

Town of Fairview

7516 Concord Highway
Monroe NC 28110

CONDITIONAL ZONING DISTRICT PERMIT APPLICATION Fee: \$600

Application Number: L-1 CUD 24002 Date of Application: 1-11-2024

I. Applicant / Owner Information

- A. Applicant's Name: **BB Haigler**
- Address: **9906 Indian Trail-Fairview Rd Indian Trail, NC 28079**
- Phone: **704-221-2874** Email: **jbbhaigler@gmail.com**
- B. Owner's Name (if different from above): _____
- Address: _____
- Phone: _____ Email: _____

II. Property Information

- A. Property Location: 576 Brent Haigler Rd Indian Trail NC
- B. Tax Parcel Number: 08-222-011M
- C. Deed Book 3115 Page 012
- D. Existing Zoning **RA40** Proposed Zoning **L-1**
- E. Existing Use _____ Proposed Use _____
- F. Property Size 37.95 acres (Sq. Ft./Acres)
- G. Is a Rezoning Application being submitted with CUP Application? **N**

III. Other Required Information (Attach The Following)

- A. Narrative describing the requested conditional use in sufficient detail and a justification that the conditional use meets the standards and intent contained in the Land Use Ordinance.
- B. The owners' names, addresses, the tax parcel numbers use(s), and current Zoning Classifications of all adjoining properties. Please include this information on the Attachment "A" form.
- C. A scaled boundary survey drawn to an appropriate scale prepared by and certified to be correct by a surveyor or engineer registered with the State of North Carolina.

showing dimensions of the property and adjacent lots and streets, the total acreage, present zoning classification(s), date and north arrow. On copies of this survey shall be drawn the following Information:

- (1) All existing easements, reservations, right-of-way and all yard requirements for the zoning district.
 - (2) A site plan showing all existing and/or proposed buildings, storage areas, parking and access areas, proposed size layout and setbacks of land and proposed structures, and proposed number, type, and location of signs. For residential uses this shall include the number of units and an outline of the area here the structures will be located. For nonresidential uses, this shall include the approximate square footage of all structures and an outline of the area where the structures will be located.
 - (3) Traffic, parking and circulation plans, showing the proposed locations and arrangement of parking spaces and access points to adjacent streets. (Shopping Centers, having two (2) or more individual uses shall show the parking spaces, channelization and ratios shown, service areas, off-street loading facilities, service drives and dimensions thereon; and all pedestrian ways.)
 - (4) Landscape plan at the same scale as the site plan showing existing and proposed trees, ground cover and landscape material, proposed screening, and buffering (if applicable) including walls, fences or planted areas as well as treatment of any existing natural features.
- D. Plans and elevations for all proposed structures.
- E. A map at the same scale as the site plan showing the following:
- (a) Delineation of areas within the floodplain as shown on the official flood hazard boundary maps.
 - (b) Accurate mapping of all soil classifications found on the site and general depths thereof. The applicant shall use the same classifications used by the U. S. Department of Agriculture.
 - (c) Existing and proposed topography at five (5) feet contour intervals.
 - (d) Plans for providing potable/public water and for the treatment of wastewater.
- F. Certification from owner of record that applicant has authorization to apply for this zoning action. (This is needed only if the applicant is not the property owner). Certification shall be notarized.

- G. State whether or not the applicant or owner, owns, has a proprietary interest, or in any way has any other contractual interest in any land that is contiguous to the land, which is the subject of this request. If so, please provide a sufficient legal description of such land and state the interest of the applicant or owner.

- H. Application processing fee is **\$600**. Attach check, payable to the *Town of Fairview*, Attn: Ed Humphries 7516 Concord Highway Monroe NC 28110

Comments:

I, the undersigned owner or authorized representative, hereby submit this application with the attached information. The information and documents provided are complete and accurate to the best of my knowledge.

1/9/2023

DATE

BB Haigler

SIGNATURE OF OWNER OR AUTHORIZED
REPRESENTATIVE



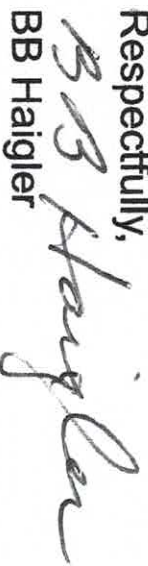
Town of Fairview
7516 Concord Hwy
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Dear Mr. Humphries, Planning Board and Town Council,

My wife Jan and I are requesting the rezoning of parcel 08-222-011M to Light Industrial. We own several other adjoining parcels that are also zoned Light Industrial. Currently there are three successful and growing businesses established on those other parcels: Medlin Automotive, Pearson Diesel Shop, and Blossman Propane. In the last year or two, we've received multiple phone calls inquiring about additional land zoned for LI use. Our purpose in the rezoning request is to prepare for future growth and we believe this parcel would be best suited for Light Industrial, as opposed to Residential. Just as the businesses I mentioned, in the future it would provide additional revenue and services to the town and it's residents. There's no plan to sell the land and it would remain in the farm program until an LI use has been approved, permits received, etc. We're committed to adhering to all applicable Town of Fairview land use ordinance requirements and will fully comply with the established regulations and guidelines.

