



Town of Fairview

PLANNING AND ZONING BOARD

Agenda

August 21, 2018 @ 6:30 p.m.

Meeting will be in the Council Meeting Room

1. Roll Call and Determination of Quorum ---*Chair Randall*
2. Public Comments
3. Report on Council actions ---*Ed Humphries*
4. Business:
 - a. Review Major Development Permit MDP 18-082 requested by Helms Partners Inc. to develop a subdivision of 8 lots at the corner of Sikes Mill Road and Brief Road. Subdivision name is Sikes Mill Crossing II
 - b. Review Conditional Use Permit request CUD 18-057 by Blossman Gas Company to install a propane gas and storage facility on Brent Haigler Road.
5. Approval of Previous Minutes:
 - a. June 19, 2018---Regular meeting
6. Public Comments
7. Adjourn

**Town of Fairview
Staff Report for:
Planning Board**

DATE: Aug. 21 2018

CASE #: MDP 18-082	Silks Mill Crossing II
Applicant(s):	Helms Partners Inc. 3721 Ridge Road Indian Trail NC 28079
Property Owner(s):	DP Construction (Drew and Katie Helms) 1504 Tom Helms Road Monroe NC 28110
Requested Action:	To subdivide a 17.59 ac tract parcel # 08087035H into 8 residential lots on Sikes Mill Road and Brief Road East
Existing Zoning:	RA-40
Requested Zoning:	Major Subdivision permit to build 8 residential homes. Major Development Permit
Location:	Corner of Sikes Mill and Brief Road East
Property Size:	17.59 Acres
Tax Parcel(s):	Parcel # 08087035H
Purpose/Narrative:	To subdivide a 17.59 acre tract parcel # 08087035H into 8 residential lots on Sikes Mill Road and Brief Road East. Lots range in size from 3.2 ac to 1.4 ac. Each lot will have access to Sikes Mill or Brief Road (NCDOT maintained) therefore no subdivision roads are required. No street lights are planned. The plan has been reviewed by NCDOT and they have provided comments to the developer about driveway permits. There is no flood plain on the property. County water will not be provided.
Surrounding Area Zoning:	Residential, Farming
Existing Conditions:	Wooded and Field – adjacent to Sikes Mill Crossing I A Five (5) home subdivision
Land Use Plan Recommendation:	RA-40 Residential Meets current Future Land Use Plan dated March 12, 2018
Compliance with Zoning Ordinance:	Complies with present Zoning Ordinance RA-40 Residential requiring Major Development Permit approval for 5 or more lots

<p>Conditional Use Permit Conditions:</p>	<p>Requires Major Development Permit -- 8 lots per ordinance reviewed by the Planning Board and approved by the Fairview Council. The conditions are as follows:</p> <p>See: Restrictive Covenants Of Sikes Mill Crossing II Dated March 23, 2018</p> <p>Corrections #5 : To read Fairview Zoning Ordinance And Fairview Planning Board #20 Remove "Unless approved by the Developer" Fairview ordinance does not allow a subdivision of a lot that has been subdivided</p>
<p>Staff Recommendations</p>	<p>Staff recommends the permit request be recommended to the Council for approval with the conditions presented.</p>

Town of Fairview

7400 Concord Highway
Monroe NC 28110

MAJOR DEVELOPMENT PERMIT APPLICATION

MDP.18082

Name of Development: Sikes Mill Crossing II	Date of Submission: 7-3-2018	Check if Conditional Use Permit is associated with this application: <u>yes</u>
--	---------------------------------	---

Applicant Information	
Contact Name: <u>Doug Helms</u>	<u>Sikes Mill Crossing II (HELMs PARTNERS INC.)</u>
Contact Phone/Fax: <u>704-363-8765</u>	Email: <u>helmspartners@yahoo.com</u>
Address: <u>3721 Ridge Road Indian Trail NC 28079</u>	
Engineer/Surveyor: <u>Newt Honeycut</u>	Phone: <u>704-201-0041</u>

Owner Information	
If different from applicant, specify legal relationship of the applicant to the owner that entitles the applicant to make application and provide contact info below:	
Contact Name: <u>Drew Helms / KATIE</u>	
Address: <u>1504 Tom Helms Rd. Monroe NC 28110</u>	
Contact Phone/Fax: <u>(704) 201-8790</u>	

Provide summary statement of the development proposed:
<u>To build 14 homes on 17.59 acres located on Sikes Mill and Brief Road for single family units.</u>

Property Information	
Property Location: <u>Sikes Mill and E. Brief Road</u>	
Tax Parcel Number: <u>08087035H</u>	
Existing Zoning: <u>RA-40</u>	Proposed Zoning: <u>RA40 Major Development Permit</u>
Existing Use: <u>FARMING</u>	Proposed Use: <u>Homes</u>
Existing Buildings Floor area:	Proposed Buildings Floor area: <u>1400 sq ft.</u>
Property Size (square feet) <u>40,000+</u>	

Fee amounts: (per Land Use Administrator) <u>PAID \$500 - EDA</u>
Attached? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Checklist Completed and attached? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

I, the undersigned owner or authorized representative, hereby submit this application with the attached information and understand that any engineering review fees incurred by the Town will be paid by me. The information and documents provided are complete and accurate to the best of my knowledge.

<u>Douglas O Helms Cynthia L Helms</u>	<u>7-01-2018</u>
SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE	DATE

BELOW TO BE COMPLETED BY TOWN OF FAIRVIEW	
It is anticipated that this plat will be reviewed by (date):	
Anticipated Planning Board Date: <u>Aug 21 2018</u>	
This Permit is [approved / denied] by Town Council on (date):	
Signature of Authorized Town Official: <u>[Signature]</u>	
<u>ON SITE WASTEWATER PERMITS ON FILE 8/2/2018</u>	

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Town of Fairview

MAJOR DEVELOPMENT PERMIT CHECKLIST

Please complete the following MAJOR DEVELOPMENT PERMIT CHECKLIST developed from Appendix A of the Town of Fairview Land Use Ordinance.

If the item is included in the development site plan, check the space provided. If the item is not applicable or not included, please write N/A in the space provided and make any explanation in the comments area following each section.

Graphic Materials Required for Plans

- ✓1. Name of development
- ✓2. Title block containing the subdivision name and the name of the owner
- ✓3. The name, address and phone # of the subdivider/preparer of plat
- ✓4. The names, addresses and telephone number of all owners, mortgages, registered land surveyors, developers, land planners, architects, landscape architects, and professional engineers responsible for the subdivision.
- ✓5. Location (including address, township, county and state)
- ✓6. Date or dates survey was conducted and plat prepared
- ✓7. A scale drawing in feet per inch listed in words and figures (drawing shall not be at a scale less than 1" equals 200')
- ✓8. A sketch vicinity map with north arrow showing the relationship between the proposed subdivision and surrounding area at a scale of 1" = 2000'
- ✓9. A Bar graph scale
- ✓10. North Arrow and orientation (North arrow shall be oriented to the top of the plat where applicable)

Comments/Explanation for items not checked in section above:

Existing Natural, Man-Made and Legal Features

- ✓1. Tree line of wooded areas.
- ✓2. Individual tree eighteen inches in diameter or more identified by common or scientific name.
- N/A 3. Orchards or other agricultural groves by common or scientific name.
- ✓4. Streams, ponds, drainage ditches, swamps, boundaries of floodways and floodplains.
- N/A 5. (If the proposed development is a subdivision or mobile home park of more than fifty lots or if more than five acres of land are to be developed), base flood elevation data (See Article XVI, Part I).
- ✓6. Contour lines (shown as dotted lines) with no larger than five foot contour intervals. (As indicated in Subsection A-6 (2t), proposed contour lines shall be shown as solid lines.)
- N/A 7. Vehicle accommodation areas (including parking areas, loading areas and circulation areas, see Section 290), all designated by surface material and showing the layout of existing parking spaces and direction of travel lanes, aisles, or driveways.
- N/A 8. Streets, private roads, sidewalks, and other walkways, all designated by surface material.
- N/A 9. Curbs and gutters, curb inlets and curb cuts, and drainage grates.
- N/A 10. Other storm water or drainage facilities, including manholes, pipes, and drainage ditches.
- N/A 11. Underground utility lines, including water, sewer, electric power, telephone, gas, cable television.

Town of Fairview - Major Development Permit Checklist

- 12. Above ground utility lines and other utility facilities.
- ~~NA~~ 13. Fire hydrants.
- ~~NA~~ 14. Buildings, structures and signs (including dimensions of each).
- ~~NA~~ 15. Location of exterior light fixtures.
- ~~NA~~ 16. Location of dumpsters.
- 17. The zoning of the property, including zoning district lines where applicable.
- 18. Property lines (with dimensions identified).
- 19. Street right-of-way lines.
- 20. Utility or other easement lines.

