

FAIRVIEW PLANNING & ZONING BOARD MEETING
TUESDAY, JULY 31, 2007
6:30PM – Bethlehem Presbyterian Church

The following members were present, constituting a quorum: Vice Chairman Jesse Hargett, John Crowell, Eddie Hudson, Nancy Randall, Patricia Kindley, Patti Freeman And Dr. John Phifer

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

Others: Bobby Pittenger, Elizabeth Long, Alan Biggers, Bill Dustin, Mike Clontz and Tilden and Vivian Belk

Vice Chairman Jesse Hargett opened the meeting. The minutes were discussed. Patricia Kindley made a change on the second page. John Crowell made a motion to approve the minutes. Patricia Kindley seconded it. It passed unanimously

New Business

Jason Wager, Land Use Administrator, presented a subdivision plat proposed by Alan Biggers. He stated that in addition to plat approval, a Conditional Use Permit would also need to be used by the Town Board. Adjacent properties owners were informed about this subdivision by letters. This Board's recommendation will be given to the Council at the next meeting and then there may be a public hearing. He put up the site plan map for everyone. This is 20 acres for 8 lots. He next discussed these conditions: lot layouts, the use of bricks of the houses, garages for 2 cars, no manufactured houses, trees surveys and protecting trees, fences, electric lines that are to be buried underground and equipment usage. Alan Biggers talked to the Board about his land. His son John Biggers wants to build on that property. He noted that the rules are very strict. DOT has approved the asphalt roads. He discussed the conditions that Jason Wager had gone over. Jason asked the board if these issues will be approved. Mr. Biggers discussed the time it would take to build the house. (# 5 is taken off.) Jason next discussed what the engineer had provided to him. The site distance was discussed. The state will put in street signs. Nancy Randall discussed the road safety. John Crowell noted that lots abutting 601 shall not plant scrubby or vegetation that impedes the drivers sight. Then they discussed fences. All houses shall be full brick.

Vice Chairman Jesse Hargett asked for commits from the public. Trees and septic fields were discussed along with utilities that are on the Cul-de-sacs. Discussion on the plat endured. Mr. Biggers noted that he asked for water, but he was told it would be 20 years. Drainfields in #4 were discussed. Trees in drainfields are to be protected.

Major Development Permits was discussed. Jason Wager next explained these items: the sight distance, the engineer M.J.'s notes, zero percent grade and DOT approval. Nancy

Randall made a motion to approve to the Council the COP and MDP as prepared except that Condition #5 be removed. John Crowell Seconded it. It passed unanimously.

Shopping Centers #1

Bill Duston presented proposed text on shopping centers. He discussed the three classes of shopping centers. He discussed Commercial buildings, shopping centers examples, strip shopping centers, B1 is central business, B3 is office commercial, B4 is general commercial, signs, screening, parking lots, sidewalks and other issues.

They discussed the shopping centers Class A, supplemental regulations, performance aesthetic criteria, unified and design. Conditional zoning was discussed. Ten thousand square ft. may not be performance criteria. Supplemental regulations on all shopping centers would all be conditional use. Jason suggested that the Board adopt Conditional Use threshold criteria. Parking layouts were discussed again. The Planning Board asked that text be revised to address the following criteria in shopping centers.

Parking

Shiny metals

Building materials

Landscaping

Conditional Use threshold zero square feet & up.

Conditional District Rezoning #2:

Next they discussed changing the zoning of the land. Conditional District Rezoning text was discussed by Bill Dustin. The Council also will need to work on this. A public hearing was explained and it was noted how the neighbors were invited. Patricia Kindley made a motion to add this Conditional District Rezoning. Nancy Randall seconded it. It passed unanimously.

Underground Utilities #4:

After a little discussion on Underground Utilities, Nancy Randall made a motion to accept #4. Patricia Kindley seconded it. It passed unanimously.

Cul-De-Sacs lengths #5:

Bill Dustin explained Cul-De-Sacs. After a few questions, the Board decided to limit the maximum Cul-De-Sac length to 600 feet..

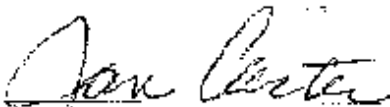
Next the Vice Chairman Hargett opened the floor for public discussions. Town Clerk Jan Carter stated that she will bring some information to the next meeting concerning Local Government Federal Credit Union, as all of the Board members are eligible. Mayor ProTem Elizabeth discussed the gas lines that are coming down Hwy. 601, and how the landowners are having to sign an agreement for this. Several guests revealed that they are

not happy with this. Elizabeth Long will contact the town Attorney Joe McCollum for some information on this issue.

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

Respectfully submitted,


Chairman Phil Thomas


Town Clerk, Jan Carter

