



# **Town of Fairview**

## **PLANNING AND ZONING BOARD**

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### **Agenda**

**December 16, 2025 @ 6:00 p.m.**

**Meeting will be at Fairview Town Hall Meeting Room**

**Live Stream the meeting on YouTube.com, search: Town of Fairview NC – Planning Board**

**1. Roll Call and Determination of Quorum --- Chairman Buchanan**

**2. Items of Business:**

- 2.A. Discuss Major Subdivision Permit # MDP 25-110 Tanner Estates requested by Sam Tanner to develop six (6) lots zoned RA-40 on 20+- acres located at 9515 Concord Highway, Indian Trail NC 28079, Parcel #08180002

**3. Approval of Minutes:**

**4. Public Comments**

**5. Adjournment**

**AS A COURTESY, PLEASE TURN CELL PHONES OFF WHILE MEETING IS IN PROGRESS**

**\*\* Public Comments are limited to 3 minutes\*\***

<b>Town of Fairview</b> <b>Staff Report for:</b> <b>Planning and Zoning</b> DATE—11/4/2025	
<b>--CASE : Major 25 110</b>	Major Subdivision -- Special Use Permit
<b>Applicant(s):</b>	Sam Tanner 1024 Biggers Farm Road Indian Trail NC 28079
<b>Property Owner(s): N/A</b>	Tanner Properties LLC (Sam and Maggie Tanner) 1025 Biggers Farm Road Indian Trail NC 28079
<b>Requested Action:</b>	To approve: 6 new homes on 20 acres located on Concord Highway (Highway 601). This will form a <b>Major Subdivision</b> . Parcel 08180002
<b>Existing Zoning:</b>	RA-40
<b>Requested Zoning:</b>	RA-40 Major Subdivision with six lots
<b>Location:</b>	9515 Concord highway
<b>Property Size:</b>	23 Ac
<b>Tax Parcel(s):</b>	08180002
<b>Purpose/Narrative:</b>	To build a subdivision containing 6 lots
<b>Surrounding Area Zoning:</b>	Residential and Farming
<b>Existing Conditions:</b>	All homes will have well and septic fields. All septic fields will be on the lot with no easements.
<b>Land Use Plan Recommendation:</b>	Must go through the Special use permit process under the present Fairview Land use ordinance. (Quasi Judicial Hearing with Town Council. All requirements for Major Subdivision Must be met.
<b>Compliance with Zoning Ordinance:</b>	Yes: Major Subdivision special use permit process required. Planning and Zoning Meeting will be held on December 16 <sup>th</sup> 2025 at 6:00pm
<b>Staff Comments on Special Use Permit Application:</b>	Decision will be made at the regular meeting of the Town Council on Jan 9 <sup>th</sup> 2026 in a Quasi Judicial

	<p>meeting after voting on the "Finding of Facts"</p> <p>Application complete</p> <p>Map complete</p>
<p><b>Conditions for the Special Use Permit Application:</b></p>	<ul style="list-style-type: none"> <li>• Will Have HOA (see attached)</li> <li>• All said property shall be used for single family residential purposes only.</li> <li>• No trailer, modular home, mobile home, tent, shack, or similar structure shall be erected or maintained on any lot.</li> <li>• No portion of any lot shall be used or maintained as a dumping ground for rubbish or other refuse.</li> <li>• 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.</li> <li>• STREET TO BE BUILT TO NCDOT REQUIREMENTS/STANDARDS STREET TO REMAIN PRIVATE AT THIS TIME</li> </ul>



# Town of Fairview

7516 Concord Highway  
Monroe NC 28110

## MAJOR DEVELOPMENT PERMIT APPLICATION

\$600

Name of Development: Tanner Estates (TSD)	Date of Submission: 11/4/2025	Check if Conditional Use Permit is associated with this application: <input checked="" type="checkbox"/>
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### Applicant Information

Contact Name: Sam Tanner	MDP # MAJOR 25110
Contact Phone/Fax: 704.441.3739	
Email: t4buildinggroup@gmail.com	
Address: 1024 Biggers Farm Ct., Indian Trail NC 28079	
Engineer/Surveyor: Jamie Davis	Phone: 704.291.6801

### Owner Information

If different from applicant, specify legal relationship of the applicant to the owner that entitles the applicant to make application and provide contact info below:

Contact Name: Tanner Properties LLC - Sam and Maggie Tanner
Address: 1024 Biggers Farm Ct., Indian Trail NC 28079
Contact Phone/Fax: 704.441.3739 / 704.506.3748