<u>Comments/Explanation for items not checked in section above:</u>

Proposed Changes in Existing Features or New Features

- 1. The number of square feet in every lot created by a new subdivision.
- 2. Lot dimensions, including lot widths measured in accordance with Section 183.
- ~~NA~~ 3. The location and dimensions of all buildings and freestanding signs on the lot, as well as the distances all buildings and freestanding signs are set back from property lines, streets or street right-of-way lines (see Section 184).
- ~~NA~~ 4. Principal side(s) building elevations for typical units of new buildings or exterior remodeling of existing buildings, showing building heights (see Section 186) and proposed wall sign or window sign area;
- ~~NA~~ 5. Elevation in relation to mean sea level of the proposed lowest floor (including basement) of all structures.
- ~~NA~~ 6. Elevation in relation to means sea level to which any non-residential structure will be flood-proofed.
- ~~NA~~ 7. Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development.
- ~~NA~~ 8. The location and dimensions of all recreational areas provided, with each area designated as to type of use;
- ~~NA~~ 9. Areas intended to remain as open space or designated buffer areas (Section 265.)
- ~~NA~~ 10. Streets, labeled by classification (see Section 210) and street name showing whether curb and gutter or shoulders and swales are to be provided and indicating street paving widths. Private roads in subdivisions shall also be shown and clearly labeled as such.
- ~~NA~~ 11. Curbs and gutters, curb inlets and curb cuts, drainage grates, and other storm water or drainage facilities, including manholes, pipes, drainage ditches, retention ponds, etc.
- 12. Sidewalks and walkways, showing widths and surface material.
- ~~NA~~ 13. Bridges.
- ~~NA~~ 14. Outdoor illumination with lighting fixtures sufficiently identified to demonstrate compliance with Section 242.
- ~~NA~~ 15. Underground utility lines, including water, sewer, electric power, telephone, gas, cable television. Water and sewer pipeline signs shall be labeled.
- ~~NA~~ 16. Aboveground utility lines and other facilities.
- ~~NA~~ 17. Fire hydrants.
- ~~NA~~ 18. Dumpsters.
- ~~NA~~ 19. New contour lines resulting from earth movement (shown as solid lines) with no larger than five foot contour intervals (existing lines should be shown as dotted lines).
- ~~NA~~ 20. Scale drawings of all signs requiring permits pursuant to Article XVII, together with an indication of the location and dimensions of all such signs.
- ~~NA~~ 21. Vehicle accommodation areas (including parking areas, loading areas, and circulation areas, see Section 290), all designated by surface material and showing the dimensions and layout of proposed parking spaces and the dimensions and direction of travel of lanes, aisles, and driveways.

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Town of Fairview - Major Development Permit Checklist

NA22. Proposed plantings or construction of other devices to comply with the screening requirements of Article XIX, Part I, as well as proposed plantings of trees to comply with the shading requirements of Article XIX, Part II. Plans shall label shrubbery by common or scientific name, show the distance between plants and indicate the height at the time of planting and expected mature height and width. Plans shall label trees by common or scientific name, show the circles of the mature crowns (major trees shall be drawn at diameter = 30'; dwarf or decorative trees shall be drawn at their actual mature crown), and indicate the height at the time of planting.

<u>Comments/Explanation for items not checked in section above:</u>

Documents and Written Information in Addition to Plans

- 1. Documentation confirming that the applicant has a legally sufficient interest in the property proposed for development to use it in the manner requested, or is the duly appointed agent of such a person.
- 2. Certifications from the appropriate agencies that proposed utility systems are or will be adequate to handle the proposed development, as set forth in Article XV, and that all necessary easements have been provided.
- NA 3. For proposed non-residential flood proofed structures, or for enclosed areas below the lowest floor that are subject to flooding, certification from a registered professional engineer or architect that the proposed structure meets the criteria in Article XVI, Section 254(d), (f).
- NA 4. Certification and supporting technical data from a registered professional engineer demonstrating that any proposed use within a floodway if permitted under Article XVI, Section 253, shall not result in any increase in flood levels during occurrence of the base flood discharge.
- 5. Legal documentation establishing homeowners associations or other legal entities responsible for control over required common areas and facilities.
- EDR 6. Bonds, letters of credit, or other surety devices. *NONE REQUIRED*
- EDR 7. Stamped envelopes containing the names and addresses of all those to whom notice of a public hearing must be sent to comply with Section 22, 102, or 323. *TOWN WILL HANDLE*
- NA 8. Complete documentation justifying any requested deviation from specific requirements established by this ordinance as presumptively satisfying design standards.
- NA 9. Written evidence of permission to use satellite-parking spaces under the control of a person other than the developer when such spaces are allowed pursuant to Section 298.
- NA 10. Written evidence of good faith efforts to acquire satellite parking under the circumstances set forth in Section 299.
- NA 11. Verification that Manufactured Goods, Class 1 and 2 uses will meet the supplementary standards set forth in Article XI. Such verification shall be made by a licensed engineer or other qualified expert unless it is utterly apparent from the nature of the proposed development that such expert verification is unnecessary.
- NA 12. Time schedules for the completion of phases in staged development, as required by Section 61.
- NA 13. The environmental impact of a development, including its effect on historically significant or ecologically fragile or important areas.
- NA 14. The traffic of a development, including its effect on pedestrian or vehicular traffic or congestion.

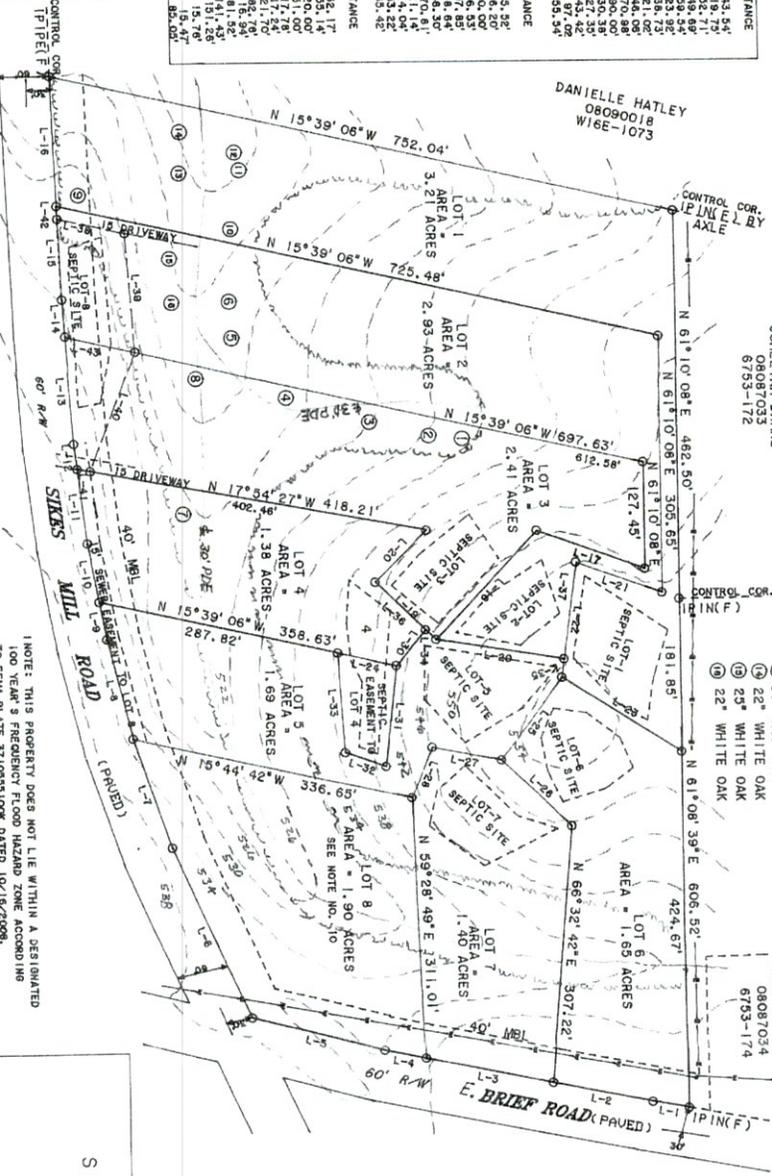
<u>Comments/Explanation for items not checked in section above:</u>

REF. PC N FILE 603

Confidential of Commissioners and Deedholders
 I (We) hereby certify that (we) within the jurisdiction of the State of North Carolina, and under the authority of the Town of Fairview, that (we) have surveyed and established all lines with permanent boundary markers, and that the survey is correct and true to the best of our knowledge and belief. All property shown on this plan as being authorized by the deed is shown as approved by the Town Council in the public interest.

