



Town of Fairview

PLANNING AND ZONING BOARD

Agenda

June 19, 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. Discuss/ approve permit # RZ 18-055, a request from Haigler Farms LLC to rezone 5.28 acres from parcel # 08250002 from RA-40 to L-I CUD (Conditional District)
 - b. Discuss / approve permit # TC 18-054 to amend a requirement for cell towers in Article XI Section 180E (k)
 - c. Review Fairview Land Development Plan (Written Version)
5. Approval of Previous Minutes:
 - a. April 17, 2018---Regular meeting
6. Public Comments:
7. Adjourn

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

DATE: June 19, 2018

CASE #: RZ 18-055	Haigler Farms LLC
Applicant(s):	Haigler Farms, LLC 9606 Indian Trail Fairview Road Indian Trail NC 28079
Property Owner(s):	B.B. Haigler
Requested Action:	To increase the size of the present CUD L-I (Conditional District) on Brent Haigler Road
Existing Zoning:	RA-40
Requested Zoning:	CUD L- I Conditional District (Any L-I use permitted in will be required to provide a Conditional Use Permit)
Location:	Brent Haigler Road
Property Size:	5.28 ac
Tax Parcel(s):	Parcel # 08250002
Purpose/Narrative:	Haigler Farms LLC would like to subdivide 5.28 ac (to include lot # 2 and # 3) of parcel #08250002 and rezone it to L-I Conditional District. The property is next to the Haigler Building LLC parcel # 08222011F which is presently zoned L- I CUD
Surrounding Area Zoning:	Residential, Farming and CUD use
Existing Conditions:	Open (Used for Farming)
Land Use Plan Recommendation:	RA-40 Residential
Compliance with Zoning Ordinance:	Complies with present Zoning Ordinance RA-40 Residential
Conditional Use Permit Conditions:	None – not a Conditional Use Permit
Staff Recommendation on Application:	Staff would recommend rezoning. This request is to expand what is already in place. The Conditional District L-I CUD requires that a new conditional permit be obtained for each change in use.

Town of Fairview

7400 Concord Highway
Monroe NC 28110



REZONING APPLICATION

FEE: \$300*

Date of Application 5/22/2018

Applicant's Name B. B. HAIGLER (HAIGLER FARMS LLC)
Applicant's Mailing Address 9906 INDIAN TRAIL FINEVIEW Rd INDIAN TRAIL
Business Phone # _____ Home Phone # 28079
Cell # 704-221-2874 Email: JBBHAIGLER@gmail.com

Property Owner's Name HAIGLER FARMS, LLC
Property Owner's Mailing Address SAME
Business Phone # _____ Home Phone # _____
Cell # _____ Email Address _____

Relationship of Applicant to Property Owner SAME

Property Information

Location BRENT HAIGLER ROAD

Tax Map Parcel Number 08-222-011
Deed Book & Page Number 3115 PG 012 Acreage _____
Current Zoning District RA-40 Flood Hazard Area (Y/N) NO
Proposed Zoning District RA-40 - to L-1 CONDITIONAL USE DISTRICT

Attachments – The following shall be attached to this application:

- 1) If the property proposed for rezoning is less than the entire lot or tract as currently recorded in the Union County Register of Deeds Office, then three (3) copies of a survey and a legal description for the area to be re-zoned should be attached; OR, if an entire lot or tract is proposed for rezoning, then three (3) copies of a survey map or Union County Tax Map for the property should be attached;
- 2) The names and addresses of all adjoining property owners including those across streets and highways as currently registered in the Union County Tax Assessor's Office.
- 3) Any other information that may be needed to insure that this application is in compliance with all provisions of the Land Use Ordinance.



