

Agenda

Town of Fairview



Agenda

Town Council Meeting

October 11, 2022

6:30 pm

Meeting will be in the Fairview Town Hall Meeting Room

1. Call the meeting to order: ---Mayor Thomas

Invocation
Pledge of Allegiance

- a. Agenda Changes
- b. Approval of Agenda

2. Public Comments / Presentations:**

3. Consent Agenda:

- a) Financial and Tax Reports--- *Report Accepted as Information (including Pending Bills documentation provided at meeting)*
- b) Land Use Report---*Report Accepted as Information*
- c) Fund Balance Worksheet 2022-2023 --- *Report Accepted as Information*
- d) Fairview Park Event September Draft Minutes (*Minutes Accepted as Information*)
- e) Fairview Park Facility September Draft Minutes (*Minutes Accepted as Information*)
- f) Planning Board September Draft Minutes (*Minutes Accepted as Information*)
- g) Approve Council Minutes for September 13, 2022

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h) Approve October 2022 Domestic Violence Awareness Proclamation

4. Items of Business:

Item 1: Discuss Major Development Permit, Eagle Ridge, #MDP 22-077

Major Development Permit, Eagle Ridge, #MDP 22-077 requested by Ben Russell, Pinnacle Homes to develop nine (9) lots zoned RA-40 on 22 acres located on Old Ferry Road, Parcel #08120025B --- *Ed Humphries*

Mayor to Open Public Hearing

(Swearing in of anyone that wishes that wants to speak to the issue)

Public Comments

Mayor to Close Public Hearing

Approve “Finding of Facts”: Motion on Each:

1. The proposed special use will not materially endanger the public health or safety because _____.
2. The proposed special use will not substantially injure the value of adjoining or abutting property because _____.
3. The proposed special use will be in harmony with the area in which it is to be located because _____.
4. The proposed special use will be in general conformity with the land use plan, thoroughfare plan, or other plan because _____.

Decision: Major Development Permit, Eagle Ridge, #MDP 22-077 requested by Ben Russell, Pinnacle Homes to develop nine (9) lots zoned RA-40 on 22 acres located on Old Ferry Road, Parcel #08120025B.

“Motion to approve would include any conditions and the following statement”:
The proposed zoning amendment under consideration is/is not found to be reasonable and consistent with the recommendations of the Town’s adopted comprehensive plan, the Town of Fairview Land Use Plan (Revised March 9, 2021), and the Town of Fairview Land Use Ordinance (effective July 1, 2005)

Item 2: Discuss Non-Conforming (Special Use Permit) NC 22-075

Non-Conforming (Special Use Permit) NC 22-075 requested by Jerry Connell, to build an 800 sq. ft. home zoned RA-40 on 4.6 acres located at the end of Joe Lee Helms Road, Parcel #08219007F --- *Ed Humphries*

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Mayor to Open Public Hearing

(Swearing in of anyone that wishes that wants to speak to the issue)

Public Comments

Mayor to Close Public Hearing

Approve “Finding of Facts”: Motion on Each:

5. The proposed special use will not materially endanger the public health or safety because _____.
6. The proposed special use will not substantially injure the value of adjoining or abutting property because _____.
7. The proposed special use will be in harmony with the area in which it is to be located because _____.
8. The proposed special use will be in general conformity with the land use plan, thoroughfare plan, or other plan because _____.

Decision: Non-Conforming (Special Use Permit) NC 22-075 requested by Jerry Connell, to build an 800 sq. ft. home zoned RA-40 on 4.6 acres located at the end of Joe Lee Helms Road, Parcel #08219007F.

“Motion to approve would include any conditions and the following statement”:
The proposed zoning amendment under consideration is/is not found to be reasonable and consistent with the recommendations of the Town’s adopted comprehensive plan, the Town of Fairview Land Use Plan (Revised March 9, 2021), and the Town of Fairview Land Use Ordinance (effective July 1, 2005)

Item 3: Appoint New Members to the Planning Board Committee

Sharon Clontz as a regular member with term expiring October 2025 and
Rodney Stephens as an alternate member with term expiring October 2025 --- *Ed
Humphries*

5. Council Comments:

6. Adjournment

AS A COURTESY, PLEASE TURN CELL PHONES OFF WHILE MEETING IS IN PROGRESS

**** Public Comments are limited to 3 minutes**