



# **Town of Fairview**

## **PLANNING AND ZONING BOARD**

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### **Agenda**

**November 19, 2019 @ 6:30 p.m.**

**Meeting will be in the Fairview Town Hall Meeting Room**

1. Roll Call and Determination of Quorum --- Chair Randall
2. Public Comments
3. Report on Council actions: ---Ed Humphries
  - Cell Tower
  - Critical Intersections (601 and Brief and Lawyers Road and Indian-Trail-Fairview Rd – Election)
4. Business: ---Ed Humphries
  - a. Trends in Fairview ---what I am seeing/reviewing/approving
  - b. The Sign Ordinance---what is legal and what's not/ how do we enforce!
5. Approval of Previous Minutes: --Chair Randall
  - a. August 20, 2019---Regular meeting
6. Public Comments
7. Adjourn

# Trends in Fairview

# JULY

11-Jul	CC	H-19-056	Home	\$75/CC	Bruce Black	1001 Simpson Rd	08228015b
16-Jul	2501	H-19-057	Home	\$125	Southern Interiors	6806 W. Duncan Road#14	8252002
16-Jul	2501	H-19-058	Home	\$125	Southern Interiors	6812 W. Duncan Road #13	8252002
16-Jul	2501	H-19-059	Home	\$75	Southern Interiors	6816 W. Duncan Road #12	8252002
16-Jul	2501	Comp 19-060	Comp	\$100	Oleg Duvidov	6909 W. Duncan Road #6	8252002
18-Jul	14054	H-19-061	Home	\$75	Helms Const	8224 Old Ferry	08120033e
23-Jul	12013	U-19-062	Upfit	\$65	Premier Renovations	9712 Tallwood drive	8210038
23-Jul	CC	Comp 19-063	Comp	100/cc	Anthony Little	9014 Old Ferry	8087015
25-Jul	1185	Comp 19-064	Comp	\$100	D&T Homes	6908 W. Duncan	8258019
25-Jul	16561	MS-19-065	MS	\$165	Mark Clontz	8208 Unionville Brief	08117003B
30-Jul	Cash	Comp 19-066	Comp	\$100	Colton Helms	6914 W Duncan Road	8258018
30-Jul	#1005	A-19-067	Accessory	\$75	Kim Nelsin	502 Woodbridge	8213084

Totals 12 \$1,080

1-Aug	CC	A19-068	Accessory	\$75/cc	Adam Schoolmaker	310 W Lawyers Road	08195008D
1-Aug	CC	U 19-069	Upfit	\$65/cc	Poisis-Nova	9624 Mill Grove	8279011
6-Aug	1135	MH-R-19-070	MHR	\$75/cc	Dexter Holshouser	116 Old Dutch Road west	08216006D01
13-Aug	CC	U-19-071	Upfit	\$65/cc	USA Energy	122 Barrier Farms Road	08141004A
13-Aug	14045	H-19-072	Home	\$75	Helms Partners	5809 Sikes Mill Road	08087035T
22-Aug	1098	A19-073	Accessory	\$50	Adam Skiscim	9320 Heritage Lane	08213038A
27-Aug	CC	Comp 19-074	Compliance	\$100	Carolina Custom	9320 Heritage Lane	08213038A
18-Jul	CC	A 19-062A	Pool	\$50	Greg Morgan	6508 Morgans Cove Road	08192011G

Totals 8 \$555

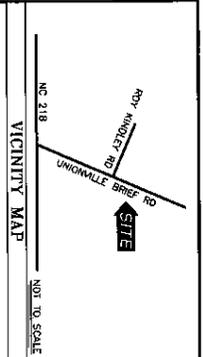
3-Sep	CC	Comp 19-75	Compliance	\$100	Helms Partners	5801 Sikes Mill	08087035P
3-Sep	CC	Comp 19-76	Compliance	\$100	Helms Partners	3118 E Brief Rd	08087035W
10-Sep	2876	Comp 19-77	Compliance	\$100	David Murza	7001 West Duncan Road	8258012
17-Sep	42862	Add 19-078	Addition	\$65	Huntly Brothers	8303 Ferguson Farms	08084001M

17-Sep	42862	A 19-079	Accessory	\$75	Huntly Brothers	8303 Ferguson Farms	08084001M
17-Sep	4281	A 19-080	Accessory	\$75	Dave Reed Construction	9305 Ahavah Lane	08228025H
17-Sep	CC	Comp 19-081	Compliance	\$100	Dave Reed Construction	9305 Ahavah Lane	08228025H
26-Sep	591	CUP -19-082	CUP	\$500	Bradley Forrest	Ferguson Farms	08084001C
24-Sep	206	Comp 19-083	Compliance	\$100	Dhelms Construction	5805 Sikes Mill Road	08087035R
26-Sep	12915	MS=-19-084	Minor	\$360	W.Long	Clontz Road	8219006
26-Sep	12916	MS=-19-085	Minor	\$165	Hinson	clontz Long Road	8156011

Totals 11 \$1,740

3-Oct	1077	A-19-086	Accessory	\$75	Ricky Dulin	512 Heritage view	08213038C
3-Oct	CC	HO 19-087	HO	\$75	W. Cooke	719 Brief Road West	08213005C
8-Oct	CC	H-19-088	Home	\$75	Helms Partners	8208 Old Ferry	08120038A
8-Oct	5098	U 19-089	Upfit	\$65	David Holeman	9817 IT-Fairview (Price	8225019
10-Oct	CC	NR-19-090	Upfit	\$100	Hopewell B Ch	8900 East Duncan	8183008
10-Oct	13156	MS 19-091	Minor	\$165	Duval/Jordan Grant	88920 Mill Grove	828026
15-Oct	Cash	A-19-092	Accessory	\$75	Doug Austin	8604 Old Ferry	08087001B
15-Oct	CC	Add 19-093	Addition	\$65	Joyce Fact Direct	7504 Crooked Creek Ch	08120018N
15-Oct	1117	S 19-094	Sign-Farm	\$100	CA Hyatt	2220 East 218	08093008C
15-Oct	2743	H-10-095	Home	\$125	southern Interiors	6904 West Duncan Road	8258020
17-Oct	CC	A 19-096	Accessory	\$75	Huntley--Watkins	8303 Ferguson Farms Road	0808400M
17-Oct	16573	MS 19-097	MS	\$165	Tyler Mcgee	Mill Grove Road	08246001E
22-Oct	1352	Comp 19-098	Comp	\$100	Max Built	9122 Mill Grive	08282020a
22-Oct	249	H-19-099	Home	\$75	Drew Helms	5717 Sikes Mill	080870035N
22-Oct	249	H-19-100	Home	\$75	Drew Helms	5713 Sikes Mill Rd	08087035H
22-Oct	16576	MS-19-101	Minor	\$165	Forrest	Ferguson Farms Lane	08084001C
24-Oct	229	A-19-0-102	Accessory	\$75	Williams	7319 Brent Haigler	8222013
29-Oct	4363	A-19-103	Accessory	\$75	D. Reed--M. Brown	9503 Ahavah Lane	8228025

