



Town of Fairview

PLANNING AND ZONING BOARD

Agenda

September 18, 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. Review Conditional Use Permit # CUP-S 18-097 requested by Bethlehem Presbyterian Church to add a LED scrolling sign within the present church Monument sign
5. Approval of Previous Minutes:
 - a. August 21, 2018---Regular meeting
6. Public Comments
7. Adjourn

Town of Fairview Staff Report for:

Planning Board

DATE: Jan. 16 2018

CASE #: CUD-S 18-097	Church Sign
Applicant(s):	Bethlehem Presbyterian Church 7608 Concord Highway Monroe NC 28110
Property Owner(s):	Same
Requested Action:	To install new led scrolling message sign
Existing Zoning:	RA-40
Requested Zoning:	N/A
Location:	7608 Concord Highway Monroe NC 28110
Property Size:	
Tax Parcel(s):	Parcel # 08250002
Purpose/Narrative:	To install a new LED scrolling message sign within the present church monument sign
Surrounding Area Zoning:	Residential, Farming
Existing Conditions:	Church
Land Use Plan Recommendation:	RA-40 Residential
Compliance with Zoning Ordinance:	Complies with present Zoning Ordinance Requires a Commercial Use Permit (see section 279 (5)) of the Land Use Ordinance
Conditional Use Permit Conditions:	The Church wants the ability to change the frequency of the message anytime between 30 seconds to once each week.
Staff Recommendation on Application:	Staff recommends approval with Conditions.

SIGN

Town of Fairview

7400 Concord Highway
Monroe NC 28110

CONDITIONAL USE PERMIT APPLICATION

Fees: \$325 to \$500

Application Number: S 18-0907 Date of Application: 8/28/18

I. Applicant / Owner Information

- A. Applicant's Name: BETHLEHEM PRESBYTERIAN CHURCH
Address: 7608 CONCORD HIGHWAY, MONROE, N.C. 28110
Phone: 704.753.4223 Email: BETHLEHEM@BETHLEHEMCHURCH.NET
- B. Owner's Name: SAME
Address: _____
Phone: _____ Email: _____

II. Property Information

- A. Property Location: 7608 CONCORD HIGHWAY
MONROE NC 28110
- B. Tax Parcel Number: #
- C. Deed Book _____ Page _____
- D. Existing Zoning _____ Proposed Zoning _____
- E. Existing Use _____ Proposed Use _____
- F. Property Size _____ (Sq. Ft./Acres)
- G. Is a Rezoning Application being submitted with CUP Application? _____

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.

- N/A (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.)

- N/A (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.

- N/A D. Plans and elevations for all proposed structures.

- E. A map at the same scale as the site plan showing the following:

- N/A (a) Delineation of areas within the floodplain as shown on the official flood hazard boundary maps.
- N/A (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.
- N/A (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).

N/A 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.
- N/A*
- 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: _____

