

FAIRVIEW PLANNING AND ZONING MEETING
Minutes
SEPTEMBER 15, 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 and Dr. John Phifer

Staff attending: Land Use Administrator Ed Humphries, Town Clerk Jan Carter

Chairman Phil Thomas opened the meeting. The minutes for August were discussed. Nancy Randall made a motion to accept the minutes. Dr. John Phifer seconded it. It passed unanimously.

Old Business:

Administrator Humphries presented proposed Text Change for Shopping Center-First Draft. Administrator Humphries discussed certain areas of the amendment and how they were written to include things that had been discussed at earlier meeting.

The Board and Administrator discussed the draft and made some changes in the following areas:

Table of uses, the use of hard coat stucco and stone and other building material requirements, technology changes and how they could affect uses, landscaping designs and the approval process, horizontal length of building with minimal features, lighting requirement (Section 242 and 243), two rows of off street parking in relation to buildings, parking requirements, conditional uses, approved certification programs, typos and missed spelled works.

Administrator Humphries indicated that these changes would be incorporated in the Second Draft which would be reviewed at the next meeting.

New business: None

Administrator Ed Humphries discussed items that were coming up in the future months:

The greenhouse business on Hwy 601 which will be asking for a conditional use permit to expand their operation to a greenhouse/garden center. The zoning would remain the same (bona fide farm-RA-40).

A local property owner wants to request a non-conforming use be rezoned to LI. It is now a bona fide farm-RA-40. This will be presented as a rezoning with a conditional use permit.

Administrator Humphries stated that four members of the Planning Board's term will expire in September 2009 (Thomas, Huntley, Randall and Hudson). Humphries has asked these members if they would like to be considered for reappointment. Each said they would like to be reappointed. These names will be presented to the Council at its October 19th meeting.

Closing

Nancy Randall made a motion to adjourn the meeting which was seconded by Patricia Kindley and it passed unanimously.

The meeting was adjourned.

RESPECTFULLY SUBMITTED:

CHAIRMAN PHIL THOMAS

TOWN CLERK JAN CARTER