

Town of Fairview
Planning and Zoning Board Meeting
May 20, 2014

The following members were present: Chairman Phil Thomas; Nancy Randall; Jesse Hargett and John Crowell.

Staff: Land Use Administrator, Ed Humphries

Chairman Thomas opened the meeting.

Public Comment

There was no public comment at the first of the meeting.

Land Use Administrator Report

The Council held a final budget workshop at its last meeting, calling a Public Hearing on June 9, 2014. Jerry Clontz stated that he would like to see Fairview set aside some money to help extend water lines in Fairview.

Review of Future Land Use Plan

Ed Humphries stated that he felt it was important to review the (written) ‘Fairview Land Development Plan’ to ensure its objectives were still valid. It was decided to add the following statements to our plan from the Unionville Plan:(See Exhibit A)

Humphries distributed copies of the City of Belmont and Town of Marshville’s Land Use Plan (Exhibit B&C) to show the Board an example of what other towns did and what ours would look like one day. For discussion, Humphries also distributed copies of the Fairview Plan with his recommendations of how Fairview could be updated.

After discussion, a proposed Land Use Map was presented. Humphries will revise the map and present it at the next meeting for approval. The recommended update of the Future Land Use Plan would be presented to Council at their July meeting.

Other items discussed:

- It was agreed a text change (associated with the Cable request) be presented to Council would be to change the HC “Z” to HC “C” in the following category: “Truck Terminal or Tractor Trailer Truck Transfer companies / Transfer Lots”. This will be presented to the Council at their August meeting. (See Exhibit D)

- It was recommended that the Cable rezoning request to HC Conditional Use Permit application be presented to the Planning Board in August and be heard by the Council in September.
- Humphries is to contact NCDOT to have an engineer look at the Cable Property to determine if turning lanes should be added or driveways should be enlarged.
- Humphries is to contact Chris Plate with the Monroe-Union county Economic Development and ask if he will speak to the Board.
- Humphries is to contact the UCPO to see if a representative will meet with the Board to talk about the future of water and sewer in Fairview.
- It was decided to change the June 17 meeting to June 24 due to vacation schedules.

Minutes

Nancy Randall made a motion to approve the minutes of April 15, 2014 as amended. Jesse Hargett seconded the motion. All members voted to approve (4-0).

Chairman Thomas adjourned the meeting.

Respectfully submitted,

Ed Humphries
Land Use Administrator

Phil Thomas
Chairman

Approved this 17th day of June, 2014.