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**Certificate of Approval - Lot Division**

I, David E. Griffin, certify that the lot division shown on this plat is in accordance with the provisions of the North Carolina Subdivision Control Act, Chapter 47C, and that the information shown is true and correct to the best of my knowledge and belief.

**PRELIMINARY PLAT**

DAVID E. GRIFFIN

**Certificate of Subdivision Type**

I, David E. Griffin, certify that this plat was drawn under my supervision and that the information shown is true and correct to the best of my knowledge and belief.

**PRELIMINARY PLAT**

DAVID E. GRIFFIN

**Certificate of Subdivision Type**

I, David E. Griffin, certify that this plat was drawn under my supervision and that the information shown is true and correct to the best of my knowledge and belief.

**PRELIMINARY PLAT**

DAVID E. GRIFFIN

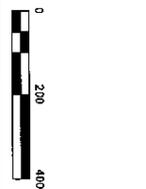
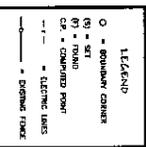
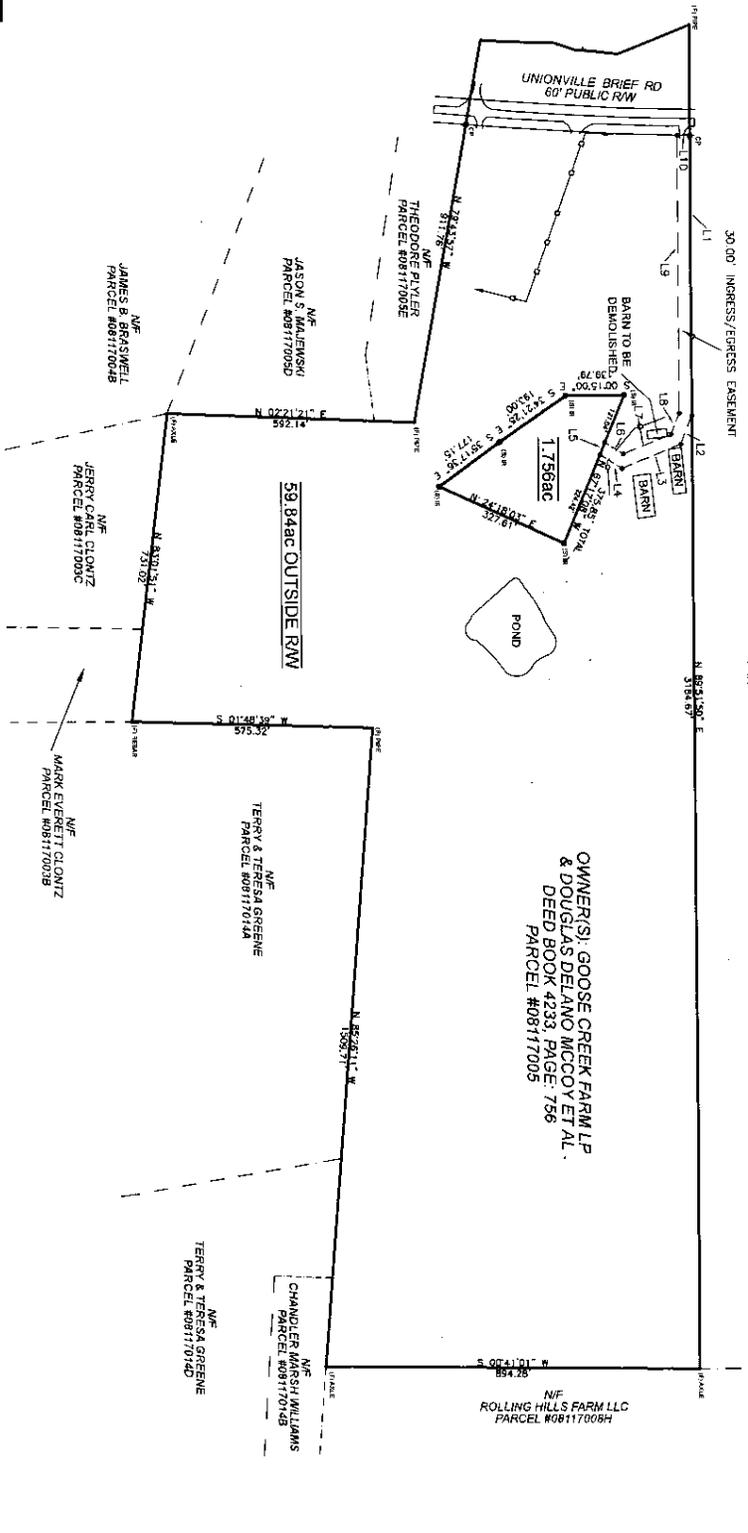
State of North Carolina  
 County of Union

Before me, Clerk of Union County, this day of \_\_\_\_\_, 2019, the following persons appeared and acknowledged to me that they executed the foregoing plat for the purposes and in the capacity therein stated, and that they are duly qualified to execute the same.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Review Officer: \_\_\_\_\_

**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 89°51'50" E	1659.30'
L2	S 68°27'43" E	171.98'
L3	S 41°56'28" W	1617.71'
L4	N 67°47'09" W	50.59'
L5	N 31°58'25" E	51.56'
L6	N 21°27'56" W	124.00'
L7	N 88°21'50" W	182.39'
L8	N 01°27'33" E	30.01'