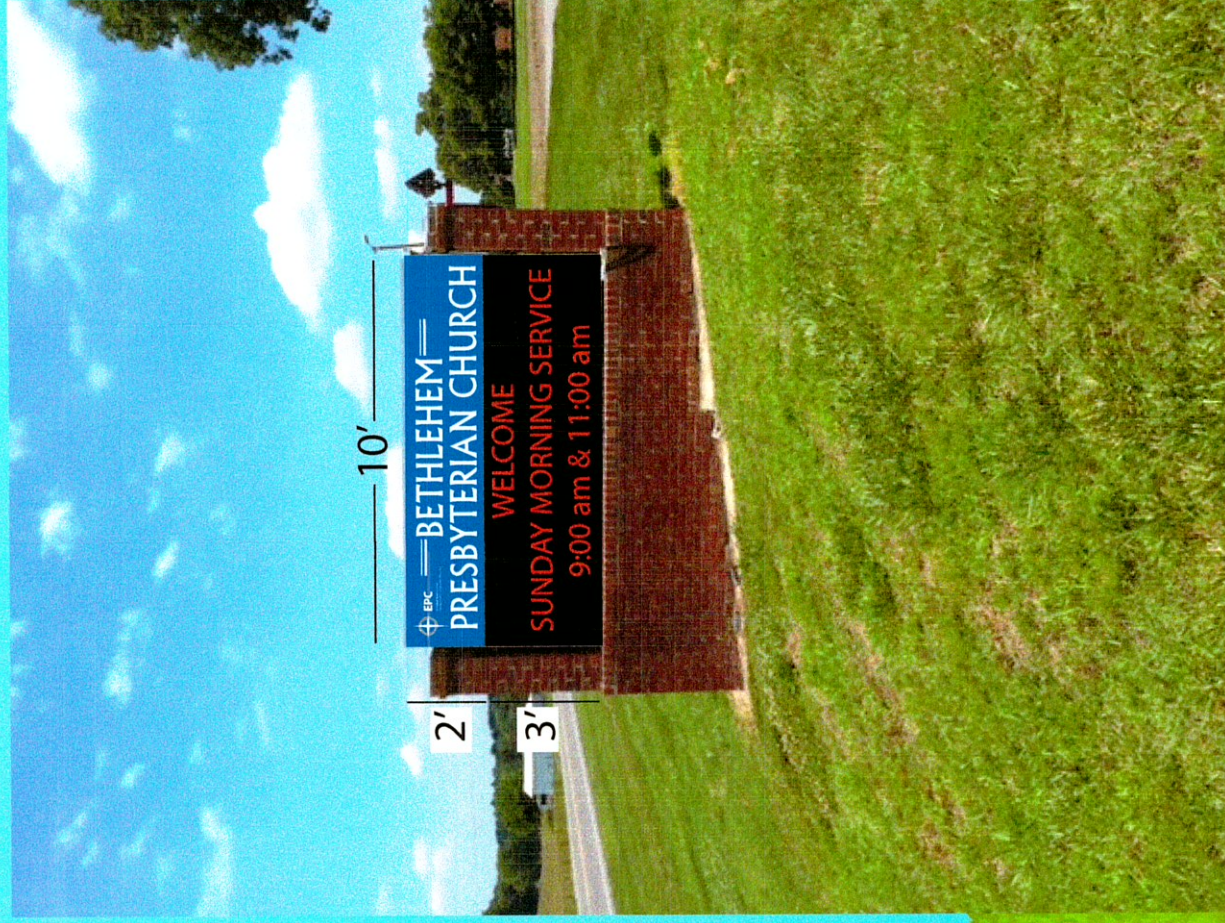
I, the undersigned owner or authorized representative, hereby submit this application with the attached information. The information and documents provided are complete and accurate to the best of my knowledge.

8/28/18
DATE

✓ Bethlehem Presbyterian Church
SIGNATURE OF OWNER OR AUTHORIZED
REPRESENTATIVE
C. A. Hyatt

Proposed New LED Sign 7608 Concord Hwy.
Monroe NC (Fairview)





Bethlehem Backlit Sign with embossed Faces 1 color
(Topper LED Sign)
24"x120"

Bethlehem Complete Led Digital Signs p10
(10mm) Single Color RED
with wifi 36"x120"
Double sided Sign

