



**Town of Fairview
Planning Board Meeting
January 16, 2018**

The following Planning Board members were present: John Crowell, Doug Buchanan, Tony Helms, Mike Medlin, Greg Morgan, Rick Pigg, Nancy Randall and Sara Furr

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

Public Comments

None

Items of Business

A. Appoint Planning Board Chairman and Vice Chairman

Vice Chairman Crowell opened the floor for nominations for Chairman. Patricia Kindley nominated Nancy Randall. Doug Buchanan seconded the nomination. Nominations were closed. Board members Crowell, Buchanan, Helms, Medlin, Morgan, Pigg and Randall voted yes (7-0).

Vice Chairman Crowell opened the floor for nominations for Vice Chairman. Patricia Kindley nominated Tony Helms. Doug Buchanan seconded the nomination. Nominations were closed. Board members Crowell, Buchanan, Helms, Medlin, Morgan, Pigg and Randall voted yes (7-0).

B. Review Major Development Permit Application for Victoria Estates

Ed Humphries gave a brief overview of Major Development Permit #MDP-18-003 for Parcel #08258002 located off West Duncan Road. Per the staff report provided to the Board:

- Victoria Estates will consist of 16 residential lots
- Each lot will have access to West Duncan Road (NCDOT maintained road) and therefore no subdivision roads are required. The plan has been reviewed by NCDOT
- No county water will be provided, each lot will have its own water and septic
- No street lights are planned
- Two lots (#15 and #16) that are next to Goose Creek will comply with all NCDER requirements in respect to the buffer and crossing the creek

- No homeowner association

Mr. Humphries stated that in his opinion it is to the community's advantage to require the developer to provide county water. County water is accessible within 1000 feet of the proposed subdivision and requiring the developer to provide county water would alleviate the problems with arsenic in wells as well as provide additional fire protection with fire hydrants.

Mr. Humphries introduced Joe Collins, Agent for the property owner, to give his presentation and take questions regarding the application. Mr. Collins noted that there would be no homeowner association but restrictive covenants would be listed on the deeds. The restrictive covenants have not been finalized but would include the following: homes would be at least 1800 square feet, no junk cars, property must be well kept, no rubbish piles.

The Board voiced their concerns regarding the following:

- Two flag lots
- Sewer system/septic fields
 - Several septic fields on one lot
 - Access to septic fields
 - Town of Fairview ending up being the moderator between landowners' yards down the road because of the way septic fields are placed.
- No county water being provided when county water is accessible approximately 1000 feet away from property

The Board expressed to Mr. Collins that the plan presented looked like it had been thrown together with very little thought.

Nancy Randall made a motion to recommend to the Council to not approve Permit #MDP 18-003. Patricia Kindley seconded the motion. Members Buchanan, Crowell, Helms, Kindley, Medlin, Pigg, and Randall voted yes (7-0).

C. Minutes

Patricia Kindley made a motion to approve the November 21, 2017 minutes. Greg Morgan seconded the motion. Members Buchanan, Crowell, Helms, Kindley, Medlin, Pigg, and Randall voted yes (7-0).

John Crowell adjourned the meeting.

Respectfully submitted,

Teresa Gregorius
Town Clerk

John Crowell
Vice Chairman

Approved this 20th day of March, 2018