

MEETING MINUTES

DEVELOPMENT CODE REVIEW COMMITTEE

Date: September 29, 2025

Time: 9:00am

Location: Fairview City Hall Chamber

IN ATTENDANCE:

Ethan Greer, Kevin Chastain, Curtis Broadbent, Mayor Lisa Anderson, Brandon Butler, Tim Mangrum, Marisa Howell

DISCUSSION:

Article 1: Mr. Greer discussed the legal pieces of Article 1 and how to address violations. Mr. Greer stated the precedence of codes take precedence of all codes. Mr. Greer stated Section 1.23.2 E discusses the time submission of submittals and a delay of more than 90 days in submission or revisions shall be withdrawn and loss of all fees paid. Mr. Chastain and Mr. Broadbent agreed. Section 1.26 talks about performance of obligations and requirements. Mr. Greer stated the planning commission will determine bonds not staff, Mr. Chastine and Mr. Broadbent agreed. Section 1.26.2 states performance bonds will be for 2 years, and maintenance bonds will go to 2 years instead of 1 year. In Section 1.26.5, Mr. Greer, Mr. Chastine and Mr. Broadbent discussed bond extensions stating that the extension time will be 5 years. Mr. Broadbent stated reclamation bonds are going away, and the Board of Commissioners need to be made aware. Mr. Broadbent suggested a performance bond be set before a final plat is approved, Mr. Chastine and Mr. Greer agreed.

Article 2: Mr. Greer explained Article 2 was about Zoning. Section 2.4.3 discusses Special Districts. The ordinance states a special district may be assigned to an area with a Development Site of land over 20 gross acres. Mr. Greer, Mr. Chastine and Mr. Broadbent agreed to change it to 50 gross acres due to topography restraints. Making that change is trying to avoid large numbers of town homes and single-family homes. Mr. Greer, Mr. Chastine, Mr. Broadbent, Mr. Butler, Mr. Mangrum, and Mayor Anderson discussed the intent of the 2040 plan and discussed the Cox Pike area where there is a junction that is a rural area. They also discussed how CD-3 will be affected the most with the 150 lots and 50 acres for development. They also discussed looking at each development itself and not a continuation with other developments. Article 3: Mr. Greer stated Article 3 defines the Character Districts. Table 3.5 gives summaries of each Character District. A part of Character District CD-3L (Neighborhood – Large Lot) states its Thoroughfares have curbs and may include Sidewalks and/or street trees, and form medium to large blocks. Mr. Greer, Mr. Chastine and Mr. Broadbent agreed to change the word may to shall/must. A part of CD-3 (Neighborhood) states its Thoroughfares

