

FAIRVIEW PLANNING AND ZONING BOARD MEETING
FEBRUARY 17, 2009- TOWN HALL
6:30PM

The following members were present, constituting a quorum: Chairman Phil Thomas, Vice Chairman Jesse Hargett, Patricia Kindley, Eddie Hudson, Dr. John Phifer and Patti Freeman and Eddie Huntley.

Personnel: Land Use Administrator Jana Finn, Town Clerk Jan Carter

Chairman Phil Thomas opened the meeting. The minutes were discussed. Jesse Hargett made a motion to accept the minutes. Patti Freeman seconded it. It passed unanimously.

Old Business:

C-08-002 Ridge Point Subdivision: Jesse Hargett asked if the Town Council had approved this development. Administrator Finn said they would have a Public Hearing in March.

New business:

TC-09-001-Text Change.Sec. 15 Definitions of Minor Subdivision and Flag Lot, and Clarification Sec. 211 Access to Lots. Administrator Jana Finn explained to the Board the Text Changes. If this is approved by this Board, the Town Council will hold a Public Hearing. Jesse Hargett talked about access to the highway and private streets on Section 15. Administrator Jana Finn discussed the private streets issue. Jesse Hargett noted that if it is 5 or more houses it would have to be a major subdivision. The Board discussed taking out the private streets in Section 15 under (a). Jesse Hargett made a motion to strike out the private streets. Eddie Hudson seconded it. It passed unanimously.

The Flag Lot was discussed next by Administrator Finn. The shape and the width were discussed and the access to lots were discussed. Jesse Hargett made a motion to approve the changes to TC-09-001 as the proposed Zoning amendment is found to be reasonable and consistent with the recommendations of the Town's adopted comprehensive plan, the Land Use Plan and the Land Use Ordinance. Patricia Kindley seconded it. It passed unanimously.

Discussion of Text Changes-Shopping Centers and Design Standards

Administrator Finn discussed the shopping centers including the screening standards. GFA means gross floor area. There has been some interest for land at Hwy. 601 and 218 for a shopping center. The Board wants the Council to be aware of this interest. Patricia Kindley asked about street trees. Next the Board discussed limiting parking lots and street issues. Other issues that the Board looked at were a drive thru and other shopping centers in Locust and Mint Hill and Harrisburg. Banks, fast foods, pharmacies and rezonings and parking rows were discussed. Parking rows should not be on the main highways. They

would like some pictures of other buildings and streets in other towns. They discussed other issues such as storm water issues and the heelsplitter. Administrator Finn will make some changes. The Board wants her to make the Text Changes on 1 & 2. The Board discussed the greenhouse and horse stables in the area.

Closing

Jesse Hargett made a motion to close the meeting. Dr. John Phifer seconded it. It passed unanimously.

RESPECTFULLY SUBMITTED:

CHAIRMAN PHIL THOMAS

TOWN CLERK JAN CARTER