

Fairview Planning and Zoning Meeting
January 18, 2011
6:30 p.m.

The following members were present, constituting a quorum: Chairman Phil Thomas, Vice Chairman Jesse Hargett; Patricia Kindley, Nancy Randall, John Crowell, John Phifer and Pattie Freeman.

Staff: Land Use Administrator, Ed Humphries

Chairman Thomas opened the meeting and stated he would like to add to the agenda item #8 "Elect Chairman and Vice Chairman for 2011".

Public Comment – None

Committee Reports – None

New Business

Request by Ronald Dalcher and Aspire Investments to rezone property on Duncan Road identified as Parcel #s 08258001A and 08258002 from RA-40 to B-4.

Land Use Administrator Humphries explained the request to the Board. Dalcher and Aspire Investments want to rezone the property to recruit businesses to locate on the property. Dalcher is talking with several businesses in the Hickory Business Park that will be relocated due to the new "Toll Road" to be built in Union County. He would like to have the property zoned for business in order for businesses to consider his property for purchase. Humphries explained staff concerns such as: spot zoning, water, sewer, stormwater and traffic on a two lane road. The property would be better suited for a Conditional Use District (CUD) and a Conditional Use Permit (CUP). Humphries stated that he does not recommend the change due to the above and the request does not conform to the current Land Use Plan.

Ronald Dalcher addressed the Board and explained his request. He stated he had talked to several firms about their relocation but had no firm commitment at this time.

Jesse Hargett questioned Dalcher's request of rezoning without owning the property. Humphries stated that Dalcher was acting as agent for Aspire Investments (signed document was not included in member's packets).

Nancy Randall had questions regarding the required infrastructure required to support business zoning.

Phil Thomas questioned sewer in the area.

There were concerns about road capacity and stormwater and the property being near or in a flood plain in that it was near Goose Creek (across street).

Jesse Hargett made a motion **NOT TO** recommend the request (Permit #Z-11-002) from Ronald Dalcher to rezone property (#0829001A and #08258002) from RA-40 to B-4 to the Fairview Council. Hargett' concerns were: does not conform to Land Use Plan; traffic on the two lane road (Duncan Road) and the property does not have proper infrastructure.

Nancy Randall seconded the motion.

Board members: Thomas, Hargett, Crowell, Phifer, Kindley, Randall and Freeman voted yes.

Old Business

Humphries stated that there were two "Text Amendments" that were discussed at the last meeting (November, 2010).

TC 10-010

D) Under Section 161

No permit is required if it is determined by the Land Use Administrator, with proper documentation, that the organization is NOT.FOR.PROFIT.

The Board added: "and the event was 24 hours or less in duration".

This change will be presented to the Council in Aug-2011 for adoption

TC 10-011.

B) Under Section 146

Any use not listed in the table of uses presented to the Town for consideration is a use that is subject to the issuance of a "Conditional use Permit" which would be indicated by a "C" in all zoning districts.

The Board decided not to change the Table of Uses at this time. Any use requested not on the Table of Uses should request a Text Change Request.

No further action on this text change will be taken at this time.

Approval of Minutes

October 19, 2010 Minutes

Nancy Randall made a motion to approve the October 19, 2010 Minutes. Jesse Hargett seconded the motion. Board members: Thomas, Hargett, Crowell, Phifer, Kindley, Randall and Freeman voted yes.

November 16, 2010 Minutes

Jesse Hargett made a motion to approve the November 16, 2010 Minutes. Nancy Randall seconded the motion. Board members: Thomas, Hargett, Crowell, Phifer, Kindley, Randall and Freeman voted yes.

Election for Chairman and Vice Chairman of the Board for 2011

Jesse Hargett made a motion to elect Phil Thomas as Chairman of the Fairview Planning Board. John Phifer seconded the motion. Board members: Thomas, Hargett, Crowell, Phifer, Kindley, Randall and Freeman voted yes.

Nancy Randall made a motion to elect Jesse Hargett as Vice Chairman of the Fairview Planning Board. Patti Freeman seconded the motion. Board members: Thomas, Hargett, Crowell, Phifer, Kindley, Randall and Freeman voted yes.

Board Comments

Patti Freeman reminded the Board of the Fire Department Barbeque on February 12, 2011.

Jesse Hargett stated that he was pleased about how well our Planning Board worked together.

Adjournment

John Crowell made a motion to adjourn. John Phifer seconded the motion. The meeting was adjourned.

Respectfully submitted,

Ed Humphries
Land Use Administrator

Phil Thomas
Chairman

Approved this 21st day of June, 2011.