DATE _____
 OWNER _____

COURSE	BEARING	DISTANCE
L-1	S 18°40' S1'E	43.54'
L-2	S 17°02' 10"E	119.73'
L-3	S 17°02' 10"E	132.71'
L-4	S 17°02' 10"E	139.59'
L-5	S 17°02' 10"E	139.59'
L-6	S 17°02' 10"E	223.92'
L-7	S 17°02' 10"E	138.73'
L-8	S 17°02' 10"E	138.73'
L-9	S 17°02' 10"E	138.73'
L-10	S 17°02' 10"E	70.86'
L-11	S 17°02' 10"E	44.05'
L-12	S 17°02' 10"E	30.39'
L-13	S 17°02' 10"E	127.35'
L-14	S 17°02' 10"E	43.42'
L-15	S 17°02' 10"E	159.54'
L-16	S 17°02' 10"E	159.54'

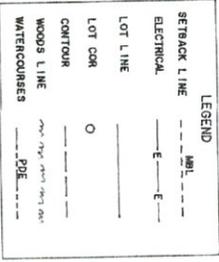


NORTH CAROLINA
 COUNTY OF FAIRVIEW
 I, JOHELIAH DRAKE, a Notary Public for the State of North Carolina, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears on the records of the Town of Fairview, North Carolina, and that the same is correct and true to the best of my knowledge and belief. All property shown on this plan as being authorized by the deed is shown as approved by the Town Council in the public interest.

- TREE INVENTORY**
- ① 43' WILLOW OAK
 - ② 25' WHITE OAK
 - ③ 25' WHITE OAK
 - ④ 24' ASH
 - ⑤ 19' ASH
 - ⑥ 20' ASH
 - ⑦ 20' HICKORY
 - ⑧ 20' MAPLE
 - ⑨ 31' WHITE OAK
 - ⑩ 22' WHITE OAK
 - ⑪ 20' SWEET GUM
 - ⑫ 24' WHITE OAK
 - ⑬ 25' WHITE OAK
 - ⑭ 22' WHITE OAK

Confidential of Applicant
 I hereby certify that all details shown on this plan are within the planning jurisdiction of the Town of Fairview, and that the same are correct and true to the best of my knowledge and belief. All property shown on this plan as being authorized by the deed is shown as approved by the Town Council in the public interest.

NORTH CAROLINA
 COUNTY OF FAIRVIEW
 I, JOHELIAH DRAKE, a Notary Public for the State of North Carolina, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears on the records of the Town of Fairview, North Carolina, and that the same is correct and true to the best of my knowledge and belief. All property shown on this plan as being authorized by the deed is shown as approved by the Town Council in the public interest.



NOTE: THIS PROPERTY DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FREQUENCY FLOOD HAZARD ZONE ACCORDING TO FEMA FLOOD ZONE MAP DATED 10/16/2006.
 2 IRON PINS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
 3 AREA IN ROAD R/W - 1.03 ACRES
 4 TOTAL AREA TO BE SUBDIVIDED - 17.59 ACRES
 5 SHERIDAN ABE ANDERSON H. AND KATIE M. HELMS, ADDRESS: 1504 TOM HELMS RD. DAY TIME TELEPHONE: 704-201-8700. DEED 71462789, PARCEL NO. C08087035H, ZONING IS RA-40.
 6 NO HORIZONTAL CONTROL MONUMENT WAS RECOVERED WITHIN 2000'. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS EITHER RECORDED OR UNRECORDED.
 7 SCOUTER INTERVAL IS 4' AS TAKEN FROM UNION COUNTY GIS 9.30' PUBLIC DRAINAGE EASEMENT IS CENTERED ON THE EXISTING WATERCOURSES
 10 THE RESIDENCE TO BE BUILT ON LOT-8 MUST FACE SIKES MILL ROAD.

FINAL SURVEY
 SIKES MILL CROSSING II
 THE PROPERTY OF
 ANDREW H. & KATIE M. HELMS
 TOWN OF FAIRVIEW
 GOOSE CREEK TOWNSHIP
 UNION COUNTY
 NORTH CAROLINA

DATE: JUNE 1, 2018
 REVISION: 7/25/2018

SCALE: 1" = 100'

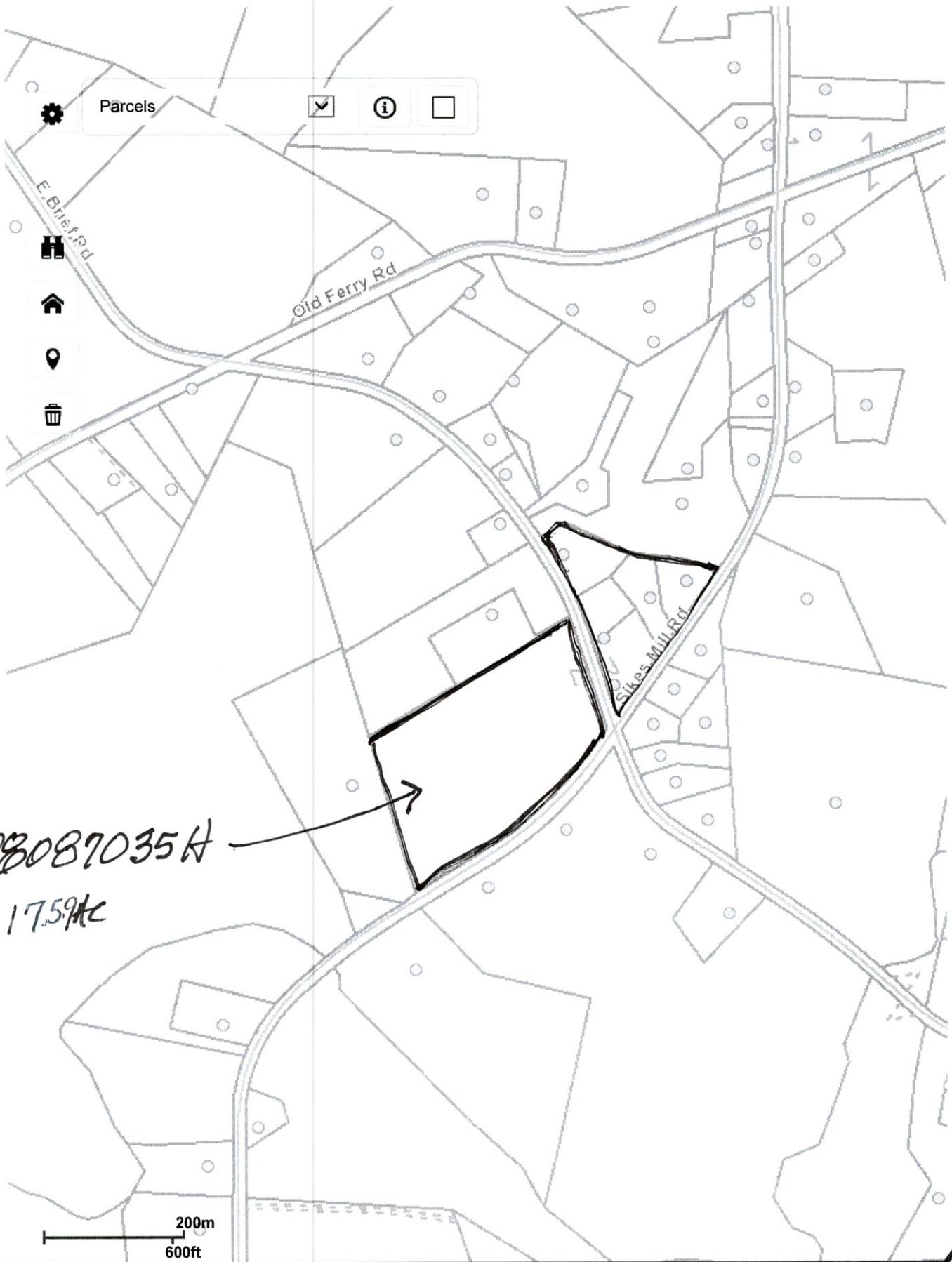
SURVEYED BY: HUNTCUTT SURVEYING COMPANY (704) 201-0041 CELL (704) 201-0041
 3207 OL. MONTGOMERY PL., MONROE, N.C. 28112
 704/709-7122 PHONE 704/709-7123 FAX

MINIMUM LOT DIMENSIONS

- 40' FRONT SETBACK
- 40' SIDE SETBACK
- 40,000 SQ. FT. AREA
- 120' WIDTH AT FRONT SETBACK

STATE OF NORTH CAROLINA
 COUNTY OF FAIRVIEW
 I, JOHELIAH DRAKE, a Notary Public for the State of North Carolina, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears on the records of the Town of Fairview, North Carolina, and that the same is correct and true to the best of my knowledge and belief. All property shown on this plan as being authorized by the deed is shown as approved by the Town Council in the public interest.





