



# Town of Fairview

## PLANNING AND ZONING BOARD

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### Agenda

August 15, 2017 @ 6:30 p.m.

**Meeting will be in the Council Meeting Room**

1. Roll Call and Determination of Quorum --- *Vice Chairman Crowell*
2. Public Comments:
3. Report on Council actions: ---*Ed Humphries*
4. Business:
  - a. Discuss Major Development Permit #MDP 17-056 request from 601 Investments and Nest Homes to develop a subdivision, Fairview Farms, at the corner of Hwy. 601 and Hopewell Church Rd.
5. Public Comments:
6. Approval of Previous Minutes:
  - a. May 16, 2017---Regular meeting
7. Adjourn

**Town of Fairview  
Staff Report for:**

**Planning Board**

DATE: August 15<sup>th</sup> 2017

**CASE #: MDP-17-056**

**Applicant(s):**

Piedmont Design Associates, PA  
125 East Plaza Drive  
Suite 101  
 Mooresville NC 28115

**Property Owner(s):**

601 Investments, LLC  
13860 Ballantine Corp Park  
Suite 120  
Charlotte NC 28277

**Requested Action:**

To obtain a Major Development Permit # MDP-17-056

**Existing Zoning:**

RA-40

**Requested Zoning:**

RA-40 with Major Development Permit  
To be called "The Estates at Fairview Farms "

**Location:**

Corner of Hopewell Church Road and Concord Highway  
In Fairview

**Property Size:**

The owner owns approximately 200 acres on the east and west sides of Highway (Concord Road) at the Hopewell Church Road intersection. The property is in three parts. The part being developed is on the south east corner of the intersection and approximately 63 acres. The area to be developed is boarded on the north by Hopewell Church Road, the west by Concord Highway and the south by Goose creek. There is no development planned for the south side of Goose Creek

**Tax Parcel(s):**

08186006

**Purpose/Narrative:**

The applicant is proposing to develop a Subdivision (Approx 28 ac.) consisting of 11 lots ranging in size from 51,000 sq feet to 119,252 with two streets (with a community lot to support 11 septic fields).  
The homes will be built by :  
Nest Homes, LLC  
236 Raceway Drive Suite 7  
 Mooresville NC 28117  
There will be a Home Owners Association for maintenance of common areas and open space (1.21 ac).

**Surrounding Area Zoning:**

Residential/ Farming--- All adjoining properties are zoned

	RA-40.
<b>Existing Conditions:</b>	Farming—The owner understands that there is a 200 foot buffer on both sides of Goose Creek. No development is planned for the buffer or the flood plain on the north side of the creek
<b>Land Use Plan Recommendation:</b>	Residential and or Highway Commerical
<b>Compliance with Zoning Ordinance:</b>	The Town's adopted land use plan recommends low density, single-family residential development throughout the town with densities limited to maximum of approximately 1 house 40,000 sq feet. The subject property is indicated on the Town's Future Land Use Map as residential/highway commercial and is comprised of agricultural uses There is a single-family home on the property but it is across Concord highway.
<b>Major Development Permit Conditions:</b>	See Attached
<b>Staff Recommendation on Application:</b>	Development should be approved when all conditions are met

# Town of Fairview

7400 Concord Highway  
Monroe NC 28110

## MAJOR DEVELOPMENT PERMIT APPLICATION

Name of Development: <b>The Estates at Fairview Farms</b>	Date of Submission: <b>Aug 3 2017</b>	Check if Conditional Use Permit is associated with this application: <u>NO</u>
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**Applicant Information**

Contact Name: <b>Nest Homes</b>	
Contact Phone/Fax: <b>(704) 208-4251</b>	Email: <b>ewood@nesthomes.com</b>
Address: <b>236 Raceway Drive, Suite #7, Mooresville, NC 28117</b>	
Engineer/Surveyor: <b>Piedmont Design Associates, PA</b>	Phone: <b>(704) 664-7888</b>

**Owner Information**

If different from applicant, specify legal relationship of the applicant to the owner that entitles the applicant to make application and provide contact info below:

Contact Name: <b>601 Investment, LLC</b>
Address: <b>13860 Ballantine Corporate Park, Suite #120, Charlotte, NC 28277</b>
Contact Phone/Fax/email: <b>Glen Chambers - gchambers@usgventures.com</b>

**Provide summary statement of the development proposed:**

**Proposed residential subdivision with twelve 1+ Acre Lots with water and septic systems.  
Streets are proposed to be constructed to NCDOT standards.**