Parcel Number

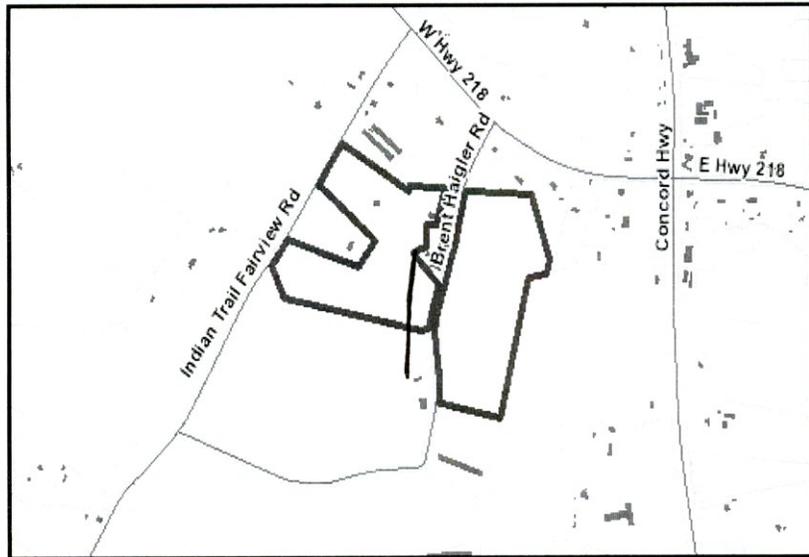
08222011

Owner

HAIGLER
FARMS LLC

Mailing Address

9906 INDIAN TRAIL FAIRVIEW RD
INDIAN TRAIL
NC, 28079



Account Information

Land Value \$432,700.00
Building Value \$20,000.00
Total Value \$452,700.00
Acreage 70.8900

Subdivision
Description HAIGLER
Situs Address 576 BRENT HAIGLER RD
Property Class FARM/RESIDENTIAL

Sales Information

Sale Date	Sale Amount	Book & Page	Grantor
01/08/2003	\$0.00	2029 069	HAIGLER BASIL BRENT
01/08/2003	\$0.00	3115 012	HAIGLER FARMS LLC
01/08/2003	\$0.00	3115 012	HAIGLER BASIL BRENT

Location Information

Municipal Administration	Fairview	School	School Assignment Information
County Zoning Code	CITY	Census Tract Number	202.04
Zoning Administration	Fairview	FEMA Panel	5530
ETJ		FEMA Zone	
Fire District	Fairview	Soils	GsB,CmB,GoC

Building Information - [View Real Property Site](#)

Total Living Area 0
Year Build 0
Type of Building OTHER
Improvement Type

District Voting Assignments (Jurisdictions)

Polling Place	Bethlehem Presbyterian Church	School District	4	Congressional District	8
Precinct District	#12	State House	55	Senate District	36

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- (c) The B-2 (community business) district is designed to accommodate commercial development on a scale that is less intensive than that permitted in a B-1 district. A lesser intensity of development is achieved through setback, height, and minimum lot size requirements that are more restrictive than those applicable to the B-1 zone. The B-2 thus may provide a transition in some areas between a B-1 zone and a residential zone or may allow for smaller scale commercial development in rural areas, particularly at crossroads or other high traffic areas that are not generally suited for residential development.
- (d) The B-3 (office) district is designed to accommodate a mixture of office, clerical, research, and services uses. It is intended that this zoning classification be applied primarily in areas that no longer are viable as single family residential areas because of high traffic volumes on adjacent streets or because of other market factors but remain viable as locations for offices and services. Such areas will also generally constitute transition or buffer zones between major arterials or more intensively developed commercial areas and residential districts.
- (e) The B-4 (general commercial) district is designed to accommodate the widest range of commercial activities.
- (f) The HC (highway corridor mixed use) district is Intended to accommodate a wide variety of commercial and light industrial uses along major transportation corridors, subject to performance standards designed to (i) ensure the viability of the highway as a carrier of high volumes of traffic, (ii) recognize and preserve the value of land along the corridor as the site of significant non-residential development, and (iii) protect the viability of residential neighborhoods adjacent to the corridor. It is intended that developments that occur within this district in particular be sensitive to the need to preserve a high degree of aesthetic appeal along major transportation corridors.
- (g) The B-6 (college campus) district is intended to accommodate a variety of residential and non-residential uses developed on land owned by an institution of higher learning and associated with that institution, such as dormitories, offices, classroom buildings, athletic facilities, etc.
- (h) The O (office district) is to provide areas which are Conducive to the establishment and operation of offices, institutions, and commercial activities not involving the sale of merchandise. Standards are designed so that this district, in some instances, may serve as transitional use between residential districts and other commercial districts.

