



FAIRVIEW
NORTH CAROLINA

Planning Board Meeting

May 19, 2020



Town of Fairview

PLANNING AND ZONING BOARD

Agenda

May 19, 2020 @ 6:30 p.m.

Virtual Meeting

1. Roll Call and Determination of Quorum --- Chair Randall
2. Public Comments
3. Report on Council actions: ---Ed Humphries
4. Business:
 - a. Discuss/Recommend Permit # CUP 20-013, a request by Prichard Laney and Danielle Duval to operate an "Event/Venue" (Bella Terra) on their property at 8920 Mill Grove Rd.
**** This item has been discussed by the Planning Board and recommended to the Council.
The Council has requested that you discuss the lighting plan for the parking lot and hear comments from the neighborhood. They asked that you recommend again.*
5. Approval of Previous Minutes:
 - a. February 18, 2020---Regular meeting
6. Public Comments
7. Adjourn

Town of Fairview Staff Report for:

Fairview Council

DATE—3/10/2020

--CASE #: CUP 20-013	Event/Venue Bella Terra
Applicant(s):	Richard Laney and Danielle Duval 8920 Mill Grove Road Indian Trail NC 28079
Property Owner(s): N/A	Same Address
Requested Action:	to operate an Event Venue called 'Bella Terra'
Existing Zoning:	RA-40(Two homes on adjoining lots)
Requested Zoning:	RA 40 Event/ Venue with Conditional Use Permit
Location:	8920 Mill Grove Road
Property Size:	8.66 Acres
Tax Parcel(s):	08282026
Purpose/Narrative:	To operate an Events/ Venue and offer a venue for functions such as weddings, parties, corporate events, birthday parties, showers etc.
Surrounding Area Zoning:	Residential/Farming
Existing Conditions:	Barn Apartment on one lot and a home on the other
Land Use Plan Recommendation:	RA-40 Event Venue with Conditional Use Permit
Compliance with Zoning Ordinance:	Must obtain zoning before Conditional Use Permit is applied for or approved
Staff Comments on Conditional Use Permit Application:	All information required by the Ordinance has been submitted
Staff Recommendation on Conditional Use Permit Application:	<p>Recommend to Council with conditions as follows:</p> <ul style="list-style-type: none"> To be used Friday, Saturday, Sunday and

- holidays (State and Federal)

could be used on any weekday by special request-
two times each month

- Up to but not exceeding 200 guests at any one event
- Staff for event, caterer, photographer, security or person(s) or equipment needed for event will be contracted (with proper insurance) either by Bella Terra or by the customer
- Music or any loud noise will end at 11:00 PM on weekends/Holidays and will end at 10:00 PM on weekdays
- All events to be held outside using rental tents, mobile restrooms, food truck/caterers, tables/chairs anything else that is needed for the event to be self-sufficient
- Any event that plans on serving alcohol will be required to have a licensed bartender to serve the beverages and all proper alcohol permits
- If signage is need, a proper permit will be obtained
- Proper insurance will be obtained for events as needed
- There will be approx. 92 parking spaces with handicap parking (approx. 12,000 sq. feet)
- Event areas will be approx. 3,000 sq. feet in area. There will be two (2) event areas as (shown on map)
- Must have Fire Marshall requirements for each event

CKT-11-07

1

118

2

120
CKT-11-07

67

4

3

MILL GROVE RD





**Town of Fairview
Planning Board Meeting
February 18, 2020**

The following Planning Board members were present: Doug Buchanan, Tony Helms, Mike Medlin, Greg Morgan, Rick Pigg, Nancy Randall and Bill Thomas

Others present: Ed Humphries, Land Use Administrator / Deputy Clerk, Teresa Gregorius, Town Clerk, Spencer Thomas, Intern

Public Comments

None

Reports

Ed Humphries reported that the Council hired N-Focus to update the Lane Use Ordinance. It should be ready for review by July 1st.

Items of Business

A. Discuss Permit # CUP 20-013 Event/Venue

Mr. Humphries presented Conditional Use Permit # CUP 20-013 request from Richard Laney and Danielle Duval to operate an "Event/Venue" (Bella Terra) on their property at 8920 Mill Grove Road. The Board discussed the conditions and decided that in addition to operating on Friday, Saturday and Sunday they would add operating times on (State/Federal) holidays and 2 weekdays per month.

Tony Helms made a motion to recommend approval of the amended Conditional Use Permit # CUP 20-013 to the Council. Greg Morgan seconded the motion. Board members Buchanan, Helms, Medlin, Morgan, Pigg, Randall and Thomas voted yes (7-0).

B. Review The Comprehensive Plan

Mr. Humphries advised the Board that he would like them to start reviewing the Fairview Comprehensive Plan (formerly Fairview Land Use Development Plan) starting with the first

couple of sections and bring their recommendations to the next meeting. Ms. Randall made suggestions regarding page one (see Appendix A).

C. Minutes

Bill Thomas made a motion to approve the January 21, 2020 minutes. Mike Medlin seconded the motion. Board members Buchanan, Helms, Medlin, Morgan, Pigg, Randall and Thomas voted yes (7-0).

Rick Pigg made a motion to adjourn. Greg Morgan seconded the motion. Board members Buchanan, Helms, Medlin, Morgan, Pigg, Randall and Thomas voted yes (7-0).

Respectfully submitted,

Teresa Gregorius
Randall
Town Clerk
Chair

Nancy

Approved this _____ day of _____, 2020