**Property Information**

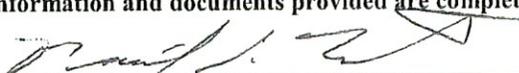
Property Location: <b>SE Quadrant of Highway 601 and Hopewell Church Road</b>	
Tax Parcel Number: <b>081-86-006</b>	
Existing Zoning: <b>RA-40</b>	Proposed Zoning: <b>RA-40</b>
Existing Use: <b>SFR / Farm</b>	Proposed Use: <b>SFR Subdivision</b>
Existing Buildings Floor area: <b>2,329 Sq. Ft.</b>	Proposed Buildings Floor area:
Property Size (square feet) <b>8,716,791.60 Sq. Ft.</b>	

Fee amounts: (per Land Use Administrator)

Attached? Yes  No

Checklist Completed and attached? Yes  No

**I, the undersigned owner or authorized representative, hereby submit this application with the attached information and understand that any engineering review fees incurred by the Town will be paid by me. The information and documents provided are complete and accurate to the best of my knowledge.**

	<b>8-1-17</b>
SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE	DATE

**BELOW TO BE COMPLETED BY TOWN OF FAIRVIEW**

It is anticipated that this plat will be reviewed by (date):

Anticipated Planning Board Date: **8/15/2017**

This Permit is [ approved / denied ] by Town Council on (date):

Signature of Authorized Town Official:

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# Town of Fairview

## MAJOR DEVELOPMENT PERMIT CHECKLIST

Please complete the following MAJOR DEVELOPMENT PERMIT CHECKLIST developed from Appendix A of the Town of Fairview Land Use Ordinance.

*If the item is included in the development site plan, check the space provided. If the item is not applicable or not included, please write N/A in the space provided and make any explanation in the comments area following each section.*

### Graphic Materials Required for Plans

- 1. Name of development
- 2. Title block containing the subdivision name and the name of the owner
- 3. The name, address and phone # of the subdivider/preparer of plat
- 4. The names, addresses and telephone number of all owners, mortgages, registered land surveyors, developers, land planners, architects, landscape architects, and professional engineers responsible for the subdivision.
- 5. Location (including address, township, county and state)
- 6. Date or dates survey was conducted and plat prepared
- 7. A scale drawing in feet per inch listed in words and figures (drawing shall not be at a scale less than 1" equals 200')
- 8. A sketch vicinity map with north arrow showing the relationship between the proposed subdivision and surrounding area at a scale of 1" = 2000'
- 9. A Bar graph scale
- 10. North Arrow and orientation (North arrow shall be oriented to the top of the plat where applicable)

<u>Comments/Explanation for items not checked in section above:</u>
Boundary survey of subject tract is currently in progress.

### Existing Natural, Man-Made and Legal Features

- 1. Tree line of wooded areas.
- 2. Individual tree eighteen inches in diameter or more identified by common or scientific name.
- 3. Orchards or other agricultural groves by common or scientific name.
- 4. Streams, ponds, drainage ditches, swamps, boundaries of floodways and floodplains.
- 5. (If the proposed development is a subdivision or mobile home park of more than fifty lots or if more than five acres of land are to be developed), base flood elevation data (See Article XVI, Part I).
- 6. Contour lines (shown as dotted lines) with no larger than five foot contour intervals. (As indicated in Subsection A-6 (2t), proposed contour lines shall be shown as solid lines.)
- 7. Vehicle accommodation areas (including parking areas, loading areas and circulation areas, see Section 290), all designated by surface material and showing the layout of existing parking spaces and direction of travel lanes, aisles, or driveways.
- 8. Streets, private roads, sidewalks, and other walkways, all designated by surface material.
- 9. Curbs and gutters, curb inlets and curb cuts, and drainage grates.
- 10. Other storm water or drainage facilities, including manholes, pipes, and drainage ditches.
- 11. Underground utility lines, including water, sewer, electric power, telephone, gas, cable television.

**Town of Fairview - Major Development Permit Checklist**

- ✓12. Above ground utility lines and other utility facilities.
- ✓13. Fire hydrants.
- ✓14. Buildings, structures and signs (including dimensions of each).
- ✓15. Location of exterior light fixtures.
- ✓16. Location of dumpsters.
- ✓17. The zoning of the property, including zoning district lines where applicable.
- ✓18. Property lines (with dimensions identified).
- ✓19. Street right-of-way lines.
- ✓20. Utility or other easement lines.

