



Town of Fairview

PLANNING AND ZONING BOARD

Agenda

April 19, 2016 @ 6:30 p.m.

Meeting will be in the Council Meeting Room

1. Roll Call and Determination of Quorum ---*Chairman Hargett*
2. Public Comments:
3. Report on Council actions: ---*Ed Humphries*
4. Business:
 - a. Propose text amendment to add Event Venue/Center to Table of Uses and Definition---*Ed Humphries*
 - b. Discuss first two pages of Table of Uses ---*Ed Humphries*
5. Public Comments:
6. Approval of Previous Minutes:
 - a. March 15, 2016---Regular meeting
7. Adjourn

Event Venue/Center

RC-80	RA40	RA20	R40	R20	O	B-1	B-2	B-3	B-4	HC	B-6	LI
	C		C						C	C		

Definition

Event Venue/Center. A facility for meetings and gatherings, such as reunions, conventions, private parties, and other similar ceremonies

ARTICLE X: PERMISSIBLE USES

Section 146 Table of Uses.

The Table of Uses should be read in close conjunction with the definitions of terms set forth in Section 15 and the other interpretative provisions set forth in this Article, and Article XI, Supplementary Use Regulations.

Section 147 Use of the Designations Z, Zs, C, Cs, D, Ds in Table of Uses.

- (a) Uses are permitted in certain zoning districts in the Table of Uses depending on whether there is a "Z", "Zs", "C", "Cs", "D", and "Ds" is shown in the table, next to the use described in the first column:
- (1) "Z" A use shall be permitted in a certain zoning district if it is accordingly designated in the Table of Uses with a "Z"
 - (2) "Zs" A use permitted subject to certain pre-established specifications which would not be applicable to other uses is designated by a "Zs". Supplementary regulations are found in the second column of the Table.
 - (3) "C" A use that is subject to the issuance of a conditional use permit is indicated by a "C".
 - (4) "Cs" If additional supplemental requirements, pertain to a certain conditional use, this is indicated by a "Cs". Supplementary regulations are found in the second column of the Table.
 - (5) "D" If a use has a "D" in the table, it is subject to the issuance of a major development permit by the Planning Board.
 - (6) "Ds" If additional supplemental requirements pertain to the issuance of a major development permit by the Planning Board, this is indicated by a "Ds" in the table. Supplementary regulations are found in the second column of the Table.
- If a use does not have a "Z", "Zs", "C", "Cs", "D", or "Ds" designation in a particular zoning district, that use shall not be allowed in that zoning district.
- (b) Reserved for future reference
 - (c) Reserved for future reference
 - (d) Use of the designation "Z", "Zs", "C", "Cs", "D", and "Ds" for combination uses is explained in Section 153.

(Table of Uses following.)

ARTICLE IX: ZONING DISTRICTS AND ZONING MAP

Part 1. Zoning Districts

Section 135 Residential Districts Established.

- (a) The following residential districts are hereby established: RC-80, RA-40, RA-20, R-40, and R-20. Each of these districts is designed and intended to secure for the persons who reside there a comfortable, healthy, safe, and pleasant environment in which to live, sheltered from incompatible and disruptive activities. Other objectives of some of these districts are explained in the remainder of this section.
- (b) The RC-80 (resource conservation) district is designed to be applied to areas, such as water supply watersheds, where it is particularly important development be allowed to occur only at relatively lower densities.
- (c) The RA-40 district is designed to encourage the perpetuation of agricultural uses and compatible agribusiness uses and to accommodate low density residential development (including most classes of manufactured homes) in areas not experiencing strong growth pressures and not served by public water or sewer.
- (d) The R-40 and R-20 districts are the primary residential districts and are designed to accommodate single-family residential and planned residential developments at low to medium densities. The R-40 district is located mainly in areas that are not served by public water or sewer facilities and that are not yet appropriate for development at higher densities. The R-20 district is located mainly in areas served by public water and sewer facilities.
- (e) The RA-20 district is designed to accommodate single family residential development, including most classes of manufactured homes, at low to medium densities in areas characterized by a prevalence of manufactured homes.

Section 136 Commercial Districts Established.

