



## Town of Fairmont Planning Board Meeting

Fairmont – South Robeson Heritage Center  
421 S Main Street, Fairmont, N.C. 28340  
Thursday, December 5, 2024  
6:00 pm

Chairperson- Jason Carter, Vice – Chairperson, Winona Gause, Members; Monte McCallum, Andrew Grimsley, Jerald Brooks, Dewayne McCormick, Town Manager Jerome Chestnut, Deputy Town Clerk Rodney Cain, and Lead for North Carolina, Madison Johns, Wayne Pettit, Phostenia McCrimmon  
Member: Vickie Tate, were not present.

ETJ Member, Wayne Pettit was sworn in prior to the start of the meeting by Deputy Clerk, Rodney Cain.

### **CALL TO ORDER and INVOCATION**

Chairperson, Jason Carter called the meeting to order at 6:00 pm.

Member, Monte McCallum provided the invocation, followed by the Pledge of Allegiance.

### **APPROVAL OF AGENDA**

**Motion** – Member, Monte McCallum made a motion to approve the agenda.

**Seconded by** – VC, Winona Gause

**Vote** – 8 – 0 (Approved)

### **PUBLIC COMMENTS**

There were no public comments.

### **ACTION AGENDA**

#### **Second Review of Planned Subdivision – Iona & Hwy 130**

Carolina Homestead, LLC has submitted Plans for a subdivision to be in the vicinity of Iona Church Road and Highway 130. Current plans call for only the subdivision of one large tract (40.98 acres) into 8 individual lots to be sold for residential construction of single-family homes. The area is currently zoned Rural Agriculture (RA) and part Residential 20 (R-20). No roads or infrastructure are required for this subdivision. All parcels have road frontage.

**Motion** – Member, Monte McCallum made a motion to approve the second review of the drafted plans from Carolina Homestead, LLC and recommend approval to the Board of Commissioners.

**Seconded by** – Member, Andrew Grimsley

**Vote** – 8 – 0 (Approved)

## First Review of Conditional Platt Approval – East Pine Street

Economic Development Center of the Carolinas has submitted plans for a subdivision to be in the vicinity of East Pine Street. The proposed plans would be (6) single family duplexes. (2) Bedrooms per duplex. The area is currently zoned for Residential (R10). All standards will be met by the next planning board meeting on January 9, 2025.

**Motion** – Member, Monte McCallum made a motion to approve the conditional plat review submitted by Economic Development Center of the Carolinas.

**Seconded by** – Member, Phostenia McCrimmon

**Vote** – 8 – 0 (Approved)

## Review of Text Amendment to Historic District – Business Closing Time

The current downtown Historic District does not have standards in place when it comes to restrictions on late night business operations. The Staff has fielded calls and visits from citizens inquiring on if remedies can be sought.

Recommendation:

The Town Manager recommends that the Planning Board Members seek input on this item from downtown property owners, tenants, and citizens near the Historic District to provide a recommendation to the Board of Commissioners for any potential amendment to business operations in the Historic District.

## Review of Official Zoning Map and Zoning Table

## Review of Official Zoning Map and Zoning Table

**Only Review (No Action Required)**

### Items from Staff

The next planning board meeting will be Thursday, December 5, 2024.

### Adjournment

**Motion** – Member, Andrew Grimsley made a motion to adjourn the meeting.

**Seconded by** – Member, Monte McCallum

**Vote** – 6 – 0 (Approved)

**Meeting Adjourned at 6:22 pm**

*Rodney Cain*

**Rodney Cain – Deputy Town Clerk**