**Comments/Explanation for items not checked in section above:**


**Proposed Changes in Existing Features or New Features**

- ✓1. The number of square feet in every lot created by a new subdivision.
- ✓2. Lot dimensions, including lot widths measured in accordance with Section 183.
- N/A3. The location and dimensions of all buildings and freestanding signs on the lot, as well as the distances all buildings and freestanding signs are set back from property lines, streets or street right-of-way lines (see Section 184).
- N/A4. Principal side(s) building elevations for typical units of new buildings or exterior remodeling of existing buildings, showing building heights (see Section 186) and proposed wall sign or window sign area;
- N/A5. Elevation in relation to mean sea level of the proposed lowest floor (including basement) of all structures.
- N/A6. Elevation in relation to means sea level to which any non-residential structure will be flood-proofed.
- N/A7. Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development.
- ✓8. The location and dimensions of all recreational areas provided, with each area designated as to type of use;
- ✓9. Areas intended to remain as open space or designated buffer areas (Section 265.)
- ✓10. Streets, labeled by classification (see Section 210) and street name showing whether curb and gutter or shoulders and swales are to be provided and indicating street paving widths. Private roads in subdivisions shall also be shown and clearly labeled as such.
- ✓11. Curbs and gutters, curb inlets and curb cuts, drainage grates, and other storm water or drainage facilities, including manholes, pipes, drainage ditches, retention ponds, etc.
- ✓12. Sidewalks and walkways, showing widths and surface material.
- N/A13. Bridges.
- N/A14. Outdoor illumination with lighting fixtures sufficiently identified to demonstrate compliance with Section 242.
- ✓15. Underground utility lines, including water, sewer, electric power, telephone, gas, cable television. Water and sewer pipeline signs shall be labeled.
- N/A16. Aboveground utility lines and other facilities.
- ✓17. Fire hydrants.
- N/A18. Dumpsters.
- N/A19. New contour lines resulting from earth movement (shown as solid lines) with no larger than five foot contour intervals (existing lines should be shown as dotted lines).
- N/A20. Scale drawings of all signs requiring permits pursuant to Article XVII, together with an indication of the location and dimensions of all such signs.
- N/A21. Vehicle accommodation areas (including parking areas, loading areas, and circulation areas, see Section 290), all designated by surface material and showing the dimensions and layout of proposed parking spaces and the dimensions and direction of travel of lanes, aisles, and driveways.

**Town of Fairview - Major Development Permit Checklist**

- ✓ 22. Proposed plantings or construction of other devices to comply with the screening requirements of Article XIX, Part I, as well as proposed plantings of trees to comply with the shading requirements of Article XIX, Part II. Plans shall label shrubbery by common or scientific name, show the distance between plants and indicate the height at the time of planting and expected mature height and width. Plans shall label trees by common or scientific name, show the circles of the mature crowns (major trees shall be drawn at diameter = 30'; dwarf or decorative trees shall be drawn at their actual mature crown), and indicate the height at the time of planting.

<b><u>Comments/Explanation for items not checked in section above:</u></b>
See attached sheet.

**Documents and Written Information in Addition to Plans**

- ✓ 1. Documentation confirming that the applicant has a legally sufficient interest in the property proposed for development to use it in the manner requested, or is the duly appointed agent of such a person.
- ✓ 2. Certifications from the appropriate agencies that proposed utility systems are or will be adequate to handle the proposed development, as set forth in Article XV, and that all necessary easements have been provided.
- N/A 3. For proposed non-residential flood proofed structures, or for enclosed areas below the lowest floor that are subject to flooding, certification from a registered professional engineer or architect that the proposed structure meets the criteria in Article XVI, Section 254(d), (f).
- N/A 4. Certification and supporting technical data from a registered professional engineer demonstrating that any proposed use within a floodway if permitted under Article XVI, Section 253, shall not result in any increase in flood levels during occurrence of the base flood discharge.
- ✓ 5. Legal documentation establishing homeowners associations or other legal entities responsible for control over required common areas and facilities.
- N/A 6. Bonds, letters of credit, or other surety devices.
- N/A 7. Stamped envelopes containing the names and addresses of all those to whom notice of a public hearing must be sent to comply with Section 22, 102, or 323.
- N/A 8. Complete documentation justifying any requested deviation from specific requirements established by this ordinance as presumptively satisfying design standards.
- N/A 9. Written evidence of permission to use satellite-parking spaces under the control of a person other than the developer when such spaces are allowed pursuant to Section 298.
- N/A 10. Written evidence of good faith efforts to acquire satellite parking under the circumstances set forth in Section 299.
- N/A 11. Verification that Manufactured Goods, Class 1 and 2 uses will meet the supplementary standards set forth in Article XI. Such verification shall be made by a licensed engineer or other qualified expert unless it is utterly apparent from the nature of the proposed development that such expert verification is unnecessary.
- ✓ 12. Time schedules for the completion of phases in staged development, as required by Section 61.
- N/A 13. The environmental impact of a development, including its effect on historically significant or ecologically fragile or important areas.
- N/A 14. The traffic of a development, including its effect on pedestrian or vehicular traffic or congestion.