Section 137 Manufacturing Districts Established.

- (a) The LI (light industrial) district is hereby established primarily to accommodate enterprises engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment. This district is distinguished in that certain types of industrial uses that



tend to have significant adverse impacts on surrounding properties are excluded from the LI district.

- (b) There is also established a planned industrial development (PID) zoning district. The purpose of this district is to provide for the possibility of well-planned and large-scale industrial development in otherwise undeveloped areas that have not previously been zoned for industrial use. The district is thus a "floating zone," i.e., it is not applied to particular property except in response to a petition submitted by or on behalf of the owner or owners of all of the property intended to be covered by such zone. The district is subject to the following requirements:
- (1) The area to be zoned PID must be at least fifty contiguous acres in size and have at least 100 feet of frontage along a major arterial (See subsection 210(b)(7)).
 - (2) A planned industrial development is the only permissible use in a PID zoning district.
 - (3) Subject to subsection (2) of this subsection, and consistent with the restrictions contained in the definition of a planned industrial development (see section 15), land within a PID zone may be used in a manner that would be permissible if the land were zoned LI, except that the only permissible uses are (i) wholesale sales and (ii) manufacturing, processing, creating, repairing, renovating, painting, cleaning, assembling of goods, merchandise and equipment as long as all operations are conducted entirely within a fully enclosed building.

Section 138 Planned Unit Development Districts Established.

- (a) There are hereby established five different planned unit development (P.U.D.) districts as described in this section. Each P.U.D. district is designed to combine the characteristics of at least three and possibly four zoning districts.
- (1) One element of each P.U.D. district shall be the low-density residential element corresponding to the RA-40 or R-40 residential districts described in Section 135. Within that portion of the P.U.D. zone that is developed for low-density residential purposes, all development must be in accordance with the regulations applicable to the RA-40 residential district (except that planned residential developments shall not be permissible).
 - (2) A second element of each P.U.D. district shall be the higher density residential element corresponding to the RA-20 or R-20 zoning districts described in Section 135. Within that portion of the P.U.D. district that is developed for higher density residential purposes, all development must be in accordance with the regulations applicable to the higher density residential district to which the P.U.D. district corresponds.

Fairview Planning and Zoning Meeting
August 16, 2011
6:30 p.m.

The following members were present: Chairman, Phil Thomas, Vice Chairman, Jesse Hargett, Nancy Randall, Patti Freeman, John Phifer

Staff: Land Use Administrator, Ed Humphries

Chairman Thomas opened the meeting.

Committee Reports: None

Public Comments: None

New Business

Ed Humphries explained a request from Evan Crook to obtain a Conditional Use Permit (#CUP 11.043) to operate an auto repair, body work shop and towing operation on Parcel #08222011 (7305 Brent Haigler Road). This property is zoned as A Conditional Use District and requires a Conditional Use Permit with a change of use. The parcel is owned by B.B. Haigler. The property has been used by H&H Farm Equipment until August 1, 2011.

