

Fairview Planning and Zoning Meeting
October 18, 2011
6:30 p.m.
Meeting held in the Fire Department

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

Staff: Land Use Administrator Ed Humphries

Chairman Phil Thomas opened the meeting.

Committee Reports: None

Public Comments: None

Ed Humphries gave the oath of office to: Patti Freeman, who was appointed to fill the vacated term of Eddie Hudson and John Crowell, who was reappointed for another three year term. The oaths of office are located in the Clerk's office.

New Business:

A) Text Amendment #TC 10-010

Ed Humphries explained Text Amendment #TC 10-110. This amendment was sent back to the Board from the Council to clarify what documentation will be used to determine "with proper documentation".

Text Amendment (TC# 10-010)

161 "Special Events" under (D) Changes are: "No permit is required if it is determined by the Land Use Administrator, with proper documentation that the organization is NOT FOR PROFIT and the event is 24 hours or less in duration"

Patti Freeman made a motion to add the following: with proper documentation "**which is the latest 990 forms filed with the IRS**" showing the organization is NOT FOR PROFIT.

John Phifer seconded the motion. All members voted yes (6-0).

B) Text Amendment #TC 11-054

Humphries explained that the town attorney suggested adding an amendment to show where the town obtained addresses to mail to property owners for Public Hearings.

It was decided that Humphries would rewrite the amendment presented and placed on the next agenda (November, 2011).

Text Amendment #TC 11-054 adding to Section 102 (e): Notice shall be given to neighboring property owners by mailing a written notice (to their Union County Tax Parcel address) not later than 10 days before the hearing with, property any portion of which, is located within 500 feet of the lot that is the subject of the application or appeal.

C) Solar Energy Facilities

Humphries presented the draft of the Solar Energy Facilities Text Amendment. Discussion followed with recommended changes. Humphries is to make changes and place the amendment on the next agenda for continued review.

D) Wind Energy Facilities

Humphries presented the draft of the Wind Energy Facilities Text Amendment. Discussion followed with recommendations for changes. Humphries is to make changes and place the amendment on the next agenda for continued review.

Minutes:

John Crowell made a motion to approve the September 20, 2011 Regular Planning Board Meeting minutes. Pattie Freeman seconded the motion. All members voted yes (6-0).

Discussion regarding the meeting place occurred and it was suggested that the Planning Board continue to meet at the Fire Station on a monthly basis. Humphries is to check with the Fire Department for availability.

Jesse Hargett made a motion to adjourn the meeting. Nancy Randall seconded the motion. All members voted yes (6-0).

Respectfully submitted,

Ed Humphries
Land Use Administrator

Phil Thomas
Chairman

Approved this _____ day of _____, 2011.