



# **Town of Fairview**

## **PLANNING AND ZONING BOARD**

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### **Agenda**

**May 20, 2025 @ 6:00 p.m.**

**Meeting will be at Fairview Town Hall Meeting Room**

- 1. Roll Call and Determination of Quorum --- Chairman Buchanan**
- 2. Items of Business:**
  - 2.A. Update Ordinance and Land Use Plan
  - 2.B. Update Macon Family Farm
  - 2.C. Update Hudson Brothers Property
  - 2.D. Update Park and Old Fire Department Property
- 3. Approval of Minutes:**
  - 3.A. Regular minutes of December 17, 2024
- 4. Public Comments**
- 5. Adjournment**



**Town of Fairview  
Planning Board Meeting  
December 17, 2024**

**1. Roll Call and Determination of Quorum --- Chairman Buchanan**

The following Planning Board members were present: Chrisie Black, Doug Buchanan, Sharon Clontz, Mike Medlin, Josh Presley, Bill Thomas, Fred Rogers (Alt.). Absent: Greg Morgan and Rodney Stephens (Alt.)

Others present: Ed Humphries, Land Use Administrator/Deputy Clerk; Teresa Gregorius, Town Clerk and Spencer Cox, Administrative Assistant

**2. Public Comments - None**

**3. Items of Business:**

**3.A. Discuss Rezoning and Conditional-Special Use Permit #24 097**

Ed Humphries presented two requests from Rodd and Rita Price for a

1. Conditional - Special Use Permit to subdivide parcel #08225012C into two parcels
2. The new parcel (6 acres) be zoned L-I.

The new parcel will be used as contractor offices and storage yard. The use is permitted in L-I to operate "Contractor Offices and Storage Yard".

The request includes the following conditions:

- The building to be up to 60' x 60' structure and must be approved by County Building Standards (3600 sq. ft.)
- Up to 15 employees (over a period of time)
- Times of operations -- 6 am to 9 pm
- Building can be anywhere on the property with requirements per the ordinance depending on where septic is located
- Area not used in the operation will continue to be farmed
- Parking, lighting and storm water requirements will be per the ordinance
- Proper fencing and gates will be installed per the ordinance
- Lean-to on either side of the building can be up to 60' x 40' (both sides of the building) (4800 sq. ft.)

- Any approval is contingent on all permits being obtained

Mr. Humphries reviewed questions and answers (Exhibits A & B) that had been discussed at the community meeting and the Board discussed.

Doug Buchanan made a motion to recommend approval to the Council that parcel #08225012C be divided into 2 parcels, one being 4.6 acres that will continue to be zoned RA40 and the other parcel, 6 acres, will be zoned LI (Light Industrial). Josh Presley seconded the motion. Board members Black, Buchanan, Clontz, Medlin, Presley, Thomas, Rogers (Alt) voted yes (7-0).

Doug Buchanan made a motion to recommend approval to the Council that the rezoned LI 6 acre parcel will have a Conditional Special Use permit #24 097 and will be used as contractor offices and storage yard to include the following conditions:

- The building to be up to 60' x 60' structure and must be approved by County Building Standards (3600 sq. ft.)
- Up to 15 employees (over a period of time)
- Times of operations -- 6 am to 9 pm
- Building can be anywhere on the property with requirements per the ordinance depending on where septic is located
- Area not used in the operation will continue to be farmed
- Parking, lighting and storm water requirements will be per the ordinance
- Proper fencing and gates will be installed per the ordinance
- Lean-to on either side of the building can be up to 60' x 40' (both sides of the building) (4800 sq. ft.)
- Any approval is contingent on all permits being obtained

Bill Thomas seconded the motion. Board members Black, Buchanan, Clontz, Medlin, Presley, Thomas, Rogers (Alt) voted yes (7-0).

#### **4. Approval of Minutes:**

Doug Buchanan made a motion to approve the June 18, 2024 minutes. Mike Medlin seconded the motion. Board members Black, Buchanan, Clontz, Medlin, Presley, Thomas, Rogers (Alt) voted yes (7-0).

#### **5. Adjournment**

Doug Buchanan adjourned the meeting.

Respectfully submitted,

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Teresa Gregorius  
Town Clerk

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Doug Buchanan  
Chairman