

**FAIRVIEW MUNICIPAL PLANNING COMMISSION
REGULAR MEETING
APRIL 8, 2008
7:00 P.M.**

AGENDA

1. OPENING

1.1 PRAYER AND PLEDGE

2. APPROVAL OF AGENDA -

**3. CITIZEN COMMENTS - (LIMITED TO THE FIRST FIVE
CITIZENS TO SIGN IN AND LIMIT OF THREE MINUTES
EACH)**

4. APPROVAL OF MINUTES -

4.1 MARCH 11, 2007 REGULAR MEETING

5. RECOMMENDATION- 2008-3

5.1 ANNEXATION AND REZONING REQUEST FOR PROPERTY LOCATED ON CROW CUT ROAD. MAP 18, PARCEL 29.03, 2.5 ACRES TO BE ANNEXED INTO THE CITY AS CG (COMMERCIAL GENERAL). DAVID PENNINGTON OWNER.

5.2 REZONING APPLICATION FOR PROPERTY LOCATED ON HIGHWAY 96 NORTH. FROM RS-40 TO CG (COMMERCIAL GENERAL). MAP 18, PARCEL 29.00, 8.1 ACRES C.E. COLLIER OWNER.

5.3 REZONING APPLICATION FOR PROPERTY LOCATED ON HIGHWAY 96 NORTH. FROM RS-40 TO CG (COMMERCIAL GENERAL). MAP 18 PARCEL 28.00, 8.9 ACRES. MALCUM DOUGLASS COLLIER OWNER.

5.4 REZONING APPLICATION FOR PROPERTY LOCATED ON HIGHWAY 96 NORTH. FROM RS-40 TO CG (COMMERCIAL GENERAL). MAP 18 PARCEL 27.00, 8.62 ACRES. JAMES E. COLLIER OWNER.

- 5.5 AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PUD PLAN FOR Highbury Pointe Subdivision. Map 18, Parcel 38.00, 40.14 acres. Bivens Stevenhagen Joint Venture Owner.

6. BONDS

- 6.1 Aden Woods (Phase I) – Irrevocable Standby Letter of Credit to cover the earthwork, water, sewer, roads, and drainage of this subdivision - \$65,000.00. The Planning Commission reduced the bond to \$26,000.00 at the March 11, 2008 meeting. The bond expires April 10, 2008.
- 6.2 Polston Place – Performance Bond to cover the water, sewer, roads, and storm drainage of this subdivision - \$140,000.00. The Planning Commission reduced this bond on May 10, 2005. The bond expires May 18, 2008.
- 6.3 McCormick Grove (Phase I) – Maintenance Bond to cover the maintenance of this subdivision - \$50,000.00 – Expires May 21, 2008.

7. OLD BUSINESS -

- 7.1 Rezoning application for property located on Fairview Boulevard, Deer Ridge Road, and Westview Drive. From RS-40 to HOD (Historic Overlay District) Map 69, Parcel 62.00, 3.7 acres. City of Fairview Owner.
- 7.2 Rezoning application for property located on Fairview Boulevard. From RS-40 to CG (Commercial General). Map 46, Parcel 89.00, 1.8 acres. John Windrow Owner

8. NEW BUSINESS -

- 8.1 Conceptual Site Plan for Courtyards at Westview Apartments. Map 69, Parcel 58, 1.21 acres, CG (Commercial General) zoning. Jim and Kathy Beata Owners.

- 8.2 SITE PLAN FOR STEWART LUMBER COMPANY LOCATED AT 7972 CROW CUT ROAD. TO CONSTRUCT A PARKING LOT FOR THE OFFICE SHOWROOM RENOVATIONS. MAP 18, PARCEL 36.00, 12.17 ACRES. WILLIAM T. STEWART OWNER.
- 8.3 FINAL MASTER SITE PLAN FOR PROPERTY LOCATED AT 2178 FAIRVIEW BOULEVARD, AND DESIGN REVIEW. MAP 42, PARCEL 175.00, 2.34 ACRES. PREMIER DEVELOPMENT PARTNERS OWNERS.
- 8.4 REVIEW AND/OR ACTION ON CHANGING THE ZONING ORDINANCE RELATIVE TO THE KEEPING OF HORSES ARTICLE 3-105.2 SUBPART 5. TO ALLOW THE COMMERCIAL BOARDING OF HORSES IN ALL AR (AGRICULTURAL RESIDENTIAL) ZONING DISTRICTS.
- 8.5 APPROVE A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF THE RIGHT-OF-WAY OF NORTH WEST HIGHWAY, AND PARTS OF DICE LAMPLEY AND ELROD ROAD.
- 8.6 REVIEW AND/OR ACTION ON ADOPTING SPECIFICATIONS FOR THE USE OF HDPE PIPE AND AMEND THE SUBDIVISION REGULATIONS TO REFLECT THESE SPECIFICATIONS.

9. REPORTS FOR DISCUSSION AND OR ACTION

9.1 CITY ENGINEER

9.2 PLANNING/ZONING/CODES DEPARTMENT-

9.3 STATE PLANNER -

10. COMMUNICATION FROM THE PC CHAIRMAN AND PC MEMBERS -

11. ADJOURNMENT -