

**Town of Fairview
Planning and Zoning Board Meeting
April 15, 2014**

*The meeting was held at the Council meeting room.

The following members were present: Chairman Phil Thomas; Nancy Randall; Jesse Hargett; Patricia Kindley and John Crowell.

Staff: Land Use Administrator, Ed Humphries

Public Comment

There was no Public Comment at the first of the meeting.

Land Use Administrator Report

The Council heard the final report from Richard Flowe (N-Focus) on the Fairview Small Area Plan and gave each one a PowerPoint copy of the presentation. Mr. Flowe also gave the maps that go with the report to the Town. The Town accepted the report but took no action.

New Business

Chairman Thomas stated that he obtained the latest vehicle counts on Highways 601 and 218; for the most part, the counts had not changed much in several years.

The Board discussed the future Land Use Plan and the major areas that need to be looked at. There was a lot of discussion about the differences between B-4 and HC in our ordinance and with the Table of Uses.

Humphries is to investigate other towns and look at their uses in the HC and B-4; he will bring differences back to the Board.

There was discussion regarding “overlays” and how they could work on the Land Use Map. Humphries is to do some investigation and report next month.

All members present indicated they were happy with the 2010 map changes that the Planning Board recommended to the council in 2010.

All members were supportive of increasing the commercial area at Sikes Mill Road and 218.

Chairman Thomas suggested that everyone review Unionville’s Plan.

Public Comment

Fred Rogers stated that he wanted the Board to “listen to the community” and “protect our quality of life here in Fairview”.

Mayor Long stated that she had attended a Union County Workshop on the County’s 2025 Plan. Mayor Long suggested that everyone look at the County “OneVoice” Website. Mayor Long also discussed the property next to the Cable property (Concord Highway) and explained why it would not be suitable for development of a Senior Living Center.

Minutes

Nancy Randall made a motion to approve the minutes of February 18, 2014 with corrections. Jesse Hargett seconded the motion. All members voted for the motion (5-0).

Nancy Randall made a motion to approve the minutes of the March 18, 2014 meeting with corrections. Patricia Kindley seconded the motion. All members present voted yes (5-0).

Patricia Kindley made a motion to adjourn. Nancy Randall seconded the motion. All members present voted for the motion (5-0).

Respectfully submitted,

Ed Humphries
Land Use Administrator

Phil Thomas
Chairman

Approved this 20th day of June, 2014.