

FAIRVIEW PLANNING AND ZONING MEETING
JANUARY 29th, 2009- TOWN HALL
6:30PM

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

Personnel: Land Use Administrator Jana Finn, Town Clerk Jan Carter

Chairman Phil Thomas opened the meeting. The minutes were discussed. Patti Freeman made a motion to accept the minutes. Dr. John Phifer seconded it. It passed unanimously.

Public Comments:

Chairman Phil Thomas opened the floor for public comments. Mindy Black spoke about her concern about water & septic. She had trouble getting water and septic. Her mother-in-law is concerned also.

Old Business:

C-08-002 Ridge Point Subdivision Conditional Use Permit Request: Administrator Jana Finn discussed this permit. Conditions were discussed at the November meeting. Steve Helms was present. He discussed the walking trails and playground and the necessity for insurance coverage. Administrator Finn wants to forward this on to the Town Council. She said the some of these issues are not ordinance requirements. Jesse Hargett discussed Simpson Road and the top three lots on the top left of the map. He thinks that it is unsafe. Steve Helms talked about the driveway. Administrator Finn discussed the Sight Plan. They noted that Mr. Helms does not want walking trails and playgrounds because of the cost. Then the Board asked a few more questions about the roads and sewage issues. Cost prices for the trail would be around \$750 to \$2000.00 for the trail. These costs are more than he had expected it to be. They discussed the culisack, water drainage and storm water. Mr. Helms discussed a high pressure line and holding and pump tanks and the treatment center. Next they discussed the power lines and ditches of water. Chairman Phil Thomas still likes the idea of walking trails. John Crowell stated that the residents will want to walk on trails and streets. The Home Owners Association may want to add this. Steve Helms wants the trail to be accessible and they discussed Item #11. Chairman Phil Thomas stated that Item #11 will be changed for these issues. Chairman Thomas made a correction on Item #1. Jesse Hargett made a motion to accept the C-08-002 with health issues of the 3 lots. John Crowell seconded it. It passed unanimously. The Town Council has to make a public hearing for the approval.

TC-08-006-Subdivisions: definition, easement lots, private roads, Limit on Number of Lots with frontage on Major roads and Approval Process. Administrator Jana Finn discussed these issues: Definitions, Easement lots and Private Roads and Limit on Lots with Frontage on Major Roads. The Board can vote on this next month when

Administrator Jana will have different wordings. Private drives can have 5 lots access. She passed out maps for the Board to look at and she explained some issues. The main issue is the number of lots. She stated that the Town of Unionville has put off the issue of Public driveways. The Board discussed the cap of private drives. Proposed Text changes would have to go to the Town Council and they will do a Public Hearing. The Board agreed to the changes that Administrator Jana submitted. Administrator Jana will have a final copy at the next meeting. She will give the Board an update on new subdivisions. Next she discussed the Flag Lots and the design of lots and the set back. Jesse Hargett asked if it would be better to do away with Flag Lots. She said that this would be up to the Town Council. She will do more research on the Flag Lots.

John Crowell made a motion to not allow Flag Lots as a part of the culdesac. Patricia Kindley seconded it. It passed unanimously.

Next, Administrator Jana discussed, on page 3, Subdivisions with more than 5 would control the streets. More than 5 would have to have an internal street. She will work on this. Next she discussed subdivisions with 20 ft. easement for lot frontage. Private roads were discussed. Easement is an area for property that would cross someone else's property. The taxes for the property are still for the owners. She stated that these issues may take awhile for the Town Council to adopt them. The Board will discuss this at the next meeting.

New business:

Election of Planning board Chairman and Vice Chairman

Jesse Hargett made a motion to elect Phil Thomas as Chairman by acclamation. Patricia Kindley seconded it. The motion passed unanimously.

John Crowell made a motion to elect Jesse Hargett as the Vice Chairman by acclamation. Patricia Kindley seconded it. The motion passed unanimously. Then the meeting adjourned.

RESPECTFULLY SUBMITTED:

CHAIRMAN PHIL THOMAS

TOWN CLERK JAN CARTER