, Rural Agricultural zoning district is typically an acre, however footnote three in the dimensional standards table in Section 4.14 indicates that any parcel of property meeting the guidelines set forth in Sections 3.3 or 3.4 that adjoins an established zoning district that is identical to the district that is applying for a rezoning shall not have to meet the minimum area requirements for rezoning for that district. In this case all of the parcels to the west are zoned RA Rural Agricultural. This is in compliance with Appendix A, Definitions.

Photo



Access

The property has direct access to Point Caswell Road (SR 1128) on the west side of the lot. Any improvements to the existing driveway may require an NCDOT permit. The TRC comments submitted by the WMPO state that a new driveway apron must be installed onsite. He also stated that a handicap parking space is required, as well as trip estimates for any proposed use. There were no comments from NCDOT on the proposed conditional zoning map amendment.

Utilities

According to the applicant the property is served by a well and a septic tank. Any final zoning approvals are contingent upon review and approval by the Environmental Health Department.

Environmental Concerns

According to FEMA Flood Insurance Rate Map Number 3720331300J, adopted February 16, 2007, the property is not located within any Special Flood Hazard Area (SFHA).

All applicable federal, state and local agency permits are required prior to the issuance of final zoning.

Technical Review Committee

On March 1, 2016 the Pender County Technical Review Committee reviewed the Applicant's submittal; the responses are included as Attachment 1.

Public Input Meeting

On February 22, 2016 the Applicant held a community meeting in accordance with Section 3.4.3 of the Pender County Unified Development Ordinance. Two citizens participated and on February 22, 2016 both adjoining landowners submitted emails to the applicant that they did not object to this conditional zoning map amendment.

EVALUATION

A) Public Notifications: Public Notice of the proposal for map change has been advertised in the Pender-Topsail Post and Voice. Adjacent property owners have been given written notice of the request, and a public notification sign has been placed on the property.

B) Existing Zoning in Area: The parcel currently has three structures on it. There is a building that has previously been used as store and two accessory buildings. The existing zoning is RP, Residential Performance zoning district.

C) Existing Land Use in Area: The properties to the north, south and east are currently classified as RP, Residential Performance zoning district. The parcels to the west are classified as RA, Rural Agricultural zoning district. The surrounding properties are composed of low density residential development, if developed at all.

D) 2010 Comprehensive Land Use Plan: The 2010 Comprehensive Land Use Plan designates the subject property as both Suburban Growth and Rural Growth. The Suburban Growth land use classification identifies those areas of Pender County where significant residential growth is expected to occur within the planning horizon. Areas designated as Suburban Growth are located primarily adjacent to municipal planning jurisdictions and within or near high growth, un-incorporated areas of the County. Suburban Growth designates areas where public water and public sewer are available or are planned in the near future. Uses that would typically be allowed in Suburban Growth areas include medium-high density residential (single-family site-built and modular homes); limited non-residential uses (commercial, office, or public/institutional) that meet locational criteria. Locational criteria for non-residential uses include frontage and access to a major State highway or secondary road, location at a major intersection, proximity to similar uses, and spatial separation from non-compatible uses such as existing residential development

The Rural Growth land use classification defines those areas of Pender County where urban services, i.e., public water and sewer services, are not expected to be extended within the planning horizon. Rural Growth areas are where preservation of agricultural operations is a primary concern and where conflicts between agricultural and non-agricultural uses are to be discouraged. The proposed conditional use rezoning is in harmony with this classification.

This Conditional Rezoning is consistent with three (3) goals and four (4) policies of the 2010 Comprehensive Land Use Plan. The following goals and policies within this plan may be relevant to support the proposed Conditional Zoning map amendment;

Goal 1A.1: Manage the physical growth and development of Pender County by promoting more intensive land uses in key locations identified for such growth while preserving and protecting the unique physical character and social assets of the predominant rural lifestyle and coastal environment that makes the County a unique place to live.

Policy 1A.1.5: The County supports a pro-business/pro-growth attitude, balanced by a concern for preserving the natural assets and quality of life factors that make the area attractive to visitors and permanent residents alike.