### Provide summary statement of the development proposed:

6 Single Family Homes - Major 54
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### Property Information

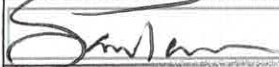
Property Location: 9515 Concord Hwy., Indian Trail NC 28709	
Tax Parcel Number: 08180002	
Existing Zoning:	Proposed Zoning: RA-40
Existing Use: Farm Land	Proposed Use: Residential Single Family Homes
Existing Buildings Floor area: N/A	Proposed Buildings Floor area: 6 - Single Family Homes
Property Size (square feet): 23,777.48	

Fee amounts: (per Land Use Administrator)

Attached? Yes ☒ No ☐

Checklist Completed and attached? Yes ☒ No ☐

I, the undersigned owner or authorized representative, hereby submit this application with the attached information and understand that any engineering review fees incurred by the Town will be paid by me. The information and documents provided are complete and accurate to the best of my knowledge.

  
SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

11/4/2025  
DATE

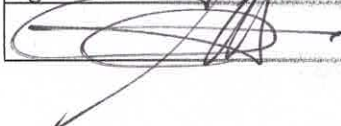
### BELOW TO BE COMPLETED BY TOWN OF FAIRVIEW

It is anticipated that this plat will be reviewed by (date):

Anticipated Planning Board Date: 12/16

This Permit is [ approved / denied ] by Town Council on (date): 1/13/2026

Signature of Authorized Town Official:



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# Town of Fairview

## MAJOR DEVELOPMENT PERMIT CHECKLIST

Please complete the following MAJOR DEVELOPMENT PERMIT CHECKLIST developed from Appendix A of the Town of Fairview Land Use Ordinance.

*If the item is included in the development site plan, check the space provided. If the item is not applicable or not included, please write N/A in the space provided and make any explanation in the comments area following each section.*

### Graphic Materials Required for Plans

- ☐ 1. Name of development
- ☐ 2. Title block containing the subdivision name and the name of the owner
- ☒ 3. The name, address and phone # of the subdivider/preparer of plat
- ☒ 4. The names, addresses and telephone number of all owners, mortgages, registered land surveyors, developers, land planners, architects, landscape architects, and professional engineers responsible for the subdivision.
- ☒ 5. Location (including address, township, county and state)
- ☒ 6. Date or dates survey was conducted and plat prepared
- ☒ 7. A scale drawing in feet per inch listed in words and figures (drawing shall not be at a scale less than 1" equals 200')
- ☒ 8. A sketch vicinity map with north arrow showing the relationship between the proposed subdivision and surrounding area at a scale of 1" = 2000'
- ☒ 9. A Bar graph scale
- ☒ 10. North Arrow and orientation (North arrow shall be oriented to the top of the plat where applicable)

### Comments/Explanation for items not checked in section above:

1, 2 are TBD

### Existing Natural, Man-Made and Legal Features

- ☒ 1. Tree line of wooded areas.
- ☐ 2. Individual tree eighteen inches in diameter or more identified by common or scientific name.
- ☐ 3. Orchards or other agricultural groves by common or scientific name.
- ☒ 4. Streams, ponds, drainage ditches, swamps, boundaries of floodways and floodplains.
- ☒ 5. (If the proposed development is a subdivision or mobile home park of more than fifty lots or if more than five acres of land are to be developed), base flood elevation data (See Article XVI, Part I).
- ☒ 6. Contour lines (shown as dotted lines) with no larger than five foot contour intervals. (As indicated in Subsection A-6 (2t), proposed contour lines shall be shown as solid lines.)
- ☐ 7. Vehicle accommodation areas (including parking areas, loading areas and circulation areas, see Section 290), all designated by surface material and showing the layout of existing parking spaces and direction of travel lanes, aisles, or driveways.
- ☒ 8. Streets, private roads, sidewalks, and other walkways, all designated by surface material.
- ☐ 9. Curbs and gutters, curb inlets and curb cuts, and drainage grates.
- ☒ 10. Other storm water or drainage facilities, including manholes, pipes, and drainage ditches.
- ☒ 11. Underground utility lines, including water, sewer, electric power, telephone, gas, cable television.



**Town of Fairview - Major Development Permit Checklist**

- ☒ 12. Above ground utility lines and other utility facilities.
- ☒ 13. Fire hydrants.
- ☐ 14. Buildings, structures and signs (including dimensions of each).
- ☐ 15. Location of exterior light fixtures.
- ☐ 16. Location of dumpsters.
- ☒ 17. The zoning of the property, including zoning district lines where applicable.
- ☒ 18. Property lines (with dimensions identified).
- ☒ 19. Street right-of-way lines.
- ☒ 20. Utility or other easement lines.