CUSTOMER Bethlehem Presbyterian

DATE

Aug 28, 2018

FILE

REVISION

SALESMAN Tamara

DRAWN BY Tamara

CUSTOMER APPROVAL

THIS DRAWING IS A PROPERTY OF

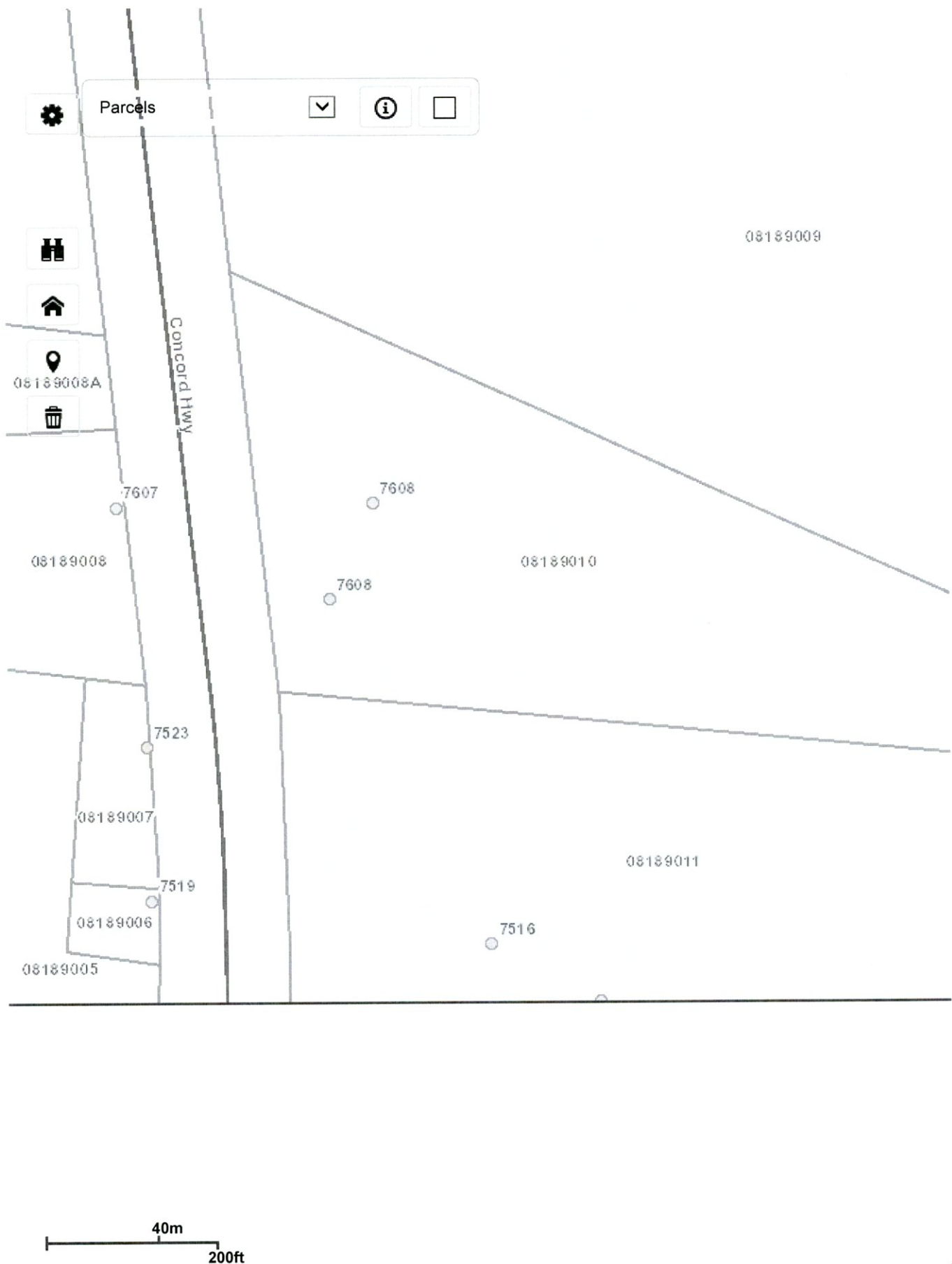
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Existing Sign 7608 Concord Hwy.
Monroe NC (Fairview)





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2. Signs which contain lights, rotating disks, words and other devices not erected by a public authority which may be erroneously construed as government signs or emergency warning signs. An example of this is a sign which contains a picture of a traffic sign plus the word "Stop", "Yield", etc.
3. Any sign (other than a government sign), banner or display placed on any curb, sidewalk, post, pole, hydrant, bridge, tree or other surface located on, over, or across any public street or right-of-way, or any banner, placed on stakes on a property, unless otherwise permitted. A Banner shall be permitted on buildings and existing signs only.
4. Any sign located in such a way as to intentionally deny an adjoining property owner visual access to an existing property.
5. Flashing signs, signs with flashing or reflective disks, signs with flashing lights or lights of changing degree of intensity or color. Signs with electrically scrolled messages must go through the Conditional Use Permit process. (see Section 273,B,(1))
6. Pole Signs
7. Portable signs
8. Vehicular signs
9. Rotating or moving signs (see Section 273,B,(1))
10. Roof signs that extend above the highest point of a pitched roof, mansard roof, or parapet.
11. Off premise advertising signs (i.e., billboards)
12. Inflatable signs [including inflated balloons] having a diameter of greater than two (2) feet.
13. Any sign whose sign face was initially constructed and designed to be placed and/or transported on wheels, regardless if said sign face is removed from its base and placed on or in the ground so as to otherwise classify said sign as a "free-standing" sign as herein defined.

