



Town of Fairmont Planning Board Meeting

Town Hall

421 S Main Street, Fairmont, N.C. 28340

Thursday, January 8, 2026

6:00 pm

Chairperson; Jason Carter, Vice Chairperson; Vickie Tate, Members; Jerald Brooks, Phostenia McCrimmon, Andrew Grimsley, Dwayne McCormick, Town Manager Jerome Chestnut, Deputy Town Clerk Rodney Cain. Members, Wayne Pettit, Kevin Floyd, Monte McCallum were not present.

CALL TO ORDER and INVOCATION

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

Town Manager, Jerome Chestnut provided the invocation followed by the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion – Member, Vickie Tate made a motion to approve the agenda.

Seconded by – Member, Andrew Grimsley

Vote – (Approved)

PUBLIC COMMENTS

No Public Comments

ACTION AGENDA

APPROVAL OF MINUTES October 2, 2025

Motion – Member, Andrew Grimsley made a motion to approve the minutes from October 2, 2025.

Seconded by – Member, Vickie Tate

Vote – (Approved)

CONSIDERATION OF REZONING REQUEST – 603 MORRO ST (Review)

Background

The Town Manager was present to discuss Mr. Deshawn Blue's request to rezone his property from R-10 to R-5. Mr. Blue intends to erect a manufactured home on a parcel that currently doesn't allow it. The Town of Fairmont's Zoning Map is currently under review.

Recommendation:

The Town Manager recommends that the Planning Board consider this request to be able to provide Mr. Blue with further action.

(This was a Review Only) No Action Taken

CONSIDERATION OF VARIANCE REQUEST – 310 IONA ST. and 207 TRINITY ST. (Review)

Background

The properties are currently located on the same parcel. Mr. Townsend is requesting a Variance to allow the subdivision of this property to allow two different parcels.

This Variance Request requires an Evidentiary Hearing that will take place on February 5, 2026, at 6pm.

Recommendation:

The Town Manager recommends that the Planning Board consider this request on February 5, 2026.

(This was a Review Only) No Action Taken

CONSIDERATION FOR TRAFFIC CONTROL MEASURES (Review)

Background

Reverend Shropshire, the lead pastor at Star Bethlehem has submitted a request to address speeding on Martin Luther King Drive, in the vicinity of Star Bethlehem Church.

The Pastor, his congregation, and citizens on the street would like to see measures in place to reduce speeding and the likelihood of accidents.

Options to address this issue:

- More patrols in the area during Sunday services
- Increase Speed Limit signage. There's only one "20MPH" sign on street near Wilton Street Intersection
- The employment of temporary speed bumps
- The installation of permanent speed bumps

Recommendation:

The Town Manager requests the Planning Board consider options to assist citizens in the area with speeding concerns.

Action:

The Planning Board recommended this item move forward to be reviewed by the Fairmont Board of Commissioners.

PRELIMINARY PLATT REVIEW – 9182 IONA CHURCH RD

Background

The Town Manager reviewed with the planning board members all documents and maps as it pertains to this property. Mr. Nathanal Johnson has taken his property and divided it into three (3) tracks.

This review is to make sure the planning board is made aware Mr. Johnson has a 20' easement going through the property. The easement provides access to all three lots and follows our code.

Recommendation:

The Town Manager recommends that the Planning Board approve this Preliminary Platt prior to it going to the Fairmont Board of Commissioners on January 20, 2026.

Motion – Member, Vickie Tate made a motion to approve the Preliminary Platt and recommend this item move forward to the Fairmont Board of Commissioners to either be approved or disapproved.

Seconded by – Member, Phostenia McCrimmon

Vote – (Approved)

ZONING MAP (Review)

Background

The Town Manager presented proposed changes to the Zoning Map, including:

- Changes in the number of districts
- Changes in district boundaries
- Changes to table of uses chart

Recommendation:

The Town Manager requests that the Planning Board review the map in person and receive feedback from the public.

Items from Staff

- The next regular scheduled Board of Commissioners meeting will be held on January 20, 2026, at 6:00pm.
- The next Planning Board Meeting will be held on February 5, 2026.

Adjournment

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

Seconded by – Member, Vickie Tate

Vote – (Approved)

Meeting Adjourned at 6:51 pm

Rodney Cain, CMC

Rodney Cain – Deputy Town Clerk