**Comments/Explanation for items not checked in section above:**

items are not applicable or not determined as of yet.

**Proposed Changes in Existing Features or New Features**

- ☒ 1. The number of square feet in every lot created by a new subdivision.
- ☒ 2. Lot dimensions, including lot widths measured in accordance with Section 183.
- ☐ 3. The location and dimensions of all buildings and freestanding signs on the lot, as well as the distances all buildings and freestanding signs are set back from property lines, streets or street right-of-way lines (see Section 184).
- ☐ 4. Principal side(s) building elevations for typical units of new buildings or exterior remodeling of existing buildings, showing building heights (see Section 186) and proposed wall sign or window sign area;
- ☐ 5. Elevation in relation to mean sea level of the proposed lowest floor (including basement) of all structures.
- ☐ 6. Elevation in relation to means sea level to which any non-residential structure will be flood-proofed.
- ☐ 7. Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development.
- ☐ 8. The location and dimensions of all recreational areas provided, with each area designated as to type of use;
- ☒ 9. Areas intended to remain as open space or designated buffer areas (Section 265.)
- ☐ 10. Streets, labeled by classification (see Section 210) and street name showing whether curb and gutter or shoulders and swales are to be provided and indicating street paving widths. Private roads in subdivisions shall also be shown and clearly labeled as such.
- ☐ 11. Curbs and gutters, curb inlets and curb cuts, drainage grates, and other storm water or drainage facilities, including manholes, pipes, drainage ditches, retention ponds, etc.
- ☐ 12. Sidewalks and walkways, showing widths and surface material.
- ☐ 13. Bridges.
- ☐ 14. Outdoor illumination with lighting fixtures sufficiently identified to demonstrate compliance with Section 242.
- ☒ 15. Underground utility lines, including water, sewer, electric power, telephone, gas, cable television. Water and sewer pipeline signs shall be labeled.
- ☒ 16. Aboveground utility lines and other facilities.
- ☒ 17. Fire hydrants.
- ☐ 18. Dumpsters.
- ☒ 19. New contour lines resulting from earth movement (shown as solid lines) with no larger than five foot contour intervals (existing lines should be shown as dotted lines).
- ☐ 20. Scale drawings of all signs requiring permits pursuant to Article XVII, together with an indication of the location and dimensions of all such signs.
- ☐ 21. Vehicle accommodation areas (including parking areas, loading areas, and circulation areas, see Section 290), all designated by surface material and showing the dimensions and layout of proposed parking spaces and the dimensions and direction of travel of lanes, aisles, and driveways.

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### Town of Fairview - Major Development Permit Checklist

- ☐ 22. Proposed plantings or construction of other devices to comply with the screening requirements of Article XIX, Part I, as well as proposed plantings of trees to comply with the shading requirements of Article XIX, Part II. Plans shall label shrubbery by common or scientific name, show the distance between plants and indicate the height at the time of planting and expected mature height and width. Plans shall label trees by common or scientific name, show the circles of the mature crowns (major trees shall be drawn at diameter = 30'; dwarf or decorative trees shall be drawn at their actual mature crown), and indicate the height at the time of planting.

#### Comments/Explanation for items not checked in section above:

Items are not applicable or undetermined at this time.

#### Documents and Written Information in Addition to Plans

- ☒ 1. Documentation confirming that the applicant has a legally sufficient interest in the property proposed for development to use it in the manner requested, or is the duly appointed agent of such a person.
- ☐ 2. Certifications from the appropriate agencies that proposed utility systems are or will be adequate to handle the proposed development, as set forth in Article XV, and that all necessary easements have been provided.
- ☐ 3. For proposed non-residential flood proofed structures, or for enclosed areas below the lowest floor that are subject to flooding, certification from a registered professional engineer or architect that the proposed structure meets the criteria in Article XVI, Section 254(d), (f).
- ☐ 4. Certification and supporting technical data from a registered professional engineer demonstrating that any proposed use within a floodway if permitted under Article XVI, Section 253, shall not result in any increase in flood levels during occurrence of the base flood discharge.
- ☐ 5. Legal documentation establishing homeowners associations or other legal entities responsible for control over required common areas and facilities.
- ☐ 6. Bonds, letters of credit, or other surety devices.
- ☐ 7. Stamped envelopes containing the names and addresses of all those to whom notice of a public hearing must be sent to comply with Section 22, 102, or 323.
- ☐ 8. Complete documentation justifying any requested deviation from specific requirements established by this ordinance as presumptively satisfying design standards.
- ☐ 9. Written evidence of permission to use satellite parking spaces under the control of a person other than the developer when such spaces are allowed pursuant to Section 298.
- ☐ 10. Written evidence of good faith efforts to acquire satellite parking under the circumstances set forth in Section 299.
- ☐ 11. Verification that Manufactured Goods, Class 1 and 2 uses will meet the supplementary standards set forth in Article XI. Such verification shall be made by a licensed engineer or other qualified expert unless it is utterly apparent from the nature of the proposed development that such expert verification is unnecessary.
- ☐ 12. Time schedules for the completion of phases in staged development, as required by Section 61.
- ☐ 13. The environmental impact of a development, including its effect on historically significant or ecologically fragile or important areas.
- ☐ 14. The traffic of a development, including its effect on pedestrian or vehicular traffic or congestion.

