



**Town of Fairview
Planning Board Meeting
November 18, 2025**

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

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

Others present: Ed Humphries, Land Use Administrator/Deputy Clerk; Teresa Gregorius, Town Clerk and Spencer Cox, Administrative Assistant

2. Approval of Minutes:

Mike Medin made a motion to approve October 21, 2025 minutes. Doug Buchanan seconded the motion. Board members Black, Buchanan, Medlin, Rogers, Karakosta voted yes (5-0).

3. Items of Business:

- 3.A. Michael Harvey, Vice President of NFocus and Community Planner – Present procedures for updating the town’s Unified Development Ordinance (UDO)

Michael Harvey from NFocus presented information on updating the town's Unified Development Ordinance. He informed the board that their comments and concerns on Articles 1-3 would be addressed in January, and a detailed update would be provided to the Town Council for their December meeting.

Demographic data

Harvey presented demographic information for Fairview, noting the 2020 population was 3,463 persons. The community is predominantly Caucasian, with about 60% of households consisting of married couples. Housing inventory showed 85% single-family homes, 13% manufactured homes, and 1% multi-unit structures.

Income data indicated approximately 40% of residents earn over \$50,000, with 20% earning between \$100,000-\$150,000. The community has a low poverty rate compared to the county average.

The population projection shows modest growth, with an estimated 3,500 residents by 2030 and 3,600 by 2040. Harvey noted the aging population demographic in Fairview, which several board members acknowledged could impact future land use as older residents sell their properties.

Survey results

Harvey reviewed the community survey results from 78 respondents. Key findings included:

- Most respondents liked Fairview's slow-paced, quiet atmosphere and small-town feel
- The top response for "dislikes" was "nothing" (respondents liked the town as is)
- Secondary concerns included lack of restaurants/stores and insufficient parks
- About 60% of respondents wanted the town to remain as it is currently
- Over 80% feared the loss of small-town appeal
- Top priorities identified were preserving rural character and maintaining streets/infrastructure

Future Land Use Map (FLUM)

Harvey presented a draft Future Land Use Map based on existing land use patterns. The map showed:

- Predominantly rural areas (1 dwelling unit per acre)
- Neighborhood areas with slightly higher density
- Civic areas (schools, churches, town facilities)
- Commercial nodes
- Employment/manufacturing zones

The board engaged in extensive discussion about potential areas for future development. The consensus formed around focusing development primarily at these intersections:

- The "downtown" area at the intersection of Highways 218 and 601
- The Brief Rd. and Highway 601 intersection
- Old Dutch and Highway 601

The board expressed strong preferences to maintain the town's rural character, with most members reluctant to designate areas for higher density development. Fred Rogers emphasized his desire to maintain the 1 unit per acre standard regardless of state pressure, stating "I don't care what the legislators do. Let them sue us."

Explanation on the various land use categories (definitions)

Harvey explained the various land use categories depicted on the future land use map:

- Rural: Low-density residential (1 dwelling unit per acre), agricultural areas

- Neighborhood: Medium density (1-2 dwelling units per acre)
- Civic: Educational, medical, government, religious institutions
- Commercial: Retail and office development
- Employment/Manufacturing: Light industrial and economic development

Based on feedback from town staff and board members, Harvey recommended eliminating the "Transitional Neighborhood" and "Mixed Use" categories as they didn't align with the town's vision. The board unanimously agreed with this recommendation. Harvey also discussed the concept of conservation cluster subdivisions, which would maintain the same density but allow for smaller lots with more open space. Several board members expressed skepticism about this approach based on past experiences with developers.

The board concluded they would review the future land use map and provide feedback, with the understanding that most of Fairview would remain rural with commercial development limited to the identified intersections. Harvey encouraged board members to "play with the map" and provide input, emphasizing there were no wrong answers in this planning exercise.

4. Public Comments: Alan Rosenburg

5. Adjournment

Fred Rogers made a motion to adjourn. Chrisie Black seconded the motion. Board members Black, Buchanan, Medlin, Rogers, Karakosta voted yes (5-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Doug Buchanan
Chairman

Approved this 12th day of December 2025

