

FAIRVIEW PLANNING AND ZONING MEETING
July 21, 2009- TOWN HALL
6:30PM

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

Personnel: Land Use Administrator Ed Humphries, Town Clerk Jan Carter
And Jana Finn with Centralina.

Chairman Phil Thomas opened the meeting at 6:30pm with a quorum. The minutes were discussed for March 17, and June 2nd. Jesse Hargett made a motion to accept the minutes for March 17. Nancy Randall seconded it. It passed unanimously. Nancy Randall made a motion to approve the June 2nd minutes. Jesse Hargett seconded it. It passed unanimously.

Chairman Phil Thomas mentioned the Greenhouse place on Hwy 601. Jana Finn, Administrator, talked to the Board about this. This is garden supplies. The property is bonified farm. The owner has fixed the business. She noted that the Conditional Use Permit for the Rocky River Subdivision was unanimously approved by the Council. The 2 year Vesting was approved by the Council also.

Ed Humphries, Administrator, talked to the Board. Jana Finn is working with him to train him. He will work part time and attend the minutes. The Town has a contract with Centralina. The Board expressed the growth of rural Fairview with Mr. Humphries. They discussed email addresses.

Chairman Thomas brought up some Text Changes. Jana Finn discussed the Shopping Centers and commercial issues. Rezoning could happen. John Crowell noted that Hwy 218 and Hwy 601 now has a gas line going through it. Parking lots and driveways issues were discussed. Nancy Randall discussed how LEED-Leadership in Energy and Environmental Design) standards should be incorporated into the shopping center ordinance. Ideas discussed included requiring a certain percentage of parking areas being constructed on permeable surfaces, reducing the amount of parking area or placing a maximum limit on parking areas, using cisterns to collect water for irrigation. The Board discussed the Text Changes in Section 15, trees and landscaping, stucco and artificial stucco on D1, and sidewalk connection between buildings and consistency in design, material and color for unified site presence on Number II. Ed Humphries, Administrator, talked about some architectural guidelines. After some more discussions on the edits and the wording of the Text Changes, The Board wanted some other changes with Ed Humphries' help. The Board requested that the new Administrator Ed Humphries bring a modified shopping center ordinance to the next meeting that would

include required environmental standards, green design for structures and internal tree and streetscape design standards. Facing of the buildings and directions on 3b were discussed. The Board wants a change in 3b wording. At the next meeting they will discuss trees and leaves and other issues and make some other changes.

Nancy Randall made a motion to close the meeting. Patricia Kindley seconded it and the motion passed and the meeting closed.

RESPECTFULLY SUBMITTED:

CHAIRMAN PHIL THOMAS

TOWN CLERK JAN CARTER