



Town of Fairview

PLANNING AND ZONING BOARD

Agenda

March 17, 2026 @ 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. Items of Business:**
 - 2.A. Continue Discussion on Land Use Plan. Will Receive Comp Plan to Review ---
*Michael Harvey***
- 3. Approval of Minutes:**
 - 3.A. Regular minutes of February 17, 2026**
- 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****

Public can address the Planning Board on any issue other than the following:

- ❖ *Public Hearing items*
- ❖ *Matters which concern the candidacy of any person seeking public office, including the candidacy of the person addressing the Planning Board*



**Town of Fairview
Planning Board Meeting
February 17, 2026**

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

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

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

Before proceeding with the agenda, Ed introduced Jim King and Spencer Thomas, who were recently appointed as the new Land Use Administrator and Town Clerk, respectively. Ed announced that he and Teresa would be retiring at the end of the fiscal year (June 30, 2026). Jim King introduced himself, noting his 28 years of land use planning experience, including 11 years with Union County. The Board welcomed both appointees, with Ed mentioning that a retirement party was scheduled for June.

2. Public Comments: None

3. Items of Business:

3.A. Continue Discussion of UDO: Articles 4 and 5, TOPU for Fairview Options 1 and 2

Michael Harvey presented the final version of Article 4, which consolidates land use standards, setbacks, minimum compromises, and district definitions that were previously spread across three different chapters. He explained that the goal was to centralize this information for easier reference.

Michael presented two options for the table of permitted uses:

Option 1: Groups land uses by category (agricultural, recreation, etc.) with definitions, example uses, and exceptions listed for each category. This approach provides staff with concrete direction on what is considered in each category and reduces guesswork in classifying new uses like "escape rooms."

Option 2: An expanded version of the current table that includes more specific land uses, creating a longer but more explicit listing.

After discussion, the Board indicated a preference for Option 1, as members felt it would provide more flexibility and be easier to administer while remaining understandable to the public.

The second major decision point concerned special use permits (SUPs). Michael explained that staff had asked about potentially eliminating the SUP process entirely. He explained that special use permits currently require quasi-judicial hearings where:

- Applicants must provide material evidence proving they meet all standards
- Decisions must be based on evidence, not personal opinions
- The process is often cumbersome for all involved

Jim King noted that he preferred the legislative process (rezoning) over quasi-judicial proceedings, as it gives the Board more flexibility in decision-making and provides the public more meaningful input. He explained that the legislative process allows the Board to reference the land use plan when making decisions.

Ed noted that the quasi-judicial process is often confusing to elected officials and the public, who may not understand the evidentiary requirements.

The Board reached consensus to eliminate special uses and replace them with clearly defined standards for permitted uses. Michael emphasized that current permitted uses (including those that currently require SUPs) would remain permitted, but with staff verifying compliance with specific development standards rather than through the quasi-judicial process.

Michael also discussed how specific uses like data centers and petroleum storage would be handled in the updated ordinance, noting that some land uses currently allowed with SUPs would be preserved but with clear standards. He indicated that adult establishments would remain allowed in industrial districts with appropriate setbacks from sensitive uses, as required by state law.

The Board discussed concerns about high-density development, with members expressing interest in increasing requirements for such developments when they eventually come to Fairview, particularly after water and sewer infrastructure is extended to the area.

Michael committed to updating the draft ordinance to reflect the Board's consensus and making it available electronically through Dropbox for review. He mentioned he would also begin work on Article 6 (general development standards) and the floodplain ordinance.

4. Approval of Minutes:

Mike Medlin made a motion to approve December 16, 2025 minutes. Fred Rogers seconded the motion. Board members Black, Buchanan, Medlin, Thomas, Rogers voted yes (5-0).

5. Adjournment

Chairman Buchanan adjourned the meeting.

Respectfully submitted,

Teresa Gregorius
Town Clerk

Doug Buchanan
Chairman

Approved this _____ day of _____ 2026

DRAFT