



Town of Fairview

PLANNING AND ZONING BOARD

Agenda

October 16, 2018 @ 6:30 p.m.

Meeting will be in the Council Meeting Room

1. Roll Call and Determination of Quorum ---Chair Randall
2. Public Comments
3. Report on Council actions: ---Ed Humphries
4. Business:
 - a. Consider (CUP 18-112) request from Faulk and Foster to construct a Cell tower at 1008 Brief Road Parcel # 08210001E
Property is owned by Harvey Franklin and Tracey Jolly
 - b. Review and adopt updated Fairview Future Land Use Plan
(The Map has been recommended for approval by the Board)
5. Approval of Previous Minutes:
 - a. September 18, 2018---Regular meeting

Public Comments

Adjourn

**Town of Fairview
Staff Report for:**

Planning Board

DATE: Oct 16, 2018

CASE #: CUP 18-112	Conditional Use Permit
Applicant(s):	Verizon Wireless—Agent: Faulk and Foaster 678 Front Ave NW Suite 21 495045 Grand Rapids, MI
Property Owner(s):	Harvey Franklin and Tracey Jolly 9924 Veramont Ct. Charlotte NC 28227
Requested Action:	Proposed 195' Verizon Wireless Monopole Tower Facility
Existing Zoning:	RA-40
Requested Zoning:	RA-40 With CUP
Location:	1008 Brief Road West
Property Size:	7.001 Ac
Tax Parcel(s):	08210001E
Purpose/Narrative:	See narrative statement
Surrounding Area Zoning:	Residential
Existing Conditions:	Residential
Land Use Plan Recommendation:	Land Use Ordinance requires CUP (Conditional Use Permit)
Compliance with Zoning Ordinance:	Request complies with town ordinance
Conditional Use Permit Conditions:	Cell towers are permitted with a conditional use permit. See detailed construction drawing and requirements
Staff Recommendation on Application:	Staff would recommend

Town of Fairview

7400 Concord Highway
Monroe NC 28110

CONDITIONAL USE PERMIT APPLICATION

Fees: \$325 to \$500

Application Number: _____

Date of Application: 9/28/18

I. Applicant / Owner Information

- A. Applicant's Name: Verizon Wireless (for Mr. & Mrs. Ralph Wyngarden)
Address: 678 Front Ave NW, Suite 215, Grand Rapids, MI 49504
Phone: 616-490-9804 Email: ralph.wyngarden@fairview-fairview.com
- B. Owner's Name: Harvey Frank & Tracy Ann Jolly
Address: 9924 Veramonte Ct, Charlotte, NC 28227
Phone: 704-562-3344 Email: frank@connect-solutions.com

II. Property Information

- A. Property Location: Brief Road W (99th address is on signed)
- B. Tax Parcel Number: 08210001E
- C. Deed Book 6559 Page 584
- D. Existing Zoning RA-40 Proposed Zoning No Change
- E. Existing Use Church Proposed Use Add Telecommunication Tower Facility
- F. Property Size 7.001 acres (Sq. Ft./Acres)
- G. Is a Rezoning Application being submitted with CUP Application? No

III. Other Required Information (Attach The Following)

- A. Narrative describing the requested conditional use in sufficient detail and a justification that the conditional use meets the standards and intent contained in the Land Use Ordinance.
- B. The owners' names, addresses, the tax parcel numbers use(s), and current Zoning Classifications of all adjoining properties. Please include this information on the Attachment "A" form.
- C. A scaled boundary survey drawn to an appropriate scale prepared by and certified to be correct by a surveyor or engineer registered with the State of North Carolina,

showing dimensions of the property and adjacent lots and streets, the total acreage, present zoning classification(s), date and north arrow. On copies of this survey shall be drawn the following Information:

- (1) All existing easements, reservations, right-of-way and all yard requirements for the zoning district.
 - (2) A site plan showing all existing and/or proposed buildings, storage areas, parking and access areas, proposed size layout and setbacks of land and proposed structures, and proposed number, type, and location of signs. For residential uses this shall include the number of units and an outline of the area here the structures will be located. For nonresidential uses, this shall include the approximate square footage of all structures and an outline of the area where the structures will be located.
 - (3) Traffic, parking and circulation plans, showing the proposed locations and arrangement of parking spaces and access points to adjacent streets. (Shopping Centers, having two (2) or more individual uses shall show the parking spaces, channelization and ratios shown, service areas, off-street loading facilities, service drives and dimensions thereon; and all pedestrian ways.)
 - (4) Landscape plan at the same scale as the site plan showing existing and proposed trees, ground cover and landscape material, proposed screening, and buffering (if applicable) including walls, fences or planted areas as well as treatment of any existing natural features.
- D. Plans and elevations for all proposed structures.
- E. A map at the same scale as the site plan showing the following:
- (a) Delineation of areas within the floodplain as shown on the official flood hazard boundary maps.
 - (b) Accurate mapping of all soil classifications found on the site and general depths thereof. The applicant shall use the same classifications used by the U. S. Department of Agriculture.
 - (c) Existing and proposed topography at five (5) feet contour intervals.
 - (d) Plans for providing potable/public water and for the treatment of wastewater.
- F. Certification from owner of record that applicant has authorization to apply for this zoning action. (This is needed only if the applicant is not the property owner). Certification shall be notarized.

- G. State whether or not the applicant or owner, owns, has a proprietary interest, or in any way has any other contractual interest in any land that is contiguous to the land, which is the subject of this request. If so, please provide a sufficient legal description of such land and state the interest of the applicant or owner.
- H. Application processing fee of \$325 for buildings 1000 square feet or less and \$500 for buildings 1001 square feet or more. Attach check, payable to the *Town of Fairview*, Attn: Ed Humphries 7400 Concord Highway Monroe NC 28110

Comments: _____

I, the undersigned owner or authorized representative, hereby submit this application with the attached information. The information and documents provided are complete and accurate to the best of my knowledge.

✓ 10/10/18
DATE

✓ *Ralph W. Wynn*
SIGNATURE OF OWNER OR AUTHORIZED
REPRESENTATIVE

(The Following Information is to be Completed by the Land Use Administrator)

