



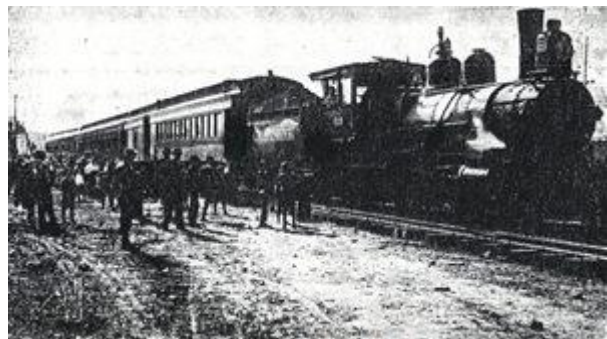
# COMPREHENSIVE LAND USE PLAN STANFIELD, NC



May 5, 2022

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## **Introduction**

The development of this comprehensive plan took place over a four-year period of meetings with volunteer Land Use Plan Committee members, the Planning & Zoning Board, the Mayor & Board of Commissioners, and residents of the Town of Stanfield.

This document, properly vetted and adopted by the Town Council, serves as the paramount guiding force for future land use decisions facing the Town.

While this document includes a snapshot of Stanfield today, a small town with a population of 1,585 residents, the aim is to look forward. Community leaders and citizens alike recognize that the dynamics of the community are strongly influenced by the substantial growth trends of southwestern Stanly County and this region as a whole.

To that extent and recognizing the increasing and dramatic influences exerted by the rapidly growing Charlotte Region, it will be necessary that this document be reviewed and updated as circumstances dictate. Moreover, through the frequent review and update of this document, its recommendations should strongly and substantially influence day-to-day land use planning decisions.

If the purpose of the above-mentioned efforts were to be distilled into one statement, the following would succinctly summarize the overarching goals of this document:

***Progressive planning and  
controlled growth while  
maintaining small-town***

## **History of Stanfield**

The Town of Stanfield was established upon completion of the railroad from Raleigh to Charlotte in 1912 and named for an engineer who helped complete the line through town.

In May 1955 a bill was introduced into the North Carolina Legislature to incorporate and charter the Town of Stanfield. Stanfield's first Mayor was I.H. Blair, and Commissioners were Dowd Greene, Ralph L. Thomas, O.Y. Tucker, Ray L. Little, and Zeb Furr.

Upon completion of the railroad came the Post Office. The present Post Office Building has been in use since 1955. Around 1918-1919 three area schools (Rocky River, Cedar Hill, and Oak Grove) were combined to create Stanfield School.

In 1925, Stanfield High School was built on the present Stanfield School site along S Love Chapel Road. Stanfield High School graduated its last class in 1962 when West Stanly High School was constructed. The original Stanfield High School building was torn down in 1977. The first meal served in Stanfield School was on February 26, 1956, and the same cafeteria is still used today. Currently, Stanfield Elementary School educates PreK to fifth grade. Sixth to eighth grades attend West Stanly Middle School, and ninth to twelfth grades attend West Stanly High School.

The oldest active church in the Stanfield area is Loves Chapel Methodist Church located on S Love Chapel Rd. This church was founded in 1857.

Stanfield Park was first born in the early 1970s with the acquisition of the first parcel, approximately 8.5 acres. Stanfield Park was renamed Pete Henkel Recreation Park in June 1990 in honor of Pete Henkel who served as mayor for nearly twenty years from 1972 to 1990. In years to follow, the park has grown to span more than twenty acres with efforts underway to add more family-friendly amenities.