08087035 H
17.59 AC

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STATE OF NORTH CAROLINA

UNION COUNTY

RESTRICTIVE COVENANTS

OF

SIKES MILL CROSSING II

WHEREAS, Andrew H. Helms and Katie M. Helms (hereinafter, collectively called "Developer") are the owners of certain property in Union County, North Carolina being all of Lots 1 through 8 of Sikes Mill Crossing II (hereinafter, each a "Lot") which is more particularly described by plat thereof recorded in Plat Cabinet N, Page 668, in the Union County Registry, to which reference is hereby made for a more complete description (hereinafter, collectively the "Subdivision"); an

WHEREAS, Developer desires to place and impose certain protective covenants and restrictions upon the Subdivision for the use and benefit of the individual owners, their successors and assigns and future owners of the lots in the Subdivision.

NOW THEREFORE, in consideration of the mutual covenants and the agreements herein Developers hereby contract covenant and agree with all other persons, firms or corporations now owning or hereafter acquiring any property in Sikes Mill Crossing II subdivision and does hereby impose upon all of the lots known as Sikes Mills Crossing II subdivision, said property being Lots 1 through 8 as shown on a map thereof recorded in Plat Book N, Page 668 Union County Registry the following covenants and restrictions upon each and all lots in said subdivision:

1. These covenants are to run with the land and shall be binding on all parties and all persons, firms or corporations claiming under them for a period of twenty

{15342231/1}

(20) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years, unless and instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part

2. All of said property shall be used for single family residential purposes only and no structure shall be erected, altered, placed or permitted to remain on any residential building lot within the subdivision other than one single family dwelling of construction not to exceed two and one half stories in height and not more than one garage or accessory structure customarily incidental to residential use of the lot. Any garage and other accessory structure shall be constructed so that the outward appearance of the structure is in keeping with the general architecture as the residence on said lot. Each such garage or other accessory structure shall be no more than twenty-four (24) feet by twenty-four (24) feet. Each dwelling shall have a permanent brick rock or stone foundation with steps constructed of the same material, provided, however, that in the event that the residential structure has a wooden front porch entry way, the steps on said porch may be constructed of wood. Each dwelling shall be connected to the subdivision road or adjoining street or road by a concrete or asphalt driveway.

3. No trailer, modular home, mobile home, tent, shack, or similar structure shall be erected or maintained on any Lot.

4. No residence in the subdivision shall be erected or allowed to remain on any of the lots which is less than one thousand four hundred (1,400) square feet of heated space, exclusive of garages and porches.

5. The setback provisions noted on the subdivision plat will control, unless they are less restrictive than the **Union County Zoning and Subdivision Ordinance** or such rules and regulations as may apply through the **Union County Planning and Zoning** and or the Building and Inspection Department. In the event such rules and regulations are different than designated on the recorded plat; the setbacks shall be regulated by the rules, regulations and ordinances of Union County, provided that such are more restrictive. Further provided, however, that driveways and eaves shall not be considered a part of the structure for setback purposes, and the Developer, so long as it owns any property within the subdivision, shall have the right to waive any setback provision and approve any building location, provided that no portion of any structure may encroach upon another lot.

6. Easements for installation and maintenance of utilities and drainage facilities are reserved over the rear ten (10) feet of each lot, over the side five (5) feet of each lot, and the front ten (10) feet of each lot. Within these easements, no structure, planting or other materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of surface water.

7. Developer reserves the right to re-subdivide any portion or all of the subdivision owned by the Developer. Upon combination or re-subdivision of any Lots, the easements reserved herein shall be applicable to the rear, side and front lot lines of such combined or re-subdivided Lots.

8. No chain-link fences shall be permitted within the Subdivision except as may be necessary to enclose tennis courts or other similar amenities, and even then, if chain link fence is used, it must, itself, be adequately and thoroughly screened from view by appropriate landscaping and plant-life.

9. No satellite dish or similar device may be located on any lot except a Direct Satellite Service (DSS) or satellite dish either of which is 30 inches in diameter or less. Satellite dishes must be located to the rear of the dwelling, In the event that the dish is ground mounted it shall not be visible from the street and must be fully enclosed or surrounded by an appropriate structure or by shrubbery and/or trees of sufficient size and height so as to screen said satellite dishes from view.

10. No sign of any description shall be displayed upon any Lot with the exception of signs "For Rent" or "For Sale", which signs shall no exceed two (2) feet by three (3) feet in size.

11. No portion of any Lot shall be used or maintained as a dumping ground for rubbish or other refuse. Trash, garbage and other waste shall be kept in sanitary containers. There shall be no storing of any lawn or garden equipment except within a garage or accessory building. In addition no portion of a Lot shall be used for the storage of building materials. No supplies used in a trade or business shall be stored on any Lot.

12. No unlicensed, uninspected or inoperative, stripped, partially wrecked motor vehicle or junk motor vehicle shall be permitted to be parked or shall be permitted to be kept on any Lot or any street within the Subdivision. Such vehicles may be kept on a Lot, provided it belongs to the property owner and in stored within a garage.

13. There shall be no permanent parking of any motor vehicle on any street of the Subdivision.

14. No tractor-trailer rigs, trailers, dump trucks or buses shall be stored or parked on any Lot or street of the Subdivision.

15. No above ground pools other than inflatable children's play pools shall be permitted to be erected or maintained on any Lot in the Subdivision.

16. All driveways on each Lot shall be paved with asphalt or concrete, unless otherwise approved by Declarant pursuant to Paragraph 22 hereinbelow.

17. Wooden decks are permitted only on the rear of the main residential structure and steps to the deck may be constructed of wood, brick or stone.

18. Owners of Lots that require separate septic lots (if any) shall maintain those lots and keep the grass cut on said lots. All plumbing fixtures, laundry and dishwashers, toilets or sewage disposal systems shall be connected to a septic tank sewage system constructed by the tract owner and approved by the appropriate governmental authority unless public sewage becomes available in the subdivision.

19. No noxious or offensive trade or activity shall be carried upon any Lot, nor shall anything be done thereon which may become an annoyance or nuisance to the Subdivision and/or owners of other Lots, to include, but not limited to, the discharge of firecrackers and similar activities, and no animals or poultry or livestock of any kind or description shall be kept or maintained on any Lot or any other portion of the Subdivision except customary household pets such as dogs and cats; provided no household pets shall be kept within the Subdivision for commercial breeding purposes.

20. The subdivision of any Lot is specifically prohibited, unless approved by the Developer.

21. No right of way or easement for egresses and ingress shall be granted by the owner of any Lot to create access by adjoining landowners not a part of this original subdivision to the Subdivision's streets (if any).

22. So long as Declarant owns one (1) Lot in the Subdivision, Declarant shall have the right to approve the plans for any improvements built on a Lot (including but not limited to residential structures, garages, accessory buildings, and fences), the location thereof, and the materials used in construction of said improvement. The owner of any Lot proposing to build an improvement shall submit plans, including examples of building materials to Declarant by first class mail, return receipt requested or overnight delivery at the following address: 1504 Tom Helms Road, Monroe, NC 28110, or such other address as Declarant shall designate. Declarant shall have thirty (30) days to approve, disapprove or request additional information from such owner. If Declarant does not respond to such owner within thirty (30) days of receipt of a request for approval, said request shall be deemed approved.

23. Declarant reserves the right to add the additional property listed in Exhibit A to these restrictive covenants by filing a supplemental declaration in the Union County Registry. Upon the filing of such supplemental declaration, the additional property listed in Exhibit A shall be incorporated into the definition of Subdivision herein and any platted lots within such additional property shall be included in the definition of Lots herein.

24. These restrictive covenants may be enforced in law, or equity by any aggrieved party owning a Lot in the Subdivision, jointly or severally, and the invalidation of any of these restrictive covenants by judgment of a Court shall in no way effect any of the other provisions herein contained, which shall remain in full force and effect, further, any such action shall be entitled to be awarded reasonable attorney's fees as a part of such action.

