



Town of Fairview

PLANNING AND ZONING BOARD

Agenda

March 21, 2017 @ 6:30 p.m.

Meeting will be in the Council Meeting Room

1. Roll Call and Determination of Quorum ---*Vice Chairman Crowell*
2. Public Comments
3. Report on Council Actions: ---*Ed Humphries*
4. Business:
 - a. Union County Water & Waste Water Master Plan 2016 Update
 - b. Possible text amendments to ordinance regarding easements and connected lots and maintenance agreements for easements.
5. Public Comments
6. Approval of Previous Minutes:
 - a. February 21, 2017---Regular meeting
7. Adjourn

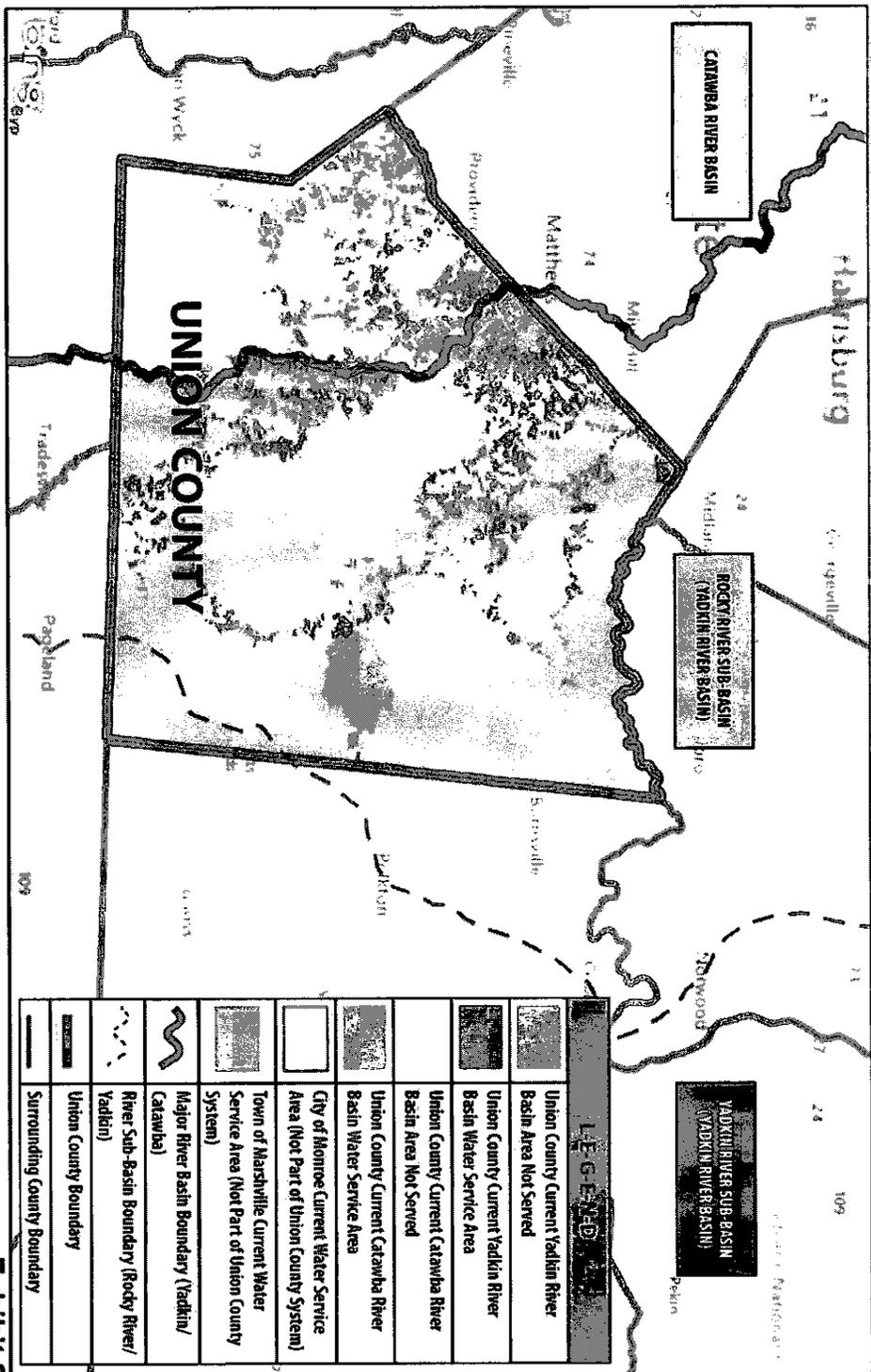
Water & Wastewater Master Plan 2016 Update