- (a) The following commercial districts are hereby established: B-1, B-2, B-3, B-4, HC, B-6, and O. These districts are created to accomplish the purposes and serve the objectives set forth in the remainder of this section.
- (b) The B-1 (central business) district is designed to accommodate a wide variety of commercial activities that will result in the most intensive and attractive use of the central business district.

- (c) The B-2 (community business) district is designed to accommodate commercial development on a scale that is less intensive than that permitted in a B-1 district. A lesser intensity of development is achieved through setback, height, and minimum lot size requirements that are more restrictive than those applicable to the B-1 zone. The B-2 thus may provide a transition in some areas between a B-1 zone and a residential zone or may allow for smaller scale commercial development in rural areas, particularly at crossroads or other high traffic areas that are not generally suited for residential development.
- (d) The B-3 (office) district is designed to accommodate a mixture of office, clerical, research, and services uses. It is intended that this zoning classification be applied primarily in areas that no longer are viable as single family residential areas because of high traffic volumes on adjacent streets or because of other market factors but remain viable as locations for offices and services. Such areas will also generally constitute transition or buffer zones between major arterials or more intensively developed commercial areas and residential districts.
- (e) The B-4 (general commercial) district is designed to accommodate the widest range of commercial activities.
- (f) The HC (highway corridor mixed use) district is intended to accommodate a wide variety of commercial and light industrial uses along major transportation corridors, subject to performance standards designed to (i) ensure the viability of the highway as a carrier of high volumes of traffic, (ii) recognize and preserve the value of land along the corridor as the site of significant non-residential development, and (iii) protect the viability of residential neighborhoods adjacent to the corridor. It is intended that developments that occur within this district in particular be sensitive to the need to preserve a high degree of aesthetic appeal along major transportation corridors.
- (g) The B-6 (college campus) district is intended to accommodate a variety of residential and non-residential uses developed on land owned by an institution of higher learning and associated with that institution, such as dormitories, offices, classroom buildings, athletic facilities, etc.
- (h) The O (office district) is to provide areas which are conducive to the establishment and operation of offices, institutions, and commercial activities not involving the sale of merchandise. Standards are designed so that this district, in some instances, may serve as transitional use between residential districts and other commercial districts.

Section 137 Manufacturing Districts Established.

- (a) The LI (light industrial) district is hereby established primarily to accommodate enterprises engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment. This district is distinguished in that certain types of industrial uses that

tend to have significant adverse impacts on surrounding properties are excluded from the LI district.

(b) There is also established a planned industrial development (PID) zoning district. The purpose of this district is to provide for the possibility of well-planned and large-scale industrial development in otherwise undeveloped areas that have not previously been zoned for industrial use. The district is thus a "floating zone," i.e., it is not applied to particular property except in response to a petition submitted by or on behalf of the owner or owners of all of the property intended to be covered by such zone. The district is subject to the following requirements:

- (1) The area to be zoned PID must be at least fifty contiguous acres in size and have at least 100 feet of frontage along a major arterial (See subsection 210(b)(7)).
- (2) A planned industrial development is the only permissible use in a PID zoning district.
- (3) Subject to subsection (2) of this subsection, and consistent with the restrictions contained in the definition of a planned industrial development (see section 15), land within a PID zone may be used in a manner that would be permissible if the land were zoned LI, except that the only permissible uses are (i) wholesale sales and (ii) manufacturing, processing, creating, repairing, renovating, painting, cleaning, assembling of goods, merchandise and equipment as long as all operations are conducted entirely within a fully enclosed building.

Section 138 Planned Unit Development Districts Established.

- (a) There are hereby established five different planned unit development (P.U.D.) districts as described in this section. Each P.U.D. district is designed to combine the characteristics of at least three and possibly four zoning districts.
- (1) One element of each P.U.D. district shall be the low-density residential element corresponding to the RA-40 or R-40 residential districts described in Section 135. Within that portion of the P.U.D. zone that is developed for low-density residential purposes, all development must be in accordance with the regulations applicable to the RA-40 residential district (except that planned residential developments shall not be permissible).
 - (2) A second element of each P.U.D. district shall be the higher density residential element corresponding to the RA-20 or R-20 zoning districts described in Section 135. Within that portion of the P.U.D. district that is developed for higher density residential purposes, all development must be in accordance with the regulations applicable to the higher density residential district to which the P.U.D. district corresponds.