have curb and may include Sidewalks and/or street trees, and form medium to large blocks. Mr. Greer, Mr. Chastine, and Mr. Broadbent agreed to change the word may to shall/must. Mr. Broadbent suggested the Board of Commissioners dive into the Character Districts and suggest any changes they see. Article 4: Mr. Greer discusses Article 4 being Building, Lot & Building Site Standards. Mr. Greer suggested changing CD-1 to CD-N because this is the Natural Character District. The CD-1 Natural Character District defines this District consist of natural landscaping approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology, or vegetation. This District typically does not contain buildings: however, small Civic Buildings or interpretive centers may be located here, which must be approved by the applicable governing body. Mr. Greer suggested taking away Civic Building in that statement and taking off Civic in Building Types on table, 4.31 A. Mr. Greer, Mr. Chastine, Mr. Broadbent, Mr. Butler, Mr. Mangrum and Mayor Anderson discussed civic spaces in the district not permitted and the "green earth" can't be disturbed in CD-1. CD-2 is defined as Rural Character Districts to consist of sparsely, primarily agricultural or low density single-family detached Residential areas. Typical Buildings include farmhouses and agricultural buildings. Mr. Greer suggested changing that to CD-R. Table 4.3.1-B states Density is 1 dwelling unit per 5 acres max. Mr. Greer, Mr. Chastine and Mr. Broadbent discussed changing that to 1 dwelling unit per 3 acres min. Mr. Greer stated a citizen comment on building materials is to be able to build whatever they want in AG zone and not have to use brick or stone per regulation. Mr. Greer stated another citizen comment inquired if barndominiums were approved for this Character District and since the setback is 125 feet would using a slab be ok. Mr. Greer, Mr. Chastine, Mr. Broadbent, Mr. Butler, Mr. Mangrum and Mayor Anderson discussed that if a home is 125 ft from the road, the 18" foundation would not be seen from the road. For Lot Occupation the lot \ building site width from road is 150 ft min and Mr. Greer, Mr. Chastine, Mr. Broadbent, Mr. Butler, Mr. Mangrum and Mayor Anderson discussed changing that to 200 ft min. Building Standards have Accessory Buildings be 2 stories max; shall not exceed principle building height. They also suggest adding that a barn will be taller than principle building height. Mr. Greer suggested allowing all pitches under roof type & pitch. In the section for Vehicular Parking Requirements, Mr. Greer suggested the garage location be included in all layers, not just in the 3rd layer and for driveway/vehicular entrance maximum width should be 12 ft max in the 2nd layer instead of 10 ft max in the 1st layer. Mr. Greer, Mr. Chastine, Mr. Broadbent, Mr. Butler, Mr. Mangrum and Mayor Anderson discussed that citizens were concerned about driveway footage, and they used the example of most of the driveways in Chester Estates, and most older neighborhoods being 12 ft. They also discussed that driveways could be 12 ft in the 1st layer and then can spread larger in the 2nd layer. They discussed how this is trying to avoid a large concrete area in the driveway area. Mr. Greer and Mr. Broadbent stated most of the new building is already being done this way. In the non-building components, heating and air conditioning equipment, utility, service and mechanical equipment should be permitted in 2nd and 3rd layers not just the 3rd layer. Private landscaping and fencing list chain link fences being permitted, Mr. Greer suggested to remove chain link fence or making it NP (non-permitted). In the additional standards section, Mr. Greer questions making pedestrian connections through to adjacent neighborhoods or uses required. For location of retaining walls states if supporting grade 8 ft for higher than grade at property line, must be set back 10 ft from property line. Mr. Greer suggested changing 8ft to 3 ft. CD-2W is defined as woodlot character district consisting of single-family houses on large lots surrounded by woods. It has deep front setbacks and wide side setbacks. The lot/building site width is 125 ft, Mr. Greer, Mr. Chastine and Mr. Broadbent discussed changing this to 175 ft min. In the setbacks/yard section, Mr. Greer, Mr. Chastine, Mr. Broadbent, Mr. Butler, Mr. Mangrum and Mayor Anderson discussed changing the front setback/yard frontage to 80 ft min from 100 ft min and the rear setback to 30 ft min from 20 ft min. They want to make sure there is a reasonable back yard. They also discussed garage location with side entry being allowed within the 2nd layer and the driveway width 12 ft instead of 10 ft. CD-3L is Neighborhood large Character District. Lot Occupation is suggested to be 125 ft min and 150 ft max instead of 100 ft min and 125 ft max. For setback/yards, the rear setback is suggested to be 30 ft min instead of 20 ft min to have more drainage easement. For Building

materials, Mr. Greer suggested taking out the words primary building material on facades and leaving it as building materials and making stucco NP (not permitted). Everyone agreed. For foundation cladding removing the wording brick or natural stone and name it brick or stone. CD-3 is defined as Neighborhood District that consists of primarily a low density single-family detached residential area in which cottages and houses are the predominant building types. Mr. Greer suggested changing low density to medium density. A citizen made a comment stating that the 90 ft lot width was too much. There was a discussion regarding moving the lot width from 90 ft to 60ft. Mr. Greer felt that 60 ft was not good but somewhere between 90 ft / 60 ft would be good and would go 70 ft if front loaded. Mr. Greer, Mr. Chastine, and Mr. Broadbent, Mr. Butler, Mr. Mangrum and Mayor Anderson discussed the front and rear setback to 25 ft min instead of 20 ft min. The building standards have façade windowsill height as 30 in above finished floor elevation; they discussed façade windowsill height 5 ft above grade for the front of the house and discussed porch frontages be 6 ft clear depth instead of 8 ft clear depth. CD-4 is defined as neighborhood center character district which consists of a medium density area that has a mix of building types and primarily residential, retail/personal service/artisan, office, lodging and civic uses. Mr. Greer suggests changing medium density to high density. Mr. Greer, Mr. Chastine, Mr. Broadbent, Mr. Butler, Mr. Mangrum and Mayor Anderson discussed the lot/building site width for townhome building type be changed to 20 ft min instead of 18 ft min. They all agreed to eliminate the max on commercial, and stucco will be allowed in this Character District. CD-4C is defined as Neighborhood Corridor which consists of a medium density area along a corridor. Mr. Greer suggests changing the medium density to high density. Mr. Greer, Mr. Chastine, Mr. Broadbent, Mr. Butler, Mr. Mangrum and Mayor Anderson agreed to building standards for large multi-family buildings, the building should be limited to 16 units and can only be 4 stories. This was the end of this meeting for this discussion, the time frame for the meeting has ended.

Marisa Howell
Community Services Assistant