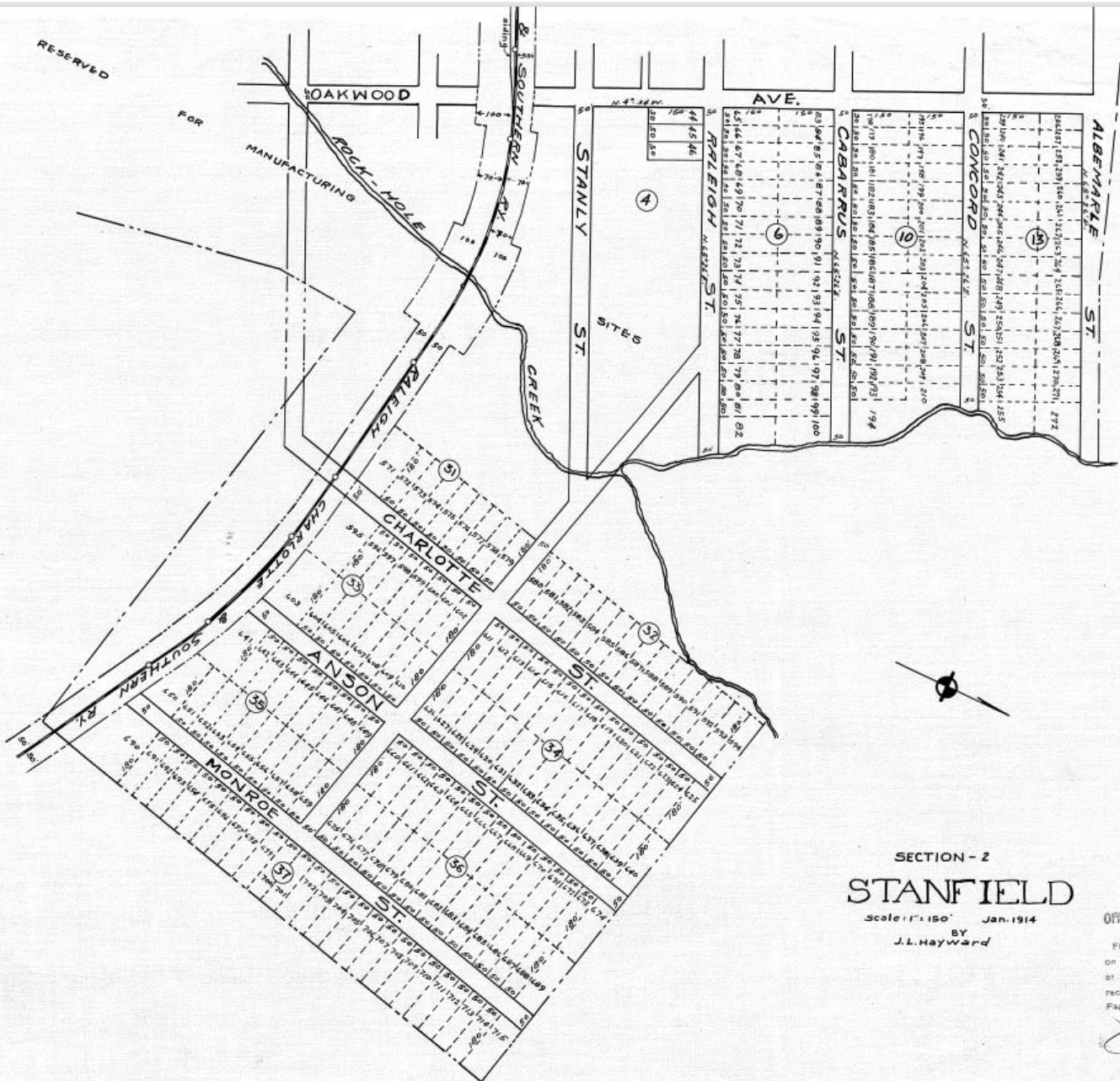
Stanfield had a Community Song to the tune of "Carolina In the Morning". Words below.

*In 1914 railroads passing through and forming the Town of Stanfield.  
Bringing with them ways for folks to travel and to build a new town, Stanfield.  
Schools and churches, stores and business thrived in those days.  
People moved to be a part of new ways.  
Nothing could be finer than to be in Stanfield now when it is growing.  
A small town deep within the country and a lot of hospitality  
Building plans for future growth to make our life all happy, wise, and healthy.  
So if you're looking for a place that you can call home  
Come on out to Stanfield, you'll nevermore roam.  
You will like our country town – we have interests all around in Stanfield.*



# Original Town of Stanfield Plat Recorded in 1914

46.

