

FAIRVIEW PLANNING AND ZONING MEETING
APRIL 15, 2008- FAIRVIEW TOWN HALL
6:30PM

The following members were present, constituting a quorum: Vice Chairman Jesse Hargett, Patricia Kindley, Nancy Randall, Eddie Huntley and Dr. John Phifer

Personnel: Land Use Administrator Jason Wager and Town Clerk Jan Carter

Vice Chairman Jesse Hargett opened the meeting. The minutes were discussed. Member Nancy Randall made a motion to accept the minutes. Member Eddie Huntley seconded it. It passed unanimously. Vice Chairman Hargett made a suggestion to change the agenda to put the public comments after the approval of the minutes and before the business of the Board.

PUBLIC COMMENTS:

Cheryl Rushing talked about her sons and 16 acres on Sikes Mill Rd. She wants to put the land in her sons name. She wants some help to do this since they are required to be like a development. Roads would have to be 45 feet. She had talked to Administrator Jason Wager about this. Administrator Wager discussed the streets, engineering, certification and family subdivisions, 2 lots that are needed and easements. The Board asked questions about private driveways and road costs, Vice Chairman Hargett wants to have the land shared. Private roads have to be on DOT standards. Rounding is discussed. Member Randall stated that the roads are good planning. The roads need to be checked by DOT. Member Eddie Huntley wants to help them by giving them some engineers names to help them. Administrator Wager can work on a Text Change to help Fairview. All members want to help families in Fairview, so Administrator Wager will work on the Text Change on Section 220.

OLD BUSINESS:

Update on Flood Language and Statewide Map Adoption Process:
Jason Wager discussed the flood language and maps. New maps will become effective in October of this year. So they need to hold off until August. The October Town Council meeting will be advertised in the paper for a Public Hearing. This would make us part of the Government. Administrator Wager wants the board to take a recommendation to the Council and let them have a Public Hearing. Member Randall discussed some issues on page 14 and 15 and 25 to be corrected item of the Flood Language. With the proviso that the outline numbering be corrected, and that highlighted references on the January 8th, 2008 draft pages 14,15,& 25 be corrected, she made a motion to adopt the Flood Damage Prevention Ordinance. Member John Phifer seconded it and it passed unanimously. There will be a Public Hearing for the Town Council meeting in May to work on this.

TC07-001-PROPOSED TEXT CHANGES FAIRVIEW LAND USE ORDINANCE:

This was discussed next by Administrator Wager and he explained shopping centers, Conditional Usage, design standards, street access, lighting and sidewalk connections.

Member Randall asked some questions about shopping centers and sidewalks. Member Patricia Kindley talked about trees. Other issues discussed were the buildings here at the school that are being used as a warehouse and the tower, trees and parking lots with trees and walking space for stores. Administrator Wager noted that another place for the tower was being looked into. He discussed conditional zoning and developments and Planning Board reviews. Open space dedications for subdivisions and underground utilities were discussed.

CLOSING:

Member Huntley made a motion to close the meeting. Member Phifer seconded it. It passed unanimously.

Respectfully submitted:

Chairman Phil Thomas

Town Clerk Jan Carter