Section 280 Other Commercial and Campaign signs regulated by S-315 passed by the General Assembly Session 2011

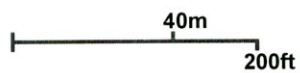
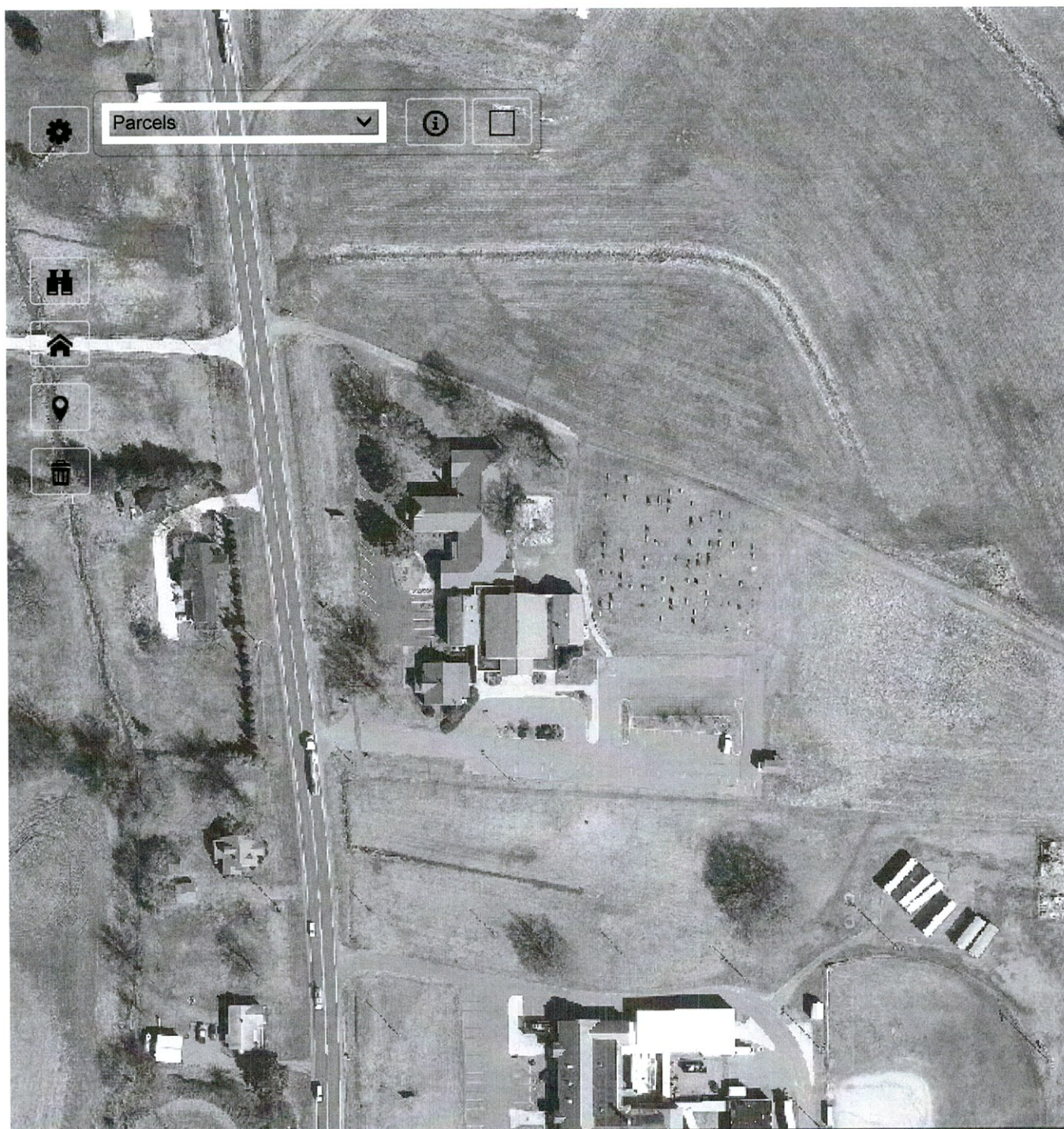
1. **Commercial Signs:** No unauthorized person shall erect or maintain upon any highway any warning or direction sign, marker, signal or light or imitation of any official sign, marker, signal or light erected under the provisions of G.S. 136-30, except in cases of emergency. No person shall erect or maintain upon any highway any traffic or highway sign or signal bearing thereon any commercial advertising: or political advertising, except as provided in subsections (b) through (e) of this section: Provided, nothing in this section shall be construed to prohibit the erection or maintenance of signs, markers, or signals bearing thereon the name of an organization authorized to erect the same by the Department of Transportation or by any local authority referred to in G.S. 136-31. Any person who shall violate any of the provisions of this section shall be guilty of a Class 1 misdemeanor. The Department of Transportation may remove any signs erected

Bethlehem Backlit Sign with embossed Faces 1
color (Topper LED Sign)

24"x120"

Bethlehem Complete Led Digital Signs p10
(10mm) Single Color RED

with wifi 36"x120"



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Are All LED Signs Created Equal?

