

**Town of Fairview  
Planning and Zoning Board Meeting  
Oct. 21, 2014**

The following members were present: Chairman Phil Thomas; Nancy Randall; Jesse Hargett; Patricia Kindley and John Crowell.

Staff: Land Use Administrator, Ed Humphries

Chairman Thomas opened the meeting.

**Public Comment**

There was no public comment.

**Administrator's Report**

Ed Humphries reported that the Council heard the same report from Brian Matthews as the Planning Board. There was also a report from the Union County Park and Recreation Director, Bill Whitley. The Council did accept a PARTF Grant in the amount of \$317,500 from the State for the Fairview Park.

**Business**

The Board discussed the proposed amendment to the Land Use Ordinance: #TC-14-055  
Add a Conditional Use Permit ("C") requirement in the HC category under the following use: (Now is Z 'Permitted by Right') Truck Terminal or Tractor, Trailer Truck Transfer, Companies / Transfer Lots.

Ed Humphries explained that the Board had a rezoning request several months ago and at that point, the board decided to review and update the Land use Plan. After that review and approval from the Council on the Plan, and considering the past zoning request, this amendment was proposed.

Jesse Hargett made a motion to recommend the text change (below):

Amend the Land Use Ordinance to add a conditional use Permit ("C") requirement in the HC category under the following use: (Now is Z 'permitted by right').  
Truck Terminal or Tractor Trailer Truck Transfer Companies / Transfer Lots,

to the Council for approval and call a Public hearing before the Council November 10, 2014. The motion was seconded by John Crowell. All members voted yes (5-0)

There was also some discussion about the Cable rezoning and the conditions that the board might request. This request by the Cables will be presented to the Planning Board in November.

Chairman Thomas made a suggestion and motion that the Board look at all uses in the HC category, and requested that Humphries include it on the December or January agenda.

The motion was seconded by John Crowell. All members present voted yes (5-0).

**Public Comments**

None

**Approval of Minutes**

Nancy Randall made a motion to approve the minutes of the September 16, 2014 meeting. Jesse Hargett seconded the motion. The motion carried with all members voting yes (5-0).

Patricia Kindley made a motion to adjourn. Nancy Randall seconded the motion. The motion carried with all members voting yes (5-0).

Respectfully submitted,

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Ed Humphries  
Land Use Administrator

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Phil Thomas  
Chairman

**Approved this 18th day of November, 2014.**