

FAIRVIEW PLANNING BOARD MEETING
MARCH 20, 2007
BETHLEHEM PRESBYTERIAN CHURCH

The following members were present, constituting a quorum: Phil Thomas, John Crowell, Jessie Hargett, Eddie Huntley, Patricia Kindley and Dr. John Phifer

Personnel: Jan Carter Town Clerk
Jason Wager Land Use Administrator

Others: Bobby Pittenger and Babak Emadi, Bill Duston, Lesley Bissol and Louise Mullis

Chairman Phil Thomas opened the meeting, The minutes were discussed. Member Patricia Kindley made a motion to approve them. Member Jesse Hargett seconded it. It passed unanimously.

Old Business:

Chairman Thomas asked Jason about the Floodplain Ordinance. Land Use Administrator Jason Wager reported that he is still waiting for a response from the NC State Flood Insurance Program planner regarding potential changes to the model Floodplain Regulations being used across the state. As he gets this information and can incorporate it into Fairview's proposed text, he will bring it back before the Board.

New Business:

Hwy 218 & Mill Grove Road Concept presentation

Land Use Administrator Jason Wager discussed conditional use applications and the need for expert conversations between the applicant and the Council needed to be avoided, however, such preliminary proposal discussions with the Planning Board are appropriate. He also noted that the Town Council will need to have a public hearing prior to making a final decision on any proposal. He introduced Mr. Bobby Pittenger who represents property generally located at the Northeast corner of Mill Grove Road and Highway 218 that he wishes to develop. Mr. Pittenger discussed residential development. Mr. Pittenger thanked the Board for letting them discuss these issues with them. Mr. Babak Emadi was then introduced as site designer for the property. He proceeded to ask some questions of the Board about the preferred concepts for the property. Mr. Emadi stated that there are 303 acres at this site. He also presented a map showing the property boundary and vicinity.

Louise Mullis, a neighbor of the property spoke up about possibly ownership/boundary disagreements and gave some information regarding what she knows about her boundary lines. Mrs. Edna Porter's and Lesley Bissol's land are also adjacent. Mr. Pittenger gave Ms. Bissol his cell phone number, so they can talk about the land in question.

Mr. Pittenger proceeded to ask each Board member to give their opinions of what they would like to see developed at the site. A bullet list of comments follows this paragraph.

RA40 zoning and its implications for the site was discussed along with open space and green space. Over development and parks, cluster housing, water lines availability/capacity/ lack of adequate pressure, lack of sewer capacity, trees and protecting the rural nature of the community was also discussed. When asked, Mr. Emadi speculated that upwards of 200 houses might be located on this site in the future. Planning with sensitivity the endangered Carolina Heelsplitter was also discussed due to the property bordering a significant portion of Duck Creek and designated critical habitat for the freshwater mussel species. Other Board preferences and comments included:

- . Brick homes rather than vinyl homes
- . 1 unit per acre preferred, although this being based on density would be ok
- . Conserve open space/green space
- . Preserve the area's rural character
- . Follow principles of conservation-based subdivision development
- . Do not destroy the character of the land, but rather enhance what is already there
- . Keep the trees
- . Mixture of homes ok
- . Maintain rural community
- . Make it a park
- . Cluster alone does not appeal
- . Understanding that a package sewer treatment plant was turned down under previous property owner.
- . 1 unit per acre, not in favor of large open area
- . Single-loaded streets affording good views and clustering ok if done right
- . Brick preferred over vinyl
- . Could also go to lots larger than 1 acre
- . Open space set aside is plus
- . Preserve trees- don't clear cut
- . Keep large stands of hardwoods in place
- . Address stormwater well, using swales and other more natural techniques
- . No endless roof tops and vinyl siding
- . Consider over 55 community so that schools and tax base not so heavily effected
- . Greenways/walking trails
- . Desire citizens that move in and plan to stay

They discussed the people that the Board would like to see buy the homes and how more kids would affect the schools. Land Use Administrator Wager noted that issues about water and sewer would be reviewed with the public works, Environmental Health and other applicable agencies during the approval process. The heavy traffic of Hwy 218 was mentioned. Mr. Pittenger thanked the Board for giving him some feedback.

Land Use Administrator Wager gave updates on Planning inquiries. He introduced Bill Duston, his boss and Planning Director at Centralina Council of Governments. Then he reminded members of the Agricultural and Land Management Tools Workshop scheduled March 29, 2007. He discussed maps showing the latest data for the buffers, intermittent and perennial streams and how the net results are fewer buffers. He next

discussed the possible updates to the Land Use Ordinance that relate to the Planning board's February meeting discussion to more proactively plan for Fairview as a unique place.

Bill Duston discussed urban areas, cluster provisions, sidewalks, open spaces, street trees and conditional use permits, variances, special exceptions and other planning topics.

Land Use Administrator Wager and Mr. Duston explained to the Board that through independent review of the Town's Land Use Ordinance the list of issues presented to them gave an overview of items that would most benefit from being updated. Upon further discussion, the Planning Board prioritized the following items as needing the most immediate attention:

- . Table of Uses Shopping Center minimum too high
- . Conditional zoning added
- . Parks and Rec/ open space / dedication / fees in lieu
- . Underground utilities mandated
- . Cul-de-sac limitations
- . Want huge subs on well and septic

Chairman Thomas requested that Centralina staff put together summary paragraphs on each of these items to elaborate on what issues each change might address and that this summary be provided to Planning Board members as well a presented to Town Council for their review and possible endorsement. Staff is then requested to present Council feedback at the next Planning Board meeting.

After some discussion, Member Patricia Kindley made a motion to close the meeting. Member John Phifer seconded the motion. It passed unanimously

Respectfully submitted:

Chairman Phil Thomas

Town Clerk Jan Carter