USE	SUPPLEMENTAL REGULATION SECTION NUMBER OR ARTICLE	PARKING REQUIREMENT FOUND IN SECTION 291(e)	RC80	RA40	RA20	R40	R20	O	B-1	B-2	B-3	B-4	HC	B-6	LI
ABC Store		2.112						Z	CZ	CZ		CZ	CZ		
Accessory Uses	150, 179, 185	3.11	Zs	Zs	Zs	Zs	Zs	Z	Z	Z	Z	Z	C	Zs	Z
Accounting, Auditing, Bookkeeping Services		3.12						Z	Z	Z	Z	Z	C		
Administrative or Management Services		3.12						Z	Z	Z	Z	Z	C		
Adult Establishment, Hotel/Motel, Video Store, Lingerie Modeling Studio	180C, 308	3.11						Z	Z	Z	Z	Z	C		Cs
Advertising Agency		3.12													
Agribusiness Operations	168	32		Cs											Z
Agricultural Use, Class I (not exempt as a bona fide farm) excluding livestock	175, 150(c)(8)	1	Zs	Zs	Zs	Zs	Zs								Zs
Agricultural Use, Class I (not exempt as a bona fide farm) including livestock	175, 150(c)(8)	1	Zs	Zs											Zs
Agricultural Use, Class II, (Ten acres or more)	175, 150(c)(8), 179	1	Zs	Zs	Zs	Zs	Zs	Zs	Zs	Zs	Zs	Zs	C Zs	Zs	Zs
Air Conditioning Supply & Service(See Electric, Heating Supplies/Sales)		2.12		C					Z	Z		Z	C		Z
Airport, Heliport, Helistop Public/Private		15.2													C
Airstrip		15.2	C	C	C	C	C								C
Ambulance Service (See Public Safety Station	179	13	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Zs	Z

Z - Permitted By Right
 C - Conditional Use Permit Required
 D - Major Development Permit Required
 s - Supplemental Regulations Apply
 / - or, (example Z/D)

Automobile Broker (wholesale, with no sales lots)		3.11							Z	Z	Z	Z	Z	C		
Automobile Club		3.11							Z	Z	Z	Z	Z	C		
Automobile Detailing Shop		9.4		C					C					C		
Automobile Parking Lot (Principal Use)	179	1							Z	Z	Z	Z	Z	C	Zs	
Automobile Parts and Repair Shop	180 I, 164	9.4		C					Cs					C	C	Z
Automobile Parts and Supply Store		2.12							Z	Z				Z	C	
Automobile Rental Company (See Auto, Truck...Rental)	1801	9.1							Cs					C	C	Z
Automobile Service Station and Gasoline	165, 184	9.3		Cs					Cs	Cs				Cs	Cs	
Automobile Towing & Wrecking Service		2.13												C	Cs	Z
Automobile Wash	165	9.5		Cs						Cs				Cs	Cs	
Automobile/Motorcycle Race Track		6.25														
Bakery (Retail)		2.12							Z	Z				Z	C	
Bakery (Wholesale)		2.13												Z	C	Z
Banks, Savings and Loan, Credit Unions, Bank Teller Machines	179	3.23							Z	Z	Z	Z	Z	Z	C	Zs
Barber Shop		2.12							Z	Z				Z	C	
Baseball Hitting Range		6.23												C	C	
Beauty Shop		2.12							Z	Z				Z	C	
Beauty Supply Store/Cosmetics Store		2.12							Z	Z				Z	C	
Bed and Breakfast Inn	172	1.52		Cs	Cs				Zs	Zs	Zs	Zs	Zs	Zs	C	
Bicycle Sales/Service		2.12							Z	Z				Z	C	
Billiard Parlor (revised 1/16/06)		6.11							Z					C	C	
Bingo Parlor (revised 1/16/06)		6.11							Z					C	C	
Blueprint and Drafting Service		3.11							Z	Z	Z	Z	Z	Z	C	
Boat and Trailer/Sales (See Auto, Truck...Sales)	1801	9.1							Cs					C	C	Z

Z - Permitted By Right
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 / - or, (example Z/D)