<b><u>Comments/Explanation for items not checked in section above:</u></b>
See attached sheet.

### **Proposed Changes in Existing Features or New Features**

3. The location and dimensions of all buildings and freestanding signs on the lot, as well as the distances all buildings and freestanding signs are set back from property lines, streets or street right-of-way lines (see Section 184). **There are no existing or new commercial buildings or signs pertaining to this development. All new residential structures will be constructed within the setbacks shown on the site plan.**

4. Principal side(s) building elevations for typical units of new buildings or exterior remodeling of existing buildings, showing building heights (see Section 186) and proposed wall sign or window sign area. **There are no proposed buildings on site, nor are there any existing commercial buildings on site.**

5. Elevation in relation to mean sea level of the proposed lowest floor (including basement) of all structures. **At this time, the elevations of the residential structures are not known. None will be constructed within the floodplain shown on the site plan.**

6. Elevation in relation to means sea level to which any non-residential structure will be flood-proofed. **No non-residential structures are planned for this development.**

7. Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development. **No watercourses will be altered or relocated for this proposed development.**

13. Bridges. **There are no bridges pertaining to this project.**

14. Outdoor illumination with lighting fixtures sufficiently identified to demonstrate compliance with Section 242. **There is no existing or proposed outdoor lighting on this site other than at the individual proposed residences.**

16. Aboveground utility lines and other facilities. **All utilities are proposed to be underground for this project. All existing poles on this site have been shown on this plan.**

18. Dumpsters. There are no existing or proposed dumpster for this project. **All garbage will be handled by rollout carts by individual residences.**

19. New contour lines resulting from earth movement (shown as solid lines) with no larger than five foot contour intervals (existing lines should be shown as dotted lines). For the purpose of this plan, no new contours have been shown. **Proposed roads will be graded to NCDOT standards. Lots will be graded by individual home builders. No mass grading will take place on this site.**

20. Scale drawings of all signs requiring permits pursuant to Article XVII, together with an indication of the location and dimensions of all such signs. **There are no requiring permit signs proposed for this site.**

21. Vehicle accommodation areas (including parking areas, loading areas, and circulation areas, see Section 290), all designated by surface material and showing the dimensions and layout of

proposed parking spaces and the dimensions and direction of travel of lanes, aisles, and driveways. **No existing or new parking areas as described proposed for this project.**

### **Documents and Written Information in Addition to Plans**

3. For proposed non-residential flood proofed structures, or for enclosed areas below the lowest floor that are subject to flooding, certification from a registered professional engineer or architect that the proposed structure meets the criteria in Article XVI, Section 254(d), (f). **No non-residential structures are proposed on this site.**

4. Certification and supporting technical data from a registered professional engineer demonstrating that any proposed use within a floodway if permitted under Article XVI, Section 253, shall not result in any increase in flood levels during occurrence of the base flood discharge. **No portion of this project is proposed to impact floodway in any way.**

6. Bonds, letters of credit, or other surety devices. **Not required for staff review and comment.**

7. Stamped envelopes containing the names and addresses of all those to whom notice of a public hearing must be sent to comply with Section 22, 102, or 323. **No public hearing required for this development.**

8. Complete documentation justifying any requested deviation from specific requirements established by this ordinance as presumptively satisfying design standards. **No deviation from ordinance is proposed for this project.**

9. Written evidence of permission to use satellite-parking spaces under the control of a person other than the developer when such spaces are allowed pursuant to Section 298. **No satellite parking is proposed with this development.**

10. Written evidence of good faith efforts to acquire satellite parking under the circumstances set forth in Section 299. **No satellite parking is proposed with this development.**

11. Verification that Manufactured Goods, Class 1 and 2 uses will meet the supplementary standards set forth in Article XI. Such verification shall be made by a licensed engineer or other qualified expert unless it is utterly apparent from the nature of the proposed development that such expert verification is unnecessary. **Not applicable.**

13. The environmental impact of a development, including its effect on historically significant or ecologically fragile or important areas. **None. Setbacks have been adhered to as shown.**

14. The traffic of a development, including its effect on pedestrian or vehicular traffic or congestion. **None.**

### SITE NOTES

- \* TOTAL SITE SIZE: 200.11 ACRES (THIS PHASE OF DEVELOPMENT: 27.98 AC)
- \* TAX PARCEL: 081-86-006, GOOSE CREEK TWP, UNION COUNTY, NC.
- \* SITE ZONING: RA-40
- \* TOTAL LOTS PLANNED: 13.  
12 OF THESE ARE BUILDING LOTS & 1 IS A COMMON OPEN SPACE LOT.