Thank you for your time and consideration.

Respectfully,


BB Haigler



Correction: See correct Parcel ID Number

Community Meeting ----NOTICE

The Town of Fairview will conduct a Community Meeting starting at 6:30pm on Tuesday **Jan. 30, 2024** at the Town Hall --address: 7516 Concord Highway, Monroe, NC.

To Discuss:

A request from Haigler Farms 2 LLC to rezone a 38-acre tract to **L-I CUD** (Any use in the district will be required to obtain a special use permit.) *****

Parcel # 08222011M and Town permit # L-I CUD 24 002.

***** See Section 137(a), page 119, Section 54 Special use Permits page 70 and Section 58, Condition Zoning District page 73 of the Fairview Land Use Ordinance *****

For more information, call Teresa Gregorius, Town Clerk or Ed Humphries, Land Use Administrator at (704) 753.1981 during business hours. (Tuesday and Thursday 9:00am to 3:00pm)

The Town of Fairview does not discriminate based on disability. If you need an auxiliary aid or service or other accommodation to attend or fully participate in this meeting, please contact Teresa Gregorius at (704) 753.1981 as far in advance of the meeting as possible so that your request can be considered.

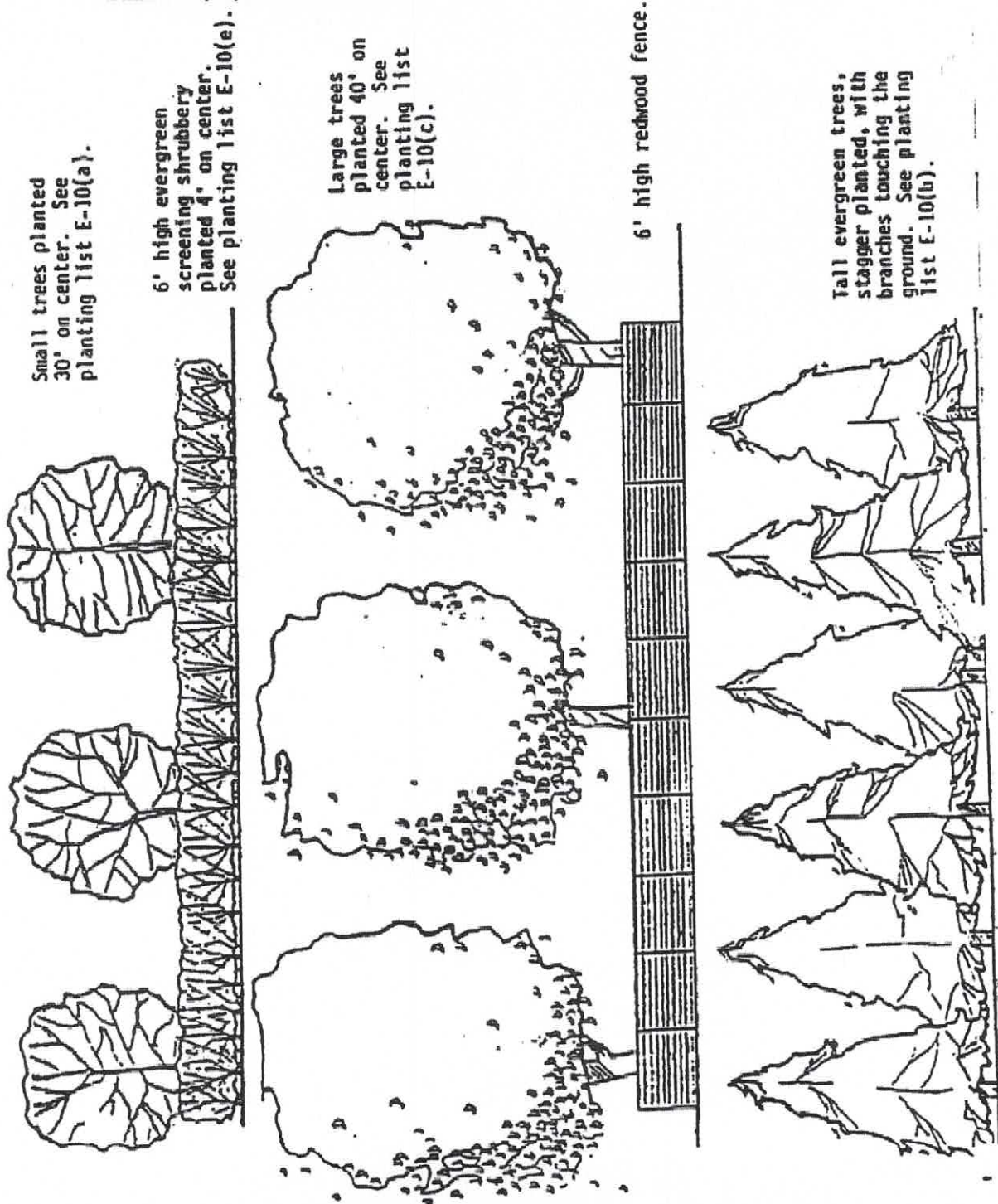
CONDITIONAL USE PERMIT APPLICATION
ATTACHMENT "A"
ADJOINING PROPERTY OWNERS INFORMATION