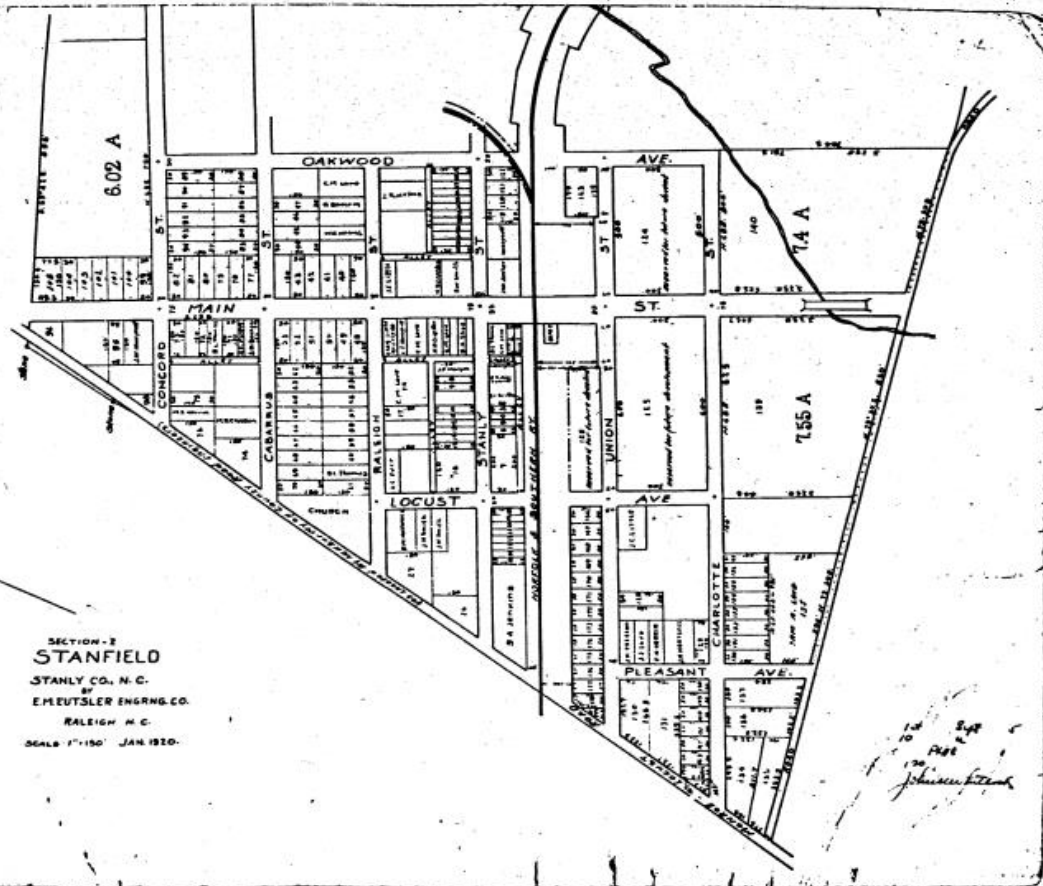


SECTION - 2  
**STANFIELD**  
 Scale 1" = 150' Jan. 1914  
 BY  
 J.L. Hayward

OFFICE OF REGISTER OF DEEDS.  
 STANLEY COUNTY, N. C.  
 Filed for registration in this office  
 on the 11th day of Sept. 1914  
 at 10 o'clock P. M. and duly  
 recorded in Book No. 1  
 Page 46  
*John W. Hayward*  
 Register of Deeds

# Stanfield Map Recorded in 1920

BK 1 PG 120B



ARCATI MICROFILM

NOTE - This map made to conform with A 2022. Made By E.M. Bulster Engd. Co. Except as to change made by Stanley County Highway Commission in location of South Main Street.

MAP SHOWING A PART OF  
**STANFIELD**  
 STANLEY COUNTY - N.C.  
 Scale - 1" = 150'  
 June - 1934  
 By J.M. FORD JR.

OFFICE OF REGISTER OF DEEDS  
 STANLEY COUNTY - N.C.  
 FILED FOR RECORD BY THE OFFICE  
 ON THE 6th day of September 1934  
 PROOF BY 2  
 J.A. Little  
 J.M. Ford Jr.

PLAT BOOK 2 - PAGE 71



Plot Book 2 page 30





## **Overview of Plan Goals**

This document attempts to address a number of key community concerns and identify specific strategic goals. The following have been identified as primary motivators for the development of this Comprehensive Land Use Plan.

In no specific order:

- ❖ To provide for a suitable document to guide and support land-use related decisions – Town of Stanfield zoning and subdivision regulations should be consistent with the adopted Land Use Plan.
- ❖ To engage and receive public input regarding land use development issues – Throughout the development of the plan, committee meetings have been open to the public. At every step of the process, the Town of Stanfield has sought input from citizens regarding their desires and expectations for the future of our community.
- ❖ To promote an excellent quality of life for the residents of today and promote a healthy environment for future generations and allow growth and development that enhances and protects these important and treasured assets.
- ❖ To preserve, promote and leverage our unique history and promote community pride.
- ❖ To publish a document that can share the community's vision for Stanfield with current residents and welcome new residents and business owners.
- ❖ Add sidewalks in dense residential districts and multi-use districts near the center of town to provide for a true walking community.
- ❖ To control growth without compromising the small-town values that attract families.

## **Community Profile**

Citizens view Stanfield as a family-oriented community, with a history of strong neighborhoods. Residents enjoy a small-town lifestyle that is unfortunately lost in so many communities today. Stanfield is a welcoming place that emphasizes the importance of protecting and planning for future generations.