**GRIFFIN SURVEYING SERVICES, PA**

FIRM #: C-1671  
 1310 Brief Road East Monroe, NC 28111-0098  
 QUALITY IS OUR PRIORITY

PH: (704) 753-5008 E-MAIL: david@griffinsurveying.net FAX: (704) 753-8041

**MINOR SUBDIVISION OF:**  
**8504 UNIONVILLE BRIEF RD**  
 MONROE, UNION COUNTY, NORTH CAROLINA

PREPARED FOR:  
**DREW TURNER**  
 MONROE, NC

DRAWING NAME: CLINT HILL  
 SCALE: 1"=250'  
 TAX ID #: 08117005  
 SURVEYED BY: AG  
 DRAWN BY: AG  
 CHECKED BY: DG  
 DATE: 04/29/19

5







Control Point, Inc.  
 PO Box 481936  
 6130 Harris Technology Blvd.  
 Charlotte, N.C. 28269  
 Phone: (704)599-1010  
 Fax: (704)599-1120

NC: C-2725  
 SC: COA 3459

N/F  
 PAUL SINGH  
 DB 4203 PG 576

CURVE TABLE				
CURVE	ARC	RADIUS	BEARING	CHORD
C1	27.29'	1014.51'	N07°59'37"W	27.29'
C2	10.74'	266.15'	N06°04'28"W	10.74'

1. IRON PINS SET AT ALL CORNERS.
2. PROPERTY SUBJECT TO EASEMENTS OR RIGHTS OF WAY OF RECORD THAT MAY OR MAY NOT BE SHOWN.
3. NO NEW LOT LINES WERE CREATED.
4. FIELD WORK PERFORMED: 7/18/19.

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (MAP RECORDED IN CAB 0, FILE 61); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

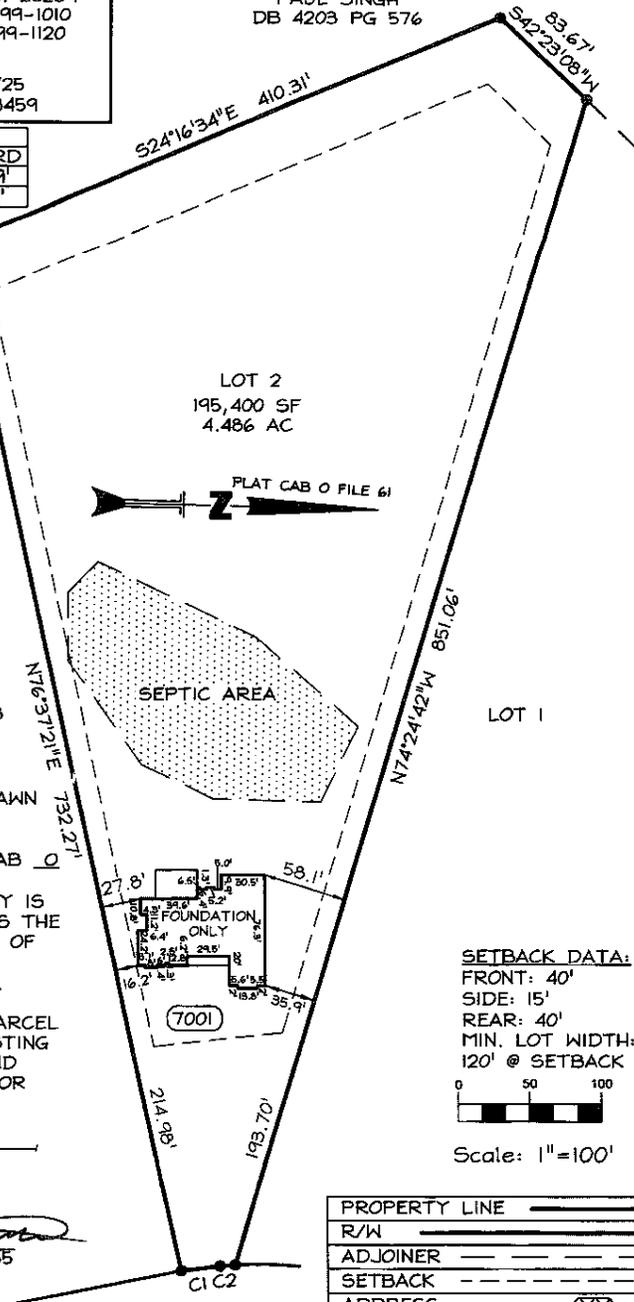
THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND OR EXISTING BUILDING OR OTHER STRUCTURE AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

THIS 19 DAY OF JULY 2019

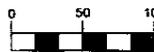
*Wesley R. Honeycutt*  
 WESLEY R. HONEYCUTT L-4435  
 PROFESSIONAL LAND SURVEYOR



Foundation Survey  
 of  
 Lot #2, Victoria Estates  
 Fairview, Union County, North Carolina  
 Map Recorded in Plat Cabinet O File 61.

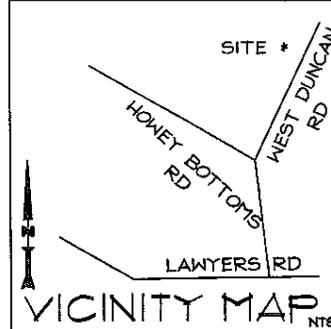


SETBACK DATA:  
 FRONT: 40'  
 SIDE: 15'  
 REAR: 40'  
 MIN. LOT WIDTH:  
 120' @ SETBACK

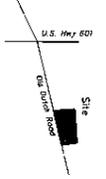


Scale: 1"=100'

PROPERTY LINE	_____
R/W	_____
ADJOINER	_____
SETBACK	-----
ADDRESS	(XX)
PUE	_____
PUE = PUBLIC UTILITY ESMT	_____



**LOCATION MAP**



**SURVEYOR'S CERTIFICATE**

STATE OF NORTH CAROLINA  
 COUNTY OF UNION  
 I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER THE SUPERVISION AND CONTROL OF ME, AS REGISTERED SURVEYOR, AND THAT THE DIMENSIONS AND AREAS ARE CORRECTLY INDICATED, AS SHOWN, AND THAT THE INFORMATION IS REFERENCED BY THE PLAT IS TRUE AND ACCURATE. THIS PLAT WAS PREPARED IN ACCORDANCE WITH U.S. § 19.05 AS AMENDED, AND THE STATE ENGINEERING BOARD LICENSE NUMBER AND SEAL THIS 10TH DAY OF MAY A.D. 2019.