RECOMMENDATIONS OF THE PLANNING BOARD: 10/16/2018

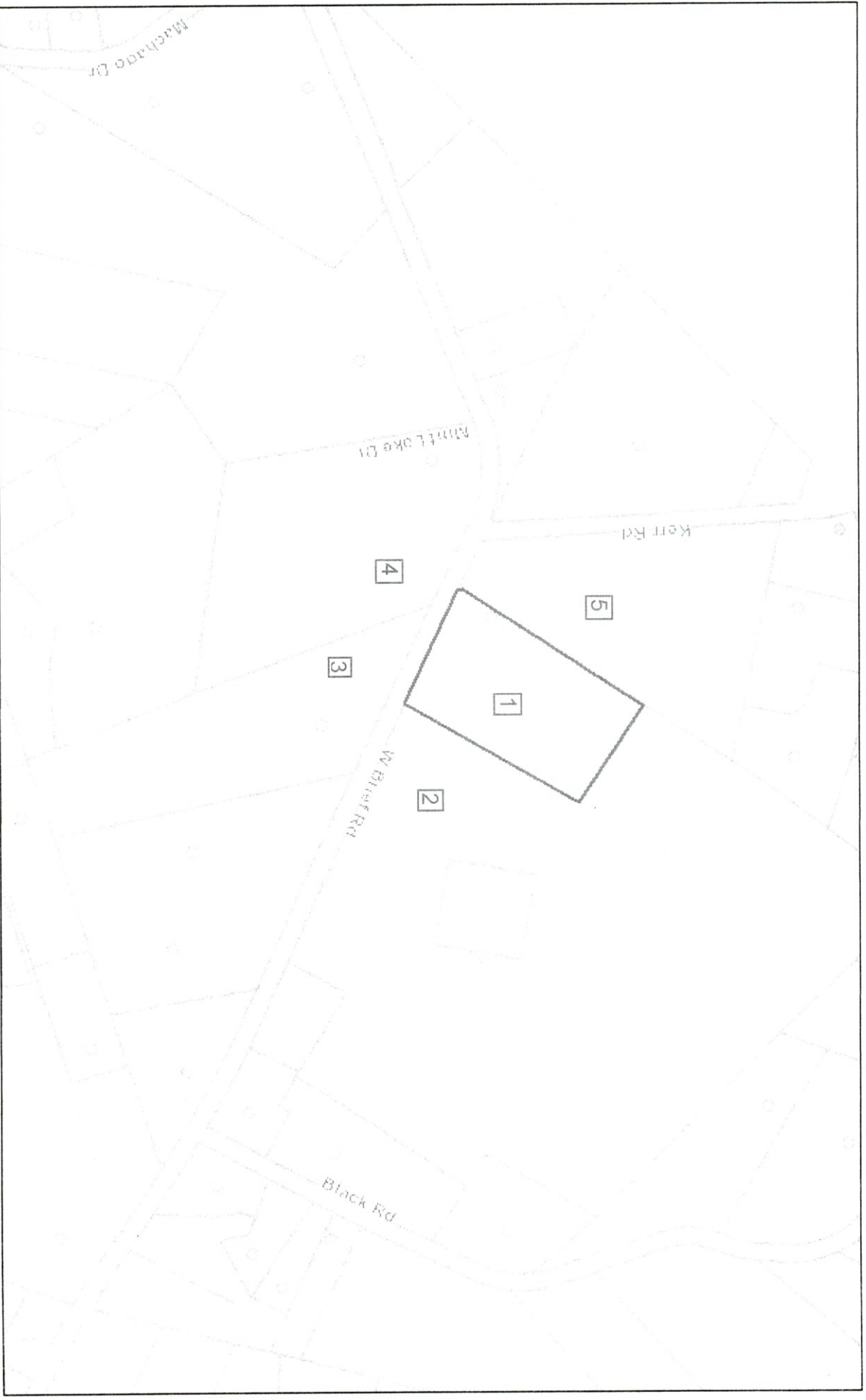
PUBLIC HEARING DATE: _____

Notice of Public Hearing Published On: _____

Notices to Applicant and Adjoining Property Owners Mailed on: _____
(Verification Attached)

Adjoining Parcel Map

9



September 28, 2018

1:6,806
0 0.05 0.1 0.2 mi
0 0.075 0.15 0.3 km
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Parcel Number

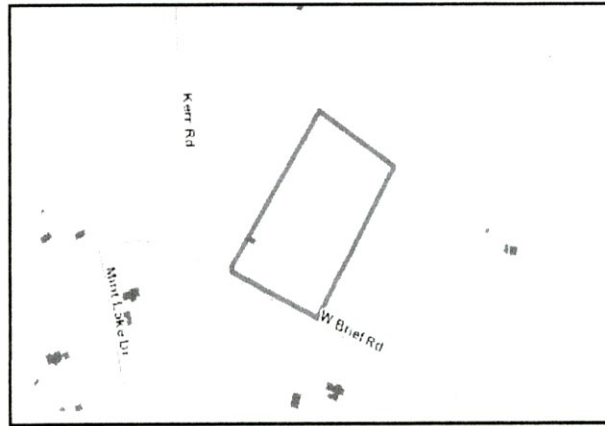
08210001E

Owner

JOLLY
HARVEY JOLLY TRACY ANN
FRANKLIN

Mailing Address

9924 VERAMONTE CT
CHARLOTTE
NC, 28227

**Account Information**

Land Value	\$83,800.00	Subdivision	
Building Value	\$900.00	Description	6359-586
Total Value	\$84,700.00	Situs Address	BRIEF RD
Acreage	7.0010	Property Class	FARM/RESIDENTIAL

Sales Information

Sale Date	Sale Amount	Book & Page	Grantor
12/30/2014	\$120,000.00	6359 586	LILLYJUDY H
10/23/2013	\$0.00	D120 485	LILLY LARRY M & WIFE
01/01/1900	\$0.00		JUDY H

