

**Town of Fairview
Planning & Zoning Meeting
January 17, 2012**

The following members were present: Chairman, Phil Thomas; Vice Chairman, Jesse Hargett; Nancy Randall; Patricia Kindley; Patti Freeman and John Phifer.

Staff: Land Use Administrator, Ed Humphries

Chairman Phil Thomas opened the meeting.

Chairman Thomas indicated that there were two agenda changes:

1. Election of Officers for 2012
2. Zoning Request #C-12-002, Hopewell Baptist Church

Zoning Request C-12-002, Hopewell Baptist Church

Ed Humphries explained that Hopewell would like to open a food pantry located at 8002 Concord Highway, property owned by Vickie McAllister. The 1500 square foot building is non-conforming and is zoned residential. Humphries explained that there was not a use in the table of uses that would fit a food pantry. Humphries suggested that a parallel text amendment (TC-12-001) would need to be done first. Suggested text amendment:

Charitable Organizations

Non-profit organizations which are supported primarily by charity and whose principle function is the performance of charitable works or religious activities. This definition should include but not limited to: churches, mosques, synagogues or other religious institutions. Not included in this definition are social organizations and clubs.

Table of uses: Conditional Use Permit required in all Residential Zones (C)
Permitted by Right (Z) in all other zones

Lee Pigg, Pastor of Hopewell, explained how the food pantry would operate. The following conditions were offered:

1. Applicant feels the property has sufficient parking for this use
2. Primary use of building will be for food storage and supplies
3. Use will include packing backpacks on Wednesday night around 7:00 pm to be delivered to Fairview Elementary School.
4. Truck will be limited to one main delivery per month with the occasional pickup truck or car delivering food items.
5. There will be little week-end (if any) activity.
6. When sign is needed- the sign ordinance will be followed
7. The Food Pantry will have set hours of operation and will be by appointment only

Example—Tuesday from 12 noon to 4:00pm

Pastor Pigg and the Board discussed the conditions and the planning board suggested these changes; see below:

Conditions for Conditional Use Permit # C-12-002 Hopewell Baptist Church

1. Applicant will maintain sufficient parking for the use of a food pantry
2. Primary use of the building will be for food storage and supplies.
No sales or promotions are allowed on the site.
3. Use will include packing backpacks of food to be delivered to local schools.
4. Deliveries will be limited to one main delivery per month with the occasional smaller vehicle deliveries.
5. When a sign is needed, the sign ordinance will be followed.
6. The food pantry will have set hours of operation and will be by appointment only.

Approved by Fairview Planning Board Jan. 17, 2012

Nancy Randall made a motion, recommending to the Council the request by the Town of Fairview to amend the Land Use Ordinance (**Permit # TC-12-001**) to add the Use of **Charitable Organizations** to the Table of Uses.

The use would require a Conditional Use Permit in all Residential zones and would be allowed by right in all other zones.

and call for a Public Hearing; and with zoning statement:

The proposed zoning amendment 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)

Patti Freeman seconded the motion. All members voted yes (6-0).

Jesse Hargett made a motion recommending a request by Hopewell Baptist Church for a **Conditional Use Permit (Permit #C-12-002)** to operate a **Food Pantry** on Parcel # 08186009B. Property is located at 8002 Concord Highway Monroe 28110. to the council, call for the Public Hearing and to include the following statement:

The proposed zoning amendment 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)

And to Include the following **conditions**:

1. Applicant will maintain sufficient parking for the use of a food pantry
2. Primary use of the building will be for food storage and supplies.
No sales or promotions are allowed on the site.
3. Use will include packing backpacks of food to be delivered to local schools.
4. Deliveries will be limited to one main delivery per month with the occasional smaller

vehicle deliveries.

- 5. When a sign is needed, the sign ordinance will be followed.
- 6. The food pantry will have set hours of operation and will be by appointment only.

John Phifer seconded the motion. All members voted yes (6-0).

Minutes

Jesse Hargett made a motion to approve the minutes of the November 15, 2011 meeting with corrections. Patricia Kindly seconded the motion. All members voted yes (6-0).

Election of Officers for 2012

Jesse Hargett made a motion to elect Phil Thomas as Chairman for 2012. Patti Freeman seconded the motion. Nancy Randall made a motion to elect by acclamation. John Crowell seconded the motion. All members voted yes (6-0).

Patti Freeman made a motion to elect Jesse Hargett as Vice Chairman. John Crowell made a motion to elect by acclamation. Patti Freeman seconded the motion. All members voted yes (6-0).

Patti Freeman made a motion to adjourn. Nancy Randall seconded the motion. All members voted yes (6-0).

Respectfully submitted,

Ed Humphries
Land Use Administrator

Phil Thomas
Chairman

Approved this _____ day of _____, 2010