Town of Fairview

PLANNING AND ZONING BOARD

Agenda

March 15, 2021

Meeting will be held at Town Hall

Roll Call and Determination of Quorum --- Ed Humphries

1. Business:

    a. Elect a Chairperson for the Planning Board

    b. Elect a Vice Chairman

    c. Discuss review of the 'Comprehensive Plan' to include:

    Housing-Objectives

    "To maintain the existing quality of residential neighborhoods through enforcement of land use and building codes. Since housing demand is more likely on the western side of Fairview due to proximity to I-485 and the Charlotte Metro area, higher density housing would be considered in this area, but only with proper conditions, adequate sewer, adequate water, adequate open spaces, adequate recreational facilities, and adequate transportation infrastructure.

    d. Discuss TC 22-016 text change in ordinance (per 160D, the definition page (32)), the following needs to be changed

    Remove "constructed after July 1, 1976" (in two places) and remove "Manufactured Home, Class E A manufactured home that does not meet the 1976 criterion"

2. Approve Previous Minutes: November 16, 2021---Regular meeting

3. Adjourn

Elect

Chairperson

And

Vice-Chairperson

2

Discuss Comprehensive Plan

3

Fairview Comprehensive Plan

GUIDELINES

The Town of Fairview Comprehensive Plan combines the goals and objectives of its residents with sound planning principles in conjunction with the attached ***Future Land Use Map*** by way of the following general guidelines:

1. To provide a low-density, rural atmosphere allowing single-family residential and agricultural uses. Additionally, in select nodes small-scale office and retail developments will be allowed that serve the needs of the Fairview community. Light industrial uses that provide employment opportunities to residents will also be considered.
2. To avoid, where possible, destruction of trees and landscape.
3. To protect environmentally sensitive areas such as floodplains and watersheds and to promote and preserve open space.
4. To maintain the existing quality of residential neighborhoods through enforcement of land use and building codes.

The Comprehensive Plan provides an overall framework to guide operational decisions in planning and acts as a basis for rational decisions regarding zoning, subdivision control, redevelopment, and related issues. The Plan reflects an estimate of future land requirements. It indicates how and where development should proceed to ensure a desirable physical investment. The Plan adheres to the highest standards of health, safety, and welfare in a living environment.

For the purposes of this document "Comprehensive Plan" is defined as:

This plan serves as a guide to official decisions regarding the distribution and intensity of private development, as well as public decisions on the location of future public facilities and open spaces.

Goals and Objectives

These goals and objectives are an essential element of this plan. The formulation of goals and objectives reflect sound planning principles and, most importantly, express the values of the community.

The Town of Fairview is viewed by its residents to be a friendly and safe place to live. Fairview treasures the absence of higher-density development, traffic congestion, and other related problems of larger cities in its jurisdiction. This development plan seeks to protect this quality of life as it represents the foundation upon which land use decisions will be based.

Goals supported by the community provide a sound basis for planning and subsequent action. Further, as Planning is a continuous process, periodic review of priorities will provide for later revisions of objectives and land development recommendations. The following goals of the community are distributed into these categories: *Quality of Life, Environment, Housing, Office/Commercial and Industrial*

Quality of Life

Goal: To maintain and promote the current high quality of life in the town of Fairview.

Objectives: To retain agrarian based development patterns, where desired, throughout the Town.

4

Environment

Goal: To promote the preservation and management of open space and natural features of the environment in order to safeguard safety, health, and welfare.

Objectives: To avoid, where possible, destruction of trees, animal species, and landscapes.

To protect environmentally sensitive areas such as floodplains, creeks, and watersheds.

To develop land use regulations that provide for open space preservation.

Housing

Goal: To provide an environment in which every resident within the Town's planning areas has an opportunity for adequate, decent, and safe housing.

Objectives: To maintain the existing quality of residential neighborhoods through enforcement of land use and building codes.

Office/Commercial

Goal: To provide small-scale office and retail developments that provide employment opportunities and serve the everyday retail needs of Fairview area residents.

Objectives: To designate specific and limited areas on the Fairview Future Land Use Map that are located along the Highways 601 and 218 Corridors as well as around select activity nodes. Such areas shall consist of small-scale office and retail developments that are well-planned, aesthetically pleasing and integrate well with surrounding residential areas.

To develop land use regulations that allow for a limited amount of office and commercial development that is in harmony with the goals and objectives of the Fairview Land use Plan.

Industrial

Goal: To promote and expand the Town's industrial base with high-paying and environmentally friendly industrial, manufacturing and warehousing jobs.

Objectives: Promote new industrial development where adequate utility and transportation infrastructure is provided or could be provided in a cost-effective manner. Promote the adaptive reuse (for manufacturing AND OTHER USES) of any of the Town's existing industrial buildings, when and where feasible. Such sites should be compatible with surrounding land uses.

Coordinate the location of future industrial areas with the Town, County, and State utility and transportation infrastructure networks and with the Land Use Plans of the county and other neighboring jurisdictions.

New buildings and their siting on the property should be of such scale and design so as to improve the quality, character and livability of surrounding areas. Require that utility lines for all new industrial developments be placed underground. Create off-street

parking policies that encourage quality design, pedestrian and vehicular safety, and are user-friendly in nature. Use increased parking lot landscaping as a means of improving the aesthetics of industrial developments. Create standards that limit the amount of off-street parking in front yards along major and minor thoroughfares.