#### Comments/Explanation for items not checked in section above:

Not applicable or undetermined.



## **Town of Fairview Subdivision Policy**

### **MINOR Subdivision – 5 lots or Less**

### **MAJOR Subdivision – 6 lots or More**

#### Requirements for **MINOR** Subdivisions

- Access built to state requirements
- Each lot must have own septic system and well approved by Union County Environmental
- Public water, if available on the road you access
- Maintenance agreement on road serving property (if not built to NCDOT standards)
- Street connectivity:
  - Needed in minor and major depending on street layout to main access

#### DRAF Requirements for **MAJOR** Subdivisions

- Public water and sewer, if available
  - Available would mean within 2500 ft. and built to Union County Public Works requirements. NO package plants
  - If not available: well and septic system permit required by Union County Environmental Health Union County
- All public utilities must be underground
- Streets must be built to state (NCDOT) standards
- HOA required if subdivision has common grounds
- 10% open space \* Road medians would count toward requirement.
- Curb/gutter/sidewalk. \* No curb required, if not needed.
- Sidewalk on one side of street, if Curb is required
- Street connectivity:
  - Needed in minor and major depending on street layout to main access
- Street trees-if needed (plan review)
- Streetlights-if needed (plan review)

Approved by Council this \_\_\_\_ day of \_\_\_\_\_ Oct. 2021



### Planning Board Policy

When any rezoning, CUP or other requests are heard by the planning board, and before a recommendation is given by the planning board makes to the Fairview Council;

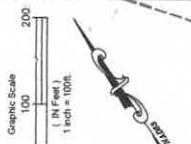
The land use administrator will notify (by mail) the effected property owners within 500 feet of the request and invite public comment at the meeting.

Jan 2019

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N/F  
ROGER & TRACY  
HUDSON  
PIN: 08180001A  
B. 8456, PG. 341  
ZONED RA-40

ACCESS EASEMENT MAINTENANCE

PROPERTY DESCRIBED HEREON, WHICH  
REGULATION JURISDICTION OF UNION

CERTIFICATE OF OWNERSHIP AND DEDICATION

FROM AN ACTUAL FIELD DESCRIPTIONS AS SHOWN PERFORM THE GNSS SURVEY:

I, JAMES C. DAVIS, HEREBY CERTIFY THAT THIS MAP WAS  
SURVEY MADE UNDER MY DIRECT SUPERVISION; (DEED AND  
BELOW); AND THAT THE FOLLOWING INFORMATION WAS USED

[illegible]

