

**Town of Fairview
Planning and Zoning Meeting
November 15, 2011**

The following members were present: Chairman, Phil Thomas; Vice Chairman, Jesse Hargett; Jon Williams (new appointee); Patti Freeman and Patricia Kindley.

Staff: Land Use Administrator, Ed Humphries

Chairman, Phil Thomas, opened the meeting.

Oath of Office

Jon Williams was sworn in as a new member of the Board (alternate).

Chairman Thomas recognized Bill Thomas (Fairview Councilman). Thomas stated he was pleased with the Board and appreciated what they did.

Bradley Purser (Fairview Councilman) was also recognized and stated how much he appreciated the Board's work.

A) Text Amendment #TC-054

Ed Humphries explained why the Planning Board would like to have this amendment's wording cleared. Humphries presented the new verbiage:

Section 161 "**Special Events**" under (D)
Changes recommended by the Planning Board

No permit is required if:

It is determined by the Land Use Administrator, with the following
documentation; "**the latest 990 forms filed with the IRS and/ or
Certification from the State of North Carolina or the IRS**
showing the organization is **NOT FOR PROFIT**"

Patricia Kindley made a motion to accept the new wording of Text Amendment #TC 11-054 and to present the Amendment to the Council for approval. Patti Freeman seconded the motion. Members present voted yes (5-0).

B&C) Solar Energy Facilities (draft 2)

The Solar Energy Facilities Amendment to the Land Use Ordinance was reviewed. Patti Freeman made a motion to approve the Solar Energy Facilities Amendment; call for a Public Hearing and to present to the Council for approval.

Patti also added the Wind Energy Facilities (draft 2) to the motion. Patricia Kindley seconded the motion. All members voted yes (5-0).

- D)** The Board reviewed the Sign Ordinance Amendment (draft 4). Humphries presented a slide show of signs in Fairview and photos of how signs would look with the new ordinance. Humphries would like to add additional pictures to the slide show and review the ordinance again. Humphries suggested sending the ordinance to the Council in advance for their comments.

Humphries explained that he would bring the sign ordinance amendment back to the Board for recommendations in January or February, 2012, after review from the Council. All amendments will be placed on an agenda with the Council in early 2012.

Humphries explained that Text Amendment TC-10-010 Section 161 “Special Events” under (D) was not approved by Council. The Council suggested that churches and what would be required from them be added. This will be on the December, 2011 agenda.

Patti Freeman made a motion to approve the October 19, 2011 Regular Planning and Zoning Board meeting minutes. Patricia Kindley seconded the motion. All members voted yes (5-0).

Jesse Hargett made a motion to adjourn. Patti Freeman seconded the motion. All members voted yes (5-0).

Respectfully submitted,

Ed Humphries
Land Use Administrator

Phil Thomas
Chairman

Approved this 17 day of Jan, 2012.