



**Town of Fairview
Planning Board Meeting
February 20, 2024**

1. Roll Call and Determination of Quorum --- Chairman Buchanan

The following Planning Board members were present: Doug Buchanan, Mike Medlin, Josh Presley, Fred Rogers (Alt.), Rodney Stephens (Alt.). Absent: Chrisie Black, Sharon Clontz, Greg Morgan, Bill Thomas,

Others present: Ed Humphries, Land Use Administrator/Deputy Clerk; Teresa Gregorius, Town Clerk and Spencer Cox, Administrative Assistant

2. Items of Business:

3.A. Discuss #L-I CUD 24 002 Request from Haigler Farms 2 LLC

Ed Humphries presented the #L-I CUD 24 002 request from Haigler Farms 2 LLC to rezone a 38 acre tract, Parcel #08222011M to light industrial L-I CUD (Conditional Use District). Mr. Humphries noted that any use in the district will be required to obtain a Special Use Permit per the Fairview Lane Use Ordinance. #L-I CUD 24 002 would also include the following conditions:

- All properties as they are approved with a Special Use Permit will be required to install a 30 foot buffer as required in the Fairview Lane Use Ordinance, Section 308.
- NCDOT may require improvements as needed with change of uses.
- All properties shall be leased from Haigler Farms 2 LLC.
- Water to be supplied by the County to all uses within 2500 feet of current County water lines.
- All 38 acres will be subject to the North Carolina state storm water ordinance.

Public Comments:

The following residents spoke:

Dana Williams, 7319 Brent Haigler Rd.	Chris Crispers, 9801 Indian Trail-Fairview Rd.
Allen Dowdee, 225 W. Hwy, 218	Tana Haigler McConnaughey
Keith Wade, 217 W. Hwy, 218	Jane Wade, 217 W. Hwy, 218
Greg Rushing	James Antio, 110 W Old Dutch Rd.
Mary Lou Starnes, 7401 Concord Hwy.	Lee Haigler Younce, 9801 Indian Trail-Fairview Rd.
Libby Long, 117 W. Hwy, 218	Daniel Medlin
Arnold Price, 1507 E. Hwy. 218	

Approximately half of the speakers spoke in favor of the re-zoning and the other half voiced concerns including: drop in property value, storm water runoff, increased traffic, trash, light pollution. One resident presented a list of questions for the Board to answer (Appendix A). The Board discussed and answered the questions posed as far as it concerned the rezoning.

Doug Buchanan made a motion to recommend to the Council that Parcel #08222011M, #L-I CUD 24 002 be rezoned light industrial L-I CUD (Conditional Use District) including the following conditions:

- *All properties as they are approved with a Special Use Permit will be required to install a 30 foot buffer as required in the Fairview Lane Use Ordinance, Section 308.*
- *NCDOT may require improvements as needed with change of uses.*
- *All properties shall be leased from Haigler Farms 2 LLC.*
- *Water to be supplied by the County to all uses within 2500 feet of current County water lines.*
- *All 38 acres will be subject to the North Carolina state storm water ordinance.*

Rodney Stephens seconded the motion. Board members Buchanan, Medlin, Presley, and Stephens voted yes, Rogers voted no (4-1).

3. Approval of Minutes:

Rodney Stephens made a motion to approve the November 21, 2023 minutes. Josh Presley seconded the motion. Board members Buchanan, Medlin, Presley, Rogers, and Stephens voted yes (5-0).

4. Adjournment:

Chairman Buchanan adjourned the meeting.

Respectfully submitted,

Teresa Gregorius
Town Clerk

Doug Buchanan
Chairman

Approved this 18th day of June 2024