

FAIRVIEW PLANNING AND ZONING MEETING  
DECEMBER 18, 2007 – 6:30PM  
7514 CONCORD HWY.

The following members were present, constituting a quorum: Chairman Phil Thomas, Vice Chairman Jesse Hargett, John Crowell, Patricia Kindley, Nancy Randall, Eddie Huntley, Dr. John Phifer

Personnel: Land Use Administrator Jason Wager, Town Clerk Jan Carter

Chairman Phil Thomas opened the meeting at 6:40pm. The minutes were discussed. Nancy Randall made a motion to make a change on page 3. Jesse Hargett seconded it. Eddie Hudson made a motion to accept the minutes for the last 3 meetings. Jesse Hargett seconded it. It passed unanimously.

**Old Business: C-07-004 Consideration of Conditional Use Permit Application for Old Ferry Road Major Subdivision**

Jason Wager reported that this is a revised plan. He passed out procedures and information required for approval of large subsurface wastewater systems, and he explained these issues:

- Water and sewer systems and On Site Wastewater
- Information on the internet about wastewater system maintenance issues
- Homeowners Associations and maintenance issues
- Public private utility and Environmental health

Bill Finner with Envirotech explained the agreement of the Tri Party agreement. The developer, the County and the Homeowners are the tri-party. An agreement can be found on the web site and other issues were sanitary sewage, regulatory agency approval and brick houses.

Nancy Randall made a motion to accept the C-70-004 with the conditions that they discussed earlier. John Phifer seconded it. It passed unanimously.

**Union County Public Schools Standardized Zoning Regulations**

Mr. Don Hughes Facilities Director for Union County Public Schools explained these items that are for all schools.

- The County is growing and schools budget for the future is hard to know.
- Zoning regulations are for all the County and all towns are asked to sign an MOU for the schools.
- Streamlining the requirements for new schools, such as land and buildings.
- Metal siding buildings and the powerpoint and sidewalks for the schools.
- Lighting for the football stadium and restrictions for lights.
- Metal siding and installation that is necessary (synthetic stucco) (EIFS), Exterior Finish Systems.
- Asbestos siding is not used anymore.

Two story schools and high performance schools and mobile homes  
Signs that are at schools are not facilities standards  
Trees and buffers for the trees and fences  
Parking and ball fields and trees in parking lots.

After some discussions, Jason Wager asked if the Board would change it to “By Rights”  
He discussed these standards. Conditional zoning was brought up and a public meeting  
would be necessary. He talked about a public input session. Text changes can be done  
anytime. This will go back to the Town Council after January 2008. Jason Wager will  
make the text changes and bring them to the next meeting. Exterior football lights at  
schools were discussed, because residents don’t like the lights. A time limit can be set up  
for the lights for the ball fields.

APFO-Lee Jenson will be at the January 15th meeting of the Board.  
TC-07-001 Proposed Revision to LUO text will be discussed next month.

**New Business: Elections for Chairman and Vice Chairman per Section 24 of the  
LUO.**

Nancy Randall made a motion to have Phil Thomas as Chairman. Patricia Kindley  
seconded it. It passed unanimously.

John Crowell made a motion to have Jesse Hargett as Vice Chairman. Patricia Kindley  
seconded it. It passed unanimously.

Public comments  
There were no people present.

Closing  
Jesse Hargett made a motion to close the meeting. John Crowell seconded it. It passed  
unanimously.

Respectfully submitted:

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Phil Thomas-Chairman

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Jan Carter-Town Clerk