25. These restrictive covenants may be amended in whole or in part by recording in the Union County Registry, of a written instrument agreeing to amend said covenants signed by seventy-five percent (75%) of the then owners of the Lots in the Subdivision, provided, however, Developer reserves the right to amend, delete or change these restrictive covenants, in whole or in part so long as it owns one (1) Lot in the Subdivision and further reserves the right to waive any setback restrictions herein contained which is inadvertently violated up to ten percent (10%) of the setback restriction.

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Developers have hereunto set their hands and seals, the 23 day of March, 2018

Andrew H. Helms
Andrew H. Helms

Katie M. Helms
Katie M. Helms

STATE OF NORTH CAROLINA
COUNTY OF UNION

I, the undersigned, a Notary Public of the County and State aforesaid, certify that **Andrew H. Helms and Katie M. Helms**, personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated.

This 23 day of March, 2018.

Travis F. Greene

Notary Public

Typed or printed name of Notary: Travis F. Greene

My commission expires: 6/17/2020



Exhibit A

Additional Property

BEING described as New Parcel 1 and containing 17.590 acres, as shown on that plat, plan or survey entitled "Minor Subdivision Survey for G. Gordon Love and wife, Donna B. Love, Penny N. Love and Jimmy R. Carter", made by Michael Bron Hyatt, NCPLS, dated October 31, 2016 and recorded in Plat Cabinet N at Page 603 of the Union County Registry, to which plat reference is hereby made for a more complete description.

For deed reference see Deed Book 923, Page 242 and Deed Book 1250, Page 668 of the Union County Registry.

Helms Partners, Inc. Douglas O. Helms
3721 Ridge Road Indian Trail, NC 28079 704-363-8765

Mr. Brock,

Thank you for speaking with me today on the phone regarding access for spec homes we are hoping to build. There will be a total of 8 houses of which 3 will face East Brief Road and 5 will face Sikes Mill Road in Monroe, NC. The accesses that we need are for driveways to come off of each of these 2 roads to the homes. I am enclosing a copy of the survey for the above spec homes. I understand from our conversation on Thursday that you will be on vacation next week. Would you please forward to Mr. Lee Ainsworth? Thank you so much. ~~We are planning~~ ?

CH

CH

Contact Doug Helms at 704-363-8765. He will be the contractor/builder in charge. Thank you so much.

Cindy Helms

helmspartners@yahoo.com

704-290-9290

Helms Partners, Inc. Douglas O. Helms

3721 Ridge Road Indian Trail, NC 28079

704-363-8765 – President - Douglas O. Helms

Authorization to Act as Agent for Owner

Any application/document/permit requiring a signature must be signed by the property owner or their authorized agent. This form shall be provided by the owner to allow specified individuals to act as agent for the owner. This form also allows the specified individuals to sign or receive any application/document/permit on behalf of the owner and allows the authorized agent to make decisions on behalf of the owner pertaining to modifications permits in the field. It is the responsibility of the owner to assure that any and all permit conditions stated on permits issued by Union County Services are followed.

I, Andrew Helms and Katie Helms, am the legal owners of the property located at SIKES MILL + BRIEF (address, subdivision and lot #). The tax parcel identifications number(s) is/are 08087035H, located in Union County, North Carolina.

I do hereby authorize DOUG + CYNTHIA HELMS HELMS PARTNERS INC (print agent and company name, if applicable), to act as an agent on my behalf in applying for/signing/obtaining any of the documents associated with Union County Services.

Andrew Helms

Signature of Owner

7-18-2018

Date

Katie Helms

Signature of Owner

7-18-2018

Date

Douglas O Helms
Helms Partners Inc.

Cynthia L. Helms
Signature of Authorized Agent

7-18-2018

Date

**Town of Fairview
Staff Report for:**

Planning Board

DATE: Aug 21, 2018

CASE #: CUD 18-057	Blossman Gas Company
Applicant(s):	Blossman Gas Company 6109 Wilkinson Blvd Belmont NC 28012
Property Owner(s):	B.B. Haigler Haigler Farms, LLC 9606 Indian Trail Fairview Road Indian Trail NC 28079
Requested Action:	To put wholesale and retail propane gas and storage
Existing Zoning:	RA-40
Requested Zoning:	Condition Use Permit for L-I CUD 18-057 (Ordinance Requires Condition Use Permit Use—Petroleum Bulk Sales and Storage)—Propane gas and storage
Location:	7205 Brent Haigler Road
Property Size:	One Acre (1 ac.)
Tax Parcel(s):	Parcel # 08228025C
Purpose/Narrative:	Company wants to put a large tank for propane gas and storage in Fairview to supply their retail customers that use propane gas in homes and businesses
Surrounding Area Zoning:	Residential, Farming and L-I CUD use
Existing Conditions:	Open (Used for Farming)
Land Use Plan Recommendation:	It is zoned L-1 CUD and can be used for any permitted light industrial use
Compliance with Zoning Ordinance:	Complies with present Zoning Ordinance L-1 CUD Conditional Use permit required

<p>Conditional Use Permit Conditions:</p>	<p>Conditions for Conditional Use Permit:</p> <ul style="list-style-type: none"> • Provide propane and appliances to the Town of Fairview and surrounding areas. • Operate the facility during normal business hours, except for emergencies. • Facility will be open to the public up to weekly on Fridays in order to fill grill cylinders at a discount. • Receive approvals from the NC Department of Agriculture and County Fire Marshall to construct/operate the facility. • Fence will be installed around the loading, unloading, and metered area of the facility. • A Port-A-Jon will be installed to service the staff and limited public access. • A gate will be installed at the entrance to limit access to the property. • Will coordinate with and educate the Fire Department in the safety features of the tank and loading equipment. • Provide a 24-hour phone number for cases of emergency. • The facility will be inspected every business day by Blossman staff. • All driving areas will have gravel for vehicle access. • The facility will have up to 3 employees. • There will be one handicapped, and one customer, and three staff parking spaces.
<p>Staff Recommendation on Application:</p>	<p>Staff would recommend sending a positive recommendation to the Council for Approval with the conditions stated.</p>

Town of Fairview

7400 Concord Highway
Monroe NC 28110

CONDITIONAL USE PERMIT APPLICATION

Fees: \$325 to \$500

Application Number: CUD18-057 Date of Application: Aug 7 2018

I. Applicant / Owner Information

- A. Applicant's Name: Blossman Gas and Appliance
Address: 6109 Wilkinson Blvd., Belmont, NC 28012
Phone: 704-825-4427 Email: RROSE@blossmangas.com
- B. Owner's Name: Blossmas Gas and Appliance
Address: 6109 Wilkinson Blvd., Belmont, NC 28012
Phone: 704-825-4427 Email: RROSE@blossmangas.com

II. Property Information

- A. Property Location: 7205 Brent Haigler Rd., Indian Trail, NC 28079
- B. Tax Parcel Number: 08-225-012
- C. Deed Book 3115 Page 012
- D. Existing Zoning L-1 CUD Proposed Zoning L-1 COU
- E. Existing Use Farming Proposed Use Petroleum Sales and Storage
- F. Property Size 43,560 / 1.00 acres (Sq. Ft./Acres)
- G. Is a Rezoning Application being submitted with CUP Application? NO

III. Other Required Information (Attach The Following)

- A. Narrative describing the requested conditional use in sufficient detail and a justification that the conditional use meets the standards and intent contained in the Land Use Ordinance.
- B. The owners' names, addresses, the tax parcel numbers use(s), and current Zoning Classifications of all adjoining properties. Please include this information on the Attachment "A" form.
- C. A scaled boundary survey drawn to an appropriate scale prepared by and certified to be correct by a surveyor or engineer registered with the State of North Carolina,

showing dimensions of the property and adjacent lots and streets, the total acreage, present zoning classification(s), date and north arrow. On copies of this survey shall be drawn the following Information:

- (1) All existing easements, reservations, right-of-way and all yard requirements for the zoning district.
 - (2) A site plan showing all existing and/or proposed buildings, storage areas, parking and access areas, proposed size layout and setbacks of land and proposed structures, and proposed number, type, and location of signs. For residential uses this shall include the number of units and an outline of the area here the structures will be located. For nonresidential uses, this shall include the approximate square footage of all structures and an outline of the area where the structures will be located.
 - (3) Traffic, parking and circulation plans, showing the proposed locations and arrangement of parking spaces and access points to adjacent streets. (Shopping Centers, having two (2) or more individual uses shall show the parking spaces, channelization and ratios shown, service areas, off-street loading facilities, service drives and dimensions thereon; and all pedestrian ways.)
 - (4) Landscape plan at the same scale as the site plan showing existing and proposed trees, ground cover and landscape material, proposed screening, and buffering (if applicable) including walls, fences or planted areas as well as treatment of any existing natural features.
- D. Plans and elevations for all proposed structures.
- E. A map at the same scale as the site plan showing the following:
- (a) Delineation of areas within the floodplain as shown on the official flood hazard boundary maps.
 - (b) Accurate mapping of all soil classifications found on the site and general depths thereof. The applicant shall use the same classifications used by the U. S. Department of Agriculture.
 - (c) Existing and proposed topography at five (5) feet contour intervals.
 - (d) Plans for providing potable/public water and for the treatment of wastewater.
- F. Certification from owner of record that applicant has authorization to apply for this zoning action. (This is needed only if the applicant is not the property owner). Certification shall be notarized.

