

FAIRVIEW PLANNING AND ZONING MEETING
PLANNING & ZONING BOARD
NOVEMBER 17, 2009- TOWN HALL
6:30PM- Revised

Page 1

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

Personnel: Land Use Administrator Ed Humphries, and Town Clerk Jan Carter

Chairman Phil Thomas opened the meeting at 6:30 pm.

Jesse Hargett made a motion to accept the minutes of the Oct. 2009 meeting. Patricia Kindley seconded it. It passed unanimously.

New Business

Primax Properties, LLC Requesting a rezoning on Parcel #08189012D (#RZ-09-01) to build a Dollar General on the site which is zoned RA40. Union County has approved a water tap and a septic system has been approved. Jonathan Greene with Primax Properties discussed with the Board about project to include the building, landscaping, a turning lane and a long term lease with Dollar General. Mr.Green told the Board that their company requested a B-4 zoning and felt good about it complying with the future land use map. Primax would own the property. Tom Aldridge the owner of the property and Jess Perry also attended and participated in the discussion.

Nancy Randall made a motion to approve this request and to recommend it to the Council.

The proposed zoning 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 (adopted April 18, 2005), and the Town of Fairview Land Use Ordinance (effective July 1, 2005).

Jesse Hargett seconded it. Dr. John Phifer voted against it. All others voted for it. The motion passed.

Old Business:

Ed Humphries discussed Conditional Use Permits, and the different types of conditional uses in Fairview.

Humphries discussed B.B. Haigler's request of CUP-09-02 as compared to rezoning the property with a Conditional Use Permit:

Page 2

The Conditional Use Permit requested by Brian nance on Parcel #08222011F:
And the Hines Farms request for a Conditional Use Permit.

Humphries requested that Mr. Nance withdraw his application for a CUP.

Adjournment:

John Crowell made a motion to close the meeting. Eddie Hudson seconded it. It passed
unanimously.

RESPECTFULLY SUBMITTED:

CHAIRMAN PHIL THOMAS

TOWN CLERK JAN CARTER

Approved _____ of _____, 2009