

**Town of Fairview
Planning and Zoning Meeting
February 21, 2012
6:30 p.m.**

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

Staff: Land Use Administrator, Ed Humphries

Chairman Phil Thomas opened the meeting.

Land Use Administrator Humphries updated the Board on the past meeting of the Council and laws recently passed by the State of North Carolina.

Conditional Use Permit #CUP-11-050

This request was heard in September, 2011. At that point, the Planning Board asked the applicant that before they could make a recommendation, the Board needed more information.

Anthony Taggio is requesting a permit to operate a dog kennel on his property (08.192.011C). The Table of Uses permits this use in RA-40 with a Conditional Use Permit. The following conditions were presented:

Conditions for Kennel/Boarding Facility: Taggio

1. Kennel will house up to 20 dogs on approx 2 acres.
2. Facility will be 1,560 sq ft in size with required parking.
3. Facility will have a public restroom and will have Heat and Air.
4. The facility will be insulated for noise control.
5. The facility will have its own well and Septic tank.
All waste will be put into a dumpster and be removed weekly.
6. A 6' fence will be installed around the facility to keep dogs in a specific area and to keep unwanted animals out.
7. The business will not accept aggressive animals to be boarded.
8. Will plant bushes and shrubs surrounding the property to help minimize the noise but also to add beauty to the property as shown on submitted drawing.

9. Hours of operation will be Monday-Saturday from 7:00am to 7:00pm.
10. Sundays will be by appointment only to pick or drop off animals.
11. Sign will be installed in accordance with the Fairview sign ordinance.
12. All State and County requirements and or licenses will be obtained and maintained.

Mr. Taggio presented elevations of the proposed building, along with a floor plan and a site plan.

Jesse Hargett made a motion to recommend approval of the CUP #11-050 with conditions presented and amended, to call for a Public Hearing and with the following statement included:

The proposed zoning amendment under consideration is found to be reasonable and consistent with the recommendations of the Town's adopted comprehensive plan, the Town of Fairview Land Use Plan(Revised September 13, 2010), and the Town of Fairview Land Use Ordinance (effective July 1, 2005)

Patricia Kindley seconded the motion. Six members voted yes and one no (Patti Freeman). The motion passed. (6-1).

(Patti had a concern that Taggio did not know all the requirements for opening a dog kennel)

Humphries explained that he would like to continue the review of the sign ordinance. He suggested that the group review one section at a time, until all sections were complete. This would take longer but be more complete in the long run. The Board discussed and made necessary changes to Section 276, Off Premise Limited to Public Directional Signs.

Minutes

Patti Freeman made a motion to approve the minutes of January 17, 2012 as corrected. Nancy Randall seconded the motion. All members voted yes (7-0).

Patti Freeman made a motion to adjourn. Patricia Kindley seconded the motion. All members voted yes (7-0).

Respectfully submitted,

Ed Humphries
Land Use Administrator

Phil Thomas
Chairman

Approved this 20th day of March, 2012.