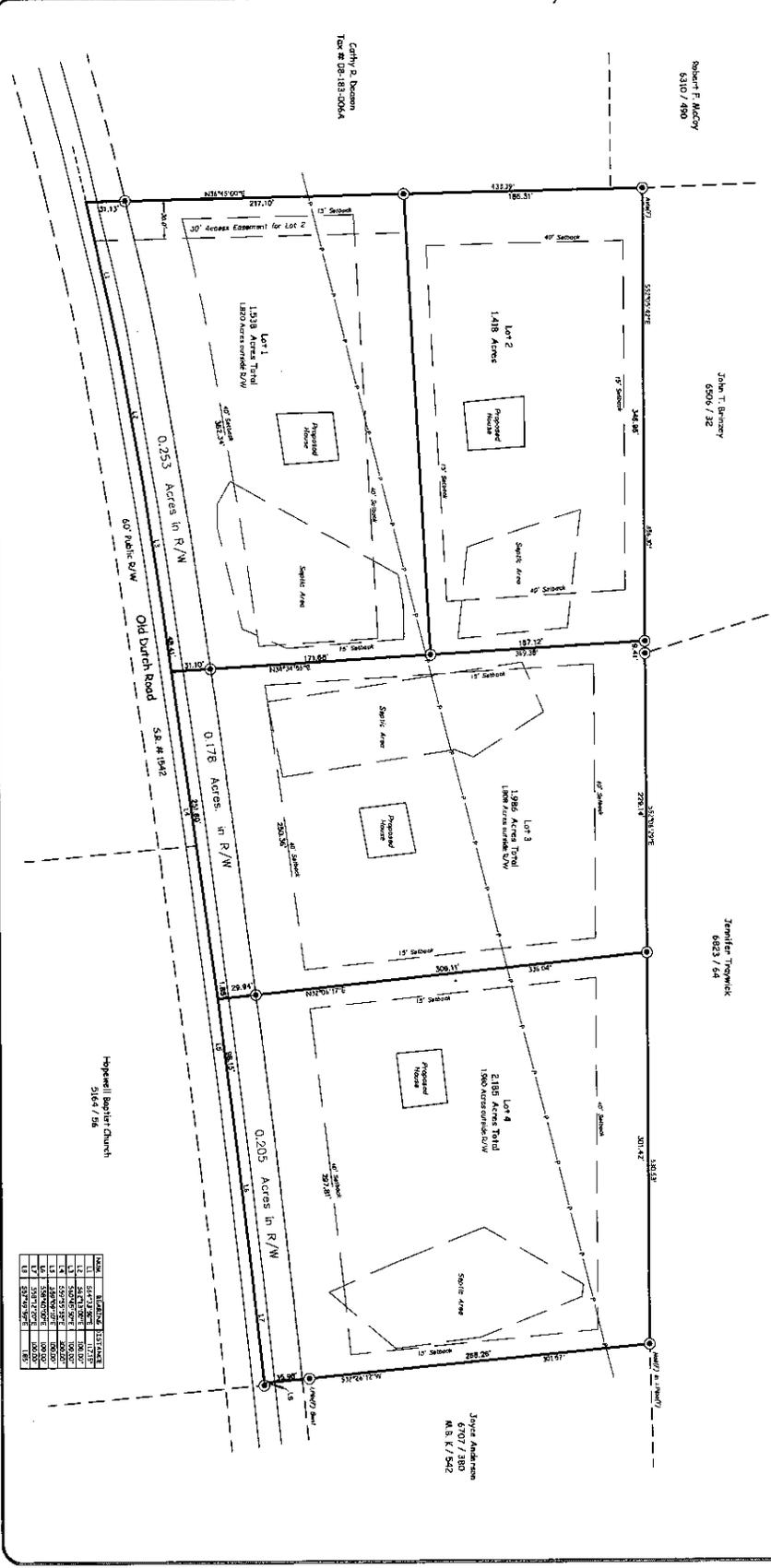
DATE: 5/10/2019  
 SIGNATURE: *Ben M. Flowe*  
 REGISTERED SURVEYOR  
 NORTH CAROLINA  
 LICENSE NO. 173500  
 EXPIRES 5/10/2021  
 FLOWE

STATE OF NORTH CAROLINA  
 COUNTY OF UNION  
 I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER THE SUPERVISION AND CONTROL OF ME, AS REGISTERED SURVEYOR, AND THAT THE DIMENSIONS AND AREAS ARE CORRECTLY INDICATED, AS SHOWN, AND THAT THE INFORMATION IS REFERENCED BY THE PLAT IS TRUE AND ACCURATE. THIS PLAT WAS PREPARED IN ACCORDANCE WITH U.S. § 19.05 AS AMENDED, AND THE STATE ENGINEERING BOARD LICENSE NUMBER AND SEAL THIS 10TH DAY OF MAY A.D. 2019.

DATE: 5/10/2019  
 SIGNATURE: *Ben M. Flowe*  
 REGISTERED SURVEYOR  
 NORTH CAROLINA  
 LICENSE NO. 173500  
 EXPIRES 5/10/2021  
 FLOWE

NOTE: ALL DIMENSIONS ARE HORIZONTAL DISTANCES UNLESS OTHERWISE NOTED.  
 NOTE: ALL DISTANCES ARE HORIZONTAL DISTANCES UNLESS OTHERWISE NOTED.  
 NOTE: COORDINATE COMPUTATION.  
 PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS & RIGHTS OF WAY OF RECORD.

SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FLOOD INSURANCE RATE MAP #1705941001 DATED 10/16/2006.



