

**Fairview Planning and Zoning meeting  
September 21, 2010**

The following members were present, constituting a quorum: Chairman Phil Thomas; Vice Chairman, Jesse Hargett; Patricia Kindley; Nancy Randall; John Crowell; John Phifer and Ed Huntley (Alt)

**Staff:** Land Use Administrator, Ed Humphries

Chairman Thomas opened the meeting by changing the agenda: approval of previous minutes will be moved to the last of meeting and new business to be moved after Public Comments.

**New Business:**

**Request from Brian Nance** (Brian Nance LLC) to rezone Parcel #08120027 from RA-40 to CUD-LI (Permit #CUD-LI-0140) with a Conditional Use Permit (#CUP 01-01).

Ed Humphries explained the rezoning and that the Board had seen this request from Nance two months ago when he asked for LI zoning on the property.

Brian Nance explained his reason for withdrawing the LI rezoning request and requesting a Conditional Use Permit. Nance indicated that he had talked with several of the Council members regarding the project and they indicated that they would be more comfortable with a CUP. There was discussion on the request as to what Nance planned to do. Nance went over the conditions that he has proposed.

Jesse Hargett made a motion to recommend the rezoning DUD-LI with a CUP on Parcel #08120027A with the following conditions:

**CONDITIONS**

1. Manufacturer & Reseller of equipment used in the Agricultural, Horticultural & Pest Control Industries.
2. We will conform to all zoning & screening regulations.
3. Landscaping in front of office will be oriented according to windows and doors.
4. Property will not be divided at this time and if it is in the future a separate conditional use permit will be applied for.

5. Expansion will require an amended CUP.
6. Any fencing that will surround buildings and tank yard will be installed within a three year period and inside of all required plantings.
7. Water will be either from existing well or Union County Public Works.
8. Sewer will be by leachfield or Union County Public Health Approved method upon completion of sale.
9. Storm water requirements will conform to NCDENR Regulations.
10. Driveways on Unionville-Brief and Old Ferry will conform to NCDOT permit requirements.
11. Undisturbed property will be used for testing of new spray units, field crops or hay.
12. A SIC Code will be provided and indicated on the site plan.
13. Brick will be used on the office building which faces Unionville-Brief Road.

The motion also includes the following statement:

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(Revised September 13, 2010), and the Town of Fairview Land Use Ordinance (effective July 1, 2005)

The motion was seconded by Nancy Randall. Board members Thomas, Hargett, Kindley, Randall, Crowell, Phifer, and Huntley voted yes.

### **Text Amendment in Lighting Standards**

Ed Humphries stated that he had received an email from Robert Wagner with the International Dark-Sky Association stating that our lighting standards in the lighting section of the ordinance contained some technical errors. Humphries stated that he thought the suggestions were correct but would like to have someone who knew the terms verify them. Nancy Randall said that she would ask a family member who could review them and advise the Board. Humphries will forward the email to Nancy and report at the next meeting.

**Minutes:**

Jesse Hargett made a motion to approve the minutes of the August 17, 2010 meeting as presented. The motion was seconded by Ed Huntley. Board members Thomas, Hargett, Kindley, Randall, Crowell, Phifer and Huntley voted yes.

Having no other business, the meeting was adjourned.

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Ed Humphries  
Land Use Administrator

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Phil Thomas  
Chairman

Approved this 19th day of Oct, 2010