



**Town of Fairmont
Planning Board Meeting**

Fairmont – South Robeson Heritage Center
207 South Main Street, Fairmont, N.C. 28340
Thursday, April 4, 2024
6:00 pm

Present

Chairperson, Fitzhugh Sealey, Members, Vickie Tate, Phostenia McCrimmon, Monte McCallum, Winona Gause, Dwayne McCormick, ETJ Member Jason Carter, Town Manager Jerome Chestnut, Town Clerk Jenny Larson, Deputy Town Clerk Rodney Cain, and Town Attorney Jessica Scott.

Not Present

ETJ Members, Larry Faison, and Gary Scott.

Others Present

Representative for the office of Michael Walters (The Reserve at Fairmont – Church Street Project.) Ms. Gabrielle Lazuras.

Call to Order and Invocation (Item – 1)

Chairperson, Fitzhugh Sealey called the meeting to order at 6:02 pm.

Member Phostenia McCrimmon provided the invocation.

Approval of Agenda (Item – 2)

Motion – Member Dwayne McCormick made a motion to approve the agenda.

Seconded by – Member Winona Gause.

Vote – 7 – 0 (Approved)

Public Comments (Item – 3)

- **Dixon Ivey - Fairmont**
Topic(s)
 - **Church Street Project** - Harmony with the community, what are the effects on the economy, section eight housing.
- **Scott Ivey – 706 Church Street**
Topic(s)
 - **Church Street Project** – Canal blockages and flooding, additional traffic, negative property value, possible burial ground of Rev. Isham Pittman. Unknown location. Will research be conducted to locate the grave.
 - **Rosewood Drive Project** - Additional traffic, walking and vehicle traffic, negative property value.
- **Mary Ellen Bass – 305 Delmus Street**
Topic(s)
 - **Church Street Project** – Privacy, public safety (Crime), additional traffic, additional use of sewer system.
- **Justina Brown Meade – 706 Iona Street**
Topic(s)
 - **Church Street Project** – Additional taxes, ladder fire truck to service three story apartments, section eight housing, public transportation (Bus System), public safety (Crime.)
- **Tara Ivey**
Topic(s) – Ms. Ivey decided not to speak.
- **Brooke Smith – 407 Friendly Street**
Topic(s)
 - **Church Street Project** – Additional citizens, public safety (Crime), negative property value.
- **Gina Leggett – 904 East White Pond Road**
Topic(s)
 - **Rosewood Drive Project** – Public Safety (Crime), scope of work of I-Fit Out, LLC and Resources for Humanity, planning board appointment process.
- **Lois Baker – 511 Rosewood Drive**
Topic(s)
 - **Rosewood Drive Project** – Public safety (Crime), privacy for current residents.
- **Abby Gipe – 204 East Gertrude**
Topic(s)
 - **Church Street Project** – Great opportunity for community development, positive population increase.
- **Vanessa Abernathy – 604 Floyd Street**
Topic(s)
 - **Vision for Fairmont** – Public transportation needed for population increase, community development.
- **Carol King - 1507 Lake view Road**
Topic(s)
 - **Church Street Project** – Possible alternate location(s) for development.
- **Nate Thompson - PO Box 960, Fairmont**
Topic(s)
 - **Future of Fairmont** – He has pride in his home. Fairmont.
- **Rhonda Thompson – 803 Hayes Street**
Topic(s)
 - **Church Street Project** – Property value decrease, public perception of Fairmont.
- **John Bruce Grantham – 505 Iona Street**
Topic(s)
 - **Church Street Project** – Entrance location of facility white pond road verses church street.
- **Marion Rainey - 307 East Gertrude Street**
Topic(s)
 - **Church Street Project** – Property value increase for possible future sale of her property.

- **Rosewood Drive project** – Future positive economic development for the town growth, workforce growth, and population growth.

End of Public Comments

Action Agenda (Item - 4A)

- **RECOMMEND APPROVAL OR DISAPPROVAL OF SPECIAL USE PERMIT APPLICATION BY RESOURCES FOR HUMANITY, ROSEWOOD DRIVE, PIN:300902101102/300901012/30090101201, R-15, CURRENT LAND USE CHURCH, PROPOSED LAND USE TO MENTAL HEALTH.**

Manager’s Statement

Mr. Chestnut reiterated the following in reference to the applicant’s provided services.

- This is not a live-in facility.
- Hours of operation: Monday through Thursday, 9:00 am to 5:00 pm.
Friday, 8:00 am to 12:00 pm.
- No overnight stays at the facility.
- This is a multi-use facility. Providing counseling and teaching CPR classes.
- I Fit Out, LLC is a subsidiary of Resources for Humanity. Not a service for recently released incarcerated individuals.
- Non-Emergency Transport Services.

Motion – Member Monte McCallum made a motion to recommend approval for special use permit by Resources for Humanity, Rosewood Drive. 300902101102/300901012/30090101201 and change the land use from R-15 to Mental Health.

Seconded by – No Second – **Motion Died for lack of second.**

Motion – Member Winona Gause made a motion to not approve the special use permit.

Seconded by – Member Dwyane McCormick.

Vote – 7 – 0 (Disapproved)

Item – 4B

- **RECOMMEND APPROVAL OR DISAPPROVAL OF SPECIAL USE PERMIT APPLICATION BY MICHAEL WALTERS, CHURCH STREET, PIN: 30050201801/300502017/050505020, R-10, CURRENT LAND USE AGRICULTURAL, PROPOSED LAND USE APARTMENT COMPLEX.**

Ms. Gabrielle Lazuras, a representative for applicant Michael Walters, was present to answer questions from the board.

Motion - Member Vickie Tate made a motion to table the item until the next planning board meeting to answer the question if the Reserve at Fairmont would be Affordable Housing or Section Eight Housing.

Seconded by – Member Phostenia McCrimmon.

Member Vickie Tate Rescinded her motion to table, prior to the vote.

Motion – Member Monte McCallum made a motion to recommend approval of the special use application by Michael Walters, Church Street, PIN: 30050201801/300502017/050505020, currently R-10, to Land use Apartment Complex.

Seconded by - Member Winona Gause.

Vote – 6 –1 (Sealey) (Approved)

Adjournment

Motion – Member Monte McCallum made a motion to adjourn the meeting.

Seconded by – Member Vickie Tate.

Vote – 7 – 0 (Approved)

Meeting Adjourned at 7:16 pm

Rodney Cain

Rodney Cain – Deputy Town Clerk