The applicant is setting the following conditions on the requested permit:

Conditions for CGS #CUP 11.043
Evan Crook

1. Auto Repair – Building #1. Office auto repair for cars and light duty trucks and small equipment. No big trucks. No car sales.
2. Auto Body Work – Building #2. Light body work
3. Storage – Building #3. Supplies and equipment inside storage
4. Paint Shop – Building #4. Certified paint shop for body shop
5. Towing – Fenced Area #5. Constructed by September, 2013. Area used to store vehicles 100' X 100' in size, privacy fence 6' in height with 3 layers of barbwire. Area will be used for vehicle storage.
6. Sign on building only
7. No additions to present footprint

B.B. Haigler stated there would not be a “junk yard” on the property.

Phil Thomas suggested the following condition be added:

All electrical wiring, lights, switches, etc. in the spray paint area must be UL listed for Class I, Division 1 hazardous locations (per NFPA 70 National Electrical Code definitions). Construction and protection of spray finishing facilities must comply with NFPA 33, Spray Application Using Flammable or Combustible Materials, 2011 Edition.

Nancy Randall made a motion to recommend approval of the request by Evan Crook, Permit #CUP 11.043 to the Town Council and have the Public Hearing scheduled. The motion will include the following conditions agreed to by Mr. Crook:

Conditions for CGS #CUP 11.043

Evan Crook

1. Auto Repair – Building #1. Office auto repair for cars and light duty trucks and small equipment. No big trucks. No car sales.
2. Auto Body Work – Building #2. Light body work
3. Storage – Building #3. Supplies and equipment inside storage
4. Paint Shop – Building #4. Certified paint shop for body shop
5. Towing – Fenced Area #5. Constructed by September, 2013. Area used to store vehicles 100' X 100' in size, privacy fence 6' in height with 3 layers of barbwire. Area will be used for vehicle storage.
6. Sign on building only
7. No additions to present footprint
8. All electrical wiring, lights, switches, etc. in the spray paint area must be UL listed for Class I, Division 1 hazardous locations (per NFPA 70 National Electrical Code definitions). Construction and protection of spray finishing facilities must comply with NFPA 33, Spray Application Using Flammable or Combustible Materials, 2011 Edition.

The motion also includes the following zoning statement:

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)

Jesse Hargett seconded the motion. All members present voted yes (5 – 0).

Ed Humphries gave an update on the Sign Ordinance.

There was a discussion regarding the proposed Solar Energy Amendment.

It was agreed that the amendment should have more conversation. The requirement of not permitting solar panels in the front yard will be removed.

Nancy Randall made a motion to approve the minutes of July 19, 2011. Patti Freeman seconded the motion. All members voted yes (5 – 0).

Patti Freeman made a motion to adjourn. Nancy Randall seconded the motion. All members voted yes (5 – 0).

Respectfully submitted,



Ed Humphries
Land Use Administrator



Phil Thomas
Chairman

Approved this 20 day of Sept, 2011.



Council Minutes

Bill Thomas made a motion to issue this permit with the two conditions stated above. Jerry Clontz seconded the motion. The motion passed. Thomas, Purser, Clontz and Long voting yes

Mayor Protem closed the public hearing.

Mayor Protem Long opened the second Public Hearing:

Request to rezone Parcel # 08222011F from RA40 to CUD-LI-09-01

Ed Humphries discussed this land that is owned by BB Haigler. Mr. Haigler explained that he sold the business and wants the property to be zoned light industrial to conform to the current zoning map. The lot consists of 4.86 acres.

The public hearing was closed by the Mayor Protem Long.

Decision on request:

Bill Thomas made a motion to change the zoning on parcel # 08222011F from RA-40 to CUD-LI-09-01. The request is made by Mr. B.B. Haigler. Bradley Purser seconded the motion. The motion passed. (Thomas, Purser, Clontz and Long voting yes)

Bill Thomas made a motion to adopt this statement concerning the Haigler rezoning:

This rezoning (#CUD-LI-09-01) is consistent with the recommendations of the Town's adopted Comprehensive plan, the Town of Fairview land use plan (adopted April 18, 2005), and the Town of Fairview Land Use Ordinance (effective July 1, 2005)

Long seconded the motion. The motion passed. Purser, Clontz, Thomas, and Long voting yes.