**Union County Planners Quarterly Meeting
February 16th, 2017**

Background

- Complete updates to Water & Wastewater Master Plans done in 2011
- Changes in water policy since recommendation in 2011 MP
- Update the facility and capital plan to reflect changes in program direction
 - Water – Evaluate potential Water Treatment Plant locations
 - Wastewater – Evaluate wastewater treatment strategies
- Update with population & demand/flow projections out to Year 2050
- Update Capital Improvement Plan reflecting these changes

The County's service areas are not near major river basin water sources



HDR
ONE COMPANY | Many Solutions™

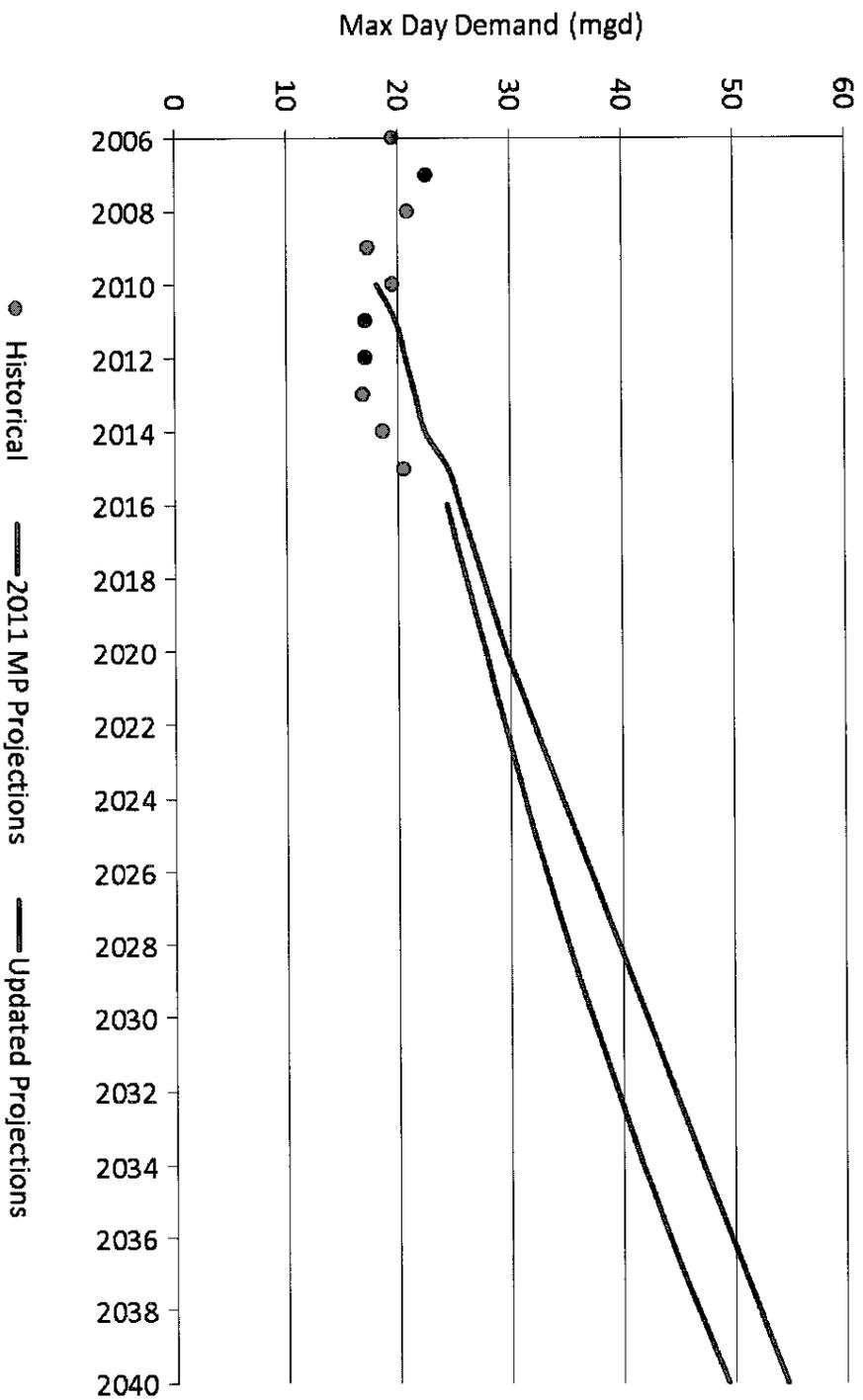
UNION COUNTY, NC - WATER SUPPLY SERVICE AREAS