There can be no greater use of resources than to ensure a strong, vibrant, and economically successful future.

While Stanfield continues to evolve, town leaders work hard to maintain a strong local economy. From a downtown that continues to anchor our center to controlled residential and commercial growth, Stanfield is a diverse and welcoming municipality.

Beyond this, Stanfield is a pedestrian-friendly community with a sense of history dating back over 100 years whose future will be built on the cornerstones of the past and shall endeavor to preserve, protect, and leverage these important cultural assets.

## **TOWN GOVERNMENT – 2022**

### **MAYOR/COMMISSIONERS**

The Town of Stanfield operates under a Mayor/Council form of government. Stanfield's governing board is comprised of a Mayor and five Commissioners. The Board of Commissioners meets in regular sessions on the first Thursday of each month at 7:00 pm, excluding the month of July. All meetings are held inside Stanfield Town Hall, 103 West Stanly Street, unless otherwise noted. The Mayor is the presiding officer at each meeting. In the Mayor's absence, the Mayor Pro-Tempore presides. The Town Clerk prepares the minutes of each meeting. Elections for the Stanfield governing board are held every two years. The Mayor and five Commissioners are elected to serve four-year staggered terms.

Stanfield Town Hall is located at 103 West Stanly Street. Administrative offices are open Monday through Friday from 8:30 am to 5:00 pm.

Members of the governing board are also appointed to oversee individual departments/areas within the town government. Those current appointments are as follows:

<b><i>Kevin Barbee</i></b>	<i>Mayor</i>	
<b><i>James Kluttz</i></b>	<i>Mayor Pro-Tem/Commissioner</i>	Planning and Zoning
<b><i>Jerry Williams</i></b>	<i>Commissioner</i>	Water/Sewer
<b><i>Greg Bratton</i></b>	<i>Commissioner</i>	Parks/Recreation and Streets
<b><i>Faye Love</i></b>	<i>Commissioner</i>	Administration
<b><i>Brent Holbrooks</i></b>	<i>Commissioner</i>	Public Safety

Currently, the property tax rate for the Town of Stanfield is \$.32 per one hundred dollars valuation. Residents pay an additional \$.10 fire tax and \$.61 Stanly County tax.

## **TOWN SERVICES**

Stanfield is a full-service community offering a wide variety of critical infrastructure and services. Services that the Town of Stanfield currently provides residents include:

- Police Protection
- Fire Protection
- Waste Collection
- Planning/Zoning
- Code Enforcement
- Street Lighting
- Sidewalks
- Street Maintenance
- Parks/Recreation
- Wastewater Collection
- Water Distribution

Stanfield serves its citizens through the following departments:

### **ADMINISTRATION**

The Town Administrator is chosen by the Town Board. Responsibilities include communicating with the Town Attorney, observing problem areas and reporting solutions to the Board, serving as Budget Officer by preparing and implementing the fiscal year budget, preparing agendas and minutes for Planning & Zoning meetings, serving as Notary Public, attending Town Board meetings, and providing departmental information as needed.

The Town Clerk is also chosen by the Town Board. Responsibilities include preparing agendas and official minutes for Council meetings, acting as custodian of all legal documents pertaining to the Town, administering oaths of office, serving as Finance Officer by overseeing accounts payable and payroll, and serving as Human Resource Officer.

### **PLANNING AND ZONING**

The Town Administrator serves as Zoning Administrator. The Planning and Zoning Department oversees all zoning and subdivision regulations for the town and the ETJ (extra-territorial jurisdiction). The Zoning Administrator completes and approves Zoning Compliance applications. The Zoning Administrator also reviews Special Use Permit applications, applications for Rezoning, and Subdivision Plats. The Town Zoning Consultant, a contracted position, advises on most zoning-related issues.

The Town of Stanfield Planning and Zoning Board serves in an advisory capacity to the Stanfield Board of Commissioners. The P&Z Board meets on the last Monday of every month at 7:00 pm at the Town Hall. Stanfield Commissioners appoint P&Z Board volunteers who serve as inside town limit members; currently four regular and two alternates. Stanly County Commissioners, on recommendation by the Stanfield Commissioners, approve ETJ Board members; currently one regular and two alternates.

## **PARKS AND RECREATION**

The Town of Stanfield maintains Pete Henkel Park and Log Barn Park.