What you need to know before you purchasing LED Displays

The answer to the question is **NO!!!**

There are some major differences between LED signs and what you don't know could end up hurting you...in the wallet. If you don't know what to watch out for, you will probably not be happy with your LED display, maybe not at first, but you will end up unhappy.

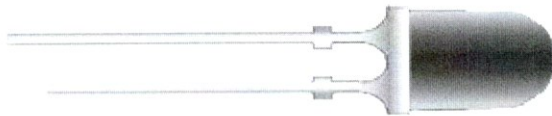
The purpose of this page is to give you the tools to make an educated decision regarding purchasing a single color LED Sign or a Full color LED Sign

Let's start with the basics of LED signs.

What is an LED

LED stands for Light Emitting Diode. Okay, that still doesn't answer the question, what is an LED?

Basically an LED is a small light bulb. However, it is different from incandescent light bulbs in a few key areas:



- They do not have a filament
- They are more efficient
- They have a longer life span

LED Sign Basics

Now that you know what an LED is, there are 3 industry terms for LED signs you need to



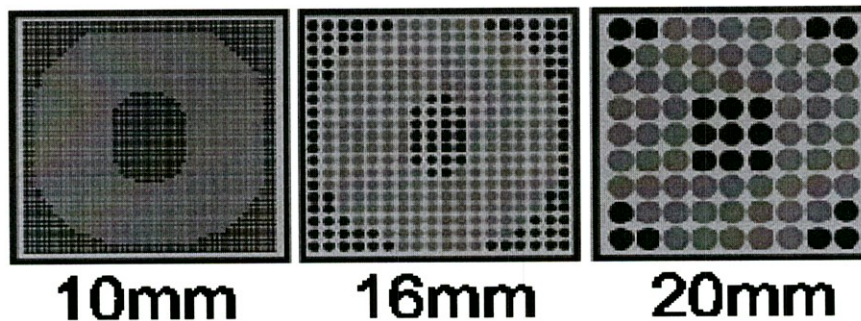
understand.

- Pixel
- Pitch
- Matrix

The individual LEDs are grouped together in what is known as a 'pixel'.

The major factor which determines the number of LEDs in a pixel is the 'pitch' of the pixels in the LED sign. The pitch is the distance from the center of one pixel to the center of the next pixel. The pitch determines how crisp the image will be.

If there are 2 LED signs sitting side by side and each one is the same height and width but they have different pitches, the LED sign with the smaller, tighter pitch, will have more pixels and thus a better resolution.



The matrix is made up of the number of pixels high and the number of pixels wide of an LED sign is. The matrix is what determines the physical size of the sign. If an LED sign is 24 pixels tall and 96 pixels wide, the matrix is 24x96.

With single color led signs, the matrix determines how many lines of text you can put on the sign as well as how many characters will fit on each line. With programmable color LED signs the matrix determines how much total space you have. A quick word or caution, having the correct height to width ratio is CRITICAL in color LED signs. Best way to think about this is to use a television dimensions.

You should always consult an LED sign professional for help determining the best matrix for a color LED sign. So to sum it up...

- Groups of LEDs make Pixels
- The distance between pixels, the pitch, determines the resolution
- The number of vertical and horizontal pixels determines the matrix which determines the number of lines in the sign and the number of characters per line.



If you sell insurance there are probably no pictures that will help you sell your product, words will sell your product.

If you sell cars you can definitely sell your product with pictures.

How big should my LED display be?

Properly answering this requires a careful review of the location for the sign as well as the specific application. If you talk to a sign salesperson who does not ask questions about your application, be very wary, they are probably more interested in making a sale than in making sure you get the right LED sign.