Exhibit 2

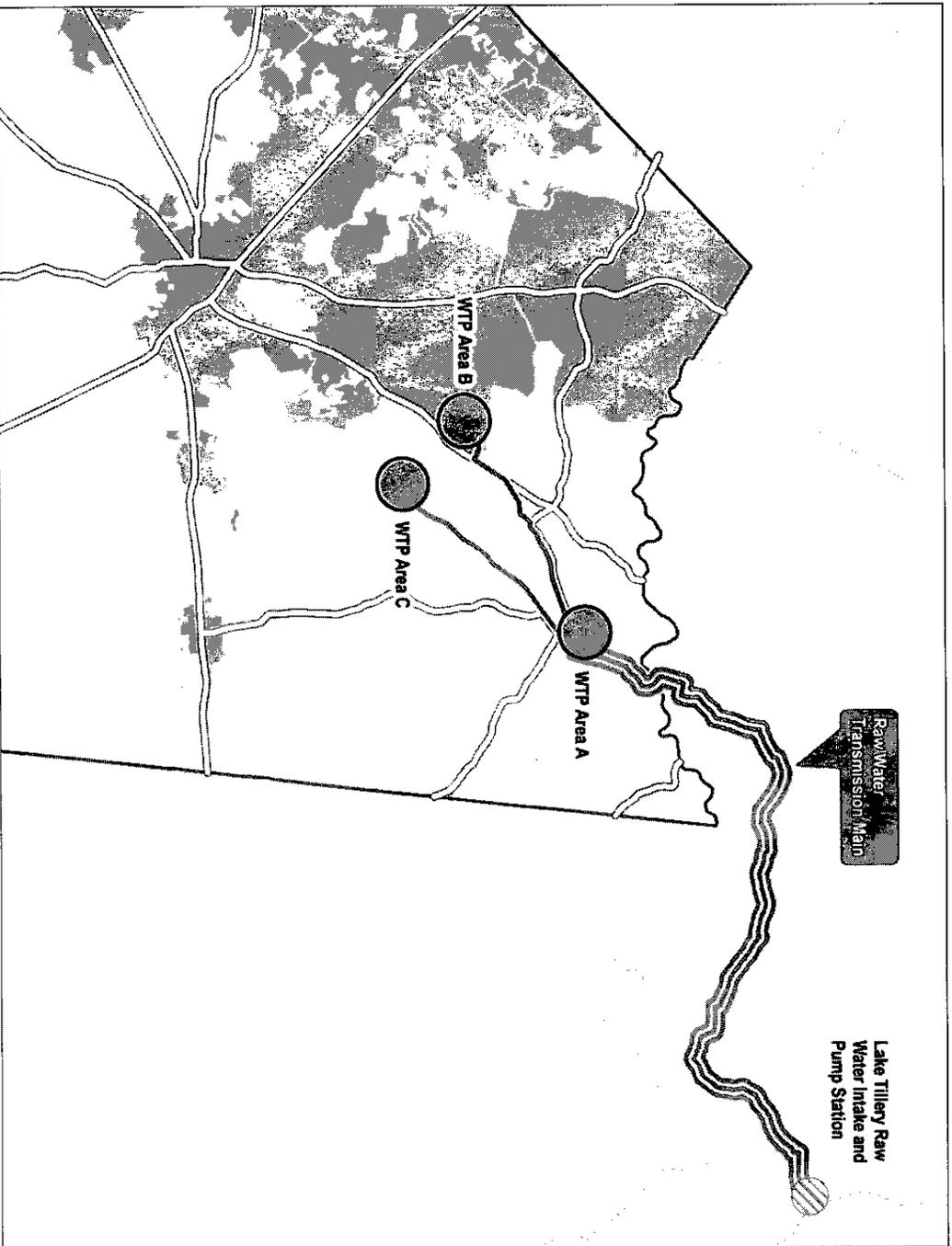
What changed from initial assumptions

- Water Demand projections are down from 2011
 - Per capita consumption is down
 - Peak demand is down (1.7 vs 1.9 max to average day)
 - Initial growth slower than expected
- Anson was not a willing partner in expanded Yadkin Supply for Union County