LINE	BEARING	DISTANCE
1-2	S 81° 12' 30" E	177.75
2-3	S 89° 56' 30" E	100.00
3-4	S 89° 56' 30" E	100.00
4-5	S 89° 56' 30" E	100.00
5-6	S 89° 56' 30" E	100.00
6-7	S 89° 56' 30" E	100.00
7-8	S 89° 56' 30" E	100.00
8-9	S 89° 56' 30" E	100.00
9-10	S 89° 56' 30" E	100.00
10-11	S 89° 56' 30" E	100.00
11-12	S 89° 56' 30" E	100.00
12-13	S 89° 56' 30" E	100.00
13-14	S 89° 56' 30" E	100.00
14-15	S 89° 56' 30" E	100.00
15-16	S 89° 56' 30" E	100.00
16-17	S 89° 56' 30" E	100.00
17-18	S 89° 56' 30" E	100.00
18-19	S 89° 56' 30" E	100.00
19-20	S 89° 56' 30" E	100.00
20-21	S 89° 56' 30" E	100.00
21-22	S 89° 56' 30" E	100.00
22-23	S 89° 56' 30" E	100.00
23-24	S 89° 56' 30" E	100.00
24-25	S 89° 56' 30" E	100.00
25-26	S 89° 56' 30" E	100.00
26-27	S 89° 56' 30" E	100.00
27-28	S 89° 56' 30" E	100.00
28-29	S 89° 56' 30" E	100.00
29-30	S 89° 56' 30" E	100.00
30-31	S 89° 56' 30" E	100.00
31-32	S 89° 56' 30" E	100.00
32-33	S 89° 56' 30" E	100.00
33-34	S 89° 56' 30" E	100.00
34-35	S 89° 56' 30" E	100.00
35-36	S 89° 56' 30" E	100.00
36-37	S 89° 56' 30" E	100.00
37-38	S 89° 56' 30" E	100.00
38-39	S 89° 56' 30" E	100.00
39-40	S 89° 56' 30" E	100.00
40-41	S 89° 56' 30" E	100.00
41-42	S 89° 56' 30" E	100.00
42-43	S 89° 56' 30" E	100.00
43-44	S 89° 56' 30" E	100.00
44-45	S 89° 56' 30" E	100.00
45-46	S 89° 56' 30" E	100.00
46-47	S 89° 56' 30" E	100.00
47-48	S 89° 56' 30" E	100.00
48-49	S 89° 56' 30" E	100.00
49-50	S 89° 56' 30" E	100.00
50-51	S 89° 56' 30" E	100.00
51-52	S 89° 56' 30" E	100.00
52-53	S 89° 56' 30" E	100.00
53-54	S 89° 56' 30" E	100.00
54-55	S 89° 56' 30" E	100.00
55-56	S 89° 56' 30" E	100.00
56-57	S 89° 56' 30" E	100.00
57-58	S 89° 56' 30" E	100.00
58-59	S 89° 56' 30" E	100.00
59-60	S 89° 56' 30" E	100.00
60-61	S 89° 56' 30" E	100.00
61-62	S 89° 56' 30" E	100.00
62-63	S 89° 56' 30" E	100.00
63-64	S 89° 56' 30" E	100.00
64-65	S 89° 56' 30" E	100.00
65-66	S 89° 56' 30" E	100.00
66-67	S 89° 56' 30" E	100.00
67-68	S 89° 56' 30" E	100.00
68-69	S 89° 56' 30" E	100.00
69-70	S 89° 56' 30" E	100.00
70-71	S 89° 56' 30" E	100.00
71-72	S 89° 56' 30" E	100.00
72-73	S 89° 56' 30" E	100.00
73-74	S 89° 56' 30" E	100.00
74-75	S 89° 56' 30" E	100.00
75-76	S 89° 56' 30" E	100.00
76-77	S 89° 56' 30" E	100.00
77-78	S 89° 56' 30" E	100.00
78-79	S 89° 56' 30" E	100.00
79-80	S 89° 56' 30" E	100.00
80-81	S 89° 56' 30" E	100.00
81-82	S 89° 56' 30" E	100.00
82-83	S 89° 56' 30" E	100.00
83-84	S 89° 56' 30" E	100.00
84-85	S 89° 56' 30" E	100.00
85-86	S 89° 56' 30" E	100.00
86-87	S 89° 56' 30" E	100.00
87-88	S 89° 56' 30" E	100.00
88-89	S 89° 56' 30" E	100.00
89-90	S 89° 56' 30" E	100.00
90-91	S 89° 56' 30" E	100.00
91-92	S 89° 56' 30" E	100.00
92-93	S 89° 56' 30" E	100.00
93-94	S 89° 56' 30" E	100.00
94-95	S 89° 56' 30" E	100.00
95-96	S 89° 56' 30" E	100.00
96-97	S 89° 56' 30" E	100.00
97-98	S 89° 56' 30" E	100.00
98-99	S 89° 56' 30" E	100.00
99-100	S 89° 56' 30" E	100.00

DATE:	5/10/2019
SCALE:	1" = 60'
DRAWN BY:	GSF
FIELDWORK:	
DATE:	5/10/2019
SHEET NO.:	1-1

Minor Subdivision for **Michael Wilfong** Union County, Fairview, N.C.

Scale: 1" = 60'

Zone: 16S-19

Drawn by: GSF

Date: 5/10/2019

Tax Parcel: 08-183-008B

E.C. = 1" : 10,000'

Deed Book: 1630 / 179

Plot Cdb:

OWNERS: Sarah H. Clantz  
 115 Old Dutch Road  
 Indian Trail, N.C. 28079

Map Prepared By: **Ben M. Flowe and Son**

Land Surveying and Mapping Services

Ben M. Flowe, R.L.S., P.L.S. Phone: (704) 545-3060  
 Gregory S. Flowe, R.L.S., P.L.S.  
 11316 Brief Road  
 Charlotte, N.C. 28227

6



THIS DRAWING IS THE PROPERTY OF HELMS PARTNERS, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF HELMS PARTNERS, INC. ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

**GRAPHIC SCALE**  
 1" = 100 FT  
 (IN FEET)

**CLIENT:**  
**HELMS PARTNERS, INC.**  
 3721 RIDGE RD  
 INDIAN TRAIL, NC 28079

**PROJECT NO.:** 00000000  
**DATE:** 11/11/11  
**SCALE:** 1" = 100 FT  
**DATE:** 11/11/11  
**SCALE:** 1" = 100 FT  
**DATE:** 11/11/11  
**SCALE:** 1" = 100 FT