The Mayor Protem closed the public hearing

Mayor Protem Long opened this 3rd Public Hearing

Request to Amend Section 180N of the LUO by adding "Requirement for Shopping Centers": Permit #TC-09-01

Ed Humphries discussed the proposed text change to the LUD "shopping center requirements" (50,000 square feet or more). The Planning Board has been discussing this text change for some time and has recommended approval of the change.

Decision on request:

Bill Thomas made the motion to **continue this Public Hearing at the January 2010 meeting**. Bradley Purser seconded the motion. The motion passed Purser, Thomas, Clontz and Long voting yes

**Town of Fairview
Staff Report for:**

Planning Board

DATE: June 19, 2018

CASE #: TC 18-054	TEXT AMENDMENT
Applicant(s):	Faulk & Foster 678 Front Ave NW Suite 215 Grand Rapids, Mi 49504
Property Owner(s):	Text Amendment to the town of Fairview's Land Use Ordinance adopted April 2005
Requested Action:	To amend Article XI, Section 180E of the Land Use Ordinance. Text change: "Except as otherwise expressly stated, wireless support structure must be set back from all property lines a distance that is at least equal to its engineered fall zone"
Existing Zoning:	N/A
Requested Zoning:	N/A
Location:	Land Use Ordinance
Property Size:	N/A
Tax Parcel(s):	N/A
Purpose/Narrative:	See request
Surrounding Area Zoning:	N/A
Existing Conditions:	N/A
Land Use Plan Recommendation:	N/A
Compliance with Zoning Ordinance:	This amendment would change present setback requirements (125' from all sides) (property lines) for any cell tower
Conditional Use Permit Conditions:	All Cell towers are permitted with a Conditional Use Permit Article XI Section 180E
Staff Recommendation on Application:	Staff would recommend. Union County has the same requirement. Staff feels like it should be consistent with County to provide continuity.

Town of Fairview

7400 Concord Highway
Monroe NC 28110-6927

PETITION FOR ZONING TEXT CHANGE

FEE: \$300

Petition Number TC 18-054 Date of Petition 5/23/18

Petitioner's Name: Verizon Wireless
Petitioner's Address: Faulk & Foster, for Verizon Wireless, by Ralph Wyngarden
Petitioner's Phone: 616-490-9804 Email: ralph.wyngarden@faulkandfoster.com
678 Front Avenue NW, Suite 215, Grand Rapids, MI 49504

(Attach a separate sheet showing name, address, and phone of any co-petitioners)

State the exact nature of text change desired. Please make references to sections, page number, etc. Please make specific references to language that you desire deleted and/or language you desire to be added or to be put in place of deleted language. Interrelated changes may be made a part of the same application. Any change that is not interrelated to this change shall require a separate application. An example of an interrelated change is where a change in one section causes the need to change another section. If you need additional space, attach additional page(s).

Please see attached page.

Faulk & Foster, by Ralph Wyngarden, for Verizon Wireless

Ralph Wyngarden
Signature of Applicant

5/23/18
Date

Application Processing Fee: Attach Check payable to *Town of Fairview* in the amount of ~~\$275.~~

\$300

Mail Completed Application/Check to:
Ed Humphries
Town of Fairview
7400 Concord Highway
Monroe, NC 28110

Applicant proposes to change the text of the Town of Fairview Land Use Ordinance, Article XI, Section 180E, subsection (k) by adding the language highlighted in yellow and eliminating the crossed-out language as follows:

(k) Except as otherwise expressly stated, A minimum setback requirements for free-standing towers located in the residential zoning districts shall be ~~one (1) foot for every one (1) foot of actual tower height (i.e. a 125 foot tower would require a 125 foot setback on all sides)~~ a distance that is at least equal to its engineered fall zone. Setback requirements are applicable on all sides of the property including any side along the road right-of-way, and for all leased areas of a parcel. The purpose of these setback requirements is to prevent ice-fall materials and/or debris from tower failure or collapse from damaging off-site property.