Location Information

Municipal Administration	Fairview	12 Mile Service Area	No
County Zoning Code	CITY	School	School Assignment Information
Zoning Administration	Fairview	Census Tract Number	202.03
ETJ		FEMA Panel	5532,5533
Fire District	Fairview	FEMA Zone	
Soils	CmB,BaB		

Building Information - [View Real Property Site](#)

Total Living Area	0	Type of Building	OTHER
Year Build	0	Improvement Type	

District Voting Assignments (Jurisdictions)

Polling Place	Fairview Elementary School Gym	School District	4	Congressional District	8
Precinct District	#32	State House	55	Senate District	36

NARRATIVE STATEMENT

Applicant: Verizon Wireless

Application: Conditional Use Permit for Proposed 195' Verizon Wireless Monopole Tower Facility

Verizon Site Name: Brief Road

Address: Brief Road West (E911 Address to be Assigned)

Parcel Number: 08210001E

Zoning District: RA-40

Owners: Harvey Franklin Jolly & Tracey Ann Jolly

Description

This site will serve the north/northwest area of the Town of Fairview. There is significant residential growth in the area leading to increased demand and there are no existing towers to serve this need. An FCC Antennas Structure Registration (ASR) Search has been provided showing no hits within a 2-mile radius.

This site will provide Verizon Wireless service but has also been designed to accommodate co-location by at least two additional providers. Ground space for future providers is shown on sheet C2 and tower space on sheet C4 of the drawings.

We have included an aerial view of the area. There are not any homes immediately adjacent to this monopole location. The closest residence is more than 500' north and a solid stand of trees is located in between. The location in the left rear of the parcel in an existing stand of trees as well as the landscape plantings as shown on sheet L1 of the drawings together with the wooden fence shown on sheet C6 will mitigate any public visibility.

Ordinance Compliance

This tower is designed as a monopole consistent with Section 180E(a).

Also consistent with Section 180E(a), the engineer's letter submitted indicates in specification 8 a design to collapse inward within a 55' engineered fall zone radius measured from the center of the tower. This will keep the collapse area within property lines (see measurements on sheet C1 of the drawings).

In compliance with Section 180E(b) and Section 180G, the monopole is designed to accommodate Verizon Wireless and at least two additional providers. Ground space for future providers is shown on sheet C2 and tower space on sheet C4 of the drawings.

The monopole does not exceed the maximum height allowed in Section 180E(c). The proposed monopole will be 195' with a proposed 4' lightning rod.

The monopole is located in the rear yard as required by Section 180E(d). Appropriate access will be maintained.

The monopole placement in the left rear corner of the parcel takes advantage of an existing stand of trees as preferred in Section 180E(e) and the tower will also be painted to help blend.

The facility will comply with FCC RF Emissions standards as required by Section 180E(g). A completed FCC "categorical exclusion" checklist is provided.

With respect to Section 180E(h), Verizon uses outdoor radio cabinets rather than permanent buildings. The location in the left rear of the parcel in an existing stand of trees as well as the landscape plantings as shown on sheet L1 of the drawings together with the wooden fence shown on sheet C6 will mitigate any public visibility.

Verizon Wireless complies with Sections 108E(i) and (j) and Section 308(e) by including a Type A Opaque Screen as described in Section 307(a). As shown on sheets C6 and L1 of the drawings the equipment will be surrounded by an 8' wooden fence with 3 strands of barbed wire on top for security and a 20' wide buffer area will be outside of the fence containing 30 Leyland Cypress trees.

Section 108E(k) was amended by Text Change #TC 18-054 (7/9/18) to allow a minimum setback equal to the tower's engineered fall zone. The engineer's letter submitted indicates in specification 8 a design to collapse inward within a 55' engineered fall zone radius measured from the center of the tower. This will keep the collapse area within property lines (see measurements on sheet C1 of the drawings).

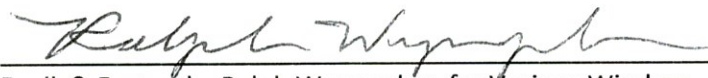
There are no residential dwelling units within 300' as required by Section 180E(l). The nearest home is more than 500' north with a wooded area covering the entire distance between.

