

FAIRVIEW PLANNING AND ZONING MEETING  
AUGUST 21, 2007 – BETHLEHEM PRESBYTERIAN CHURCH  
6:30PM

The following members were present, constituting a quorum: Chairman Phil Thomas, Vice Chairman Jesse Hargett, John Crowell, Nancy Randall, Eddie Hudson, Dr. John Phifer

Personnel: Land Use Administrator Jason Wager, Town Clerk Jan Carter

Others; B.B. Haigler, Donald Thomas, Randy Poore, and his son, John.

Vice Chairman Jesse Hargett opened the meeting. The minutes were discussed. John Crowell made a motion to accept the minutes. Nancy Randall seconded it. It passed unanimously.

New business:

Administrator Jason Wager talked about Conditional Use Permits. Randy Poore, the Developer for the land was presented to the Board. Jason discussed this area known as Rocky River Farms located on Hopewell Church Rd. and Brief Road. Jason showed a map of the 316 acres. He said that this is a critical habitat and the Heelsplitter Mussel was mentioned. There are buffers on the streams. This is RA40 zoning. Roads and turn arounds were discussed. Streets will be DOT standards. Conditional Use Permits considerations will make a difference. Side and rear yards and trees and sheds were discussed. Burns and selective cutting of lots were discussed. Mr. Poore next discussed what people like for their houses. He mentioned the Heelsplitter Mussel, walking trails and a new bridge over Duck Creek. He discussed an HOA HomeOwners Association. Then they discussed the need for homes being full brick. They also discussed garages, underground utility lines, traffic, stream buffers and wastewater. Donald Thomas discussed septic tanks for the lots. The treatment area will be fenced in so children can not get in. Emergency generators were discussed. Stormwater controls, Home Owners Association, walking trails and open space were discussed. John Crowell talked about HOA. The Pedestrian bridge was discussed. It must be constructed to pass the 25 year storm event. The Bridge was discussed in more detail by Phillip Thomas. The NCDOT would require that Hopewell Church Road be paved to the bridge. The Town of Fairview needs to make a point that DOT is responsible for bridges and roads. Next the Board discussed the Cul-de-sac. Nancy Randall discussed some issues for Patricia Kindley. Turn lanes on Brief Road was discussed. Traffic count, trees and buffer zones were mentioned. Buffer zones were discussed by Randy Poore, and then he thanked the Board for having them here.

Jesse Hargett asked for public opinions. Jason Wager discussed a few changes that the Board has made on the Proposed Conditions for the C-07-002. He discussed Conditional Use Permits. Jesse Hargett noted that the schools enrollment will be increased with the

developments growth. Nancy Randall moved to approve the C-07-002 Conditional Use Permit and the 20 conditions. Phil Thomas seconded it. It passed unanimously.

Jesse Hargett opened the floor to the public and received a few comments.

Old Business:

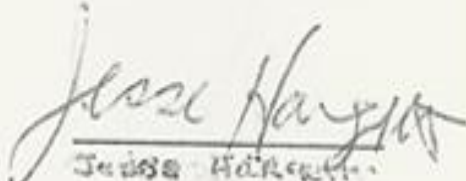
Jason Wager mentioned that the next meeting would be at the new building at the old Fairview School. Jason passed out some information about fees. He gave out some information from Richard Weiner of the School Board. He passed out additional things that need to be changed with the ordinance.

Closing

Nancy Randall made a motion to close the meeting. Dr. John Phifer seconded it. It passed unanimously.

Respectfully submitted:

  
Town Clerk Jan Carter

  
Jesse Hargett