 - 2011 shifted our focus to a partnership with Town of Norwood
- Decision not to seek increase in existing Catawba to Yadkin IBT and put that capacity need into the new Yadkin supply project

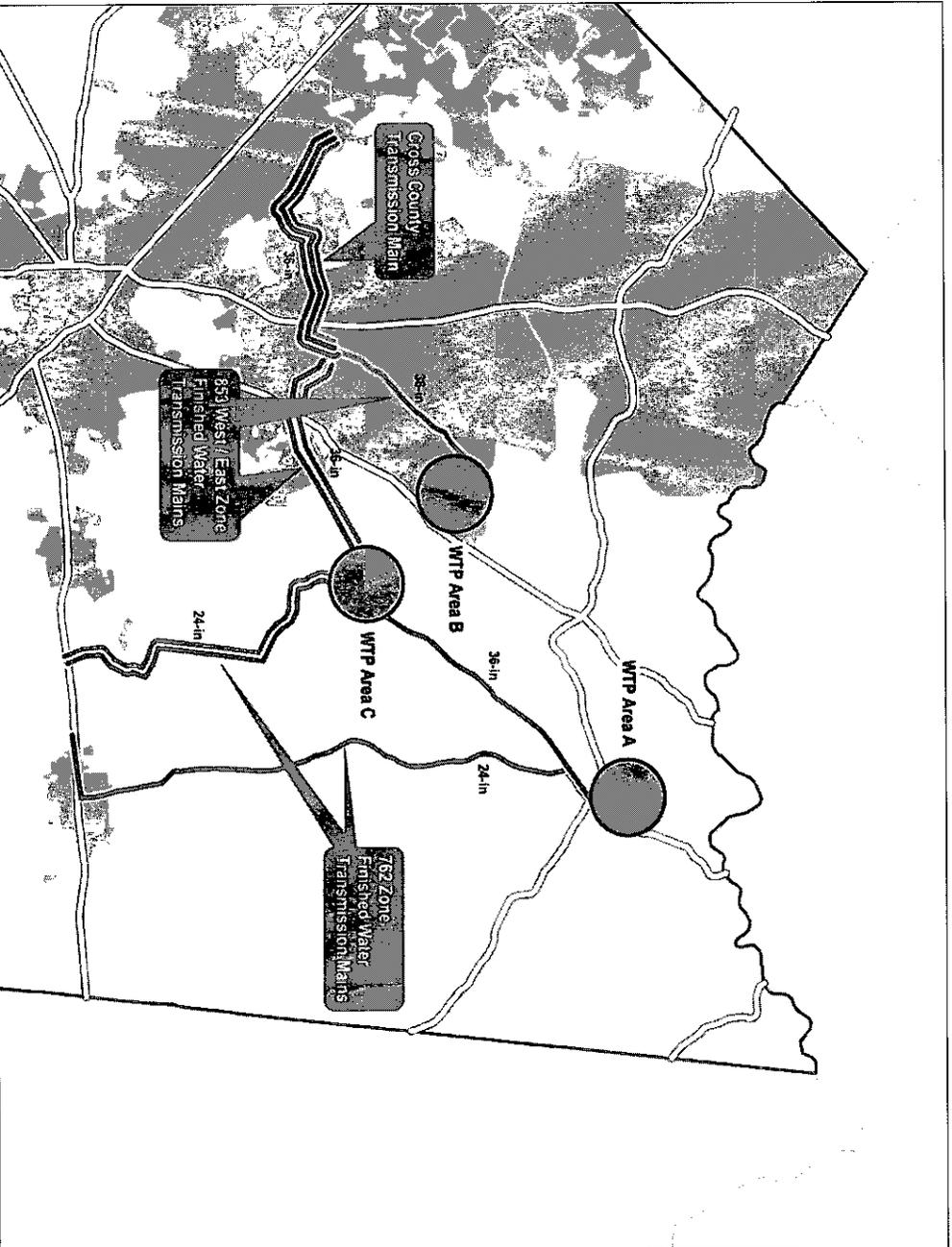
Water demand projections are down from 2011 Plan