With respect to Section 180E(m), there will be no future residential construction or subdivision of this parcel as a church has now been constructed there.

The proposed monopole is under 200' and is not designed with any obstruction lighting consistent with Section 108E(q). It is not on a ridge or in an open field consistent with Section 108E(r).

Verizon Wireless will comply with all applicable federal, state, county, and town regulations.

Respectfully submitted,

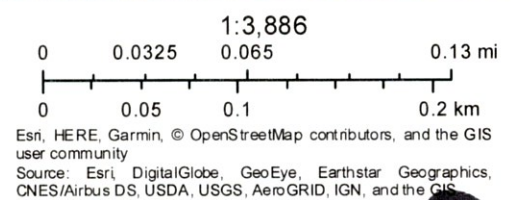
A handwritten signature in cursive script, appearing to read "Ralph Wyngarden", is written over a horizontal line.

Faulk & Foster, by Ralph Wyngarden, for Verizon Wireless

Aerial Imagery



July 31, 2018



Joji M. George, P.E.
9221 Lyndon B Johnson Freeway, Suite 204
Dallas, TX 75243
Phone: 972-231-8893

September 04, 2018

Town of Fairview
7516 Concord Highway
Monroe, NC 28110

Ref: *Site Name –Brief Road – 195' Proposed Monopole Tower*
 ACGI# 18-6021
 Jurisdiction: Town of Fairview
 Site Address: Brief Road West Indian Trail, NC 28079
 Scope of Work: Engineering Specification Letter
 Applicable Code:
 2012 North Carolina Building Code (2012 IEBC with North Carolina Amendments), 2009 IBC &
 ASCE 7-05, ANSI/TIA-222-G, Risk Category II, Wind Speed: IBC 2009 (90 mph basic wind speed),
 Exposure "C"

This letter is provided in reference to the above mentioned site for the following specifications:

1. The purpose of this tower is to support telecommunication antenna equipment for cellular coverage of the affected area.
2. Above reference tower to be designed to meet or exceed industry standards defined by TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas" (TIA-222-G Standard).
3. The total height of tower is 195' with highest appurtenance to 199'. All site location data to be re-verified by survey.
4. Above reference tower shall be constructed and contain only equipment meeting standards of the Federal Communication Commission (FCC) regulations; and comply with all other applicable federal, state, and local regulations.
5. Construction of the tower must be in compliance with all the requirements of North Carolina State Building Codes and permitting process in addition to the requirements of this section with sufficient structural integrity to accommodate Verizon plus 2 co-locator loadings.
6. The tower must be designed and certified by an Engineer to be structurally sound and as a minimum in conformance with the adopted Building code. This tower to be designed using the following minimum wind speed criteria as defined by TIA-222-G for Union County, NC:
 - i) 90 mph basic wind speed (3-second-gust) with no ice.
 - ii) 30 mph wind speed (3-second-gust) with 0.75" ice.
 - iii) $S_s=0.242$ g & $S_1=0.104$ g, seismic loading as per TIA-222-G Code.

The "3-second-gust wind speed refers to a wind measured at 33 ft. above the ground. Equations in ANSI/TIA-222-G Standard take into account that the wind speed escalates with the increasing height of the tower.

7. In our opinion the possibility of a tower collapse is very unlikely. The tower to be designed using extreme wind and ice conditions. The wind speeds specified by ANSI/TIA-222-G Standard are 50-years wind speeds. That is they have only a 2% statistical chance of occurring in any given year.
8. Although we cannot guarantee exactly how a tower would fall if it were to fail, but the most likely mode of failure will be buckling failure of one of the tower sections (weakest section) due to excessive compression loading. The tower is to be designed to collapse inward within the 55' engineered fall zone radius measured from center of tower. Actual fall zone calculations shall be provided by tower manufacturer.