Minimum setback requirements for freestanding towers located in the business or industrial zoning districts shall be based on the zoning district setbacks as described in Section 184. 167

For the purpose of establishing setbacks, the measurements shall be from the edge of the concrete base on which the tower is located, to the property line, unless the tower is located in a leased area. Setbacks for towers located on leased parcels shall be measured from the edge of the concrete base on which the tower is located to the edge of the parcel in which the leased area is located.

Minimum setback requirements may be reduced by the Town Council (as part of the conditional use permit) to allow the integration of a tower into an existing or proposed structure such as a church steeple, lighting poles, power line support device, or similar structure.

This language is modeled after the language in the Union County Development Ordinance. Section 30.190.D.2 of that ordinance regulates setbacks for Wireless Communication Facilities:

2. Setbacks

Except as otherwise expressly stated, wireless support structure must be set back from all property lines a distance that is at least equal to its engineered fall zone.



May 23, 2018

Ed Humphries, Land Use Administrator
Town of Fairview
7400 Concord Highway
Monroe NC 28110

704-564-3412

Re: Zoning Ordinance Text Change Application
(Amendment to Section 180E(k) to require a minimum tower setback equal to its engineered fall zone)

Dear Mr. Humphries:

Enclosed is a completed Petition for Zoning Text Change.

Our check in the amount of \$300 for the Zoning Text Change fee is coming to you under separate cover.

Please let me know if you have any questions. I look forward to working with you on this project. Thanks.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ralph Wyngarden'.

Ralph Wyngarden, Sr. Zoning Specialist
Faulk & Foster
678 Front Ave NW, Suite 215
Grand Rapids, MI 49504
Cell: 616-490-9804

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Fairview Land Development Plan

GUIDELINES

The Town of Fairview Land Development Plan combines the goals and objectives of its residents with sound planning principles in conjunction with the attached *Future Land Use Map* by way of the following general guidelines:

1. To provide a low-density, rural atmosphere allowing single-family residential and agricultural uses. Additionally, in select nodes small-scale office and retail developments will be allowed that serve the needs of the Fairview community. Light industrial uses that provide employment opportunities to residents will also be considered.
2. To avoid, where possible, destruction of trees and landscape.
3. To protect environmentally sensitive areas such as floodplains and watersheds and to promote and preserve open space.
4. To maintain the existing quality of residential neighborhoods through enforcement of land use and building codes.

The Land Development Plan provides an overall framework to guide operational decisions in planning and acts as a basis for rational decisions regarding zoning, subdivision control, redevelopment, and related issues. The Plan reflects an estimate of future land requirements. It indicates how and where development should proceed to ensure a desirable physical investment. The Plan adheres to the highest standards of health, safety, and welfare in a living environment.

For the purposes of this document “Land Development Plan” is defined as:

This plan serves as a guide to official decisions regarding the distribution and intensity of private development, as well as public decisions on the location of future public facilities and open spaces.

Goals and Objectives

These goals and objectives are an essential element of this plan. The formulation of goals and objectives reflect sound planning principles and, most importantly, express the values of the community.

The Town of Fairview is viewed by its residents to be a friendly and safe place to live. Fairview treasures the absence of higher-density development, traffic congestion, and other related problems of larger cities in its jurisdiction. This development plan seeks to protect this quality of life as it represents the foundation upon which land use decisions will be based.

Goals supported by the community provide a sound basis for planning and subsequent action. Further, as Planning is a continuous process, periodic review of priorities will provide for later revisions of objectives and land development recommendations. The following goals of the community are distributed into these categories: *Quality of Life, Environment, Housing, Office/Commercial and Industrial*

Industrial

Goal: To promote and expand the Town’s industrial base with high-paying and environmentally friendly industrial, manufacturing and warehousing jobs.