Pete Henkel Park, across from Stanfield Elementary School, offers the following amenities: two baseball/softball fields, one tee-ball field, a basketball court, tennis court, paved walking trails, playgrounds, three picnic shelters, cornhole, and horseshoes. More opportunities for family fun are currently being added with a Parks and Recreational Trust Fund grant, including two playgrounds, adult fitness, natural trails, disc golf, and additional paved walking trails. Stanfield Youth Athletic Association manages children and youth athletics in the Stanfield area. SYAA uses Pete Henkel Park ballfields for baseball/softball practices and games.

Log Barn Park, at the corner of West Stanly Street and NC Hwy 200, is a great place for family reunions and weddings. The barn has a matching restroom and offers picnic tables for large gatherings with an area for grilling and yard games. The barn is used for concerts, pictures for special events, and serves as a stopping point for groups passing through town. The Veterans' Memorial at Log Barn Park recognizes those who served in the US military.

## **PUBLIC SAFETY**

The Town of Stanfield Police Department currently has five full-time employees: Chief, Lieutenant, and three Patrol Officers. The Stanfield PD performs neighborhood checks, traffic control, handles all calls for police service within the town limits, and assists neighboring departments through partnerships by mutual aid agreements.

Fire protection service inside the town limits of Stanfield is provided by contract with West Stanly Fire Department.

For police or fire emergencies, dial 911. To speak to the police officer on duty, contact Stanly County Communications non-emergency at 704-986-3700.

## **PUBLIC WORKS**

The Town of Stanfield Public Works Department maintains all town-owned streets, parks, and public utilities. Public Works also assists with waste disposal.

***Street maintenance*** includes necessary patching, maintenance of rights-of-way (mowing and landscaping), scheduling repaving, and all other street-related issues such as signage. Currently, the Town of Stanfield has nine miles of paved streets. Decorative lights along West Stanly Street and Park View Drive are maintained by town personnel. All other streetlights are contracted with and maintained by Duke Energy or Union Power. Stanfield's streets are safer when well lit, especially along those with sidewalks. Residents are encouraged to report street issues (potholes, missing signage, streetlight outage) to the town hall.

