

Fairview Planning and Zoning Meeting
June 21, 2011
6:30 p.m.

The following members were present, constituting a quorum: Chairman, Phil Thomas; Vice Chairman, Jesse Hargett; Patricia Kindley, Nancy Randall, John Crowell, John Phifer, Ed Huntley and Patti Freeman

Staff: Land Use Administrator, Ed Humphries

Chairman Thomas opened the meeting.

Public Comment – None

Committee Reports – None

New Business

- A. Request by Vickie McAlister to rezone parcel #0816009B from RA-40 to B-4 (address is 8002 Concord Highway).

Land use Administrator explained the Request #RZ-11-034. Vickie McAlister wants to rent her property that formerly operated as the Fairview Florist. The property has not been used as a business for approximately two years. The applicant has chosen to apply for a B-4 zoning which allows anything permitted in B-4 per our Table of Uses. The applicant stated that this property would remain business property and the applicant would like the flexibility of B-4 uses for the future. Because the property is located on Highway 601 and has the same characteristics as office-commercial in the Future Land Use Plan, staff recommended the request by McAlister be recommended for approval to the Council.

Jesse Hargett made the motion to approve Permit #RZ-11-03 for Vickie McAlister and include the following statement:

The proposed zoning 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)

Nancy Randall seconded the motion. All members voted yes

- B. Mary A Rash is requesting a Conditional Use Permit (CUP-11-136) to place a manufactured home on a five acre lot (Parcel #08183005) per the following conditions:

1. The applicant will follow all the requirements in the Fairview Ordinance in setting up a double wide manufactured home on the Parcel #08183005.
2. The applicant will subdivide Parcel #08183005, creating a new five acre lot for the home and the CUP will be subject to the survey being recorded.
3. The applicant is requesting to use a well, septic tank and driveway already on the property.
4. The applicant is requesting that she be allowed to use the footings that are on the property previously used for a home located on the property that has been removed. The underpinning of the new home will be brick.

5. The applicant will provide the new lot with proper easements to access a public road (Old Dutch – East).
6. The applicant is requesting that the double wide face the interior of the property, with the established driveway.
7. The applicant is requesting the size of the manufactured home be 1066 square feet rather than the required 1200 square feet. The home being replaced was approx this size.

Staff recommended approval of #CUP 11-136.

Jesse Hargett made a motion with a second from Patricia Kindley to recommend approval of Permit #CUP-11-036, a request from Mary Rash to put a double wide manufactured home on a separate five acres lot on her property 08183005.

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)

Ed Huntley seconded the motion. All members voted yes.

Other Business

Land Use Administrator Humphries suggested the Planning Board Review: the sign Ordinance; Solar Facilities on Residential Property and Wind Energy Facilities, and add appropriate regulations to the Land Use ordinance. Humphries gave examples to the Board.

Board Comments

Nancy Randall asked that we look at Cabarrus County's sign ordinance. Jesse Hargett asked that we look at non-conforming signs.

Minutes

Nancy Randall made a motion, seconded by John Phifer to approve the January 18, 2011 minutes as amended. All members voted yes.

Patricia Kindley made a motion, seconded by Nancy Randall to approve the May 17, 2011 minutes. All members voted yes.

Other comments

There was discussion concerning how the town arranged Required Public Hearing dates. Humphries explained the process.

Ed Huntley made a motion, seconded by Nancy Randall to petition the Council to change the way we are currently scheduling Required Public Hearings by having the Land Use Administrator arrange the Public

Hearing at the earliest possible meeting of the Council after the Planning Board has reviewed the request, and has given a recommendation to the Council.

This change would apply to public hearings as required in the Land Use Ordinance.

This process could change the length of a rezoning request from three to two months to obtain approval.

All members voted yes.

Hearing no other business, Nancy Randall made a motion to adjourn the meeting. Pattie Freeman seconded the motion. All members voted yes.

The meeting was adjourned.

Respectfully submitted,

Ed Humphries
Land use Administrator

Phil Thomas
Chairman

Approved this 19 day of July, 2011.