Policy 1A.1.6 Use conditional zoning process to enable developers to contribute to addressing the impact of developments on capital facilities and other resources; incorporate regulations into new Unified Development Ordinance to enable a small project to address specific impacts to an existing adjacent community.

Goal 3A.1 Develop a preferred growth pattern that includes traditional suburban communities but also allows for higher density residential development and for innovative mixed-use developments to encourage more compact, sustainable growth patterns.

Policy 3A.1.4 Consistently use the Comprehensive Land Use Plan, as well as other plans and studies, to determine if a rezoning request is appropriate and consistent with local policies.

Goal 10A.1 Promote economic development which meets the needs of the County for expanding the non-residential tax base and providing well-paying jobs

Policy 10A.1.2 Commit County resources to improve and expand efforts to retain and recruit industries. Place emphasis on re-use of vacant buildings, recruitment of clean industries, and creation of jobs. (Clean industries are generally defined as sustainable businesses that participate in environmentally-friendly activities to ensure that all processes, products, and manufacturing activities adequately address environmental concerns.)

E) Unified Development Ordinance Compliance: Article 3.4.4 of the Unified Development Ordinance provides for standards that shall be followed by the Planning Board before a favorable recommendation of approval for a conditional rezoning can be made.

This is a Conditional Zoning map amendment meaning the uses approved will be the only uses allowed on this property if it is approved. The applicant is requesting the following uses be allowed: 453 Miscellaneous Store Retailers, 7222 Limited Service Eating Place and 445 Food & Beverage Stores. A conditional district is intended for a development that has a high level of certainty of being constructed and the most commonly expected application will contain a specified use or uses, permitted by right or special use, on small and large scale projects.

According to Section 4.7.1 of the Pender County Unified Development Ordinance, the RA, Rural Agricultural zoning district is intended to accommodate non-residential agricultural uses and very low density residential development (minimum of 1 du/ac), as well as limited non-residential uses, in rural areas adjacent to agricultural operations. Development in this district should rely predominantly on individual wells and septic tank systems for domestic water supply and sewage disposal.

3.448 Review Criteria for Conditional Rezoning

When evaluating an application for the creation of a conditional zoning district, the Planning Board and Board of Commissioners shall consider the following:

- A. *The application's consistency to the general policies and objectives of all adopted Land Use Plans and the Unified Development Ordinance;*
- B. *The potential impacts and/or benefits on the surrounding area, adjoining properties;*
- C. *The report of results from the public input meeting.*

RECOMMENDATION

The application consists of a conditional zoning map amendment request for approximately 0.47 acres currently zoned RP, Residential Performance zoning district to RA, Rural Agricultural zoning district (Conditional). As submitted, the request complies with all criteria set forth in Section 3.4 of the Pender County Unified Development Ordinance and is consistent with three (3) goals and four (4) policies of the 2010 Comprehensive Land Use Plan. The request does not conflict with any existing policies, land uses, or zoning classifications. At their meeting on April 5 the Planning board unanimously recommended approval of the Conditional Rezoning request.

BOARD ACTION FOR CONTIDTIONAL REZONING REQUEST

Motion: McClammy Seconded: Fullerton

Approved: X Denied: _____ Unanimous: X

Williams: __ Fullerton: _ Baker: __ Edens: __ McClammy: __ Nalee: __

February 4, 2016

Pender County Planning Board
P O Box 1519
Burgaw, NC 28425

Re: Request for Re Zoning Property located at 5230 Point Caswell Road,
Atkinson, NC 28421

Dear Board Members:

The said property listed above has been in the Kelly Family and operated as a business since the 1940's or earlier. Before the family moved to this location they were merchants in a store building dating back to the late 1800's or early 1900's located one and ½ tenth mile from the current location from the store that is now in question. The Kellys has owned all the surrounding land and still do.

The store was closed for a number of years during the illness of my late husband (deceased October 2000). In 2001 the building in question was gutted with a new roof, wiring and etc... bringing it up to code as a commercial building. Once this was completed it has been used as a store, only vacant between renters.