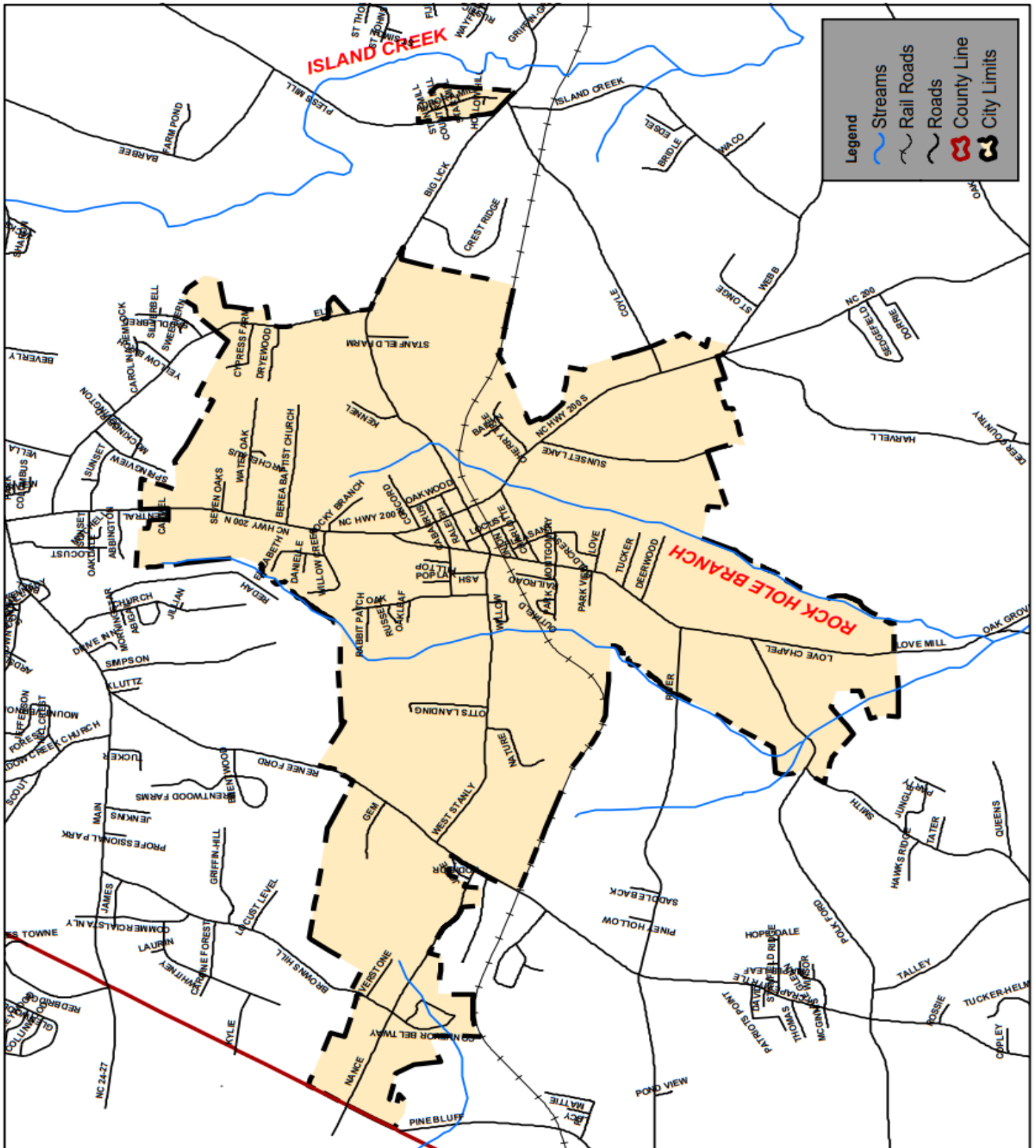


***Pete Henkel Park and Log Barn Park*** are maintained by Stanfield Public Works. Ballfields are kept in top condition by dragging the fields, mowing, and replenishing field dirt when necessary. Flags are proudly flown at each park and grounds are manicured by town personnel. Equipment is checked on a regular basis and repairs are promptly performed. Clean restrooms are always open and available for use. Reservations can be made at the town hall for Pete Henkel Park picnic shelters and ballfield use. The Log Barn Park can be reserved for weddings, concerts, family and church socials, and other events.

***Public Utilities*** include water distribution and wastewater collections owned and operated by the Town of Stanfield. Currently, the town maintains approximately fourteen miles of water lines serving customers inside and outside town limits. Water is purchased from Stanly County and enters the town's lines at three master meter locations. Approximately nine miles of sewer lines serve only inside town limits customers. Wastewater is pumped to the plant in Oakboro, owned and operated by Stanly County Utilities, where it is treated and released back into the Rocky River. Connection to town utilities requires a tap fee and service contract. Town personnel read water meters at the end of each month and bills are generated monthly on the last day and due by the twentieth of the following month. Payments can be made by phone, in person, by mail, with a card, cash, or check.

***Waste Disposal*** in the town consists of several services including garbage and recycle removal and pickups for leaves, limbs, white goods, and bulk items. Garbage and recycling are collected in roll-out containers provided to all in-town residents and businesses. Waste Management of the Carolinas provides weekly garbage and bi-weekly recyclable services by contract. Recycle carts are the property of the Town of Stanfield with garbage carts owned by WM of the Carolinas. Stanfield Public Works performs all replacement of damaged carts. Waste Management of the Carolinas also performs annually, inside town limits, two residential leaf pickups, one residential limb pickup, one residential white goods pickup, and one residential bulk goods pickup. These special pickups are scheduled annually and consist of items not picked up with normal weekly service. The Town of Stanfield advises residents of Stanly County drop-off locations for electronics and household hazardous waste. All Town of Stanfield waste management services are advertised on the town website at [www.stanfieldnc.com](http://www.stanfieldnc.com), noted on monthly utility bills, advertised in the local paper, and by phone list communication. Details of special residential pickups can be obtained by calling or stopping by the town hall.

## 2022 STREET MAP



Stanfield, North Carolina	
Town	
Motto(s): "Welcome Home"	
	
Location of Stanfield, North Carolina Coordinates:  35°13'58"N 80°25'49"W	
Country	United States
State	North Carolina
County	Stanly
Area <sup>[1]</sup>	
• Total	4.45 sq mi (11.52 km <sup>2</sup> )
• Land	4.45 sq mi (11.52 km <sup>2</sup> )
• Water	0.00 sq mi (0.00 km <sup>2</sup> )
Elevation	−600 ft (183 m)
Population (2010)	
• Total	1,486
• Estimate (2019) <sup>[2]</sup>	1,548
• Density	348.02/sq mi (134.37/km <sup>2</sup> )
Time zone	UTC-5 (Eastern (EST))
• Summer (DST)	UTC-4 (EDT)
ZIP code	28163
Area code(s)	704
FIPS code	37-64460 <sup>[3]</sup>
GNIS feature ID	1024318 <sup>[4]</sup>