Revised 8/25/16

- G. State whether or not the applicant or owner, owns, has a proprietary interest, or in any way has any other contractual interest in any land that is contiguous to the land, which is the subject of this request. If so, please provide a sufficient legal description of such land and state the interest of the applicant or owner.
- H. Application processing fee of **\$325** for buildings 1000 square feet or less and **\$500** for buildings 1001 square feet or more. Attach check, payable to the *Town of Fairview*, Attn: Ed Humphries 7400 Concord Highway Monroe NC 28110

Comments: _____

I, the undersigned owner or authorized representative, hereby submit this application with the attached information. The information and documents provided are complete and accurate to the best of my knowledge.

8-7-2018
DATE

Robert M. Rose
SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

(The Following Information is to be Completed by the Land Use Administrator)

RECOMMENDATIONS OF THE PLANNING BOARD: PLANNING BOARD Meeting - 8/21/2018

PUBLIC HEARING DATE: _____

Notice of Public Hearing Published On: _____

Notices to Applicant and Adjoining Property Owners Mailed on: _____
(Verification Attached)

CONDITIONS

- Provide propane and appliances to the Town of Fairview and surrounding areas.
- Operate the facility during normal business hours, except for emergencies.
- Facility will be open to the public up to weekly on Fridays in order to fill grill cylinders at a discount.
- Receive approvals from the NC Department of Agriculture and County Fire Marshall to construct/operate the facility.
- Fence will be installed around the loading, unloading, and metered area of the facility.
- A Port-A-Jon will be installed to service the staff and limited public access.
- A gate will be installed at the entrance to limit access to the property.
- Will coordinate with and educate the Fire Department in the safety features of the tank and loading equipment.
- Provide a 24-hour phone number for cases of emergency.
- The facility will be inspected every business day by Blossman staff.
- All driving areas will have gravel for vehicle access.
- The facility will have up to 3 employees.
- There will be one handicapped, and one customer, and three staff parking spaces.

- F. An email from the landlord is on the next page.
- G. The lessee does not have a proprietary or contractual interest in any land that is contiguous to the subject property. There is a 10 year lease with extension options only on the subject property.
- H. The application fee has been paid to the Town of Fairview.

Mitch Rose

From: Michael Maxson
Sent: Tuesday, August 7, 2018 1:07 PM
To: Mitch Rose
Subject: Fwd: Land Lease

Sent from my iPhone

Begin forwarded message:

From: Jan Bb <jbbhaigler@gmail.com>
Date: August 7, 2018 at 1:01:09 PM EDT
To: Mike Maxson <mmaxson@blossmangas.com>, "Mitch Rose. Bloosman" <rose@blossmangas.com>
Subject: Land Lease

To whom it may concern:

B. B. Haigler and C. Jan Haigler, doing business as Haigler Farms LLC, 9906 Indian Trail-Fairview Rd., Indian Trail, N. C., 28079 agree to lease app. 1 ac. of land on Brent Haigler Rd. to Blossman Gas and Appliance Co., 6109 Wilkenson Blvd., Belmont N.C. 28012

B B Haigler C. Jan Haigler
B B HAIGLER C. JAN HAIGLER

DATE

Signed in my presence this 9th day of



Edward D. Humphries
NOTARY
COMMISSION EXPIRES 3/31/2019

CONDITIONAL USE PERMIT APPLICATION

BLOSSMAN GAS

III. Other Required Information

A. Blossman Gas and Appliance is a propane and appliance supplier. We serve Southeast since 1951 with over 70 locations. Blossman currently services this area from Belmont, NC but because of continued growth, would like to install a bulk facility in Fairview. The bulk facility would be for fueling our propane truck for the distribution of propane and for limited retail servicing of the public by filling gas grill cylinders.

First, I would like to describe the delivery cycle of propane to this facility to the end customer.

The propane is transported to the Bulk Plant by Sterling Transport and other carriers and the trucks are similar to the one shown below.



CHARLES DANKO PHOTO

Once the truck arrives it is pumped into the 30,000 gallon bulk tank at the facility. The Bulk tanks are shown below in a picture taken at our Belmont location this past winter.



The propane is stored in the tank until one of our delivery truck, bobtails, deliver the product to a home, business, or a commercial facility. The picture on the next page is one of the trucks currently located at our Belmont location.



The types of tanks that receive the propane are shown below.





This bulk facility will service Mecklenburg, Union, Cabarrus, Stanley, Anson Counties in North Carolina and York, Lancaster, and Chesterfield Counties in South Carolina.

Propane is a very versatile product that is produced as a byproduct of drilling for Crude Oil and Natural Gas. Propane boils at -44 degrees Fahrenheit so it turns into a vapor when it is not confined and is therefore not a risk to the environment through spills/leaks. This characteristic make propane useful in many different ways. Some examples of propane uses are for heating homes, commercial applications, chicken houses, forklifts, gas logs, automobiles, refrigeration, grilling, mobile food trucks, etc.

One of the benefits to the public and our customers is filling grill cylinders for \$5 for customers on the custom payment plan plus and \$7 for others. This will be offered at our facility at least once every 2 weeks, if not more often.

We will have a port-a-jon on-site to primarily take care of our employees needs during working hours. We will be starting with one delivery truck and hope to grow the business to two delivery trucks and one service technician.

This facility is regulated by the Fire Marshall and the North Carolina Department of Agriculture. Both of these entities inspect the facility at least annually. The NC Department of Agriculture approves the location of any new facility and ensures the facility is built according to the regulations.

The site will have one handicapped parking space, one customer parking space, and three employee parking spaces.

- B. The adjoining property owners and parcel numbers are shown on the map on the next page. The information requested is listed below.

Haigler Farms, LLC
9906 Indian Trail Fairview Road
Indian Trail, NC 28079

Haigler Building, LLC
9906 Indian Trail Fairview Road
Indian Trail, NC 28079

Smith Brothers
3325 Smith Farm Road
Matthews, NC 28105

- C. A scaled boundary survey drawn by Jeffery S. Gordon Surveying is shown on the next page.
(1) All easements, reservations, right-of-way and yard requirements are included on the survey.

NORTH CAROLINA, UNION COUNTY

I, JEFFERY S. GORDON, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS AS SHOWN IN TITLE BLOCK BELOW); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM THE RECORDED BOOKS OF RECORDS OF THE UNION COUNTY REGISTER'S OFFICE AND THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM THE RECORDED BOOKS OF RECORDS OF THE UNION COUNTY REGISTER'S OFFICE AND THAT THE RATIO OF PRECISION AS CALCULATED IS 1:1000.00. THIS PLAN WAS NOT PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

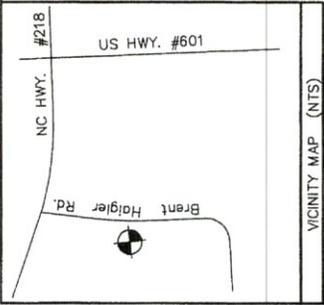
WITNESS MY ORIGINAL SIGNATURE AND SEAL OF REGISTERED PROFESSIONAL SURVEYOR AND SEAL THIS 16TH DAY OF MAY, 2018.

Jeffery S. Gordon
 JEFFERY S. GORDON, L-3751



LINE	LENGTH	BEARING
L1	57.23	S70°40'20"E
L2	53.75	S18°59'25"W
L3	47.69	S16°17'48"W
L4	45.79	S13°12'11"W
L5	41.89	S09°40'19"W
L6	41.62	S06°28'36"W
L7	43.64	S04°24'17"W
L8	44.05	S02°07'45"W
L9	27.07	S02°07'45"W
L10	82.93	S01°31'20"W
L11	116.81	N36°10'52"E
L12	47.89	N36°10'52"E
L13	198.06	N36°10'52"E

- NOTES:
- TAX I.D. #08-222-011 & #08-225-012
 - AREA CALCULATED BY COORDINATES.
 - NO NGS MONUMENT FOUND WITHIN 2000'
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC METERS.
 - #5 REBAR SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
 - ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM UNION COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY
 - THE PURPOSE OF THIS SURVEY IS FOR REZONING PURPOSES ONLY.
 - PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS AND OR RIGHT OF WAYS, EITHER RECORDED OR IMPLIED.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.