A PORTION OF THE 200.11 ACRES IS FUTURE DEVELOPMENT.

THIS DEVELOPMENT: 27.98 AC | (AREA IN FLOODPLAIN: 0.53 AC)  
FUTURE DEVELOPMENT 1: 75.56 AC | (AREA IN FLOODPLAIN: 26.03 AC)  
FUTURE DEVELOPMENT 2: 55.11 AC | (AREA IN FLOODPLAIN: 0.00 AC)  
FUTURE DEVELOPMENT 3: 41.46 AC | (AREA IN FLOODPLAIN: 11.98 AC)

- \* A PORTION OF THIS SITE LIES IN A SPECIAL FLOOD HAZARD ZONE PER FIRM COMMUNITY PANEL #3710554100J (10/16/2008).
- \* NCGS GRID MONUMENTS WERE FOUND WITHIN 2000 FT OF PROPERTY

### ZONING NOTES

- \* SETBACKS (See lot 3 for typicals)  
FRT: 40'  
SIDE: 15'  
REAR: 40'  
MAX HEIGHT: 35'  
MIN. LOT WIDTH AT BLDG LINE: 120'  
MIN. LOT SIZE: 40,000 SF  
LOT 12 = SMALLEST BUILDABLE LOT = 51,865 SF  
LOT 8 = LARGEST BUILDABLE LOT = 119,252 SF

NOTE: THERE IS A 10' UTILITY EASEMENT ALONG ALL COMMON SIDE LOT LINES WITHIN THIS SUBDISION, A 10' UTILITY EASEMENT ALONG ALL REAR LOT LINES, AND A 10' UTILITY EASEMENT ALONG ALL ROAD RIGHT OF WAYS IN THIS SUBDIVISION.

- \* TOTAL NEW ROADS = 1,052 LF; 1.39 ACRES IN RW. ALL STREETS TO BE CONSTRUCTED TO NCDOT STANDARDS AND WILL BE DEDICATED TO THE NCDOT PUBLIC STREET SYSTEM.
- \* SUBDIVISION AND ROAD NAMES HAVE NOT BEEN APPROVED.
- \* STREET LIGHTING IS PROPOSED FOR THIS SUBDIVISION. 5 STREET LIGHTS AS SHOWN.
- \* COMMON OPEN AREA WILL BE DEEDED TO THE PROPERTY OWNERS ASSOCIATION WHICH WILL BE RESPONSIBLE FOR THEIR MAINTENANCE.
- \* ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS AND UNION COUNTY PUBLIC WORKS OR WELLS. SOME LOTS, AS NOTED, WILL HAVE OFF-SITE SEPTIC SYSTEMS EASEMENTS.
- \* AS OF THE DATE OF THIS RECORDING, THE LOTS REPRESENTED ON THIS PLAT HAVE NOT BEEN INSPECTED OR APPROVED BY THE UNION CO. HEALTH DEPT. UNTIL INSPECTED, THERE IS NO ASSURANCE THAT A BUILDING PERMIT WILL BE ISSUED. THE SITE AND THIS PRELIM PLAN HAVE BEEN EVALUATED IN TERMS OF SOILS AND SEPTIC SYSTEM LOCATIONS BY A PRIVATE SOILS CONSULTANT NOTED BELOW.
- \* AN EROSION CONTROL PLAN WILL BE SUBMITTED TO NCDENR FOR PERMITTING UPON APPROVAL OF THE PRELIM PLAN. A COPY OF THE EC PLAN WILL BE PROVIDED PRIOR TO FINAL PLAT.
- \* THIS SITE WILL BE CONSTRUCTED IN A TIMELY MANNER AND ALL DISTURBED AREAS WILL BE STABILIZED PER NCDENR-LAND QUALITY SECTION

