

**Planning and Zoning Board  
Town of Fairview  
November 18, 2014**

The following members were present: Chairman, Phil Thomas, Jesse Hargett, John Crowell and John Phifer.

Staff: Land Use Administrator, Ed Humphries

Chairman Thomas opened the meeting.

**Public Comments**

None

**Administrator's Report**

Ed Humphries explained that John Crowell was reappointed by the Council to serve another three year term on the Planning Board. Humphries also explained that the Council passed the Text Change #TC-14-055 recommended by the Planning Board last month (below):

**Text Change # TC-14-054 Article X Section 146,147**

Text Change TC-14-054 -----Table of Uses  
of the Fairview Land Use Ordinance

Amending the Land Use Ordinance to add a Conditional Use Permit ("C")

requirement in the HC category under the following use: (now is Z 'permitted by right').

Truck Terminal or Tractor, Trailer Truck Transfer, Companies/Transfer Lots

**Business**

Humphries explained that a request had been made by Karen and Danny Cable to rezone part of parcel #08195010 to HC (Highway Corridor) with a Conditional Use Permit. The property is located at 6323 Concord Highway and is now zoned RA-40. This request will be used for his trucking business, C&C Grading Services. This is permit request #CUP-14-002. (Note: This request was put on hold until the Land Use Plan could be revised and approved by Council). Humphries explained the conditions. Humphries also reported contacting the NCDOT regarding

the business driveways that connect to Highway 601. The NCDOT did not have recommendations for change with the present use of the property. It was decided that an additional condition be added: "The Fairview Fire Department or Fire Marshall's office to inspect the refueling station" on the property. Chairman Thomas gave an updated report on the SAFER' reports on Trucks and Drivers for C&C Grading and stated there were fewer violations than the national averages with both drivers and vehicles.

Jesse Hargett made a motion to recommend to Council CUP-14-002 to rezone part of parcel # 08195010 to HC – With a Conditional Use Permit with the amended conditions, and call a Public Hearing (Dec 8, 2014) as required by the Land Use Ordinance. John Crowell seconded the motion. Members Thomas, Crowell and Hargett voted to approve. Member John Phifer voted no. The motion passed (3-1).

### **Minutes**

John Crowell made a motion that the October 21, 2014 minutes be approved, as corrected. Members Thomas, Hargett, Crowell and Phifer voted to approve (4-0).

Jesse Hargett made a motion to adjourn. John Phifer seconded the motion. All members voted yes (4-0).

Respectfully submitted,

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Ed Humphries  
Land Use Administrator

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Phil Thomas  
Chairman

**Approved this 20th day of Jan., 2015.**