There are several factors that must be considered. For instance:

- Speed Limit of Traffic
- Lanes of Traffic
- Stop signs or Stop lights
- Viewing Distance
- Sign Height/Elevation
- Content

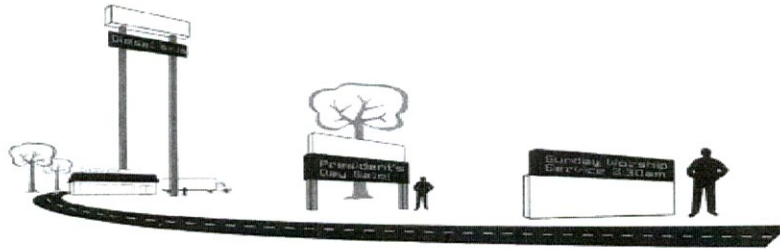
And the list goes on.

Of all the items listed above, content is the most involved. If you are getting a LED sign you need to know what you want to say and the most effective way to say it. Then you must

consider the traffic patterns. The speed limit and viewing distance will affect the viewing time. Your towns sign ordinance can also have an impact here.

Once you have all that information you can determine your matrix. (Scroll back up for a review of what the matrix is).

Now you need to determine the correct pitch. A smaller/tighter pitch will make the minimum character size smaller.

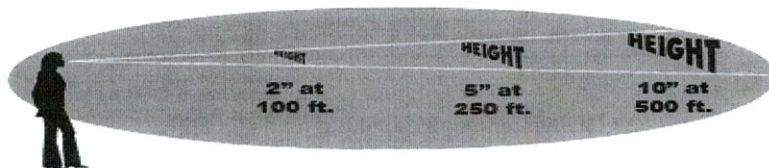


So, if your LED sign will be viewed from a long distance by people in cars travelling 45mph you will need a larger character size to make sure the traffic can read it. That means you will need a larger sign.

If your sign will be close to the traffic and the speed limit is 25mph you can use a small character size, and your message will still be readable.

As a rule of thumb, with color LED Displays, the smaller the matrix and the larger the pitch, the grainier the picture on the LED sign will be.

Viewing distance also plays a role in how high of a resolution you need. If the LED sign will be viewed from a long distance you do not need as much fine detail. The closer the viewer is to the LED sign, the more detail you need. You must carefully consider what kind of content you will putting on the LED sign and the viewing distance.



If all of this seems complicated and possibly a bit overwhelming, don't worry, that is what we are here for. We have a process for going over all the details of your location and application. Then, and only then, we will make a recommendation to you.

Remember, if your LED sign is too big, you wasted money. If your LED Display is too small, you wasted money. Only a properly sized LED sign will give you the most bang for your buck.



**Town of Fairview
Planning Board Meeting
August 21, 2018**

The following Planning Board members were present: Kelvin Baucom, Doug Buchanan, Sara Furr, 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 August Council meeting:

- Council amended the current Flood Damage Prevention Ordinance
- Received update on status of new office renovations
- Set public hearing for park land financing for September 10th
- Received update on Fairview Fall Festival slated for October 6th

Items of Business

A. Review Major Development Permit MDP 18-082

Ed Humphries stated that Helms Partners Inc. has applied for a Major Development Permit MDP 18-082 to develop a subdivision of 8 lots at the corner of Sikes Mill Road and Brief Road. The subdivision name is Sikes Mill Crossing II. The Board discussed.

Mike Medlin made a motion to recommend approval of #MDP 18-082 to the Council. Doug Buchanan seconded the motion. Board members Baucom, Buchanan, Furr, Helms, Medlin, Pigg and Randall voted yes (7-0).

B. Review Conditional Use Permit request CUD 18-057

Ed Humphries stated that Blossman Gas & Appliance has applied for a Conditional Use Permit CUD 18-057 to install a propane gas and storage facility on Brent Haigler Road. Mitch Rose, Blossman Gas, answered questions from the Board. The Board discussed.

Rick Pigg made a motion to recommend approval of CUD 18-057 to the Council. Kelvin Baucom seconded the motion. Board members Baucom, Buchanan, Furr, Helms, Medlin, Pigg and Randall voted yes (7-0).

C. New Business

Ed Humphries asked the Board to start thinking about “tiny houses” and how the Town of Fairview should deal with them. He will put it on the agenda for discussion in the near future.

D. Minutes

Kelvin Baucom made a motion to approve the June 19, 2018 minutes. Doug Buchanan seconded the motion. Board members Baucom, Buchanan, Furr, Helms, Medlin, Pigg and Randall voted yes (7-0).

Rick Pigg made a motion to adjourn. Sara Furr seconded the motion. Board members Baucom, Buchanan, Furr, Helms, Medlin, Pigg and Randall voted yes (7-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Nancy Randall
Chair

Approved this _____ day of _____, 2018