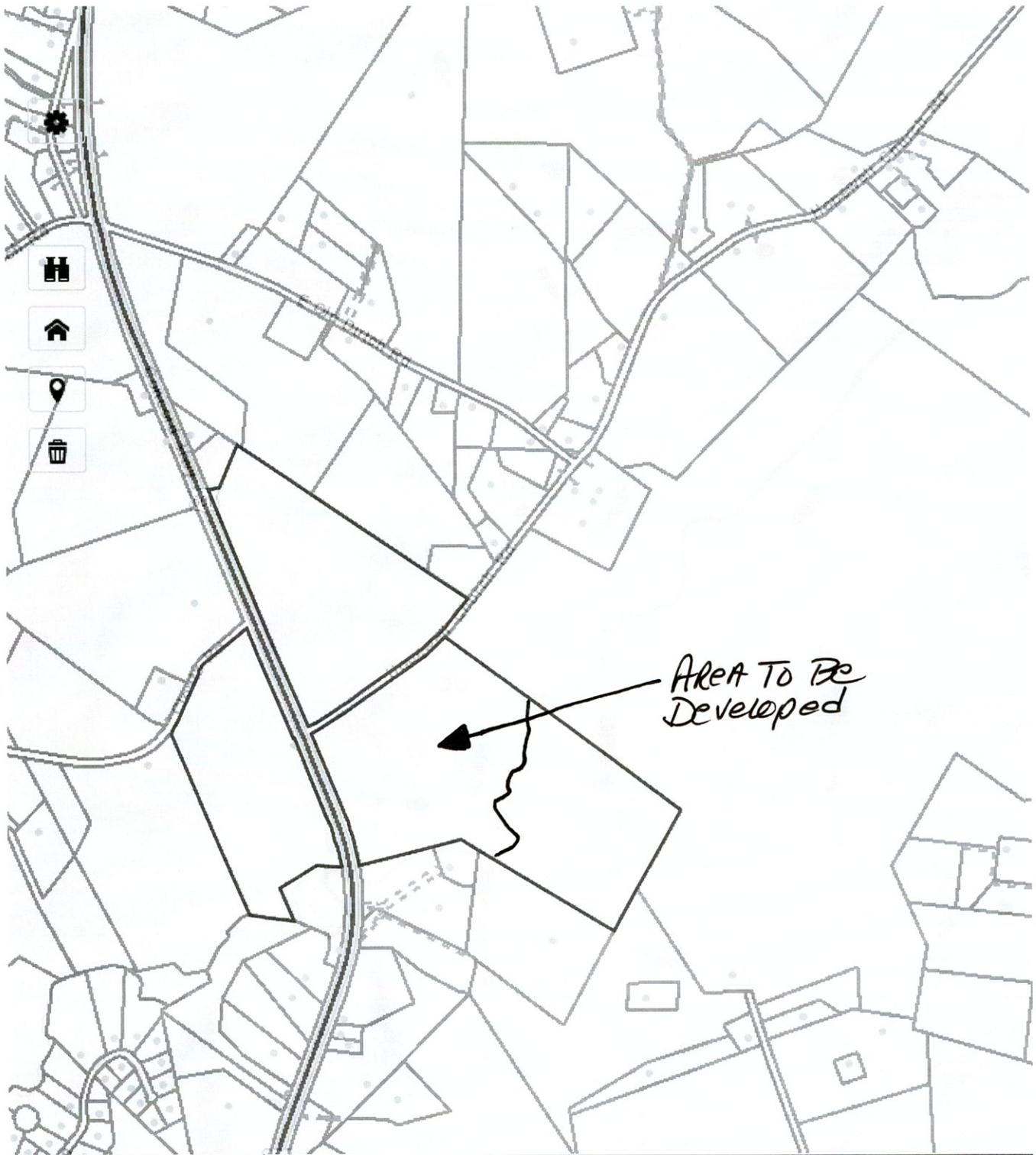
TOTAL COMMON OPEN SPACE (THIS PHASE) = 1.21 ACRES (4.32%)