Ensure adequate screening of industrial uses from adjacent non-industrial parcels and along the Town's major and minor thoroughfares in such a manner that these uses do not detract from the Town's overall image and that viewsheds from these thoroughfares are protected. Provide transitional land uses or buffers (including natural buffers such as vegetated areas, berms, etc., or commercial or institutional uses) between residential and newly developed industrial areas.

General Policies:

1. Conditional Use rezonings will be considered more favorably than general rezonings as a means to ensure compatibility of new development with surrounding areas.
2. The Town of Fairview encourages the reservation of land for parks and open space, and will seek the dedication of parkland or fees-in-lieu through the subdivision process.

Discuss

TC 22-016

7

April Add for paper 3/26 April 2
Rev 160D-910

NOTE: FOR PURPOSES OF ARTICLE XVI, THE FOLLOWING DEFINTION SHALL APPLY TO THE TERM "MANUFACTURED HOME":

Manufactured Home. A structure, transportable in one or more sections, which is built on permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include park trailers, travel trailers, recreational vehicles, SUV's, and other similar vehicles. Within the text of this ordinance, when the term single family dwelling is used it shall not include a manufactured home.

Manufactured Home, Class A: A manufactured home ~~constructed after July 1, 1976~~ Remove that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction and that satisfies each of the following additional criteria:

(a) The home has a length not exceeding three times its width:

(b) The pitch of the home's roof has a minimum vertical rise of one foot for each five feet of horizontal run, and the roof is finished with a type of shingle that is commonly used in standard residential construction;

(c) The exterior siding consists of wood, hardboard, or aluminum (vinyl covered or painted), comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction;

(d) The tongue, axles, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy.

Manufactured Home, Class B: A manufactured home that meets all of the criteria of a Class A manufactured home except the length/width ratio.

Manufactured Home, Class C: A manufactured home ~~constructed after July 1, 1976~~ Remove that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction but that does not satisfy all of the criteria necessary to qualify the house either as a class A or class B manufactured home.

Manufactured Home, Class D: Any manufactured home that does meet the definitional criteria of a Class A, B, or C manufactured home.

Remove ~~**Manufactured Home, Class E:** A manufactured home that does not meet the 1976 criterion~~

Manufactured Home Park: A residential use in which more than one manufactured home is located on a single lot.

8

Ed Humphries

From: RhondaRep@perquimanscountync.gov <ncplan@listserv.unc.edu>
Sent: Friday, February 25, 2022 9:51 AM
To: NCPlan mailing list
Subject: Re: [ncplan] Age of Mobile homes

Based on NCGS 160D-910 age can't be considered any more can it? It just has to meet HUD standards.

§ 160D-910. Manufactured homes.

(a) The General Assembly finds that manufactured housing offers affordable housing opportunities for low- and moderate-income residents of this State who could not otherwise afford to own their own home. The General Assembly further finds that some local governments have adopted zoning regulations that severely restrict the placement of manufactured homes. It is the intent of the General Assembly in enacting this section that local governments reexamine their land-use practices to assure compliance with applicable statutes and case law and consider allocating more residential land area for manufactured homes based upon local housing needs.

(b) For purposes of this section, the term "manufactured home" is defined as provided in G.S. 143-145(7).

(c) A local government may not adopt or enforce zoning regulations or other provisions that have the effect of excluding manufactured homes from the entire zoning jurisdiction or that exclude manufactured homes based on the age of the home.

(d) A local government may adopt and enforce appearance and dimensional criteria for

Rhonda Repanshek, Perquimans County Planner
104 Dobbs St. / P.O. Box 45
Hertford, NC 27944
(252) 426-2027

Perquimans County's Vision: *To be a community of opportunity in which to live, learn, work, prosper and play.*

From: gelkins@bladenco.org <ncplan@listserv.unc.edu>
Sent: Thursday, February 24, 2022 4:58 PM
To: NCPlan mailing list <ncplan@listserv.unc.edu>
Subject: [ncplan] Age of Mobile homes

Do any counties have a minimum year for the setup of a mobile home. I know the 1976 standard but did not know if any counties were more strict.
Thanks ge

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9

Approve Minutes

10

Town of Fairview
Planning Board Meeting
November 16, 2021

The following Planning Board members were present: Doug Buchanan, Mike Medlin, Greg Morgan, Josh Presley, Nancy Randall and Bill Thomas (Alt.)

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

DRAFT

Public Comments

None

Items of Business

A. Town Update

Ed Humphries updated the Board on the following:

- The Major/Minor Subdivision policy was approved by the Council
- The Land Use Ordinance was updated to include 160D required by the legislature
- Ordinance amendment was approved regarding no high density or clustering will be permitted in Fairview
- The town has purchased the current town hall building and 3 acres of land
- The fire department has purchased the adjoining 6 acres and the old school which will be torn down to build a new fire department

B. Flag lots

Mr. Humphries reviewed several scenarios regarding flag lot situations he has had to deal with in the past. Mr. Humphries and the Board discussed various options available per the land use ordinance to correct those situations.

C. Minutes

Doug Buchanan made a motion to approve the July 20, 2021, minutes. Mike Medlin seconded the motion. Board members Buchanan, Medlin, Morgan, Presley, Randall, and Thomas voted yes (6-0).

Bill Thomas made a motion to adjourn. Doug Buchanan seconded the motion. Board members Buchanan, Medlin, Morgan, Presley, Randall and Thomas voted yes (6-0).

Respectfully submitted,

_____	_____
Teresa Gregorius Town Clerk	Nancy Randall Chair

Approved this _____ day of _____, 2021

DRAFT