Master plan identified raw water lines to each site



Master plan identified finished water lines from each site



Background

- We have one of the most complicated wastewater collection systems for a regional utility
 - Multiple basins flowing in multiple directions
- We want our sewer collection system to follow natural drainage ways to minimize pumping
- 2011 Master Plan was based on some significant assumptions regarding:
 - No New Wastewater Treatment Facilities
 - Partnership with City of Monroe for a significant area of Central and eastern Union County
 - Maintain Crooked Creek WRF at current capacity
 - Expand 12 Mile Creek WRF to serve northern and western Union County

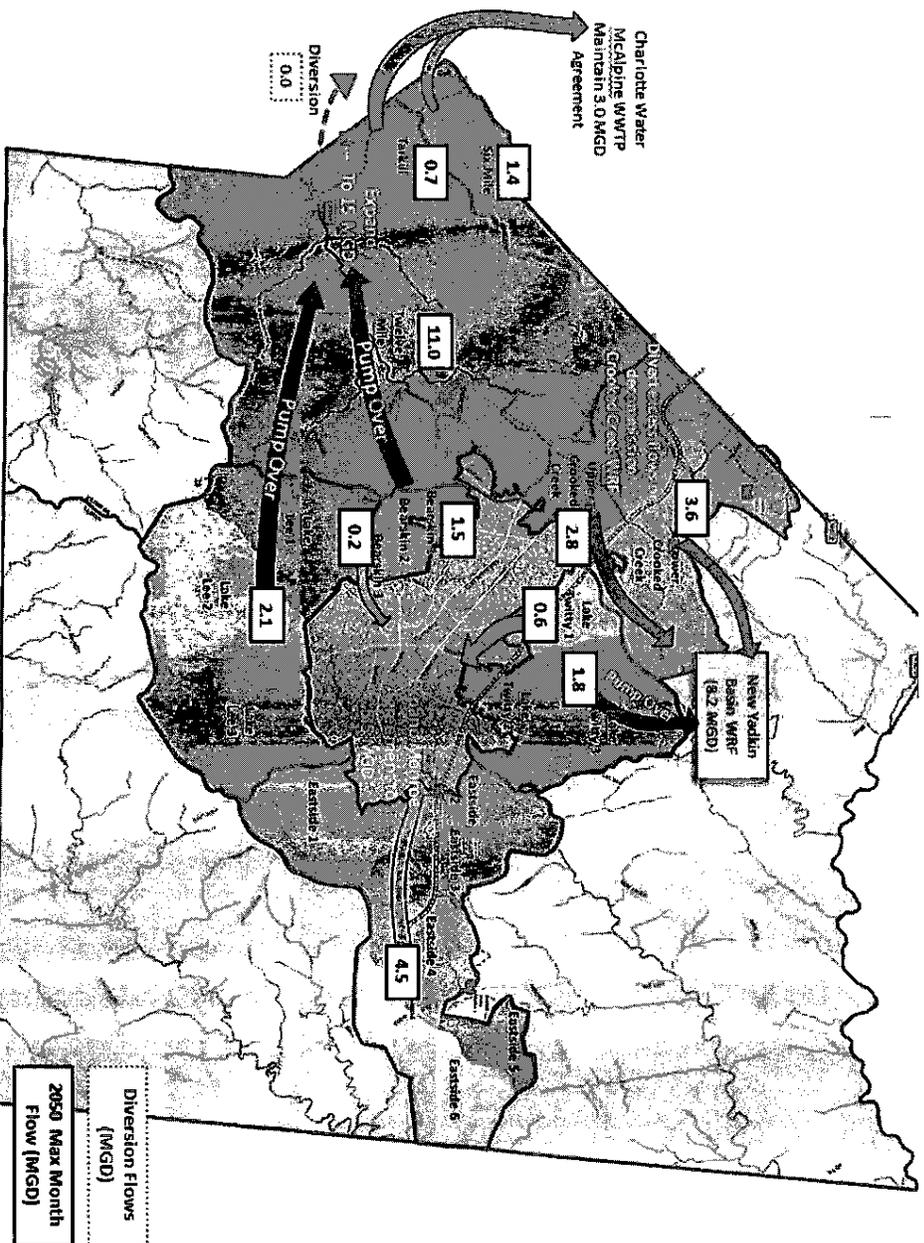
New WRF in Lower Crooked Creek was the best solution

Pros

- Reduces expansion of Monroe WRF
- Provides long-term capacity in the NW area of Union County
- Least expensive long-term option

Cons

- Requires short term increase in capital expenditures



Master plans adopted

Both Water and
Wastewater Master Plans
adopted by the Board of
County Commissioners on
August 1, 2016

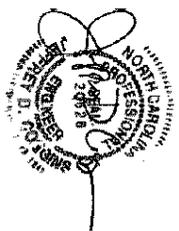
WATER SYSTEM PLANNING UPDATE

BBV PROJECT NO. 187730
BBV FILE NO. 18618.41.100

PREPARED FOR



Union County Public Works
27 JUNE 2016



BLACK & VEATCH
Building a World of Difference



Summary

- Yadkin River Water Supply Project shifted location of WTP and alignment of pipelines
 - Exact location to be determined
- New WRF proposed for Lower Crooked Creek needed within next 10 years
 - Exact location to be determined
- Change in water & wastewater plans from the 2011 Master Plans provide for better flexibility in accommodating future growth

Section 78 Minor Subdivision Approval.

