

FAIRVIEW PLANNING AND ZONING MEETING
AUGUST 18, 2009- TOWN HALL
6:30PM

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

Personnel: Land Use Administrator Ed Humphries, Town Clerk Jan Carter, Mayor Richard Williams

Vice Chairman, Jesse Hargett opened the meeting. The minutes for July were discussed. Eddie Hudson made a motion to approve the minutes. Dr. John Phifer seconded it. The motion passed unanimously.

Old Business:

Text Changes-Shopping Centers and Design Standards

Land Use Administrator, Ed Humphries discussed the text changes he had worked on. He discussed the parking, landscaping, lighting, LEED certifications, and the green roofs. Storm water issues and design standards were discussed. Nancy Randall asked about parking lots and the 10% issue. Ed Humphries asked if they wanted to use 25%. And he discussed the expense of the requirement. Dr. John Phifer talked about the community growth and he likes the 10%. Patti Freeman wants to set it at 20% as Ed Humphries suggested. They discussed the number of parking lots and storm water problems. Design standards could affect the parking. He asked if it needs to be so detailed. Jesse Hargett wants it to be clear. Ed Humphries will work on the uses of these items and he brought up shopping centers and traffic increases and turn lanes. Other issues discussed were water requirements, parking, businesses, bicycle routes, acceptable appearances, and appendix on page 3 under B5 about artificial stucco, the wording of the text and the turning of the buildings being faced to the main road. There was some discussion about changing the wordings here. Next the Board discussed colors, development ordinances, big boxes, solid waste storage areas, parking lots with canopies Chapter 11, landscaping between parking areas for safety and walkways.

The Board thanked Ed Humphries for all that he has presented tonight. Nancy Randall discussed LEED and asked the Mayor to take this information to the Council. He agreed to do so and the Board discussed fees. Patti Freeman wants to know if the Council would approve these issues. Ed Humphries wants the Council to meet with the Board to approve this and he will tell them how the ordinances will be changed. Next he mentioned the parking lots 20% based on the number of parking places, a list of what can be put in a shopping center and bicycle routes.

Closing

Patricia Kindley made a motion to close the meeting. Nancy Randall seconded it. The motion passed unanimously.

RESPECTFULLY SUBMITTED:

CHAIRMAN PHIL THOMAS

TOWN CLERK JAN CARTER