

Agenda

Town of Fairview



Agenda

Town Council Meeting

March 13, 2017

7:00 pm

(Meeting to be held at the Old Fairview School)

1. Call the meeting to order: ---Mayor Thomas

Invocation
Pledge of Allegiance

- a. Agenda Changes
- b. Approval of Agenda

2. Public Comments / Presentations:**

3. Consent Agenda:

- a) Financial and Tax Reports--- *Report Accepted as Information (including Pending Bills documentation provided at meeting)*
- b) Land Use Report---*Report Accepted as Information*
- c) CRTPO --- *Report Accepted as Information*
- d) Monroe/Union County Economic Development Committee Report--- *Report Accepted as Information*
- e) Approve Council Minutes for February 13, 2017

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4. Items of Business:

Item 1: Conduct Public Hearing for Text Amendment Change #TC 17-003 to add to the Table of Uses in The Fairview Land Use Ordinance the Use: **“Truck Body Fabrication”** Permitted in the following zone by the requirement of “Condition Use Permit” RA-40 (C), HC (C), and by right (Z) in LI. Definition: ‘Truck Body Fabrication’: To make by assembling parts or sections of truck beds to be mounted on truck chassis.

Introduce Text Amendment --- Ed Humphries

Mayor Thomas to open Public Hearing

Public Comments

Mayor Thomas to Close Public Hearing

Item 2: Approve Text Amendment Change #TC 17-003 to add to the Table of Uses in The Fairview Land Use Ordinance the Use: **“Truck Body Fabrication”** Permitted in the following zone by the requirement of “Condition Use Permit” RA-40 (C), HC (C), and by right (Z) in LI. Definition: ‘Truck Body Fabrication’: To make by assembling parts or sections of truck beds to be mounted on truck chassis to include the zoning statement:

“The proposed zoning amendment under consideration is/is not found to be reasonable and consistent with the recommendations of the Town’s adopted comprehensive plan, the Town of Fairview Land Use Plan (Revised August 11, 2014), and the Town of Fairview Land Use Ordinance (effective July 1, 2005)”.

Item 3: Conduct Public Hearing for Conditional Use permit request from Patrick Ferguson to obtain a Conditional Use Permit # CUP 17-004 to change the use on parcel # 08216005F zoned residential RA-40 to RA-40 CUP (Conditional Use Permit). The permit would permit the use of “Truck Body Fabrication” as defined as: To make by assembling parts or sections of truck beds to be mounted on truck chassis with conditions.

Introduce Conditional Use Permit -- Ed Humphries

****this hearing will be conducted in a Quasi-Judicial procedure****

Swear in all people who want to speak

Mayor Thomas to open Public Hearing

Public Comments

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Mayor Thomas to Close Public Hearing

Approve “Finding of Facts”: motion on each:

- 1) The proposed conditional use will not materially endanger the public health or safety;
Motion: the proposed conditional use permit will not endanger the public health or safety because: _____
- 2) The proposed conditional use will not substantially injure the value of adjoining or abutting property;
Motion: the proposed conditional use permit will not substantially injure the value of adjoining or abutting property because: _____
- 3) The proposed conditional use will be in harmony with the area in which it is to be located;
Motion: the proposed conditional use permit will be in harmony with the area in which it is located because: _____
- 4) The proposed conditional use will be in general conformity with the land use plan, thoroughfare plan, or other plan;
Motion: the proposed conditional use will be in general conformity with the land use plan, Thoroughfare plan or other plan because: _____

Item 4: Approve Conditional Use permit #CUP -17-004 for Patrick Ferguson to change the use on parcel # 08216005F zoned residential RA-40 to RA-40 CUP (Conditional Use Permit). The permit would permit the use of “Truck Body Fabrication” as defined as: To make by assembling parts or sections of truck beds to be mounted on truck chassis with the following conditions:

1. *No more than four (4) employees including owner.*
2. *The proposed business will operate from 7:00 am to 5:30 pm (Monday-Friday) and on Saturday from 8:00am to 5:00pm. Emergency repairs may dictate later hours than 5:30 pm but not to exceed 9:00 pm. (These are rare occasions).*
3. *The proposed building 40’X60’ (2400sqft) will be able to be constructed on site and used for the all activates of the business.*
4. *Attached to the proposed building is a shed (40’X 25’) for personal use (store farm equipment and other personal equipment).*
5. *The business builds custom truck bodies as well as reconditioning truck bodies for other uses. The above includes but is not limited to cutting, welding, grinding, machining, painting and assembling.*
6. *The proposed building (2400 sq ft) will be used for the all activates of the business.*
7. *There will be no business related outside storage.*

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8. *There will be adequate parking for all employees. (see site plan)*
9. *All deliveries will be done so using the existing driveway. And I will maintain adequate room for trucks to turn around.*
10. *The maintenance of the driveway will be agreed on by the property owners.*
11. *There will be no business signage on Old Dutch Road West.*
12. *No natural buffers will be removed from the property except to build the addition to the present building. The natural buffer will be approx 63' from the building on all sides. Additional buffering (6' wooden fence) will be added on the southwest side of the property parallel to the building.*
13. *The addition to the building will be insulated as needed to avoid excess sound from the building.*
14. *If or when a paint booth is added the applicant will obtain all necessary State and local permits.*

Item 5: Approve Order granting Temporary Permit # TP 14-037 for six months (new permit will expire September '17) in the name of Gregory Morgan- 6508 Morgan's Cove Road, Monroe, NC 28110. The permit would allow Morgan to add a manufactured home to his property (Parcel #08192012) for the purpose of caring for a relative—under Section 179 of the Fairview Land use Ordinance ---
Ed Humphries

Item 6: Discuss, with possible approval, convey .71acre of property owned by the Town of Fairview (see drawing) to Fairview Fire and Rescue for use in housing fire trucks. Along with this conveyance, the Town of Fairview would agree to convey additional property when needed for an additional sewer drain field if and when the fire department remodels their present building. ---*Eric Freeman, Fairview Fire and Rescue*

Item 7: Park Update

5. Council Comments:

6. Adjournment

**AS A COURTESY, PLEASE TURN CELL PHONES OFF WHILE MEETING IS IN PROGRESS
** Public Comments are limited to 3 minutes**