Pender County Tax Office has always listed the property as commercial and I have always maintained Commercial Insurance on said building.

I would appreciate the correction of zoning of said property.

Thank you,

Charlotte P. Kelly
Owner

Feb. 19th Deadline
 April 5th Meeting 7pm
 May ~~3rd~~ BOCC Meeting 7pm
 16th

RA-CD #2

APPLICATION FOR CONDITIONAL REZONING

THIS SECTION FOR OFFICE USE			
Application No.	ZMA-CD 1160-2016	Date	2/9/2016
Application Fee	\$ 500	Receipt No.	Invoice # 94
Pre-Application Conference	2/1/2016	Hearing Date	PB 4/5/2016
SECTION 1: APPLICANT INFORMATION		BOCUB/16/2016	
Applicant's Name:	Charlotte P. Kelly	Owner's Name:	Charlotte P. Kelly
Applicant's Address:	5350 Pt. Caswell Rd	Owner's Address:	5350 Pt. Caswell Rd.
City, State, & Zip	ATKINSON, NC 28421	City, State, & Zip	ATKINSON, NC 28421
Phone Number:	910-283-5687	Phone Number:	910-283-5687
Legal relationship of applicant to land owner: Same			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	2257-66-1048-000	Total property acreage:	.47 acres
Current Zoning District:	RP	Proposed Zoning District:	RA-CD
Project Address or Location:	5230 Point Caswell Road		
Proposed Uses to be Considered (Include NAICS Code):			
453 MISC. STORE RETAILERS			
7222 Limited Service Eating Place			
445 Food and Beverage Stores			
Proposed Uses to be Eliminated from Consideration (Include NAICS Code):			
All other not listed above			
SECTION 3: SIGNATURES			
Applicant's Signature	Charlotte P. Kelly	Date:	2-1-16
Owner's Signature	Charlotte P. Kelly	Date:	2-1-16
NOTICE TO APPLICANT			
<ol style="list-style-type: none"> 1. Applicant must also submit the information described on the Rezoning Checklist. 2. Applicant or agent authorized in writing must attend the public hearing. 3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing. 4. All fees are non-refundable 5. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda 			

Conditional (Zoning Map) Amendment Checklist

<input checked="" type="checkbox"/>	Signed application form
<input checked="" type="checkbox"/>	Application fee: \$500
<input checked="" type="checkbox"/>	A list of names and addresses, as obtained from the county tax listings & tax abstract, all adjacent property owners, including property owners directly across any road or road easement, & owners of the property under consideration for rezoning.
<input checked="" type="checkbox"/>	Two (2) business size envelopes legibly addressed with first class postage for each of the adjacent and abutting property owners on the above list.
<input checked="" type="checkbox"/>	Accurate legal description or a map drawn to scale showing the property boundaries that are to be rezoned, in sufficient detail to for the rezoning to be located on the Official Zoning Map.
<input type="checkbox"/>	12 (11"x17") map copies to be distributed to the Planning Board
<input type="checkbox"/>	20 (11"x17") map copies to be distributed to the Board of Commissioners
<input type="checkbox"/>	Digital (.pdf) submission of all application materials
<input type="checkbox"/>	Public Input Meeting Report (Section 3.4.3 or see Public Input Meeting on the first page of this application)
<input checked="" type="checkbox"/>	A description and/or statement of the present and proposed zoning regulation or district boundary and stating why the request is being made and any information that is pertinent to the case. If the owner and applicant are different, the letter must be signed by both parties.
<input checked="" type="checkbox"/>	All applications which specify an intended use must include a generalized site development plan drawn to a suitable scale, supporting information and text which specifies the use or uses intended for the property and any development standards to be approved concurrently with the rezoning application
<input checked="" type="checkbox"/>	A generalized site development plan shall include the following items: <ul style="list-style-type: none"> <input type="checkbox"/> A vicinity map drawn to a suitable scale which illustrates adjacent or nearby roadways, railroads, waterways & public facilities. <input type="checkbox"/> A (metes and bounds) boundary of the parcel or portion of the parcel to be rezoned and developed. <input type="checkbox"/> All existing easements, reservations and rights of way. <input type="checkbox"/> Delineation of all Areas of Environmental Concern including but not limited to federal jurisdictional wetlands. <input type="checkbox"/> For residential uses, the number of units, heights and a generalized location. For non-residential uses, the height, approximate footprint and location of all structures. <input type="checkbox"/> If a known use is proposed: Traffic Impact report, parking and circulation plans illustrating dimensions, intersections and typical cross sections. <input type="checkbox"/> All proposed setbacks, buffers, screening and landscaping. <input type="checkbox"/> Phasing. <input type="checkbox"/> Signage. <input type="checkbox"/> Outdoor lighting. <input type="checkbox"/> Current zoning district designation and current land use status. <input type="checkbox"/> Other information deemed necessary by the Administrator, Planning Board, or Board of Commissioners, including but not limited to a Traffic Impact Analysis or other report from a subject matter expert.