Historical population		
Census	Pop.	%±
<b>1960</b>	471	—
<b>1970</b>	458	−2.8%
<b>1980</b>	463	1.1%
<b>1990</b>	517	11.7%
<b>2000</b>	1,113	115.3%
<b>2010</b>	1,486	33.5%
<b>2019 (est.)</b>	1,548 <sup>[2]</sup>	4.2%
U.S. Decennial Census <sup>[6]</sup>		

**2020 Census shows a total population for Stanfield, North Carolina at 1585**

Stanfield racial composition<sup>[7]</sup>

Race	Number	Percentage
<b>White (non-Hispanic)</b>	1,454	91.74%
<b>Black or African American (non-Hispanic)</b>	17	1.07%
<b>Native American</b>	1	0.06%
<b>Asian</b>	5	0.32%
<b>Pacific Islander</b>	2	0.13%
<b>Other/Mixed</b>	34	2.15%
<b>Hispanic or Latino</b>	72	4.54%

### **Current Land Use Districts**

Stanfield's current zoning map is divided into seven broad categories as follows:

<i>Zone</i>	<i>Acres</i>
CB – Central Business	18.5
GB – General Business	34
I – Industrial	252
PR – Public Recreation	26.5
R12 – Residential 12,000 Sq Ft	142
R15 – Residential 15,000 Sq Ft	0
R20 – Residential 20,000 Sq Ft	1381
RA – Residential Agricultural	2270.5

**Central Business district** is established as the centrally located trade and commercial service area of Stanfield. The regulations of this district are designed to encourage the continued use of land for community trade and commercial service uses and to permit a concentrated development of permitted uses while maintaining a substantial relationship between the intensity of land uses and the capacity of utilities and streets.

**General Business district** is to provide a wide array of primarily retail and personal service uses to a large trading area for persons residing in and/or traveling through the Stanfield area. Such uses shall be located and designed in such a manner so as to promote aesthetics, the safe and efficient movement of traffic, and to not unduly burden adjoining thoroughfares. Given the large traffic volumes generated by uses located in such a district, any area so zoned shall have access onto an arterial or collector highway.

**Industrial district** is designed primarily for general commercial and industrial land uses, including manufacturing, processing and assembling of goods, product distribution facilities, and a broad variety of specialized commercial and industrial operations. The large majority of industrial uses are allowed by right. However, certain industrial uses which could potentially have a significant effect on the environment or public utilities, significantly increase traffic volumes on adjoining roads, or otherwise significantly impact adjoining properties shall be allowed only after a Special Use Permit has been issued by the Stanfield Board of Commissioners.

**Public Recreation district** is intended to accommodate recreational facilities for private and public community uses with access to public water and sewer.



**R12 Residential district**, allowing for a minimum lot area of 12,000 sq ft, is established primarily for the location of single-family dwellings along with their customary accessory uses so as to establish areas where development patterns can be somewhat denser and where public water and sewer are available. In addition to residential uses, a limited number of home occupations and public and private community uses are permitted in this district. Some non-residential uses require the issuance of a Special Use Permit by the Stanfield Board of Commissioners.

**R15 Residential district**, allowing for a minimum lot area of 15,000 sq ft, is established primarily for the location of single-family dwellings along with their customary accessory uses so as to establish areas where development patterns are medium density with access to public water and sewer. In addition to residential uses, a limited number of home occupations and public and private community uses are permitted in this district. Some non-residential uses require the issuance of a Special Use Permit by the Stanfield Board of Commissioners.

**R20 Residential district**, allowing for a minimum lot area of 20,000 sq ft, is a low-density district intended to ensure opportunity for primarily residential development, protected from disruptive commercial or agricultural influences; and to ensure that development with no access to public water supplies or public sewage disposal will occur at sufficiently lower densities to provide a healthy environment.

**RA Residential district**, requiring a minimum lot area of 1 acre, is provided to encourage the continuance of agricultural uses as well as to ensure that residential development not having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at sufficiently lower densities to provide a healthy environment.

These brief district definitions are included as a point of reference, and it must be noted that they are excerpts from the Town of Stanfield Zoning Ordinance, and as such should not be relied upon for regulatory information.

It is believed that the inclusion of these definitions will be beneficial for comparison purposes with regard to the recommendations of this land use plan.

Current zoning definitions were developed using existing land uses at the time of implementation, and typically do not take into consideration existing and proposed infrastructure. Rather, the existing districts vary their density and allowed uses based on the availability of infrastructure within the zone.

## **Future Land Use Plan- Formulation Process**

These recommendations were compiled using community volunteers and outreach efforts. A committee of eleven met over a two-year period to discuss the existing and proposed Land Use Plans. The first order of business was to clearly state the goal for the all-volunteer committee by adopting the following Vision Statement.

