



**Town of Fairview  
Planning Board Meeting  
March 15, 2022**

The following Planning Board members were present: Chrisie Black, Doug Buchanan, Mike Medlin, Greg Morgan, Josh Presley, Fred Rogers (Alt.). Kelvin Baucom was absent.

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

**Items of Business**

A. Elect a Chairperson for the Planning Board

Ed Humphries reported that with the resignation of Nancy Randall, the Board Chair, the Board would need to elect a new Chairman. Nominations for Chairman were opened. Greg Morgan made a motion to elect Doug Buchanan Chairman. Mike Medlin seconded the motion. Board members Black, Buchanan, Medlin, Morgan, Presley and Rogers voted yes (6-0).

B. Elect a Vice Chairman

Nominations for Vice Chairman were opened. Greg Morgan made a motion to elect Chrisie Black Vice Chairman. Mike Medlin seconded the motion. Board members Black, Buchanan, Medlin, Morgan, Presley and Rogers voted yes (6-0).

C. Discuss review of the Fairview Comprehensive Plan

Ed Humphries presented a change to the Fairview Comprehensive Plan to remove verbiage regarding higher density in red:

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.

The Board discussed. Greg Morgan made a motion to recommend to the Council to remove “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” from the Fairview Comprehensive Plan. Doug Buchanan seconded the motion. Board members Black, Buchanan, Medlin, Morgan, Presley and Rogers voted yes (6-0).

D. Discuss TC 22-016

Ed Humphries presented text change TC 22-016 in the Land Use Ordinance (per 160D, the definition page (32)). The following needs to be changed

- i. **Remove** “constructed after July 1, 1976” (in two places) and remove “Manufactured
- ii. **Remove** Home, Class E A manufactured home that does not meet the 1976 criterion”

Mr. Humphries reported that per G.S. 143-145(7) local government cannot exclude manufactured homes based on the age of the home.

Doug Buchanan made a motion to recommend to the Council to remove verbiage in the Land Use Ordinance regarding age of manufactured homes. Chrisie Black seconded the motion. Board members Black, Buchanan, Medlin, Morgan, Presley and Rogers voted yes (6-0).

E. Minutes

Mike Medlin made a motion to approve the November 16, 2021 minutes. Doug Buchanan seconded the motion. Board members Black, Buchanan, Medlin, Morgan, Presley and Rogers voted yes (6-0).

Greg Morgan made a motion to adjourn. Chrisie Black seconded the motion. Board members Black, Buchanan, Medlin, Morgan, Presley and Rogers voted yes (6-0).

Respectfully submitted,

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Teresa Gregorius  
Town Clerk

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Doug Buchanan  
Chairman

**Approved this 18<sup>th</sup> day of October 2022**