



**Town of Fairview
Planning Board Meeting
November 17, 2015**

The following Planning Board members were present: Jesse Hargett, John Crowell, Patricia Kindley, Dr. John Phifer, and Nancy Horak Randall

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

Public Comments

Mayor Long questioned the Board regarding a rumor that Bojangles was coming to Fairview.

Reports

- a) Report on Council actions – *Ed Humphries*

Council approved Bill Duston, N-Focus, to do a training session for the Planning Board and Council members. The session has been scheduled for February 16, 2016. We are planning on having a box meal (possibly McAlister's) before the meeting starts.

Items of Business

- A. Amend Section 60 Authorizing Use, Occupancy, or Sale Before Completion of Development to include -----“The type of performance bond shall be at the election of the developer”. (See Exhibit A)

Ed Humphries presented the revised wording for Section 60 B1 & D and discussed various types of performance bonds. The Board discussed and amendment and made a couple of grammatical corrections. Patricia Kindley made a motion to recommend to the Council the amended Section 60 B1 & D Authorizing Use, Occupancy, or Sale Before Completion of Development to include “The type of performance bond shall be at the election of the developer” with grammatical corrections made. Nancy Randall seconded the motion. Board members Hargett, Crowell, Kindley, Phifer and Randall voted yes (5-0).

- B. Discuss amending Section 4 ‘Bona Fide Farms Exempt’ to determine whether a property is being used for a bona-fide purpose.

Ed Humphries discussed additional information he found regarding bona fide farms and gave the Board members materials to review. The Board discussed ways a property owner could demonstrate the property is being used for farm purposes. The basis of discussion was SL 2011-363.

Mr. Humphries also brought up an information request he received last week regarding “granny flats”. The Board should review the current ordinance in place to see if changes need to be made.

Mr. Humphries suggested that in the upcoming months the Board should also review and update the current Table of Uses we have.

C. Minutes

Patricia Kindley made a motion to accept the minutes of the October 20, 2015 meeting. Nancy Randall seconded the motion. Board members Hargett, Crowell, Kindley, Phifer and Randall voted yes (5-0).

Board Comments

Nancy Randall commented on the increase in traffic in our area. Ed Humphries reported that NCDOT responded to the Town’s request for a study to reduce the speed limits on Hwy. 601 and Hwy. 218. The finding stated that the current speed limit will stay the same. They will, however, be posting additional warning signs on Hwy. 218 before the intersection of Clontz Road.

Jesse Hargett stated that in the past the Planning Board has chosen not to have a meeting in December so unless a pressing matter comes up there will not be a December meeting. At the January meeting the Board will elect a Chairman and Vice Chairman.

Nancy Randall made a motion to adjourn. Patricia Kindley seconded the motion. Board members Hargett, Crowell, Kindley, Phifer and Randall voted yes (5-0).

Respectfully submitted,

Teresa Gregorius
Deputy Clerk

Jesse Hargett
Chairman

Approved this 19th day of January, 2015