



**Town of Fairview
Planning Board Meeting
March 16, 2021
VIRTUAL MEETING**

The following Planning Board members were present: Kelvin Baucom, Doug Buchanan, Tony Helms, Mike Medlin, Greg Morgan, Josh Presley and Nancy Randall. Alternates Chrisie Black and Bill Thomas

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

Public Comments

None

Items of Business

A. Discuss Major Development Permit #MS 20-097

Ed Humphries presented a request by Drew Helms Construction for a Conditional Zoning District to build 8 single family homes on 11.96 acres (Parcel #08087001H) located on Brief Road East, Monroe, NC. Drew Helms and Gary Brooks, Surveyor, answered questions from the Board. The Board discussed.

B. Recommendation of Major Development Permit #MS 20-097

Doug Buchanan made a motion to recommend approval to the Council for Major Development Permit #MS 20-097 with the following conditions:

- All said property shall be used for single family residential purposes only.
- No more than one garage or accessory structure customarily incidental to residential use shall be allowed on each lot.
- No trailer, modular home, mobile home, tent, shack, or similar structure shall be erected or maintained on any lot.
- No residence in the Subdivision shall be erected or allowed to remain on any of the lots which is less than one thousand four hundred (1,400) square feet of heated space, exclusive of garages and porches.
- No portion of any lot shall be used or maintained as a dumping ground for rubbish or other refuse.
- No unlicensed, uninspected, or inoperative, stripped, partially wrecked motor vehicle or junk motor vehicle shall be permitted to be parked or shall be permitted to be kept on any lot or any street within the Subdivision.
- No tractor-trailer rigs, trailers, dump trucks or buses shall be stored or parked on any lot or street of the Subdivision.

- Owners of lots that require separate septic lots (if any) shall maintain those lots and keep the grass cut on said lots.
- The subdivision of any lot is specifically prohibited.

Tony Helms seconded the motion. Board members Buchanan, Helms, Medlin and Presley voted yes. Baucom, Morgan, and Randall voted no (4-3). Motion passed.

C. Review Present Solar Energy Facility Ordinance and Updated Draft

Ed Humphries presented the town's current solar energy facility ordinance and the draft of the proposed updated ordinance that is based on the state/industry template. The Board discussed and decided to review the draft and discuss further at the next meeting.

D. Discuss Major/Minor Subdivision Requirements

Ed Humphries discussed the need to produce a list of requirements the town would like for minor and major subdivisions. He asked the Board to think about requirements they would like to include and present to the Council to be added to the Land Use Ordinance.

E. Minutes

Mike Medlin made a motion to approve the February 16, 2021 minutes. Doug Buchanan seconded the motion. Board members Baucom, Buchanan, Helms, Medlin, Morgan, Presley and Randall voted yes (7-0).

Kelvin Baucom made a motion to adjourn. Greg Morgan seconded the motion. Board members Baucom, Buchanan, Helms, Medlin, Morgan, Presley and Randall voted yes (7-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Nancy Randall
Chair

Approved this 20th day of April 2021