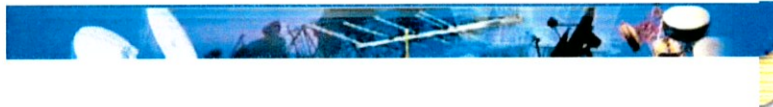
If you have any other questions or concerns regarding our recommendations, please contact us.

Sincerely,
Prakash Koirala, EIT
09/04/2018



Approved by:

Joji M. George, P.E.
NC PE # 29511



Antenna Structure Registration

[FCC](#) > [WTB](#) > [ASR](#) > [Online Systems](#) > ASR Search

[FCC Site Map](#)

ASR Registration Search

Registration Search Results

[ADVANCED SEARCH](#) [HELP](#)

[New Search](#) [Refine Search](#) [Printable Page](#)

Displayed Results

No matches found

PA = Pending Application(s)

To try again, you can perform a [new search](#) or [refine your existing search](#).

Specified Search

Latitude='35-11-52.4 N', Longitude='80-33-30.1 W', Radius=3.2 Kilometers

ASR Help

ASR Online Systems

About ASR

Registration Search

[ASR License Glossary](#) - [FAQ](#) - [Online Help](#) - [Documentation](#) - [Technical Support](#)
[TOWAIR](#) - [CORES](#) - [ASR Online Filing](#) - [Application Search](#) - [Registration Search](#)
[Privacy Statement](#) - [About ASR](#) - [ASR Home](#)

By Registration Number ▼

SUBMIT

[FCC](#) | [Wireless](#) | [ULS](#) | [CORES](#)

[Help](#) | [Tech Support](#)

Federal Communications Commission
445 12th Street SW
Washington, DC 20554

Phone: 1-877-480-3201
TTY: 1-717-338-2824
[Submit Help Request](#)

**Federal Communications Commission - Local and State Government
Advisory Committee (June 2000)**

**A Local Government Official's Guide to
Transmitting Antenna RF Emission Safety:
Rules, Procedures, and Practical Guidance**

APPENDIX A

**Optional Checklist for Local Government
To Determine Whether a Facility is Categorically Excluded**

Purpose: The FCC has determined that many wireless facilities are unlikely to cause human exposures in excess of RF exposure guidelines. Operators of those facilities are exempt from routinely having to determine their compliance. These facilities are termed "categorically excluded." Section 1.1307(b)(1) of the Commission's rules defines those categorically excluded facilities. This checklist will assist state and local government agencies in identifying those wireless facilities that are categorically excluded, and thus are highly unlikely to cause exposure in excess of the FCC's guidelines. Provision of the information identified on this checklist may also assist FCC staff in evaluating any inquiry regarding a facility's compliance with the RF exposure guidelines.

BACKGROUND INFORMATION

1. Facility Operator's Legal Name: Verizon Wireless
2. Facility Operator's Mailing Address: 8921 Research Dr., Charlotte, NC 28262
3. Facility Operator's Contact Name/Title: Amanda Crofts, Network Real Estate Specialist
4. Facility Operator's Office Telephone: 704-510-8628
5. Facility Operator's Fax: _____
6. Facility Name: Brief Road, NC
7. Facility Address: West Brief Road
8. Facility City/Community: Town of Fairview, Union County
9. Facility State and Zip Code: Indian Trail, NC 28079
10. Latitude: 35 11 52.40 N
11. Longitude: 81 33 30.15 W

continue



Optional Local Government Checklist (page 2)

EVALUATION OF CATEGORICAL EXCLUSION

12. Licensed Radio Service (see attached Table 1): LTE
13. Structure Type (free-standing or building/roof-mounted): Free-Standing Monopole
14. Antenna Type [omnidirectional or directional (includes sectored)]: Directional
15. Height above ground of the lowest point of the antenna (in feet): 186'
16. ☒ Check if all of the following are true:
- (a) This facility will be operated in the Multipoint Distribution Service, Paging and Radiotelephone Service, Cellular Radiotelephone Service, Narrowband or Broadband Personal Communications Service, Private Land Mobile Radio Services Paging Operations, Private Land Mobile Radio Service Specialized Mobile Radio, Local Multipoint Distribution Service, or service regulated under Part 74, Subpart I (see question 12).
 - (b) This facility will not be mounted on a building (see question 13).
 - (c) The lowest point of the antenna will be at least 32.8 feet (10 meters) above the ground (see question 15).

