

**Town of Fairview
Planning and Zoning Board Meeting
February 18, 2014**

The following members were present: Chairman Phil Thomas; Nancy Randall; Jesse Hargett; Patricia Kindley; John Crowell; Edwin Shaver, III (alternate); John Phifer and Patti Freeman.

Staff: Land Use Administrator, Ed Humphries

Public Comment

There was no public comment at the first of the meeting.

Land Use Administrator Report

The Council did approve the Biggers Conditional Use Permit #CUP 14-005. Mayor Long stated at the meeting that she was talking with someone who wanted to put a business in Fairview.

New Business

A request by Danny Cable for a Conditional Use Permit #CUP-14-002 was presented. The applicant wants to use part of his property located at 6323 Concord Highway (zoned RA-40) for his trucking business, C&C Grading Services, Inc.

Humphries explained that the use was not allowed in RA-40 and that a text change was needed to add a "Conditional Use Permit (C)" to the "Table of Uses" under RA-40 in the following use:

Truck Terminal or Tractor Trailer Truck
Transfer Companies / Transfer Lots

The "Text Change" would need to be approved by Council before hearing the Conditional Use Request by the Cables.

In the past, we have put both requests for text changes and related Conditional Use Permit requests on the same Council agenda.

There was quite a bit of discussion regarding allowing this use in RA-40. Most of the comments were that the use should not be in a residential zone.

Humphries explained the Conditional Use Permit request by the Cables.

Karen Cable was present and answered questions about the business and how it operated. According to Ms. Cable, their business has operated at this location since 2003. They live on this 40 acre tract of land on Hwy 601, and use a 3.286 acre portion of the tract along Hwy 601 to

park tractors and trailers overnight. Tractor trailers leave from the location each morning and return to this location at night for parking and security.

Jesse Hargett made a motion not to recommend to the Council the Text Change (TC 14-003) adding a “Conditional Use Permit (C)” as an option to the “Table of Uses” under RA-40 in the following use category:

Truck Terminal or Tractor Transfer Truck
Transfer Companies / Transfer Lots

Nancy Randall seconded the motion. Members Hargett, Randall, Kindley, Crowell, Phifer and Freeman voted not to recommend. Chairman Thomas voted to recommend. The motion passed (6-1).

A motion was made by Jesse Hargett to table the Conditional Use Permit Request by Danny and Karen Cable (#CUP-14-002) until the March 18, 2014 Planning Board Meeting. Patricia Kindley seconded the motion. Members Hargett, Randall, Kindley, Phifer and Freeman voted to table the request. Members Thomas and Crowell voted not to table. The motion passed (5-2).

After discussion regarding the “Future Land Use Plan’s” last review and adoption by Council on September 13, 2010, it was decided to place the topic on the next Council agenda; asking if the Council would like for the Planning Board to review the plan and made recommendations to the Council if changes are needed.

Chairman Thomas asked again if there were public comments. Carol Horton asked questions about the Small Area Plan. Chairman Thomas explained to her that those questions would be better answered by the consultant at a special Council meeting to be held at Hopewell Church on March 3, 2014, beginning at 6:30 p.m.

A motion was made by Jesse Hargett to adjourn. John Phifer seconded the motion. All members voted for the motion (7-0).

Respectfully submitted,

Ed Humphries
Land Use Administrator

Phil Thomas
Chairman

Approved this 15 day of April, 2014.