**CLIENT:**  
**HELMS PARTNERS, INC.**  
 3721 RIDGE RD  
 INDIAN TRAIL, NC 28079

**PROJECT NO.:** 00000000  
**DATE:** 11/11/11  
**SCALE:** 1" = 100 FT  
**DATE:** 11/11/11  
**SCALE:** 1" = 100 FT  
**DATE:** 11/11/11  
**SCALE:** 1" = 100 FT

**GRAPHIC SCALE**  
 1" = 100 FT  
 (IN FEET)

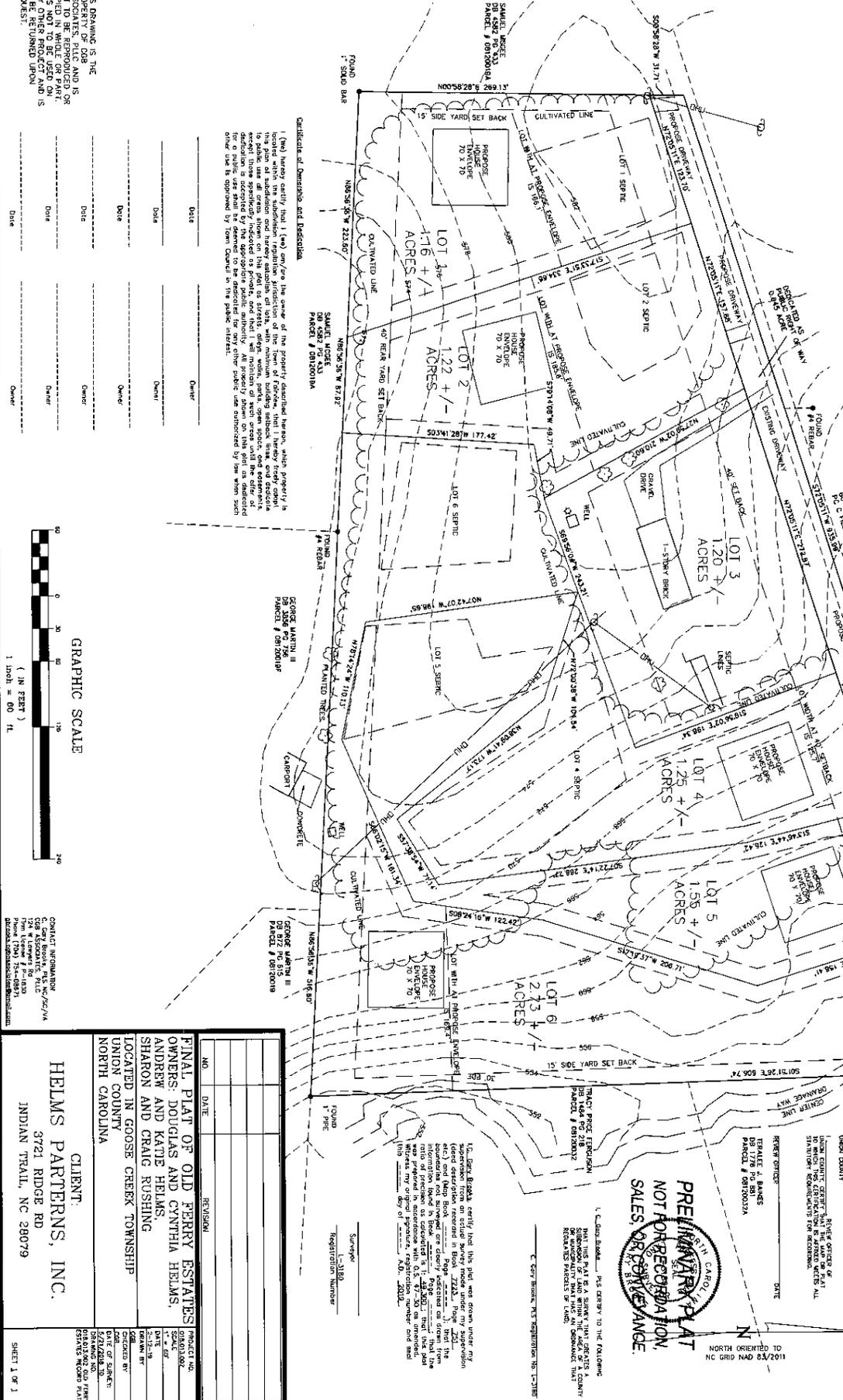
**CLIENT:**  
**HELMS PARTNERS, INC.**  
 3721 RIDGE RD  
 INDIAN TRAIL, NC 28079

**PROJECT NO.:** 00000000  
**DATE:** 11/11/11  
**SCALE:** 1" = 100 FT  
**DATE:** 11/11/11  
**SCALE:** 1" = 100 FT  
**DATE:** 11/11/11  
**SCALE:** 1" = 100 FT

**CLIENT:**  
**HELMS PARTNERS, INC.**  
 3721 RIDGE RD  
 INDIAN TRAIL, NC 28079

**PROJECT NO.:** 00000000  
**DATE:** 11/11/11  
**SCALE:** 1" = 100 FT  
**DATE:** 11/11/11  
**SCALE:** 1" = 100 FT  
**DATE:** 11/11/11  
**SCALE:** 1" = 100 FT

**CLIENT:**  
**HELMS PARTNERS, INC.**  
 3721 RIDGE RD  
 INDIAN TRAIL, NC 28079



**PRELIMINARY PLAT**  
**NOT FOR RECORDATION**  
**SALES OR OTHER CHANGE**

**CLIENT:**  
**HELMS PARTNERS, INC.**  
 3721 RIDGE RD  
 INDIAN TRAIL, NC 28079

**PROJECT NO.:** 00000000  
**DATE:** 11/11/11  
**SCALE:** 1" = 100 FT  
**DATE:** 11/11/11  
**SCALE:** 1" = 100 FT  
**DATE:** 11/11/11  
**SCALE:** 1" = 100 FT

**CLIENT:**  
**HELMS PARTNERS, INC.**  
 3721 RIDGE RD  
 INDIAN TRAIL, NC 28079

**PROJECT NO.:** 00000000  
**DATE:** 11/11/11  
**SCALE:** 1" = 100 FT  
**DATE:** 11/11/11  
**SCALE:** 1" = 100 FT  
**DATE:** 11/11/11  
**SCALE:** 1" = 100 FT

**CLIENT:**  
**HELMS PARTNERS, INC.**  
 3721 RIDGE RD  
 INDIAN TRAIL, NC 28079

# Sign Ordinance

5. Along state and town maintained roads, such signs shall be located outside of the right-of-way or farther than 11 feet from the edge of any public street, whichever distance from edge of pavement is greater, and signs shall not violate the sight distance triangle requirements required by NCDOT.
6. No sign shall be placed on private property without the written consent of the property owner on the permit application.
7. Every Public Directional Sign shall be separated by a distance of 400 feet from any other such sign on the same side of the street, and by a distance of 200 feet from any other such sign on the opposite side of a street.