If box 16 is checked, this facility is categorically excluded and is unlikely to cause exposure in excess of the FCC's guidelines. The remainder of the checklist need not be completed. If box 16 is not checked, continue to question 17.

17. Enter the power threshold for categorical exclusion for this service from the attached Table 1 in watts ERP or EIRP* (note: $EIRP = (1.64) \times ERP$): _____
18. Enter the total number of channels if this will be an omnidirectional antenna, or the maximum number of channels in any sector if this will be a sectored antenna: _____
19. Enter the ERP or EIRP per channel (using the same units as in question 17): _____
20. Multiply answer 18 by answer 19: _____
21. Is the answer to question 20 less than or equal to the value from question 17 (yes or no)? _____

If the answer to question 21 is YES, this facility is categorically excluded. It is unlikely to cause exposure in excess of the FCC's guidelines.

If the answer to question 21 is NO, this facility is not categorically excluded. Further investigation may be appropriate to verify whether the facility may cause exposure in excess of the FCC's guidelines.

*"ERP" means "effective radiated power" and "EIRP" means "effective isotropic radiated power"

Fairview Land Development Plan

GUIDELINES

The Town of Fairview Land Development Plan combines the goals and objectives of its residents with sound planning principles in conjunction with the attached *Future Land Use Map* by way of the following general guidelines:

1. To provide a low-density, rural atmosphere allowing single-family residential and agricultural uses. Additionally, in select nodes small-scale office and retail developments will be allowed that serve the needs of the Fairview community. Light industrial uses that provide employment opportunities to residents will also be considered.
2. To avoid, where possible, destruction of trees and landscape.
3. To protect environmentally sensitive areas such as floodplains and watersheds and to promote and preserve open space.
4. To maintain the existing quality of residential neighborhoods through enforcement of land use and building codes.

The Land Development Plan provides an overall framework to guide operational decisions in planning and acts as a basis for rational decisions regarding zoning, subdivision control, redevelopment, and related issues. The Plan reflects an estimate of future land requirements. It indicates how and where development should proceed to ensure a desirable physical investment. The Plan adheres to the highest standards of health, safety, and welfare in a living environment.

For the purposes of this document “Land Development Plan” is defined as:

This plan serves as a guide to official decisions regarding the distribution and intensity of private development, as well as public decisions on the location of future public facilities and open spaces.

Goals and Objectives

These goals and objectives are an essential element of this plan. The formulation of goals and objectives reflect sound planning principles and, most importantly, express the values of the community.

The Town of Fairview is viewed by its residents to be a friendly and safe place to live. Fairview treasures the absence of higher-density development, traffic congestion, and other related problems of larger cities in its jurisdiction. This development plan seeks to protect this quality of life as it represents the foundation upon which land use decisions will be based.

Goals supported by the community provide a sound basis for planning and subsequent action. Further, as Planning is a continuous process, periodic review of priorities will provide for later revisions of objectives and land development recommendations. The following goals of the community are distributed into these categories: *Quality of Life, Environment, Housing, Office/Commercial and Industrial*

Quality of Life

Goal: To maintain and promote the current high quality of life in the town of Fairview.

Objectives: To retain agrarian based development patterns, where desired, throughout the Town.

Environment

Goal: To promote the preservation and management of open space and natural features of the environment in order to safeguard safety, health, and welfare.

Objectives: To avoid, where possible, destruction of trees, animal species, and landscapes.
To protect environmentally sensitive areas such as floodplains, creeks, and watersheds.
To develop land use regulations that provide for open space preservation.

Housing

Goal: To provide an environment in which every resident within the Town's planning areas has an opportunity for adequate, decent, and safe housing.

Objectives: To maintain the existing quality of residential neighborhoods through enforcement of land use and building codes.

Office/Commercial

Goal: To provide small-scale office and retail developments that provide employment opportunities and serve the everyday retail needs of Fairview area residents.