N/F
 Haigler Farms, LLC.
 DB 3115 PG 012
 #08-225-012
 Zoned: RA-40

LOT 3
 1.00 ACRES
 DB 3115 PG 012
 Zoned: RA-40

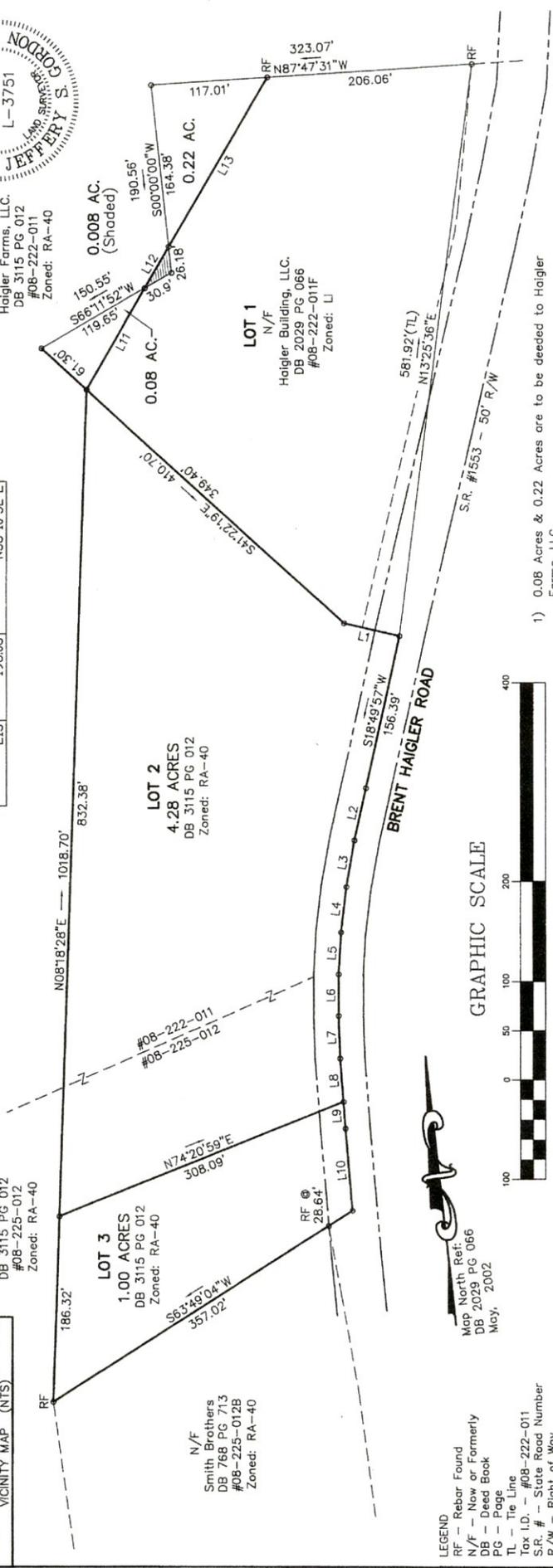
N/F
 Smith Brothers
 DB 768 PG 713
 #08-225-012B
 Zoned: RA-40

LOT 2
 4.28 ACRES
 DB 3115 PG 012
 Zoned: RA-40

LOT 1
 N/F
 Haigler Building, LLC.
 DB 2029 PG 066
 #08-222-011F
 Zoned: L

N/F
 Haigler Farms, LLC.
 DB 3115 PG 012
 #08-222-011
 Zoned: RA-40

0.08 AC.
 0.008 AC. (Shaded)
 0.22 AC.



Map North Ref:
 DB 2029 PG 066
 May, 2002

- LEGEND
- RF - Rebar Found
 - N/F - Now or Formerly
 - DB - Deed Book
 - PG - Page
 - TL - Tie Line
 - Tax I.D. - #08-222-011
 - S.R.# - State Road Number
 - R/W - Right of Way
 - (NTS) - Not to Scale
 - AC - Acres

- 0.08 Acres & 0.22 Acres are to be deeded to Haigler Farms, LLC.
- 0.008 Acres is to be deeded to Haigler Building, LLC.

Jeffery S. Gordon Surveying 1394-B WALKUP AVENUE Monroe, N.C. 28110 PH. (704) 283-9726 FAX (704) 238-8561		REZONING SURVEY FOR: HAIGLER FARMS, LLC. Property of: Haigler Farms, LLC. Legal Ref: DB 3115, PG 012 Town of Fairview, Union County, North Carolina	Date: 16 May 2018 Scale: 1" = 100' Surveyed by: Jeffery S. Gordon, NCPLS, L-3751 Dwg. File: #5\BB-Haigler.dwg	REVISION BLOCK <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>5-29-18</td> <td>Town of Fairview Comments</td> <td>JSG</td> </tr> <tr> <td>2</td> <td>5-30-18</td> <td>Town of Fairview Comments</td> <td>JSG</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY	1	5-29-18	Town of Fairview Comments	JSG	2	5-30-18	Town of Fairview Comments	JSG
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2	5-30-18	Town of Fairview Comments	JSG													

33

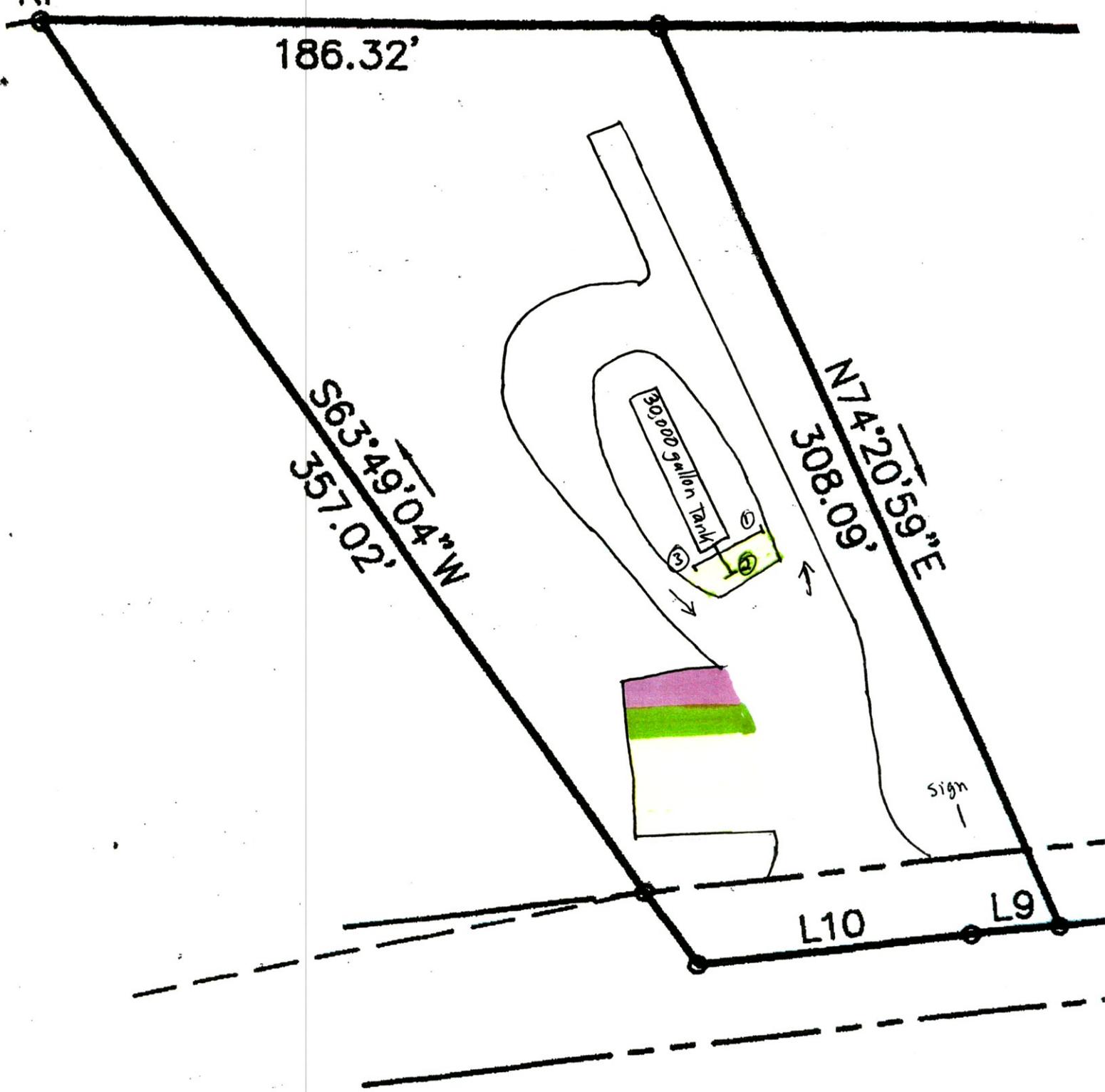
- (2&3) The following page is a site plan showing lot 3. Because of the size of the survey an additional map has also been included on the next page indicating the additional information requested information in these sections.