Objectives: Promote new industrial development where adequate utility and transportation infrastructure is provided or could be provided in a cost-effective manner. Promote the adaptive reuse (for manufacturing AND OTHER USES) of any of the Town's existing industrial buildings, when and where feasible. Such sites should be compatible with surrounding land uses.

Coordinate the location of future industrial areas with the Town, County, and State utility and transportation infrastructure networks and with the Land Use Plans of the county and other neighboring jurisdictions.

New buildings and their siting on the property should be of such scale and design so as to improve the quality, character and livability of surrounding areas. Require that utility lines for all new industrial developments be placed underground. Create off-street parking policies that encourage quality design, pedestrian and vehicular safety, and are user-friendly in nature. Use increased parking lot landscaping as a means of improving the aesthetics of industrial developments. Create standards that limit the amount of off-street parking in front yards along major and minor thoroughfares.

Ensure adequate screening of industrial uses from adjacent non-industrial parcels and along the Town's major and minor thoroughfares in such a manner that these uses do not detract from the Town's overall image and that viewsheds from these thoroughfares are protected. Provide transitional land uses or buffers (including natural buffers such as vegetated areas, berms, etc., or commercial or institutional uses) between residential and newly developed industrial areas.

Quality of Life

Goal: To maintain and promote the current high quality of life in the town of Fairview.

Objectives: To retain agrarian based development patterns, where desired, throughout the Town.

Environment

Goal: To promote the preservation and management of open space and natural features of the environment in order to safeguard safety, health, and welfare.

Objectives: To avoid, where possible, destruction of trees, animal species, and landscapes.

To protect environmentally sensitive areas such as floodplains, creeks, and watersheds.

To develop land use regulations that provide for open space preservation.

Housing

Goal: To provide an environment in which every resident within the Town's planning areas has an opportunity for adequate, decent, and safe housing.

Objectives: To maintain the existing quality of residential neighborhoods through enforcement of land use and building codes.

Office/Commercial

Goal: To provide small-scale office and retail developments that provide employment opportunities and serve the everyday retail needs of Fairview area residents.

Objectives: To designate specific and limited areas on the Fairview Future Land Use Map that are located along the Highways 601 and 218 Corridors as well as around select activity nodes. Such areas shall consist of small-scale office and retail developments that are well-planned, aesthetically pleasing and integrate well with surrounding residential areas.

To develop land use regulations that allow for a limited amount of office and commercial development that is in harmony with the goals and objectives of the Fairview Land use Plan.

General Policies:

1. Conditional Use rezonings will be considered more favorably than general rezonings as a means to ensure compatibility of new development with surrounding areas.
2. The Town of Fairview encourages the reservation of land for parks and open space, and will seek the dedication of parkland or fees-in-lieu through the subdivision process.
3. The Town respects private property rights and does not intend to employ eminent domain power for any purpose related to the private development of land.



**Town of Fairview
Planning Board Meeting
April 17, 2018**

The following Planning Board members were present: Nancy Randall, Doug Buchanan, Mike Medlin, Greg Morgan, Rick Pigg, Kelvin Baucom, and Sara Furr

Others present: Ed Humphries, Land Use Administrator / Deputy Clerk; Teresa Gregorius, Town Clerk; Council members Phil Thomas, Patricia Kindley and Gary Wilfong

Public Comments

None

Items of Business

A. Training Session by Bill Duston, N-Focus

Bill Duston presented an interactive PowerPoint training presentation for the Planning Board and Council followed by a question and answer session.

B. Minutes

Kelvin Baucom made a motion to approve the March 20, 2018 minutes. Mike Medlin seconded the motion. Board members Randall, Buchanan, Medlin, Morgan, Pigg, Baucom and Furr voted yes (7-0).

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

Respectfully submitted,

Teresa Gregorius
Town Clerk

Nancy Randall
Chairman

Approved this _____ day of _____, 2018