Office Use Only

ZMA-CD Fees: (\$500.00 for first 5 acres; \$10/acre thereafter up to 1,000 acres; \$5/acre thereafter)				Total Fee Calculation: \$			
Attachments Included with Application: (Please include # of copies)							
CD /other digital version	<input type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of large	# of 11X17	Other documents/Reports	<input type="checkbox"/> Y <input type="checkbox"/> N	
Payment Method:	Cash: <input type="checkbox"/> \$ _____	Credit Card: <input type="checkbox"/> Master Card <input type="checkbox"/> Visa			Check: <input checked="" type="checkbox"/> Check # _____		
Application received by: <u>Meghan O'Hare</u>					Date: <u>2/8/2016</u>		
Application completeness approved by: <u>Meghan O'Hare</u>					Date: <u>2/19/2016</u>		
Dates scheduled for public hearing:			<input checked="" type="checkbox"/> Planning Board: <u>4/5/2016</u>		<input checked="" type="checkbox"/> Board of Commissioners: <u>5/16/2016</u>		

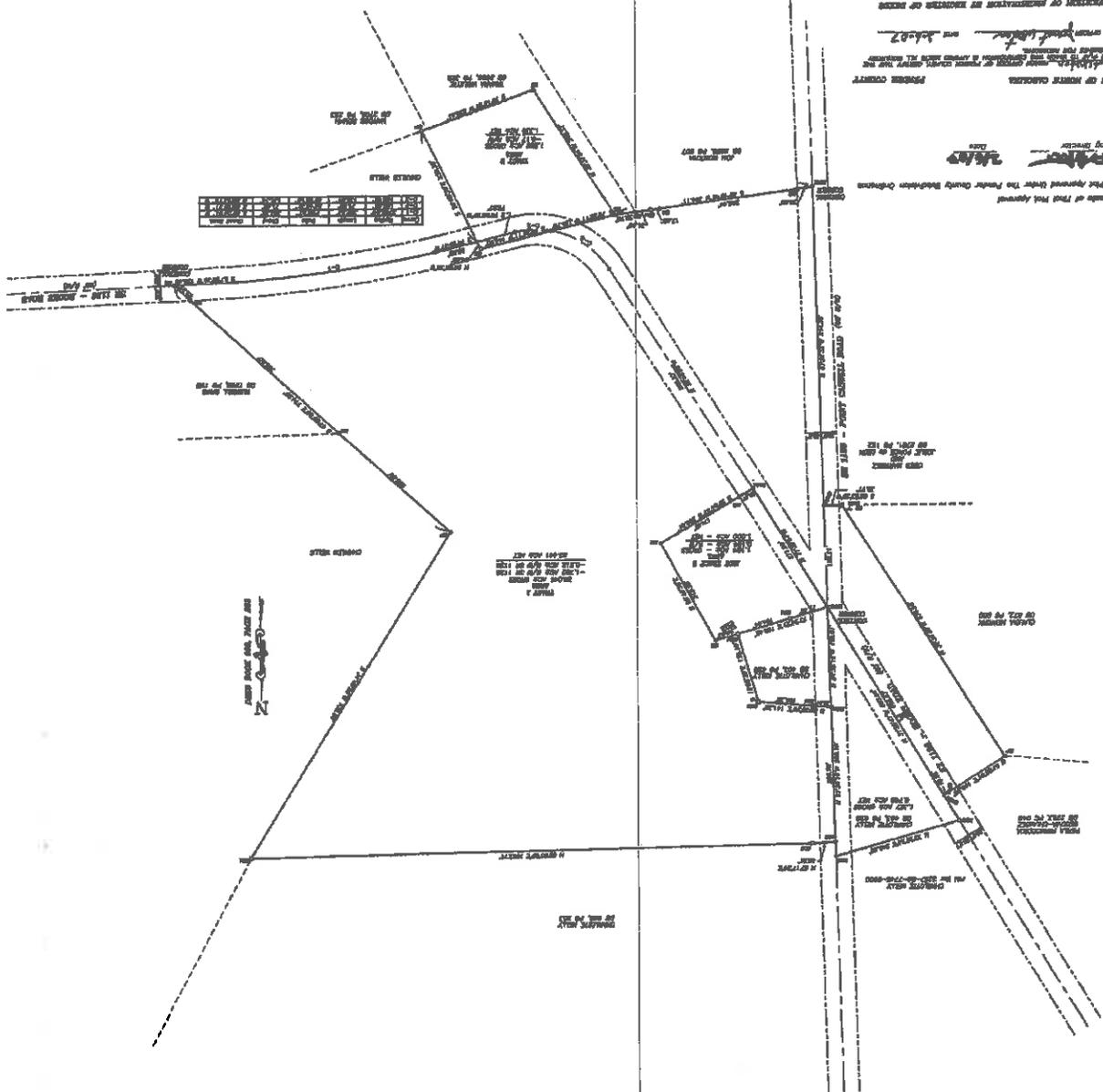
THESE PLANS AND SPECIFICATIONS SHALL BE KEPT ON FILE IN THE OFFICE OF THE ENGINEER AND SHALL BE AVAILABLE FOR INSPECTION BY THE PUBLIC AT ALL TIMES.

CONSTRUCTION BY CONTRACTOR TO BE COMPLETED WITHIN THE TIME SPECIFIED AND TO THE SATISFACTION OF THE ENGINEER.

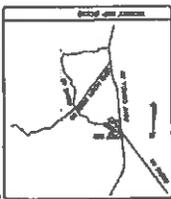
Department of Charge, Distribution and Administration
1950

STATE OF MICHIGAN
COUNTY OF ...
PLAT ...
ATTORNEY GENERAL ...

CONSTRUCTION OF ...
NO. ...
DATE ...



LINE	BEARING	DISTANCE
1	N 89° 15' 00\"	100.00
2	S 89° 15' 00\"	100.00
3	S 00° 00' 00\"	100.00
4	N 89° 15' 00\"	100.00



PLAT ...
DATE ...