AERIAL TOPOGRAPHIC INFORMATION PROVIDED BY:  
NCDOT LIDAR DATA



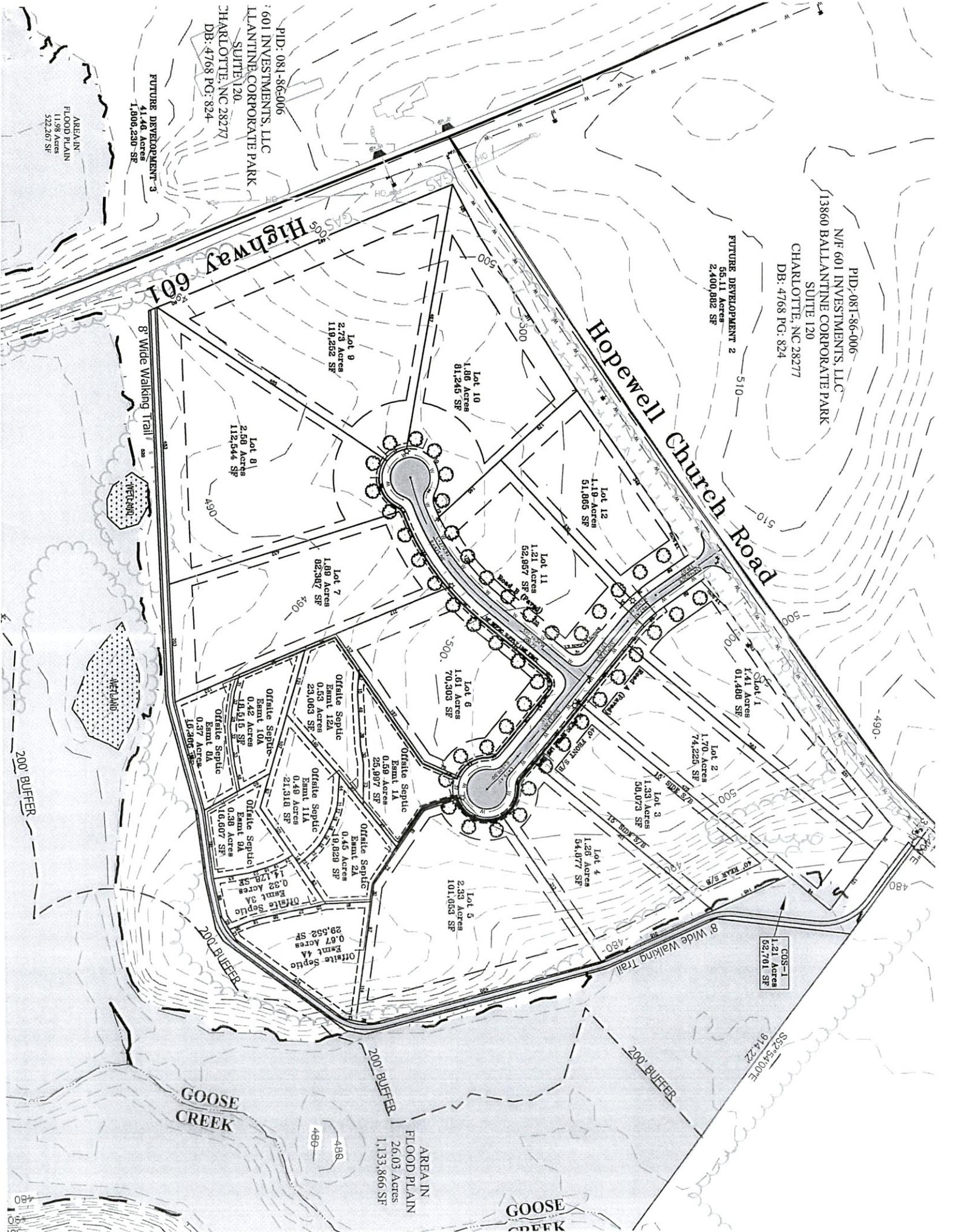
### LANDSCAPE NOTES:

46 STREET TREES SHALL PLANTED NO MORE THAN 50 FEET ON CENTER. TREE SHALL BE A MIN. OF 2-INCH CALIPER AT 8 FT HT AT TIME OF PLANTING. TREES SHALL BE APPROVED BY TOWN OF FAIRVIEW LAND USE ORDINANCE LATEST EDITION.



1 Results 0.2mi 0.4km





PID: 081-86-006  
 N/F 601 INVESTMENTS, LLC  
 13860 BALLANTINE CORPORATE PARK  
 SUITE 120  
 CHARLOTTE, NC 28277  
 DB: 4768 PG: 824

FUTURE DEVELOPMENT 2  
 55.11 Acres  
 2,400,882 SF

PID: 081-86-006  
 601 INVESTMENTS, LLC  
 BALLANTINE CORPORATE PARK  
 SUITE 120  
 CHARLOTTE, NC 28277  
 DB: 4768 PG: 824

FUTURE DEVELOPMENT 3  
 41.46 Acres  
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AREA IN  
 FLOOD PLAIN  
 11.98 Acres  
 522,267 SF

AREA IN  
 FLOOD PLAIN  
 26.03 Acres  
 1,133,866 SF

G08-1  
 1.21 Acres  
 52,701 SF

GOOSE  
 CREEK

GOOSE  
 CREEK

480  
 490  
 500

SITE NOTES

**NO SCALE**

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ZONING NOTES

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- \* SUBDIVISION AND ROAD NAMES HAVE NOT BEEN APPROVED.
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TOTAL COMMON OPEN SPACE (THIS PHASE) = 1.21 ACRES (4.32%)

AERIAL TOPOGRAPHIC INFORMATION PROVIDED BY:  
NCDOT LIDAR DATA

-  LANDSCAPE NOTES:  
 46 STREET TREES SHALL PLANTED NO MORE THAN 50 FEET ON CENTER. TREE SHALL BE A MIN. OF 2-INCH CALIPER AT 8 FT HT AT TIME OF PLANTING. TREES SHALL BE APPROVED BY TOWN OF FAIRVIEW LAND USE ORDINANCE LATEST EDITION.

