

FAIRVIEW PLANNING BOARD MEETING
MAY 15, 2007
BETHLEHEM PRESBYTERIAN CHURCH-6:30 PM

The following members were present constituting a quorum: Chairman Phil Thomas, Jessie Hargett, John Crowell, Eddie Hudson, Patricia Kindley, Nancy Randall and Dr. John Phifer

Personnel: Land Use Administrator Jason Wager, Town Clerk Jan Carter.

Visitors: Bobby Pittenger

The Chairman Thomas opened the meeting at 6:40pm. The minutes were discussed. Jesse Hargett made a motion to accept the minutes. Nancy Randall seconded it. It passed unanimously

Old Business:

Text changes to the Floodplain language in the Town's Land Use Ordinance (LUO). Jason Wager, Land Use Administrator discussed this with the Board. Related to this topic are the debut of revised floodplain maps. The State Flood Insurance Program staff indicate that these may be adopted by May of 2008. We would need to advertise a public hearing related to the text and map changes related to the revision of the Town's Floodplain language, prior to Council approval. The Board discussed the federal guidelines for floodplain management that are set forth in "44CFR, the Code of Federal Regulations. Depending on the individual enforcing this language, it can be interpreted less as guidelines and more as mandates, thus generating different results and reactions at state and local levels. Given this variety of variables, the Town could consider putting it off until next year, while weighing the downside of not having language in place should a natural disaster occur. FEMA, Flood insurance and Tornados were discussed also.

The revised LUO Table of uses that reflect recently adopted changes for Schools were handed out as updates for the LUO as these changes have been approved by the Town Council.

New Business:

Jason Wager, Land Use Administrator passed out about a scope of services for potential LUO text updates. He discussed cul-de-sacs, subdivisions, wells and septic tanks, and conditional zoning. Flag Lots were discussed also. He explained the background of these issues to the Board. Parks were discussed next. Nancy Randall made a motion to support making the proposed text updates, including those related to flag lots. Jesse Hargett seconded it. It passed unanimously. The Town Council will be made aware of the Planning Board's support for these changes at the next meeting.

Possible new developments were discussed next by Jason Wager, Land Use Administrator. He showed the Board a proposed subdivision off of US 601 North. Mr. Pittenger's land was mentioned also. Mr. Pittenger discussed his work on the sewage issues and some tests that are being done on his property.

The junk cars were discussed. Attorney Joe McCollum will take this issue to the Court. Jason has recently heard from the owner of the Commercial greenhouse and he does not plan to include a retail component at this time, thus, he could develop the property by right and does not need a conditional use permit. Jason has heard from several other potential applicants who want different things in this area. A Potential 400 foot emergency radio tower has been suggested. This would require a Conditional Use permit. A fall zone was discussed by Jesse Hargett.

Next, email issues were discussed. It was suggested that the Board members consider that access to their email address using their own computers, may open them up to possible review through the N.C. Public Records Law.

Next the floor was opened for public comments.

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

Respectfully submitted:


Town Clerk Jan Carter


Chairman Phil Thomas