Book Store	179	2.12										Z	Z	C	C	Zs	
Bottling Works		4.12										C	C	C	C		Z
Bowling Lanes	179	6.11										Z		Z	C	Zs	
Building Materials and Home		2.21										C	C	C	C		
Decorating Center		2.21										C	C	C	C		
Building Material and Lumber Storage and Sales		2.12										C	C	C	C		
Bus Charter Service Company		24										C		C	C		
Bus Terminal, Passenger		24										C		C	C		
Business Park (See Office Building)		3.11										Z	Z	Z	C		
Cabinet and Woodwork Shops (all operations conducted within fully enclosed building)	164	4.11				C						Z	Z	Z	Cs		Z
Camera and Photography Supply Store		2.12										Z	Z	Z	Cs		
	180H, Appendix																
Camping & Recreational Vehicle Park	G	6.27				Cs											Cs
Campsite, Primitive	Appendix G	6.27	Zs														
Candy and Nut Store		2.12										Z	Z	Z	Cs		
Car Wash (See Automobile Wash)	165	9.5				Cs								Cs	Cs		
Card Shop (See Gift, Novelty and Souvenir Store)		2.12										Z	Z	Z	C		
Carnivals, Circus, Festivals, Fairs	161, 179	33	Cs														
Carpet Store (See Floor Covering Store)												Z		Z	C		
Catalogue Sales Store		2.12										Z	Z	Z	C		
CD, Tape, Record Store		2.12										Z	Z	Z	C		
Cemetery/Columbarium (Accessory Use)	176, 179	33	Zs	Cs	Zs												
Cemetery/Columbarium (Principal Use)	176	33	Cs						Cs								
Check Cashing Establishment		2.12										Z	Z	Z	C		

Z - Permitted By Right
 C - Conditional Use Permit Required
 D - Major Development Permit Required
 s - Supplemental Regulations Apply
 / - or, (example Z/D)



**Town of Fairview
Planning Board Meeting
March 15, 2016**

The following Planning Board members were present: Jesse Hargett, John Crowell, Patti Freeman, Tony Helms, Dr. John Phifer, and Nancy Horak Randall

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

Public Comments

None

Reports

None

Items of Business

A. Discuss amending Section 4 'Bona Fide Farms Exempt':

Ed Humphries discussed information he found regarding the forestry program as related to the bona fide farm classification. The committee discussed verbiage for the amendment. Nancy Randall made a motion to recommend approving Section 4 'Bona Fide Farms Exempt' to council as amended. Patti Freeman seconded the motion. Board members Hargett, Crowell, Freeman, Helms, Phifer, and Randall voted yes (6-0). (See Attachment)

B. Discuss number of lots connected to an easement:

Ed Humphries discussed various situations regarding easements and asked the board members to review current regulations to see if any changes may be needed.

C. Discussion of first two pages of Table of Uses:

Ed Humphries started the discussion regarding any changes the board members felt were necessary in the Table of Uses. After some discussion the board members asked Mr.

Humphries to incorporate suggestions made and to review/recommend any additional changes and bring back to the board at the next scheduled meeting.

Mr. Humphries informed the board members that as a result of some inquiries on some tracts of land recently it had come to his attention that there was no "Event Center" use listed in the Table of Uses. Members discussed adding this use and Mr. Humphries stated he would be it back to the members in April for their recommendation.

D. Minutes

Patti Freeman made a motion to accept the minutes of the January 19, 2016 meeting. Nancy Randall seconded the motion. Board members Hargett, Crowell, Freeman, Helms, Phifer, and Randall voted yes (6-0).

Nancy Randall made a motion to accept the minutes of the February 16, 2016 meeting. Patti Freeman seconded the motion. Board members Hargett, Crowell, Freeman, Helms, Phifer, and Randall voted yes (6-0).

Board Comments

Patti Freeman informed the board members that she was on a new Festival Committee for the town. She asked for any suggestions, ideas etc. that the members have for a Fairview Festival.

John Crowell made a motion to adjourn. John Phifer seconded the motion. Board members Hargett, Crowell, Freeman, Helms, Phifer, and Randall voted yes (6-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Jesse Hargett
Chairman

Approved this _____ day of _____, 2016