

Fairview Planning and Zoning Meeting
September 20, 2011
6:30 p.m.

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

Staff: Land Use Administrator, Ed Humphries

Committee Reports: None

Public Comments: None

New Business

Ed Humphries explained the request from Anthony Taggio for a Conditional Use Permit (Permit #CUP-11-050) to build a kennel/boarding facility for dogs on approximately two acres located on Parcel #08192011C.

Mr. Taggio's property is zoned RA-40 and a kennel is permitted in that zone with a Conditional Use Permit. Mr. Taggio offered the following conditions:

Conditions for Kennel/Boarding Facility: Taggio

1. Kennel will house up to 20 dogs on approx 2 acres.
2. Facility will be 2,000 sq ft in size with required parking.
3. Facility will have a public restroom and will have Heat and Air.
4. The facility will be insulated for noise control.
5. The facility will have its own well and Septic tank.
All waste will be put into a dumpster and be removed weekly.
6. A 6' fence will be installed around the facility to keep dogs in a specific area and to keep unwanted animals out.
7. The business will not accept aggressive animals to be boarded.
8. Will plant bushes and shrubs surrounding the property to help minimize the noise but also to add beauty to the property.
9. Hours of operation will be Monday-Saturday from 7:00am to 7:00pm.
10. Sundays will be by appointment only to pick or drop off animals.

Mr. Taggio presented a drawing of the kennel and a drawing of approximately where it would be located. Mr. Taggio did not provide a survey, stating he did not want to go to that expense without having an indication the request would be approved.

The Planning Board had questions regarding: the lack of a survey and site plan; Health Department or State Requirements that govern kennels; the noise factor of the kennel and 20 dogs; employees that Mr. Taggio would have; signage for the business and in general, what the application requires an applicant to provide.

Patti Freeman made a motion to table the request from Mr. Taggio until next month in order to give Mr. Taggio time to provide the necessary information to the Board. Patricia Kindley seconded the motion. All members voted yes. (7-0).

Sign Ordinance Amendment

Ed Humphries reviewed sections of the Amendment, asking for input from the Board. Humphries stated that he would bring back a revised draft to the October meeting for review. He also stated that he would include some photos of the various signs in the amendment.

Minutes

Jesse Hargett made a motion to approve the August 16, 2011 Regular Meeting minutes with corrections. Patti Freeman seconded the motion. All members voted yes (7-0).

John Phifer made a motion to adjourn. Nancy Randall seconded the motion. All members voted yes (7-0).

Respectfully submitted,

Ed Humphries
Land Use Administrator

Phil Thomas
Chairman

Approved this 18 day of Oct, 2011.