

FAIRVIEW PLANNING AND ZONING MEETING
NOVEMBER 18th, 2008- TOWN HALL
6:30PM

The following members were present, constituting a quorum: Chairman Phil Thomas, Patricia Kindley, Nancy Randall, Eddie Hudson, Patti Freeman and Dr. John Phifer

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

Chairman Phil Thomas opened the meeting with a quorum. The minutes were discussed. Nancy Randall made a motion to accept the minutes. Patti Freeman seconded it. It passed unanimously.

Public Comments: There were no comments at this time.

New business:

C-08-002 Ridge Point Subdivision Conditional Use Permit- There are 16 acres on Lawyers road. Administrator Jason Wager showed the area on a map. This is Ridge Point Subdivision. Conditional Use Permit is to be discussed. Neighbors were present to discuss this. This is zoned RA 40 and there is forest in that area. The Town Council will discuss this issue. He next explained the Proposed Conditions for Ridge Point Subdivision: septic areas, fences, driveway entrances, and Simpson road. Steve Helms, the applicant, next presented the subdivision to the Board. He wants a nice subdivision with picnic areas, trees and plants, nice brick homes and sewer lines. He will do an architecture review for each house. They discussed traffic and roads, septic systems, water quality and fences for all the area. There may be county water someday.

Public Comments:

Chairman Thomas opened the floor for public comments. John Black asked questions about this subdivision concerning water lines and drain fill lanes. Steve Helms talked to him about these issues. Mindy Black asked some questions about high levels of arsenic in the water. They don't drink the water. She also asked about the septic sewer and power lines. Earle Black talked about the lane, the open fields and the lake.

Administrator Jason Wager made some suggestions for changes for the Proposed Condition for Ridge Point Subdivision. The structure, trees, drain fills, fences, easements, public water, livestock, and the HOA Home Owners Association. Steve Helms showed a map and showed a playground area with fencing and a walking path. Jason Wager will update the Proposed Conditions. Nancy Randall discussed the power lines with steel poles of 80 feet. Steve Helms explained these issues, including distribution lines. Nancy Randall made a suggestion to look at the land and see more maps.

Patricia Kindley made a motion to postpone this approval until the next meeting. Nancy Randall seconded it. It passed unanimously.

Jason Wager presented Jana Finn to the Board. She is working with Centralina. She had planning experience and can help Fairview in the future by being the primary phone person.

Old Business: TC-08-006 Subdivisions: definition, easement lots, and private roads. Jason Wager noted some items for discussion related to subdivisions. He discussed the Current Language, The Issues, and Possible Fix. He discussed small subdivisions 5 to 20 lots. Chairman Phil Thomas and others discussed this issue. This Planning Board looks at anything over 5 acres. Nancy Randall wants to go with 5 to 10 acres. This will be discussed at the next meeting. Next he talked about Lot Frontage and street classification. Jana Finn also discussed road issue. Jason Wager will contact the DOT. The Board discussed the future of Fairview.

Next Jason Wager discussed the Procedure for Subdivisions. The Board discussed some issues, such as the economy. Jason recommended that the Board setup a committee to take issues to the Town Council.

Closing

John Phifer made a motion to close the meeting. Patricia Kindley seconded it. It passed unanimously.

RESPECTFULLY SUBMITTED:

CHAIRMAN PHIL THOMAS

TOWN CLERK JAN CARTER