



**Town of Fairview
Planning Board Meeting
December 16, 2025**

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

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

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

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

Ed Humphries presented the permit application for the Tanner Estates subdivision, explaining that the proposal involved a 6-lot subdivision on approximately 20 acres (noting a discrepancy in the application where the acreage was listed as both 20.096 acres and 23 acres). The property is located at 9515 Concord Avenue and is zoned RA-40. Mr. Humphries described the unusual configuration of the property, which consists of two parts - a front section and a back section with an existing house.

The development plan includes:

- Six residential lots with homes on septic systems
- A private road built to state standards but unpaved
- A 26-foot easement for access
- Two lots facing Highway 601 with a shared driveway
- Four lots accessing the property via the private road
- Potential future gate installation
- Required Homeowners Association (HOA)
- No curb, gutter, or sidewalk requirements

Board members raised several concerns and requested corrections to the application:

- An absorption/septic field was incorrectly shown within the floodplain on lot 4, which must be removed as this is not permissible.

- Driveways were not clearly marked on the plans, particularly for the two lots facing Highway 601.
- The shared driveway for the Highway 601 lots should be more clearly delineated.
- No consultation with NCDOT regarding driveway permits was documented, raising concerns about safety given the high speeds on Highway 601.
- The application checked items that weren't shown on the plans, including contour lines, utility easements, and fire hydrants.
- Adjacent property zoning was not completely shown on the plans.

Chairman Buchanan expressed concern about traffic safety on Highway 601, noting that vehicles regularly exceed the 55 mph speed limit. The board discussed whether NCDOT might require a turning lane for the development.

Mr. Humphries clarified that the trees along Highway 601 would remain except where needed for driveway access, and that approximately 8 acres of floodplain would serve as undevelopable open space.

The board also discussed general subdivision requirements. Mr. Humphries explained that for this rural development with only six lots, sidewalks, curbs, gutters, and lighting would not be appropriate or required.

Josh Presley made a motion to recommend to the Council the Major Subdivision Permit # MDP 25-110 Tanner Estates with the corrections discussed. Ron Stephens seconded the motion. Board members Medlin, Presley, Thomas, Stephens voted yes, Buchanan voted no (4-1).

3. Public Comments:

Steve Grzybek of 518 Heritage View addressed the board regarding concerns about his neighbor's activities.

4. Approval of Minutes:

Mike Medlin made a motion to approve November 18, 2025 minutes. Ron Stephens seconded the motion. Board members Buchanan, Medlin, Presley, Thomas, Stephens voted yes (5-0).

5. Adjournment

Chairman Buchanan adjourned the meeting.

Respectfully submitted,

Teresa Gregorius
Town Clerk

Doug Buchanan
Chairman

Approved this 17th day of February 2026