Objectives: To designate specific and limited areas on the Fairview Future Land Use Map that are located along the Highways 601 and 218 Corridors as well as around select activity nodes. Such areas shall consist of small-scale office and retail developments that are well-planned, aesthetically pleasing and integrate well with surrounding residential areas.
To develop land use regulations that allow for a limited amount of office and commercial development that is in harmony with the goals and objectives of the Fairview Land use Plan.

Industrial

Goal: To promote and expand the Town's industrial base with high-paying and environmentally friendly industrial, manufacturing and warehousing jobs.

Objectives: Promote new industrial development where adequate utility and transportation infrastructure is provided or could be provided in a cost-effective manner. Promote the adaptive reuse (for manufacturing AND OTHER USES) of any of the Town's existing industrial buildings, when and where feasible. Such sites should be compatible with surrounding land uses.

Coordinate the location of future industrial areas with the Town, County, and State utility and transportation infrastructure networks and with the Land Use Plans of the county and other neighboring jurisdictions.

New buildings and their siting on the property should be of such scale and design so as to improve the quality, character and livability of surrounding areas. Require that utility lines for all new industrial developments be placed underground. Create off-street

parking policies that encourage quality design, pedestrian and vehicular safety, and are user-friendly in nature. Use increased parking lot landscaping as a means of improving the aesthetics of industrial developments. Create standards that limit the amount of off-street parking in front yards along major and minor thoroughfares.

Ensure adequate screening of industrial uses from adjacent non-industrial parcels and along the Town's major and minor thoroughfares in such a manner that these uses do not detract from the Town's overall image and that viewsheds from these thoroughfares are protected. Provide transitional land uses or buffers (including natural buffers such as vegetated areas, berms, etc., or commercial or institutional uses) between residential and newly developed industrial areas.

General Policies:

1. Conditional Use rezonings will be considered more favorably than general rezonings as a means to ensure compatibility of new development with surrounding areas.
2. The Town of Fairview encourages the reservation of land for parks and open space, and will seek the dedication of parkland or fees-in-lieu through the subdivision process.



**Town of Fairview
Planning Board Meeting
September 18, 2018**

The following Planning Board members were present: Kelvin Baucom, Doug Buchanan, Tony Helms, Mike Medlin, Rick Pigg and Nancy Randall

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

Public Comments

None

Reports

Ed Humphries reported that at the September meeting the Council:

- Approved the Sikes Mill Crossing II major development permit
- Approved Blossman Gas conditional use permit
- Conducted public hearing on park property financing
- Received update on the Fairview Fall Festival which will be October 6th from 10:00 AM till 5:00 PM
- Received update that the move in date to the new town office will be the first week of October

Items of Business

A. Review Conditional Use Permit #CUP-S 18-097

Ed Humphries stated that Bethlehem Presbyterian Church applied for a conditional use permit to add a LED scrolling sign within the present church monument sign. Mr. Humphries presented the permit information and the Board discussed. The Board requested a change in the condition regarding the frequency of changing the message from 30 seconds to 1 minute. The church committee members agreed.

Tony Helms made a motion to recommend approval of Conditional Use Permit #CUP-S 18-097 with amended condition change to the Council. Kelvin Baucom seconded the motion. Board members Baucom, Buchanan, Helms, Medlin, Pigg and Randall voted yes (6-0).

B. Minutes

Doug Buchanan made a motion to approve the August 21, 2018 minutes. Mike Medlin seconded the motion. Board members Baucom, Buchanan, Helms, Medlin, Pigg and Randall voted yes (6-0).

C. New Business

Ed Humphries opened a discussion with the Board regarding tiny houses. He suggested to the Board that they should research and discuss this in the near future and think about adding it to the town ordinances. The Board briefly discussed and requested that Mr. Humphries bring back several examples of ordinances from other towns for their review.

Rick Pigg made a motion to adjourn. Tony Helms seconded the motion. Board members Baucom, Buchanan, Helms, Medlin, Pigg and Randall voted yes (6-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Nancy Randall
Chair

Approved this _____ day of _____, 2018