PREL  
THE E  
US HW

## Photographic Examples of Nest Homes Subdivisions & Homes



Roadside ditches along NCDOT paved road



Example of home constructed by Nest Homes



Subdivision Entrance by Nest Homes



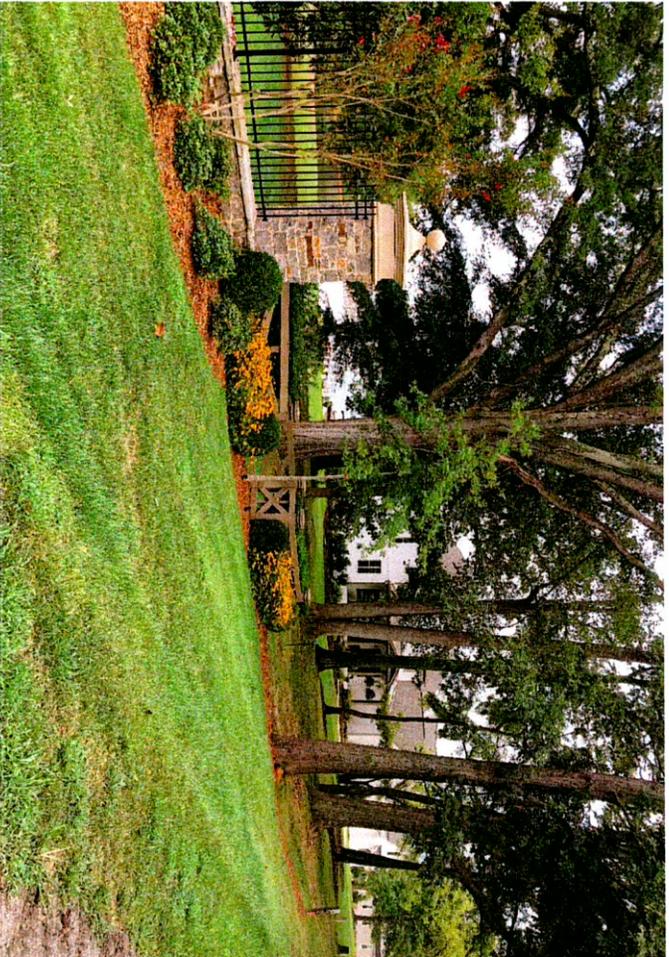
Example of home constructed by Nest Homes



Roadside ditches along NCDOT paved road



Subdivision Entrance by Nest Homes



Subdivision Entrance by Nest Homes



Nest Homes behind landscaped berm along existing highway



Subdivision Entrance by Nest Homes



Example of home constructed by Nest Homes



Landscaping at of home constructed by Nest Homes



Street Lighting in Subdivision by Nest Homes



Example of home constructed by Nest Homes



Subdivision Entrance by Nest Homes



Landscaping along existing highway



**Town of Fairview  
Planning Board Meeting  
May 16, 2017**

The following Planning Board members were present: John Crowell, Tony Helms, Patricia Kindley, Greg Morgan, Rick Pigg, Nancy Horak Randall and Doug Buchanan

Others present: Ed Humphries, Land Use Administrator / Deputy Clerk, Teresa Gregorius, Town Clerk

**Public Comments**

None

**Reports**

Ed Humphries reported that the May Council meeting included a budget workshop and the Council anticipates keeping the tax rate at 2 cents for the coming year.

Mr. Humphries informed the Board that Sara Furr, Board Alternate, resigned her post due to her husband's health problems. Mr. Humphries asked the Board to let him know if they knew of anyone that would like to apply for the alternate position.

The Park Grand Opening went very well and attendance was very good.

**Items of Business**

A. Text amendment to ordinance #TC 17-029

Ed Humphries presented the text amendment regarding future easements and number of connected lots in minor subdivisions and maintenance agreements for all future easements for any minor subdivision. Members were provided with examples of easements and an example of a maintenance agreement.

The board discussed the text amendment and maintenance agreement. Nancy Randall made a motion to approve Text Amendment #TC 17-029. Patricia Kindley seconded the motion. Board members Crowell, Kindley, Randall, Pigg, Buchanan voted yes; Helms and Morgan voted no (5-2).

B. Minutes

Patricia Kindley made a motion to approve the April 18, 2017 minutes. Nancy Randall seconded the motion. Board members Crowell, Helms, Kindley, Morgan, Randall, Pigg and Buchanan voted yes (7-0).

Patricia Kindley made a motion to adjourn. Rick Pigg seconded the motion. Board members Crowell, Helms, Kindley, Morgan, Randall, Pigg and Buchanan voted yes (7-0).

Respectfully submitted,

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Teresa Gregorius  
Town Clerk

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John Crowell  
Vice Chairman

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2017