BY ...

1. THE ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MICHIGAN HIGHWAY DEPARTMENT.



Technical Review Committee Review and Response

Date: 3-1-16

Name: Bill McDow

Agency: WMPO

Phone: 910-341-7819

Email: bill.mcdow@wilmingtonnc.gov

Project: Little Kelly Store Rezoning

Requirements:

1. The site is on a public Secondary Route SR 1126. A NCDOT may be required.
2. Provide a new driveway apron at the site location.
3. Provide a marked handicap parking space with a handicap sign on the site.
4. Provide site data table with the size of the retail store, (aerial lists 1800 Heated SF, will the entire heated area be used for Retail?).
5. Provide a site plan for the proposed improvements and existing conditions on the site. The current submission for TRC showed a Plat, however, it did not show the required items for a conditional rezoning application, (Height, location and foot print of all structures, Traffic Impact Report or Estimated Trip Generation Report, Parking and Circulation Plans, proposed setbacks and buffers, proposed landscaping, signage, outdoor lighting, other information on the site/ project).
6. Provide a Trip Generation estimate for this project based upon the proposed Land Usage and Intensity (SF allocated) for each proposed usage.
7. Show proposed Regulatory signs for the site, such as Stop Signs or One Way signs if the site is proposing to use one way driveways for the site.
8. Provide 10'X70' NCDOT Sight Distance Triangle for the site driveways.
9. Show the location of proposed building sign and street trees and landscaping for the project.