- (a) The Land Use Administrator or his designee shall have the authority to approve or disapprove minor subdivision final plats in accordance with the provisions of this section.
- (b) The applicant for minor subdivision plat approval, before complying with subsection (c), may submit a sketch plan to the Land Use Administrator for a determination of whether the approval process authorized by this section can be and should be utilized. The Land Use Administrator may require the applicant to submit whatever information is necessary to make this determination, including, but not limited to, a copy of the tax map showing the land being subdivided and all lots previously subdivided from that tract of land since July 1, 2005 *(revised 11/21/05)*.
- (c) Before granting minor subdivision approval, the Land Use Administrator shall refer the application to the county health director for a recommendation as to the proposed water supply and sewage treatment systems as well as other appropriate state, county, and town departments and agencies for their review. All such agencies shall be given a reasonable period to submit their recommendations to the Land Use Administrator. In addition, the Town shall be reimbursed by the permit recipient for all costs associated with the Town's engineering and/or consulting services with respect to review of the Minor Subdivision prior to Minor Subdivision approval.
- (d) Before an application is reviewed by the Land Use Administrator, applicants for minor subdivision approval shall submit to the Land Use Administrator a copy of a plat conforming to the requirements set forth in Sections 79(b) and (c)(as well as three prints of such plat), and containing the endorsements set forth in Sections 80(b), 80(c), and (if road or street improvements are involved) 80(d), and 80(e), 80(f), 80(g), as well as the following Certificate of Approval:

Certificate of Approval

I hereby certify that the minor subdivision shown on this plat is in all respects in compliance with the Town of Fairview Land Use Ordinance, and that therefore this plat has been approved by the Town of Fairview Land Use Administrator, subject to its being recorded in the Office of the Union County Register of Deeds within ninety days of the date below.

_____ Date

_____ Land Use Administrator

- (e) If the subdivision involves the installation of improvements, the minor subdivision approval process may not be used if the subdivision results in the creation of more

than a total of five lots out of one tract since July 1, 2005 (revised 11/21/05), regardless of whether the lots were created at one time or over an extended period of time.

- (f) The Land Use Administrator shall approve the proposed subdivision unless the subdivision is not a minor subdivision as defined in Section 15 of the application or the proposed subdivision fails to comply with subsection (e) or any other applicable requirement of this ordinance.
- (g) If the subdivision is disapproved, the Land Use Administrator shall promptly furnish the applicant with a written statement of the reasons for disapproval.
- (h) Approval of any plat is contingent upon the plat being recorded within ninety days after the date the Certificate of Approval is signed by the Land Use Administrator and/or his designees.

Section 79 Major Subdivision Final Plat Approval Process.

- (a) Major Subdivision Final Plats are subject to Town Council approval except as provide in subsection (d) herein. The approved final plat shall be signed by the Mayor before recording in the Register of Deeds Office. In addition, the Town shall be reimbursed by the permit recipient for all costs associated with the Town's engineering and/or consulting services with respect to review of the Major Subdivision Final Plat prior to Major Subdivision Final Plat approval.
- (b) The applicant for major subdivision final plat approval shall submit to the Land Use Administrator a final plat, drawn to scale and otherwise acceptable to the Union County Register of Deed's Office for recording purposes. When more than one sheet is required to include the entire subdivision, all sheets shall be made of the same size and shall show appropriate match marks on each sheet and appropriate references to other sheets of the subdivision. The applicant shall also submit six prints of the plat.

All major subdivision plats shall also be provided in digital format. Digital information shall satisfy the following criteria:

- (1) Files shall be submitted in Auto CAD DXF, DWG or ESRI Arc Info Export format;
 - (2) Data submitted shall be exchanged on IBM formatted floppy disk, IBM formatted Zip Disk, or CD-ROM in ISO 9660 format, or other media/method approved by the Land Use Administrator
- (c) In addition to the appropriate endorsements, as provided in Section 80, the final plat shall contain the following information:

Union County Ordinance VERBIATGE

Section 60.100

When Allowed 60.100-A

Any number of existing and newly created lots that each have a minimum lot area of at least 10 acres may take their required access from an existing, new or extended private drive. In addition, any lot of record as of February 14, 1978, may be divided one time to create up to 2 additional lots that have their required access from a private drive.

