



**Town of Fairview
Planning Board Meeting
May 20, 2025**

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

The following Planning Board members were present: Doug Buchanan, Sharon Clontz, Mike Medlin, Josh Presley, Bill Thomas, Fred Rogers, Rodney Stephens (Alt.), Alex Karakosta (Alt.). Absent: Chrisie Black

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

2. Public Comments

Steve Outen from the Town of Unionville introduced himself and shared that he had attended the meeting to observe and learn. He mentioned that Unionville had recently gone through a comprehensive plan update process, receiving less than 10% response to their survey. Outen noted that most respondents wanted Unionville to stay as it was.

Outen also mentioned that Unionville was looking at enhancing Williams Park, potentially adding small trails and making other upgrades. He suggested that Fairview and Unionville could potentially work together on some initiatives, as their citizens seemed to have similar mindsets.

3. Items of Business:

3.A. Update Ordinance and Land Use Plan

Ed Humphries provided an update on the ordinance and land use plan. He mentioned that during budget time, he had been discussing with the council about updating the ordinance and comprehensive plan. Humphries explained that the comprehensive plan, which serves as a blueprint for Fairview's future, was last updated about 20 years ago. He requested the council to allocate funds for updating both the comprehensive plan and the ordinance.

Humphries noted that the process would be expensive, potentially requiring the cost to be spread over three years. He emphasized that the planning board would be heavily involved in the process, especially for the comprehensive plan. This would

include several public hearings and a survey to gather input on the town's current status, desires, and preferences.

Sharon Clontz inquired about the company proposed to do the rewriting of the ordinance and comprehensive plan. Humphries confirmed that he would recommend the firm "In Focus" to the council, noting that they had used this company in the past and that he had known the principal owner for 30 years. He praised the company's expertise in working with small towns.

The estimated cost for updating the ordinance was around \$45,000, with an additional \$22,000 for the comprehensive plan. Humphries acknowledged that while expensive, he believed this company would provide the best service and it was unlikely to find a cheaper alternative.

3.B. Update Macon Family Farm

Ed Humphries discussed the situation with the Macon Farm, located on West Duncan near the golf course. A gentleman had purchased 50 acres and constructed a long driveway across a creek. Humphries explained that the owner couldn't build a bridge across the stream in the floodplain but had done so anyway. The town had given temporary permission to see if a permanent bridge could be obtained.

Humphries mentioned that the owner wanted to build up his property by bringing in free dirt, which was causing issues with dust and mud for neighboring properties. This had led to complaints from residents in the area. Humphries noted the challenges of balancing the rights of property owners with the concerns of neighbors and the limitations of town ordinances.

The discussion revealed that various agencies, including the Department of Environmental Quality (DEQ), were involved in monitoring the situation.

Humphries explained that there were timelines and requirements the owner had to meet, and failure to comply could result in fines.

3.C. Update Hudson Brothers Property

Ed Humphries provided an update on the Hudson Brothers property. He informed the board that Eddie and Jim Hudson had sold their business. The new owner, a past resident of Fairview, had plans for the property similar to another small industrial complex he owned on Blair Road.

Humphries explained that the new owner could continue with uses permitted under light industrial zoning, if he didn't change the use significantly. He mentioned that part of the complex would still be used to make trailers, now under the name "Hudson Trailers," which had been bought by Midstate Trailers.

The property, approximately 20 acres in size, was now owned by TPRH Holdings Incorporated, LLC. Humphries clarified that the LLC structure was primarily for liability protection.

3.D. Update Park and Old Fire Department Property

Ed Humphries provided an update on the park and old fire department property. He mentioned that a contract had been let to start work on the amphitheater. The stage pad and grading had been completed, marking the first phase of the project. Future phases would include parking, bathrooms, and a bandshell.

Humphries noted that the fire department was operating well out of their new building. The old fire department building had been purchased by the county, with plans to house an ambulance team there.

He also mentioned that the town had purchased a large red building next to the old fire department, which would be used for storing park equipment and other town property. Humphries explained that while the building was not insulated, it provided ample space for storage needs.

Regarding the park itself, Humphries mentioned that there was a natural trail leading down to a creek, which was about a mile and a half long. He encouraged board members to visit and enjoy this feature of the park.

4. Approval of Minutes:

4.A. Regular minutes of December 17, 2024

Fred Rogers made a motion to approve the meeting minutes of December 17, 2024. Rodney Stephens seconded the motion. Board members Buchanan, Clontz, Medlin, Presley, Rogers, Stephens and Thomas voted yes (7-0).

4.B. Change Meeting Time

Rodney Stephens made a motion to change the Planning Board meeting time from 6:30 PM to 6:00 PM. Josh Presley seconded the motion. Board members Buchanan, Clontz, Medlin, Presley, Rogers, Stephens and Thomas voted yes (7-0).

5. Adjournment

Doug Buchanan adjourned the meeting.

Respectfully submitted,

Teresa Gregorius
Town Clerk

Doug Buchanan
Chairman

Approved this 16th day of September 2025