### **Section 277 Signs Not Requiring Permits**

The following types of signs are exempt from permit requirements and may be placed in any zoning district subject to the provisions of this Ordinance. Such signs shall otherwise be in conformance with all applicable requirements contained in this Ordinance. There shall be no limit as to the number of such signs on any lot, except as herein prescribed. All such signs (except government signs) shall be located outside a street right-of-way unless otherwise granted permission for such location by the Town of Fairview or NCDOT.

1. Government signs (such as traffic control signage) and NCDOT logo signs.
2. Memorial signs, plaques or grave markers which are noncommercial in nature.
3. Flags, pennants, insignia or symbols of any government non-profit organization when not displayed in connection with a commercial promotion. No such flag pole shall exceed 35 ft. in height. Flags shall not exceed 40 square feet. Limit three poles per site.
4. Integral decorative or architectural features of buildings and/or works of art; so long as such features or works do not contain letters, trademarks, moving parts or lights.
5. On-premise directional and instructional signs not exceeding two square feet in area.
6. Campaign and election signs provided that they met:
  - a. See Section 280 (b) (c) (d) 1,2,3,4,5,6 (e)
7. Temporary real estate signs advertising a specific property for sale, lease, rent or development shall be located as follows:
  - a. One sign per street frontage advertising real estate. The sign may be four square feet in area in a Residential District and thirty-two (32) square feet in area in all other districts and may be located on the property being advertised. Corner lots are permitted a second sign that may be oriented along the second street so long as the two signs are at least one hundred (100) feet apart as measured by the shortest straight line.

- b. All such temporary signs shall be removed within seven (7) days after the property has been sold, rented, leased, etc.
  - c. No sign allowed under this subsection shall be illuminated.
8. Temporary construction signs provided that:
- a. Signs in conjunction with any use shall have a maximum area of four (4) square feet each.
  - b. Only one (1) such sign oriented per street front per development shall be erected. Any two such signs located on the same premises shall be located at least one hundred (100) feet apart as measured by using a straight line.
  - c. Such signs shall not be illuminated.
  - d. Such signs shall only appear at the construction site.
  - e. Such signs shall be removed within seven (7) days after completion of the project.
9. Temporary farm product signs provided that:
- a. One on-premises sign may be used. Said sign shall be located off the street right-of-way and at least ten (10) feet away from any side lot line. Such sign shall have a maximum area of four (4) square feet and may not be illuminated.
  - b. A maximum of two (2) off-premise signs shall be permitted. Said off-premise signs may be no greater than four (4) square feet and shall not be illuminated. No such sign shall be allowed in the street right-of-way or within ten (10) feet of a side lot line.
10. Temporary special event signs and banners for religious, charitable, civic, fraternal or similar non-profit organizations provided that:
- a. Signs shall be erected no sooner than seven (7) days prior and removed no later than two (2) days after the event.
  - b. No such sign shall exceed thirty-two (32) square feet.
  - c. No such sign shall be illuminated.
  - d. **Signs may not be placed within the right-of-way and must have owner's permission to put on private property.**
11. Temporary displays as part of a holiday or civic event.
12. Signage within ball field and sports stadiums containing commercial copy that is directed within the facility including, but not limited to banners, fixed placards and scoreboards.
13. One (1) on-premise and two (2) off-premises yard sale signs per yard sale. All such signs shall be permitted seven (7) days before the event and removed within twenty-four (24) hours after the yard sale has been terminated. No such sign shall be greater than four (4) square feet in area and must be on private property.
14. Window signs
15. "Warning", "No Trespassing" and similar informational signs
16. Historical plaques mounted in accordance with the United States Secretary of the Interior's Standards for Rehabilitation

17. Banners and flags for grand openings, used in conjunction with a commercial building, project or enterprise are permitted for a period not to exceed fourteen (14) days provided that:
- a. All banners shall be attached to frontage wall of a principal structure.
  - b. No such banner shall be attached to a roof structure or above the second floor level.
  - c. No such banner shall be attached to any existing signs, placed within a right-of-way, attached to any fences, strung between posts or in any other method except as outlined in (a).
  - d. The maximum number displayed at any time shall be one (1) and no larger than 32 square feet.

### **Section 278 Maintenance of Signs**

1. All signs and all components thereof, including without limitation supports, braces, and anchors, shall be kept in a state of good repair (Also see Section 284 (5)). With respect to freestanding signs, components (supporting structures, backs, etc.) not bearing a message shall be constructed of materials that blend with the natural environment or shall be painted a neutral color to blend with the natural environment.
2. If a sign other than a billboard advertises a business, service, commodity, accommodation, attraction or other enterprise or activity that is no longer operating or being offered or conducted, that sign shall be considered abandoned and shall, within thirty days after such abandonment, be removed by the sign owner, owner of the property where the sign is located, or other party having control over such sign or the Land Use Administrator of Fairview.
3. If the message portion of a sign is removed, leaving only the supporting "shell" of a sign or the supporting braces, anchors or similar components, the owner of the sign shall replace the entire message portion of the sign or remove the remaining components of the sign within thirty days. After thirty days with no activity that sign shall be considered abandoned and shall, be removed by the sign owner, owner of the property where the sign is located, or other party having control over such sign or the Land Use Administrator of Fairview.
4. The area within ten feet in all directions of any part of a freestanding sign shall be kept clear of all debris and all wild undergrowth more than five inches in height.