Standards 60.100-B

1. All private drives created after the effective date specified in §65.010-C must be provided within a perpetual access easement that must be officially recorded with the register of deeds.
2. Access easements for private drives must be at least 20 feet in width and be the subject of a binding maintenance agreement among all current and future owners of lots that take access to the private drive.
(amended 5-18-2015)

Minor Subdivision

Any number of existing and newly created lots that each has a minimum lot area of at least 10 acres may take their required access from an existing, new or extended private drive. In addition, any lot of record (except a subdivision) as of July 1, 2005 may be divided one time to create **up to 2 additional lots** that have their required access from a private drive.

Private Drives

1. All private drives created after the effective date June 1, 2017 must be provided within a perpetual access easement that must be officially recorded with the register of deeds.
2. Access easements for private drives must **be at least 25 feet in width** and be the subject of **a recorded binding maintenance agreement** among all current and future owners of lots that take access to the private drive.

*****If approved - add as (e) 1, 2 in Section 78 Minor Subdivision



**Town of Fairview
Planning Board Meeting
February 21, 2017**

The following Planning Board members were present: John Crowell, Tony Helms, Patricia Kindley, Greg Morgan, Rick Pigg, Doug Buchanan, Sara Furr

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

Public Comments

None

Reports

Ed Humphries reported that park construction is in the final stages and the grand opening ceremony has been scheduled for April 29th.

Items of Business

A. Propose text amendment TC-017-003 to add Truck Body Fabrication to Table of Uses and Definition

Ed Humphries stated that Patrick Ferguson approached him about a year ago about needing additional space for his growing business. After studying the situation, Mr. Humphries decided to let the Planning Board and Council decide whether to add the use "Truck Body Fabrication" to the Table of Uses of the Fairview Land Use Ordinance. "Truck Body Fabrication" would be defined as 'To make by assembling parts or sections of truck beds to be mounted on truck chassis' permitted in the following zone by the requirement of "Condition Use Permit" RA-40 (C), HC (C), and by right (Z) in LI. After Board discussion, Patricia Kindley made a motion to recommend approval of the text change amendment TC-017-003 adding Truck Body Fabrication to the Table of Uses to the Council. Greg Morgan seconded the motion. Board members Crowell, Helms, Kindley, Morgan, Pigg, and Buchanan voted yes, Furr voted no (6-1).

B. Review request for a Conditional Use Permit CUP - 17-004

Patrick Ferguson requests a Conditional Use Permit CUP- 17-004 to operate a “truck body fabrication operation” on his property (#08216005F) at 212W Old Dutch Indian Trail NC 28079. Mr. Ferguson described his plans regarding enlarging his facility. The Board questioned Mr. Ferguson regarding his plans. Regarding the “List of Conditions” for the conditional use permit, the Board changed one of the conditions and added 4 conditions as follows:

- No more than four (4) employees including owner.
- There will be no business signage on Old Dutch Road West.
- No natural buffers will be removed from the property except to build the addition to the present building. The natural buffer will be approximately 63feet from the building on all sides. Additional buffering (6’ wooden fence) will be added on the southwest side of the property parallel to the building.
- The addition to the building will be insulated as needed to avoid excess sound from the building.
- If or when a paint booth is added to the property, the applicant will obtain all necessary State and local permits.

After Board discussion, Greg Morgan made a motion to recommend approval of Conditional Use Permit CUP-17-004 with the conditions noted to the Council. Doug Buchanan seconded the motion. Board members Crowell, Kindley, Morgan, Pigg, and Buchanan voted yes, Helms abstained, Furr voted no (6-1).

C. Minutes

Patricia Kindley made a motion to approve the November 15, 2016 minutes. Doug Buchanan seconded the motion. Board members Crowell, Helms, Kindley, Morgan, Pigg, Buchanan and Furr voted yes (7-0).

John Crowell adjourned the meeting.

Respectfully submitted,

Teresa Gregorius
Town Clerk

John Crowell
Vice Chairman

Approved this _____ day of _____, 2017