

FAIRVIEW PLANNING AND ZONING MEETING
October 20, 2009- TOWN HALL
6:30PM

The following members were present, constituting a quorum: Chairman Phil Thomas, Vice Chairman Jesse Hargett, Patricia Kindley, Nancy Randall, Eddie Huntley, Dr. John Phifer and Patti Freeman.

Personnel: Land Use Administrator Ed Humphries and Town Clerk Jan Carter

Chairman Phil Thomas opened the meeting with a quorum. The minutes were discussed. Nancy Randall made a motion to accept the minutes. Jesse Hargett seconded it. It passed unanimously.

Phil Thomas changed the Agenda by Putting the Old Business after the New Business. He asked for public comments also. There were none.

New business:

Request #C-09-01- Hines Farms for a RA-40 CUP on Parcel #08186004A

Administrator Ed Humphries discussed a request to operate a nursery / greenhouse/ garden center operation on the property owned by Mitch Donohue and the business run by his daughter and her husband. They are requesting a CUP due to wanting to keep the property RA-40 and a bona-fide farm.

Administrator Humphries also explained the one of the conditions would be to apply for a variance due to the greenhouse building already built on the property did not meet the setback requirement.

Melissa Hines talked to the Board. And shared some pictures of their business operation and what they plan to do with the property as money permits in the future. She discussed the items that they sell, their pond, parking and area of the Greenhouse Nursery. The Board discussed the permit, the driveway, their future sign and outdoor lighting.

Administrator Humphries explained the questioned issues.

Nancy Randall made a motion that the proposed zoning amendment under consideration is found to be reasonable and consistent with the recommendations of the Towns adopted comprehensive plan, the Town of Fairview land use plan (adopted April 18 2005), and the Town of Fairview Land Use Ordinance (effective July 1, 2005),

with the proposed conditions:

--the proposed plan

--A variance would be applied for due to the building not meeting the setback requirements

--A 15 ft. paved apron connecting to the highway on both driveways

--Permit verification from NCDOT concerning the drive ways

--The business would not sell machinery
Eddie Huntley seconded the motion and it passed unanimously

Request for CUD-LI-09-01- B.B. Haigler on Parcel #08222011F

Administrator Ed Humphries discussed the request for rezoning his land that is RA40 to a Light Industrial for a business on this property. The owner of the land is B.B. Haigler. Mr. Brian Nance wants a special use permit. Mr. Haigler explained his sprayer business, his buildings and his roads.

Request for CUP-09-02- H&H Farm Machine Co.- Brian Nance on Parcel #08222011F.

Brian Nance discussed the sprayer business that he bought from B.B. Haigler. He discussed the zoning of the area. He discussed the sprayers, the welding area and dumpsters. Administrator Humphries explained the future buildings. Mr. Nance needs a Conditional Use Permit. The Board discussed the Light Industrial Zoning. Administrator Humphries will contact our Attorney and give a report on this at the next meeting.

Jesse Hargett made a motion to approve the request by B.B. Haigler for a CUD-LI zoning. The proposed zoning amendment under consideration **is** found to be reasonable but **not** consistent with the recommendations of the Town's adopted comprehensive plan, the Town of Fairview Land Use Plan (adopted April 18, 2005), and the Town of Fairview Land Use Ordinance (effective July 1,2005).

John Phifer seconded it. It passed 6 to 1. Nancy Randall voted against it.

The Board discussed the Conditional Use Permit for H&H Farm and Brian Nance concerning a possible future building on the property. There was discussion that the proposed building should not be a part of the permit. Administrator Humphries will do some research on CUP and report back to the board at the next meeting. Mr. Nance did not have a problem with his request being delayed for a month.

Old business

Text change for Shopping Centers

Administrator Humphries discussed Draft 1 and Draft 2 of the Proposed Text Changes To the Land Use Ordinance under shopping centers. The board discussed the draft. Administrator Humphries explained that the uses in the draft were reviewed and are the same as the Table of Uses in the ordinance.

Jesse Hargett made a motion to recommend approval of the proposed text changes in the land use ordinance under section 180 N Shopping Centers (as presented in Draft 2). The proposed zoning amendment under consideration **is** found to be reasonable and consistent with the recommendations of the Town's adopted comprehensive plan, the

Town of Fairview Land Use Plan (adopted April 18, 2005), and the Town of Fairview Land Use Ordinance (effective July 1, 2005).

Nancy Randall seconded it. It passed unanimously.

Having no other business Patricia Kindley made a motion to close the meeting. Nancy Randall seconded it. It passed unanimously.

RESPECTFULLY SUBMITTED:

CHAIRMAN PHIL THOMAS

TOWN CLERK JAN CARTER

Revised 10-27- 2009

Approved on _____ of _____,2009