

Fairview Planning and Zoning Meeting
August 16, 2011
6:30 p.m.

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

Staff: Land Use Administrator, Ed Humphries

Chairman Thomas opened the meeting.

Committee Reports: None

Public Comments: None

New Business

Ed Humphries explained a request from Evan Crook to obtain a Conditional Use Permit (#CUP 11.043) to operate an auto repair, body work shop and towing operation on Parcel #08222011 (7305 Brent Haigler Road). This property is zoned as A Conditional Use District and requires a Conditional Use Permit with a change of use. The parcel is owned by B.B. Haigler. The property has been used by H&H Farm Equipment until August 1, 2011.

The applicant is setting the following conditions on the requested permit:

Conditions for CGS #CUP 11.043

Evan Crook

1. Auto Repair – Building #1. Office auto repair for cars and light duty trucks and small equipment. No big trucks. No car sales.
2. Auto Body Work – Building #2. Light body work
3. Storage – Building #3. Supplies and equipment inside storage
4. Paint Shop – Building #4. Certified paint shop for body shop
5. Towing – Fenced Area #5. Constructed by September, 2013. Area used to store vehicles 100' X 100' in size, privacy fence 6' in height with 3 layers of barbwire. Area will be used for vehicle storage.
6. Sign on building only
7. No additions to present footprint



B.B. Haigler stated there would not be a “junk yard” on the property.

Phil Thomas suggested the following condition be added:

All electrical wiring, lights, switches, etc. in the spray paint area must be UL listed for Class I, Division 1 hazardous locations (per NFPA 70 National Electrical Code definitions). Construction and protection of spray finishing facilities must comply with NFPA 33, Spray Application Using Flammable or Combustible Materials, 2011 Edition.

Nancy Randall made a motion to recommend approval of the request by Evan Crook, Permit #CUP 11.043 to the Town Council and have the Public Hearing scheduled. The motion will include the following conditions agreed to by Mr. Crook:

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Evan Crook

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8. All electrical wiring, lights, switches, etc. in the spray paint area must be UL listed for Class I, Division 1 hazardous locations (per NFPA 70 National Electrical Code definitions). Construction and protection of spray finishing facilities must comply with NFPA 33, Spray Application Using Flammable or Combustible Materials, 2011 Edition.

The motion also includes the following zoning statement:

The proposed conditional use permit under consideration **is** found to be reasonable and consistent with the recommendations of the Town’s adopted comprehensive plan, the Town of Fairview Land Use Plan(Revised September 13, 2010), and the Town of Fairview Land Use Ordinance (effective July 1, 2005)

Jesse Hargett seconded the motion. All members present voted yes (5 – 0).

Ed Humphries gave an update on the Sign Ordinance.

There was a discussion regarding the proposed Solar Energy Amendment.

It was agreed that the amendment should have more conversation. The requirement of not permitting solar panels in the front yard will be removed.

Nancy Randall made a motion to approve the minutes of July 19, 2011. Patti Freeman seconded the motion. All members voted yes (5 – 0).

Patti Freeman made a motion to adjourn. Nancy Randall seconded the motion. All members voted yes (5 – 0).

Respectfully submitted,

Ed Humphries
Land Use Administrator

Phil Thomas
Chairman

Approved this 20 day of Sept, 2011.

