



Town of Fairmont Planning Board Meeting

Town Hall
421 S Main Street, Fairmont, N.C. 28340
Thursday, April 3, 2025
6:00 pm

Vice – Chairperson, Winona Gause, Members; Monte McCallum, Andrew Grimsley, Jerald Brooks, Dewayne McCormick, Town Manager Jerome Chestnut, Wayne Pettit, Phostenia McCrimmon, Vickie Tate

Not Present: Chairperson, Jason Carter

PRE-MEETING (informal)

(5 pm) Pre-meeting – S. Main Street – Former Gaston Sealey Warehouse (Blue Warehouse)

This pre-meeting was held near 1205 S. Main Street, Fairmont, NC for Planning Board Members who visited the site of a proposed subdivision. There was a quorum of Planning Board Members in attendance, but only to visit the site.

No business was conducted.

CALL TO ORDER and INVOCATION

Vice - Chairperson, Winona Gause 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 – Member, Phostenia McCrimmon

Vote – 8 – 0 (Approved)

PUBLIC COMMENTS

There were no public Comments

CONSENT AGENDA

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

Seconded by – Member, Andrew Grimsley

Vote – 8 – 0 (Approved)

ACTION AGENDA

First review of Planned Subdivision – (near) 1205 S. Main Street, Fairmont, NC (Review)

Background

New Paths Development and Consulting LLC has submitted initial plans for a subdivision to be located near the vicinity of 1205 S. Main Street, Fairmont, NC. Their plans call for the construction of 16 Cluster Homes (see attached pictures) on 9.11 acres. This property is within the town limits and has readily available access to water/sewer/stormwater services. This property is zoned Residential – 10 (R-10).

John Lewis, Jay Lewis, Dennis Hempstead, and Lonnie Lewis of New Paths Development and Consulting, LLC were present to answer questions.

Documents submitted for review: Property Card, Major Subdivision Plat Application, GIS Map, Zoning Map, Site Plan / Survey Map, Illustration of homes, and Floor Plan of homes.

Recommendation:

The planned subdivision will be reviewed against subdivision requirements on April 3, 2025, and the second review will be on May 1, 2025.

Noise Ordinance - Text Amendment

Background

The Town Manager is recommending a text amendment to the Commercial Historic District to not allow outdoor speakers without a special events permit. Without this control in place, our resources will continue to be strained with nuisance calls about excessive noise. This will not apply to town sponsored/community events.

Recommendation:

The Town Manager recommends that the planning board recommends this text amendment to our ordinances.

Motion – Member, Monte McCallum made a motion to recommend to the board of commissioners this text amendment to the noise ordinance.

Seconded by – Member, Phostenia McCrimmon

Vote – 8 – 0 (Approved)

Historic District Density Regulation – Bars / Lounges / Venues (See Next Item for Motion)

Background

The Town Manager is recommending a text amendment to the Commercial Historic District to restrict further density of restaurants, bars/lounges, and Venue Centers. These types of entities continue to be a strain on our resources. This restriction does not affect existing properties that were formerly held restaurants, bars, or venues. This applies to businesses seeking to locate in the historic district after May 1, 2025.

Recommendation:

The Town Manager recommends that the planning board recommends this text amendment to our ordinances.

Table of Uses – Modifications – Special use Permit - ABC On-premises consumption

Background

The Town Manager is recommending a text amendment to the town’s table of uses chart. Currently there are no restrictions on the business location/times for entities in the town which applies for ABC on-premises consumption permits. The town manager is requesting that any business that applies for ABC on-premises consumption permits be subject to special use permits to protect town resources.

Recommendation:

The Town Manager recommends that the planning board recommends this text amendment to our table of uses chart.

Motion – Member, Andrew Grimsley made a motion to recommend to the board of commissioners this text amendment to our table of uses chart and to combine the Historic District Density Regulation to Bars / Lounges / Venues.

Seconded by – Member, Monte McCallum

Vote – 8 – 0 (Approved)

Items from Staff

The next Regular Board of Commissioners meeting will be held on April 15, 2025.

The next planning board meeting will be Thursday, May 1, 2025.

Adjournment

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

Seconded by – Member, Andrew Grimsley

Vote – 8 – 0 (Approved)

Meeting Adjourned at 652 pm

Recorded by Town Manager – Transcribed by Rodney Cain – Deputy Town Clerk