### **Section 279 Prohibited Signs**

1. Any sign, which may obstruct the view of bicyclists or motorists using any street, approach to any street intersection, or which interferes with the effectiveness of or obscures any traffic sign, device or signal shall be prohibited.

2. Signs which contain lights, rotating disks, words and other devices not erected by a public authority which may be erroneously construed as government signs or emergency warning signs. An example of this is a sign which contains a picture of a traffic sign plus the word "Stop", "Yield", etc.
3. Any sign (other than a government sign), banner or display placed on any curb, sidewalk, post, pole, hydrant, bridge, tree or other surface located on, over, or across any public street or right-of-way, or any banner, placed on stakes on a property, unless otherwise permitted. A Banner shall be permitted on buildings and existing signs only.
4. Any sign located in such a way as to intentionally deny an adjoining property owner visual access to an existing property.
5. Flashing signs, signs with flashing or reflective disks, signs with flashing lights or lights of changing degree of intensity or color. Signs with electrically scrolled messages must go through the Conditional Use Permit process. (see Section 273,B,(1))
6. Pole Signs
7. Portable signs
8. Vehicular signs
9. Rotating or moving signs (see Section 273,B,(1))
10. Roof signs that extend above the highest point of a pitched roof, mansard roof, or parapet.
11. Off premise advertising signs (i.e., billboards)
12. Inflatable signs [including inflated balloons] having a diameter of greater than two (2) feet.
13. Any sign whose sign face was initially constructed and designed to be placed and/or transported on wheels, regardless if said sign face is removed from its base and placed on or in the ground so as to otherwise classify said sign as a "free-standing" sign as herein defined.

**Section 280 Other Commercial and Campaign signs regulated by S-315 passed by the General Assembly Session 2011**

1. **Commercial Signs:** No unauthorized person shall erect or maintain upon any highway any warning or direction sign, marker, signal or light or imitation of any official sign, marker, signal or light erected under the provisions of G.S. 136-30, except in cases of emergency. No person shall erect or maintain upon any highway any traffic or highway sign or signal bearing thereon any commercial advertising: or political advertising, except as provided in subsections (b) through (e) of this section: Provided, nothing in this section shall be construed to prohibit the erection or maintenance of signs, markers, or signals bearing thereon the name of an organization authorized to erect the same by the Department of Transportation or by any local authority referred to in G.S. 136-31. Any person who shall violate any of the provisions of this section shall be guilty of a Class 1 misdemeanor. The Department of Transportation may remove any signs erected

without authority. Authority or allowed to remain beyond the deadline established in subsection (b) of this section.

2. **Compliant Political Signs Permitted:** During the period beginning on the 30th day before the beginning date of "one stop" early voting under G.S. 163-227.2 and ending on the 10th day after the primary or election day, persons may place political signs in the right-of-way of the State highway system as provided in this section. Signs must be placed in compliance with subsection (d) of this section and must be removed by the end of the period prescribed in this subsection.
3. **Definition:** For purposes of this section, "political sign" means any sign that advocates for political action. The term does not include a commercial sign.
4. **Sign Placement.** The permit recipient must obtain the permission of any property owner of a residence, business, or religious institution fronting the right-of-way where a sign would be erected. Signs must be placed in accordance with the following:
  - (a) No sign shall be permitted in the right-of-way of a fully controlled access highway.
  - (b) No sign shall be closer than three feet from the edge of the pavement of the road. No sign shall obscure motorist visibility at an intersection.
  - (c) No sign shall be higher than 42 inches above the edge of the pavement of the road.
  - (d) No sign shall be larger than 864 square inches.
  - (e) No sign shall obscure or replace another sign.
5. **Penalties for Unlawful Removal of Signs:** It is a Class 3 misdemeanor for a person to steal, deface, vandalize, or unlawfully remove a political sign that is lawfully placed under this section.

Application within Municipalities. – Pursuant to Article 8 of Chapter 160A of the General Statutes, a city may by ordinance prohibit or regulate the placement of political signs on rights-of-way of streets located within the corporate limits of a municipality and maintained by the municipality. In the absence of an ordinance prohibiting or regulating the placement of political signs on the rights-of-way of streets located within a municipality and maintained by the municipality, the provisions of subsections (b) through (e) of this section shall apply."

### **Section 281 Unlawful Cutting of Trees or Shrubs**

No person may, for the purpose of increasing or enhancing the visibility of any sign, damage, trim, destroy or remove any trees, shrubs or other vegetation located:

Within the right-of-way of any public street or road, unless the work is done pursuant to the express written authorization and approval of the North Carolina Department of Transportation.

# Approve Minutes



**Town of Fairview  
Planning Board Meeting  
August 20, 2019**

The following Planning Board members were present: Doug Buchanan, Tony Helms, Mike Medlin, Greg Morgan, Rick Pigg, Josh Presley and Bill Thomas

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

**Public Comments**

None

**Reports**

Ed Humphries reported that the Council discussed rules, regulations and an application for renting the park and the critical intersection study done by Union County.

**Items of Business**

A. Union County Planning Retreat on Aug the 28<sup>th</sup>

Mr. Humphries informed the Board that Mayor Thomas has been asked to do a short presentation and share information about Fairview. The mayor wanted the Board's thoughts on various topics. Listed below are the topics and ideas discussed by the Board.

Town Vision

- Control growth/low density
- Rural town/community
- Quality of life
- Mixed use

Long range community plans

- Park upgrades/expansion
- Some services
- Don't want much change

Ideas/concerns relating to growth near your borders

- Highway 218 traffic
- Air quality due to traffic
- Quality of life

Planning issues facing your community

- Water
- Sewer (land will not perk)
- Regional pressure
- Some services

B. Minutes

Doug Buchanan made a motion to approve the July 16, 2019 minutes. Bill Thomas seconded the motion. Board members Buchanan, Helms, Medlin, Morgan, Pigg, and Thomas voted yes (6-0).

Rick Pigg made a motion to adjourn. Mike Medlin seconded the motion. Board members Buchanan, Helms, Medlin, Morgan, Pigg and Thomas voted yes (6-0).

Respectfully submitted,

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Teresa Gregorius  
Town Clerk

Pony Helms  
Vice Chair

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019