



Town of Fairview

PLANNING AND ZONING BOARD

Agenda

November 18, 2025 @ 6:00 p.m.

Meeting will be at Fairview Town Hall Meeting Room

Live Stream the meeting on YouTube.com, search: Town of Fairview NC – Planning Board

1. Roll Call and Determination of Quorum --- Chairman Buchanan

2. Approval of Minutes:

2.A. Regular minutes of October 21, 2025

3. Items of Business:

3.A. Michael Harvey, Vice President of NFocus and Community Planner – Present procedures for updating the town's Unified Development Ordinance (UDO):

- Demographic data
- Survey results
- Future Land Use Map (FLUM)
- Explanation on the various land use categories (definitions)

4. Public Comments

5. Adjournment

AS A COURTESY, PLEASE TURN CELL PHONES OFF WHILE MEETING IS IN PROGRESS

**** Public Comments are limited to 3 minutes ****



**Town of Fairview
Planning Board Meeting
October 21, 2025**

1. Roll Call and Determination of Quorum --- Chairman Buchanan

The following Planning Board members were present: Doug Buchanan, Sharon Clontz, Mike Medlin, Josh Presley, Bill Thomas, Alex Karakosta (Alt.). Absent: Chrisie Black, Fred Rogers, Rodney Stephens (Alt.).

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

2. Approval of Minutes:

2.A. Sharon Clontz made a motion to approve the September 16, 2025 minutes. Josh Presley seconded the motion. Board members Buchanan, Clontz, Medlin, Presley, Thomas, and Karakosta voted yes (6-0).

3. Items of Business:

3.A. Michael Harvey, Vice President of NFocus and Community Planner – Present procedures for updating the town's Unified Development Ordinance (UDO). ARTICLE FOUR - DISTRICTS

Michael Harvey, Vice President of NFocus and Community Planner, presented an overview of Article Four of the Unified Development Ordinance (UDO) focusing on zoning districts. He began by emphasizing that the zoning district updates were intended to implement the town's comprehensive plan and that his approach was to consolidate information from three different chapters into one simple chapter for easier reference.

Harvey reminded the Board that the North Carolina General Assembly was trying to dictate development levels to local governments. He cited Summerfield as an example, where a developer had 1,000 acres of property forcibly removed from their jurisdiction by the General Assembly after a dispute. He warned that Fairview might face similar challenges if they did not plan properly, including potential charter revocation if they were perceived as not meeting state expectations for development.

Harvey explained the four types of districts being proposed:

- General Use Districts - with permitted and not permitted uses in both residential and non-residential settings
- Conditional Zoning - planned developments with site-specific development plans
- Overlay Districts - additional regulations layered on top of base zoning
- Legacy Districts - though Harvey noted he didn't think Fairview would need these

For residential districts, Harvey proposed:

- RC0.5 (Resource Conservation) - 2 acres minimum lot size (80,000 sq ft)
- R1 - 1 dwelling unit per acre
- R2 - 2 dwelling units per acre
- R3 - 3 dwelling units per acre (requiring public water and sewer)

Harvey explained the concept of flexible development, which would allow clustering homes in a smaller portion of a property while preserving the remainder as open space, without increasing the overall density. This would protect environmental features and potentially preserve farmland while maintaining the same number of units allowed.

For non-residential districts, Harvey proposed:

- MS (Main Street) - for walkable office/retail/restaurant areas
- NC (Neighborhood Commercial) - surrounding main street areas and at strategic locations
- E (Employment) - combining current B3, B6, and office districts
- GC (General Commercial) - larger scale development along major transportation corridors
- LI (Light Industrial) - for industrial uses

Harvey also recommended eliminating the current mining overlay district as it didn't seem necessary.

Board Member Sharon Clontz expressed concern about protecting agricultural areas, asking if they would be regarded as legacy districts. Harvey explained that agriculture would be accommodated in rebranded districts and protected through the comprehensive plan designations rather than as legacy districts.

Chairman Buchanan raised concerns about transportation infrastructure requirements for higher density developments. Harvey explained that recent state law amendments prevent towns from exceeding DOT requirements for road design, which may conflict with fire code requirements in some cases.

The Board discussed manufactured housing regulations, with Harvey recommending that mobile home parks be required to go through a conditional zoning process, giving the town greater control over their location while still allowing them as required by state law.

Harvey advised that while establishing zoning districts that allow for higher density, the town should use its comprehensive plan to guide where such development would be appropriate, noting that they would not be "pre-zoning" areas for higher density but establishing the framework for where it could go if requested through rezoning.

Harvey concluded by informing the Board that next month they would:

- Receive demographic data for Fairview
- Review survey results from residents
- Begin mapping where different zoning districts would be appropriate
- Continue refining the district standards

He asked Board members to consider where they believe the proposed districts would be most appropriate in preparation for the next meeting.

4. Public Comments: None

5. Adjournment

Bill Thomas made a motion to adjourn the meeting. Josh Presley seconded the motion. Board members Buchanan, Clontz, Medlin, Presley, Thomas, and Karakosta voted yes (6-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Doug Buchanan
Chairman

Approved this _____ day of _____ 2025