<div> <div>  </div> <div> <b>Peak Surveying, PLLC</b>          4702 Richmond Drive          Suite 200          Raleigh, NC 27613          Phone: 919.833.1111          Fax: 919.833.1112          Email: info@peaksurveying.com       </div> </div>		<div> <div> <b>PRELIMINARY PLAT:</b>          NOT FOR RECORDATION,          CONVEYANCES, OR SALES       </div> </div>		<div> <div> <b>MINOR SUBDIVISION SURVEY</b>          OF THE MARJORIE WARREN PARCEL          (PIN: 08160002)       </div> </div>		<div> <div> <b>PROPERTY OWNERS: MARJORIE WARREN</b>  <b>PROPERTY ADDRESS: CONCORD HIGHWAY</b>  <b>INDIAN TRAIL, NC 28079 (UNION COUNTY)</b>  <b>GOOSE CREEK TOWNSHIP</b>  <b>PREPARED FOR: SAM TANNER</b> </div> </div>		<div> <div> <b>Survey Date: 04/16/25</b> </div> </div>																																																																																																																																																																																																																																																																																																															
1	16.00000	5302.46111°W	L12	72.12	545.94111°E	L13	11.00000	5302.46111°W	L14	72.12	545.94111°E	L15	82.47	5327.20333°N	L16	82.47	5327.20333°N	L17	82.47	5327.20333°N	L18	82.47	5327.20333°N	L19	82.47	5327.20333°N	L20	82.47	5327.20333°N	L21	82.47	5327.20333°N	L22	82.47	5327.20333°N	L23	82.47	5327.20333°N	L24	82.47	5327.20333°N	L25	82.47	5327.20333°N	L26	82.47	5327.20333°N	L27	82.47	5327.20333°N	L28	82.47	5327.20333°N	L29	82.47	5327.20333°N	L30	82.47	5327.20333°N	L31	82.47	5327.20333°N	L32	82.47	5327.20333°N	L33	82.47	5327.20333°N	L34	82.47	5327.20333°N	L35	82.47	5327.20333°N	L36	82.47	5327.20333°N	L37	82.47	5327.20333°N	L38	82.47	5327.20333°N	L39	82.47	5327.20333°N	L40	82.47	5327.20333°N	L41	82.47	5327.20333°N	L42	82.47	5327.20333°N	L43	82.47	5327.20333°N	L44	82.47	5327.20333°N	L45	82.47	5327.20333°N	L46	82.47	5327.20333°N	L47	82.47	5327.20333°N	L48	82.47	5327.20333°N	L49	82.47	5327.20333°N	L50	82.47	5327.20333°N	L51	82.47	5327.20333°N	L52	82.47	5327.20333°N	L53	82.47	5327.20333°N	L54	82.47	5327.20333°N	L55	82.47	5327.20333°N	L56	82.47	5327.20333°N	L57	82.47	5327.20333°N	L58	82.47	5327.20333°N	L59	82.47	5327.20333°N	L60	82.47	5327.20333°N	L61	82.47	5327.20333°N	L62	82.47	5327.20333°N	L63	82.47	5327.20333°N	L64	82.47	5327.20333°N	L65	82.47	5327.20333°N	L66	82.47	5327.20333°N	L67	82.47	5327.20333°N	L68	82.47	5327.20333°N	L69	82.47	5327.20333°N	L70	82.47	5327.20333°N	L71	82.47	5327.20333°N	L72	82.47	5327.20333°N	L73	82.47	5327.20333°N	L74	82.47	5327.20333°N	L75	82.47	5327.20333°N	L76	82.47	5327.20333°N	L77	82.47	5327.20333°N	L78	82.47	5327.20333°N	L79	82.47	5327.20333°N	L80	82.47	5327.20333°N	L81	82.47	5327.20333°N	L82	82.47	5327.20333°N	L83	82.47	5327.20333°N	L84	82.47	5327.20333°N	L85	82.47	5327.20333°N	L86	82.47	5327.20333°N	L87	82.47	5327.20333°N	L88	82.47	5327.20333°N	L89	82.47	5327.20333°N	L90	82.47	5327.20333°N	L91	82.47	5327.20333°N	L92	82.47	5327.20333°N	L93	82.47	5327.20333°N	L94	82.47	5327.20333°N	L95	82.47	5327.20333°N	L96	82.47	5327.20333°N	L97	82.47	5327.20333°N	L98	82.47	5327.20333°N	L99	82.47	5327.20333°N	L100	82.47	5327.20333°N	L101	82.47	5327.20333°N	L102	82.47	5327.20333°N	L103	82.47	5327.20333°N	L104	82.47	5327.20333°N	L105	82.47	5327.20333°N	L106	82.47	5327.20333°N	L107	82.47	5327.20333°N	L108	82.47	5327.20333°N	L109	82.47	5327.20333°N	L110	82.47	5327.20333°N	L111	82.47	5327.20333°N	L112	82.47	5327.20333°N	L113	82.47	5327.20333°N	L114	82.47	5327.2033

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## PUBLIC HEARING NOTICE

The Fairview Town Council will conduct a Public Hearing starting at 6:30 pm on Tuesday **Jan.14, 2026** at its monthly meeting of Council at the Town Hall (location address: 7516 Concord Highway, Monroe, NC).

The purpose of this Public Hearing is: Here public comment on:

A Major Subdivision Permit # MDP 25-110 Tanner Estates  
Requested by Sam Tanner, to develop six (6) lots zoned RA-40 on  
20+- acres located at 9515 Concord Highway, Indian Trail NC 28079  
Parcel # 08180002

The Public is invited to attend the public hearing and make comments. For more information, call Teresa Gregorius, Town Clerk at (704) 753.1981 during business hours. (Tuesday and Thursday 9:00am to 5:00pm)

The Town of Fairview does not discriminate based on disability. If you need an auxiliary aid or service or other accommodation in order to attend or fully participate at this meeting, please contact Teresa Gregorius at (704) 753.1981 as far in advance of the meeting as possible so that your request can be considered.

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