Owners(S) Name(S)	Owners Mailing Address (Include Zip Code)	County	Tax Book Number	Tax Map Number	Tax Parcel Number	Current Zoning Classification	Existing Land Use
1. Joe Cuthbertson	7617 Concord Hwy 28110				08222044A	RA-40	RA-40
2. "					08222045		
3. NICOLE MCCOY	3101 Keenan Dr COLUMBIA SC 29201				08189005B	RA-40	
4. MICHAEL KLEIN	401 Hwy 218 W (28079)				08222014	RA-40	
5. Alan Dowdee	225 Hwy 218 W 28110				08189004A	RA-40	
6. Jane Pressley	217 Hwy 218 W 28110				08189004B	RA-40	
7. John Bell	209 W Hwy 218 28110				08189004	RA-40	
8. ARTHUR FLOWE	123 W Hwy 218 28110				08189005C	RA-40	
9. ROBERT TRICKET	201 W Hwy 218 28110				08189005A	RA-40	
10. ELIZABETH LONG	117 W Hwy 218 28110				08189002C	RA-40	
11. DANIEL ALLEN	205 W Hwy 218 28110				08189005D	RA-40	
12. BELLS FAMILY LAND LLP	117 W Hwy 218 28110				80189002	RA-40	
13. RODD PRICE	10017 INDIAN TRAIL FAIRVIEW				08225012C	RA-40	
14. JAMES SMITH	3925 HOT SMITH FARM Rd MATTHEWS 28104				08225012B		
15. DALE & MARYLOU STARNES	7401 CONCORD HWY 28110				08185002A		
16. BARBARA TOLTY	4804 NE ELMHURST DR. HICKORY 28601				08189002E		
17. SUD + SUE LAMPLEY	113 W Hwy 218 28110				08189002D		



200m
600ft

E-6 Typical Opaque Screens



Small trees planted 30' on center. See planting list E-10(a).

6' high evergreen screening shrubbery planted 4' on center. See planting list E-10(e).

Large trees planted 40' on center. See planting list E-10(c).

6' high redwood fence.

Tall evergreen trees, stagger planted, with branches touching the ground. See planting list E-10(b).

Section 307 Descriptions of Screens.

The following three basic types of screens are hereby established and are used as the basis for the screening requirements set forth in Section 308.

- (a) Opaque Screen, Type "A". A screen that is opaque from the ground to a height of at least six feet, with intermittent visual obstructions from the opaque portion to a height of at least twenty feet. An opaque screen is intended to exclude completely all visual contact between uses and to create a strong impression of spatial separation. The opaque screen may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. If a berm is chosen, whether required or not, the slope of the berm shall not be greater than a ratio of 3:1. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. The opaque portion of the screen must be opaque in all seasons of the year. At maturity, the portion of intermittent visual obstructions should not contain any completely unobstructed openings more than ten feet wide. The portion of intermittent visual obstructions may contain deciduous plants. Suggested planting patterns that will achieve this standard are included in Appendix E.
- (b) Semi-Opaque Screen, Type "B". A screen that is opaque from the ground to a height of three feet, with intermittent visual obstruction from above the opaque portion to a height of at least twenty feet. The semi-opaque screen is intended to partially block visual contact between uses and to create a strong impression of the separation of spaces. The semi-opaque screen may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. If a berm is chosen, whether required or not, the slope of the berm shall not be greater than a ratio of 3:1. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. At maturity, the portion of intermittent visual obstructions should not contain any completely unobstructed openings more than ten feet wide. The zone of intermittent visual obstruction may contain deciduous plants. Suggested planting patterns which will achieve this standard are included in Appendix E.
- (c) Broken Screen, Type "C". A screen composed of intermittent visual obstructions from the ground to a height of at least twenty feet. The broken screen is intended to create the impression of a separation of spaces without necessarily eliminating visual contact between the spaces. It may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. If a berm is chosen, whether required or not, the slope of the berm shall not be greater than a ratio of 3:1. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the