



**Town of Fairview  
Planning Board Meeting  
February 21, 2017**

The following Planning Board members were present: John Crowell, Tony Helms, Patricia Kindley, Greg Morgan, Rick Pigg, Doug Buchanan, Sara Furr

Others present: Ed Humphries, Land Use Administrator / Deputy Clerk, Teresa Gregorius, Town Clerk

**Public Comments**

None

**Reports**

Ed Humphries reported that park construction is in the final stages and the grand opening ceremony has been scheduled for April 29<sup>th</sup>.

**Items of Business**

A. Propose text amendment TC-017-003 to add Truck Body Fabrication to Table of Uses and Definition

Ed Humphries stated that Patrick Ferguson approached him about a year ago about needing additional space for his growing business. After studying the situation, Mr. Humphries decided to let the Planning Board and Council decide whether to add the use “Truck Body Fabrication” to the Table of Uses of the Fairview Land Use Ordinance. “Truck Body Fabrication” would be defined as ‘To make by assembling parts or sections of truck beds to be mounted on truck chassis’ permitted in the following zone by the requirement of “Condition Use Permit” RA-40 (C), HC (C), and by right (Z) in LI. After Board discussion, Patricia Kindley made a motion to recommend approval of the text change amendment TC-017-003 adding Truck Body Fabrication to the Table of Uses to the Council. Greg Morgan seconded the motion. Board members Crowell, Helms, Kindley, Morgan, Pigg, and Buchanan voted yes, Furr voted no (6-1).

B. Review request for a Conditional Use Permit CUP - 17-004

Patrick Ferguson requests a Conditional Use Permit CUP- 17-004 to operate a “truck body fabrication operation” on his property (#08216005F) at 212W Old Dutch Indian Trail NC 28079. Mr. Ferguson described his plans regarding enlarging his facility. The Board questioned Mr. Ferguson regarding his plans and discussed additional conditions. Below is the “List of Conditions” for the conditional use permit, including changes made by the Board:

1. No more than four (4) employees including owner.
2. The proposed business will operate from 7:00 am to 5:30 pm (Monday-Friday) and on Saturday from 8:00am to 5:00pm. Emergency repairs may dictate later hours than 5:30 pm but not to exceed 9:00 pm. (These are rare occasions)
3. The proposed building 40’X60’ (2400sqft) will be able to be constructed on site and used for the all activates of the business.
4. Attached to the proposed building is a shed (40’ X 25’) for personal use (store farm equipment and other personal equipment)
5. The business builds custom truck bodies as well as reconditioning truck bodies for other uses. The above includes but is not limited to cutting, welding, grinding, machining, painting and assembling.
6. The proposed building (2400 sq ft) will be used for all the activities of the business.
7. There will be no business related outside storage.
8. There will be adequate parking for all employees. (see sight plan)
9. All deliveries will be done so using the existing driveway. Adequate room will be maintained for trucks to turn around.
10. The maintenance of the driveway will be agreed on by the property owners.
11. There will be no business signage on Old Dutch Road West.
12. No natural buffers will be removed from the property except to build the addition to the present building. The natural buffer will be approx 63’ from the building on all sides. Additional buffering (6’ wooden fence) will be added on the southwest side of the property parallel to the building.
13. The addition to the building will be insulated as needed to avoid excess sound from the building.
14. If or when a paint booth is added the applicant will obtain all necessary State and local permits.

Greg Morgan made a motion to recommend approval of Conditional Use Permit CUP-17-004 with the conditions noted to the Council. Doug Buchanan seconded the motion. Board members Crowell, Kindley, Morgan, Pigg, and Buchanan voted yes, Helms abstained, Furr voted no (6-1).

C. Minutes

Patricia Kindley made a motion to approve the November 15, 2016 minutes. Doug Buchanan seconded the motion. Board members Crowell, Helms, Kindley, Morgan, Pigg, Buchanan and Furr voted yes (7-0).

John Crowell adjourned the meeting.

Respectfully submitted,

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Teresa Gregorius  
Town Clerk

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John Crowell  
Vice Chairman

Approved this 18<sup>th</sup> day of April, 2017