This shows the graveled driveway, the bulk tank, and parking areas for the public and our staff. The only structure on the property is the 30,000 gallon propane tank which is approximately 48 feet by 12 feet. In addition to the tank and associated piping there will be fencing around the loading, unloading, and sales areas of the tank per NC Department of Agriculture requirements. Additional fencing will also be around the company owned trucks stored on-site. There also may be a small shelter over the loading area.

A port-a-jon will also be on-site for employee and the occasional customer use.

The installation of this facility will be regulated by the NC Department of Agriculture and the County Fire Marshall. Both of these entities ensure the equipment has been installed properly for the safety of the staff and public. Blossman will also work closely with the Fairview Fire Department to train the staff on the safety features and functions of the equipment at the facility. The facility is also required to post a phone number that is answered 24-hours a day for emergency response.

- (4) The landscaping will be added to the property according to the requirements of the zoning ordinance.



Key

- ① Unloading
- ② Loading
- ③ Metered Sales
- - Handicapped Parking
- - Employee Parking
- ⌚ - Fenced Area

Proposed Blossman Location

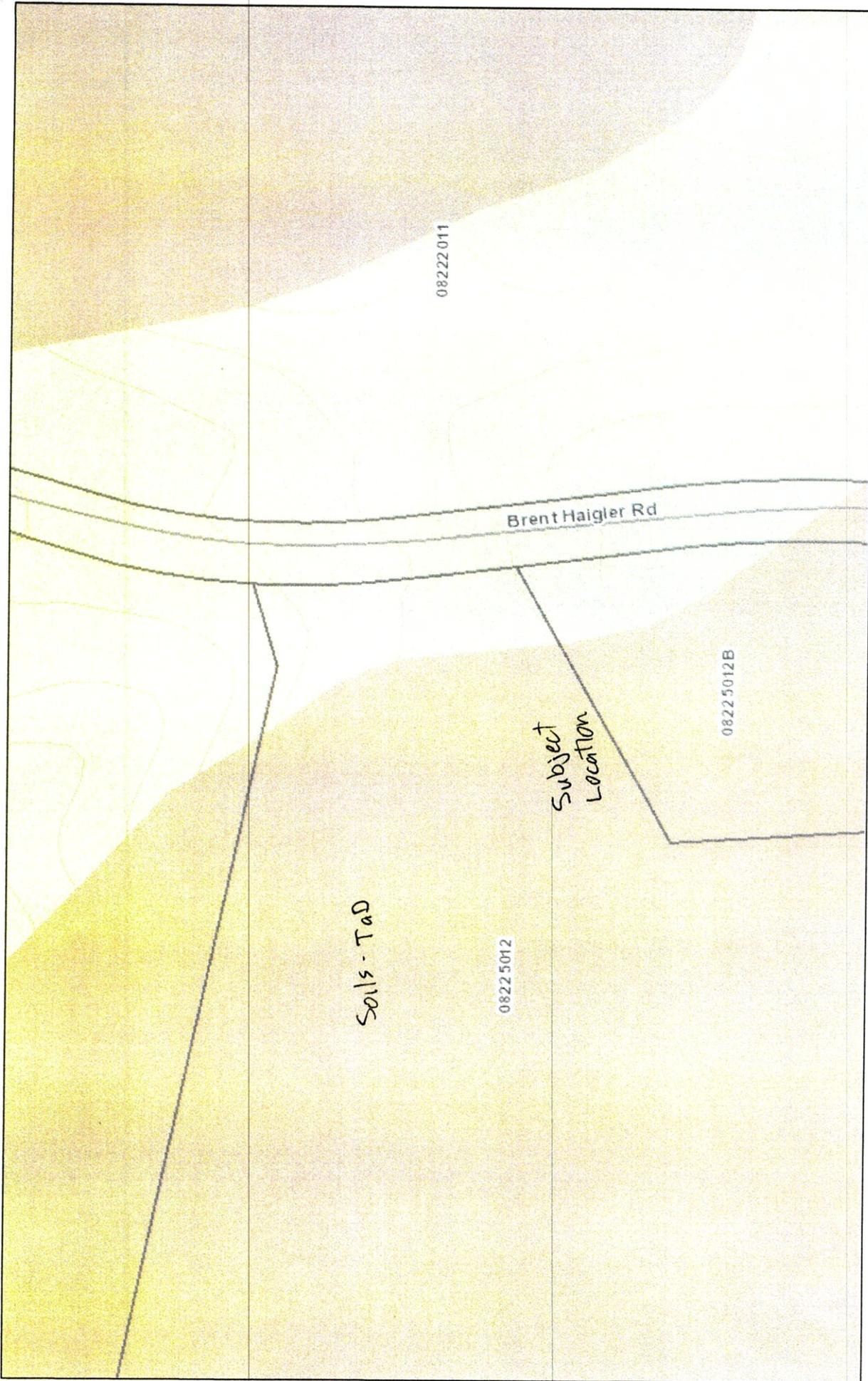
Not to Scale

- D. A picture of our bulk tank located in Gastonia is pictured below. The tank that will be located on this property will be similar, except it will have the Blossman name on the side.



- E. A scaled map of the following is shown on the next page.
- (a) There is not a floodplain on the property.
 - (b) The soil classification according to the county GIS system is identified on the map.
 - (c) Existing topography with 2 foot contours is included on the map.
 - (d) A port-a-jon will be located on the site for wastewater and portable water will not be on the site.

GoMaps



August 9, 2018

2' Interval Topography

1:1,934



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

W8



**Town of Fairview
Planning Board Meeting
June 19, 2018**

The following Planning Board members were present: Doug Buchanan, Tony Helms, Mike Medlin, Greg Morgan, Josh Presley, Nancy Randall and Kelvin Baucom

Others present: Ed Humphries, Land Use Administrator / Deputy Clerk, Teresa Gregorius, Town Clerk

Public Comments

None

Reports

Ed Humphries reported that Council approved the 2018-2019 budget and agreed to purchase 65 acres of land from Harry and Sandra Haigler for additional park land. He also reported that Mayor Thomas provided updated information on Highway 218 and the information is on the town website and Facebook.

Items of Business

A. Discuss/approve permit # RZ 18-055

Ed Humphries presented permit #RZ 18-055, a request from Haigler Farms LLC to rezone 5.28 acres from parcel #08250002 from RA-40 to L-I CU (Conditional District). Board members discussed.

Tony Helms made a motion to recommend approval of #RZ 18-055 to the Council. The proposed conditional use permit 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). Greg Morgan seconded the motion. Board members Randall, Buchanan, Baucom, Helms, Medlin, Morgan and Presley voted yes (7-0).

B. Discuss/approve Petition # TC 18-054

Ed Humphries presented Petition #TC 18-054 that amends a requirement for cell towers in Article XI Section 180E (k) regarding minimum setback requirements. Ralph Wyngarden, Faulk & Foster addressed questions from the Board members.

Tony Helms made a motion to recommend approval of Petition #TC 18-054 to the Council. The proposed text change 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). Josh Presley seconded the motion. Board members Randall, Buchanan, Baucom, Helms, Medlin, Morgan and Presley voted yes (7-0).

C. Review Fairview Land Development Plan (Written Version)

Ms. Randall tabled reviewing the Fairview Land Development Plan for a future meeting.

D. Minutes

Greg Morgan made a motion to approve the April 17, 2018 minutes. Mike Medlin seconded the motion. Board members Randall, Buchanan, Baucom, Helms, Medlin, Morgan and Presley voted yes (7-0).

Mike Medlin made a motion to adjourn. Kelvin Baucom seconded the motion. Board members Randall, Buchanan, Baucom, Helms, Medlin, Morgan and Presley voted yes (7-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Nancy Randall
Chair

Approved this _____ day of _____, 2018