Recommendations:

1. Provide information on Handicap access to the store, such as handicap entrance location, location of any proposed handicap ramps
2. The site appears to have access on Rooks Road and Point Caswell Road. Please designate the primary driveway for the site.
3. A marked parking lot is recommended. Parking spaces can be marked with landscape ties, wheel stops or marked and paved parking spaces.
4. Show the location of Employee Parking on the site plan.
5. No lots in the subdivision will have direct driveway access to Carver Road
6. Provide a turnaround near lot #53.

Comments: N/A

Information Requested: N/A

Please Follow Up Prior to Meeting: Yes/No

Attachment 1

TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES:

On Tuesday March 1, 2016 the Pender County Technical Review Committee reviewed the proposed Conditional Zoning Map Amendment for 5230 Point Caswell Road.

Cape Fear Council of Governments RPO

No Response.

Four County Electric Company

No Response.

NC DENR Division of Coastal Management

No Response.

NC DENR Division of Forestry

No Response.

NC DENR, Division of Energy, Mineral, and Land Resources - Land Quality Section

No Response.

NC DENR Division of Waste Management

No Response.

NC DENR Division of Water Quality

No Response.

NC DOT Division of Highways

No Response.

NC DOT Transportation Planning Branch

No Response.

NC Office of State Archaeology

No Response.

NC Wildlife Resources Commission

No Response.

Pender County Addressing Coordinator

No Response

Pender County Building Inspections

No Response.

Pender County Emergency Management

No Response.

Pender County Environmental Health

No Response.

Pender County Fire Marshal .

No Response.

Pender County Flood Plain Management

No Response.

Pender County Parks and Recreation

No Response.

Pender County Public Library

No Response.

Pender County Public Utilities

No Response.

Pender County Schools

No Response.

Pender County Sheriff's Department

No Response.

Pender County Soil and Water Conservation District

No Response.

Progress Energy Corporation

No Response.

US Army Corps of Engineers

No Response.

Wilmington Metropolitan Planning Organization

See attached.

Pender County Fire Marshal

No Response.

Pender County Flood Plain Management

No Response.

Pender County Parks and Recreation

No Response.

Pender County Public Library .

No Response

Pender County Public Utilities

No Response.

Pender County Schools

No Response.

Pender County Sheriff's Department

No Response.

Pender County Soil and Water Conservation District

No Response.

Progress Energy Corporation

No Response.

US Army Corps of Engineers

No Response.

Sector 44-45 -- Retail Trade^T

453 Miscellaneous Store Retailers

Industries in the Miscellaneous Store Retailers subsector retail merchandise from fixed point-of-sale locations (except new or used motor vehicles and parts; new furniture and home furnishings; new appliances and electronic products; new building materials and garden equipment and supplies; food and beverages; health and personal care goods; gasoline; new clothing and accessories; and new sporting goods, hobby goods, books, and music). Establishments in this subsector include stores with unique characteristics like florists, used merchandise stores, and pet and pet supply stores as well as other store retailers.

Sector 72--Accommodation and Food Services

7222 Limited-Service Eating Places

This industry group comprises establishments primarily engaged in providing food services where patrons generally order or select items and pay before eating. Most establishments do not have waiter/waitress service, but some provide limited service, such as cooking to order (i.e., per special request), bringing food to seated customers, or providing off-site delivery.

Sector 44-45 -- Retail Trade^T

445 Food and Beverage Stores

Industries in the Food and Beverage Stores subsector usually retail food and beverage merchandise from fixed point-of-sale locations. Establishments in this subsector have special equipment (e.g., freezers, refrigerated display cases, refrigerators) for displaying food and beverage goods. They have staff trained in the processing of food products to guarantee the proper storage and sanitary conditions required by regulatory authority.