### **Town of Stanfield Land Use Planning Committee Vision Statement**

The Land Use Plan is a document designed to guide the future actions of our community. It presents a vision for the future, includes long-range goals and objectives for all activities, and advises the local government. This includes guidance on how to make decisions on public and private land development proposals, the expenditure of public funds, availability of tax policy (tax incentives), cooperative efforts, and issues of pressing concern, such as farmland preservation or rehabilitation of older neighborhoods. This plan will be written to provide direction for future activities over a 10- to 20-year period after plan adoption. However, plans should receive a considered review and possible update every five years.

The Town of Stanfield Land Use Plan serves the following functions:

- The plan provides continuity across time and gives successive public bodies a common framework for addressing land-use issues.
- It is the means by which our community can balance competing private interests. John Public may want to store oil drums on his property. Jane Citizen, his neighbor, would like to open a restaurant on her property. Planning seeks to strike a balance among the many competing demands on land by creating development patterns that are orderly and rational, provide the greatest benefits for individuals and the community as a whole, and avoid nuisance conflicts between land uses.
- It is the means by which our community can protect public investments. Planning is the means by which a community avoids digging up last year's new road to lay this year's new sewer pipe. Well-planned, orderly, and phased development patterns are also less expensive for our community. Providing public services in low-density, scattered developments can be expensive.
- It allows our community to plan development in a way that protects valued resources. Planning can identify environmental features like wetlands, agricultural lands, woods, and steep slopes and suggest strategies for preserving the resources from destruction or degradation by inappropriate development.
- It provides guidance for shaping the appearance of the community. A plan can set forth policies that foster a distinctive sense of place.
- It promotes economic development. The plan contains valuable information that may influence the business development decisions of potential or prospective firms.
- It provides justification for decisions. Plans provide a factual and objective basis to support zoning decisions and can be used by our community to defend decisions if challenged in court.
- Through public dialogue, citizens express a collective vision for the future. Last, but certainly not least, the planning process provides citizens an opportunity to brainstorm, debate, and discuss the future of our community. A plan developed through a robust public input process enjoys strong community support. Subsequent decisions that are consistent with the plan's policies are less likely to become embroiled in public controversy.

The committee also developed a community survey to gather input from citizens. The surveys were available on the town's website, in the town hall, available by QR code cards in businesses, handed out on election day at Stanfield School, noted on utility bills, and mailed to 420 homeowners and renters. The Stanly News and Press advertised the survey and work by the Land Use Plan Committee in an article dedicated to the process. A community forum was advertised and held at the Stanfield Elementary School gymnasium to hear comments regarding the plan for Stanfield's future development and to reveal the survey results gathered for further discussion and input.

A final recommendation for an updated Land Use Plan map was forwarded to the Planning and Zoning Board. After much discussion and consideration, the Planning and Zoning Board approved a recommendation for the Board of Commissioners. Public comments regarding the adoption of the Land Use Plan map were heard and the Stanfield Board of Commissioners unanimously approved the adoption of the map in October 2021. This written document is to further express the intent of the map designations.

### **Future Land Use Classifications**

As adopted, these are not zoning districts, but rather the general classification that can lead to one or more zoning districts.

The purpose of these classifications is to spell out broad categories of use, both in character and intensity. Additionally, recommendations for potential enhancements, requirements, and action items are included for each district.

Classification boundaries generally coincide with such physical factors as infrastructure, roads, or other non-physical boundaries such as neighborhoods.

These districts are designed to focus our social and civic center to the core of our community, downtown. Moving out from the center, residential density is outlined in such a way as to maximize existing and proposed infrastructure while limiting impact on existing neighborhoods. As infrastructure decreases and distance from the center of town increases, residential density is reduced appropriately by smart growth and planning.

Finally, key corridors for both commercial and industrial development are designated in order to ensure the non-residential future of our local economy. With reasonable and clear decision-making, tax-based enhancements and job creation will continue to provide Stanfield's citizens with the services they should rightfully expect and deserve.

The recommended land use classifications are as follows:

***CBD – Central Business District*** is the core of our community. A pedestrian-friendly, walking community that includes numerous businesses and restaurants is a realistic and important goal for the town center.



Ordinances must be designed in such a way as to require new construction that enhances our historic charter. Existing residential homes can

and should be converted to business or live/work spaces, mixing residential and commercial uses. Parking for businesses should be on-street or located behind businesses, and while residential redevelopment is encouraged, it must be of appropriate style and scale (i.e., townhomes and live/work spaces) as to enhance our Central Business District. New construction embraces the best of Stanfield with design standards that are in keeping with the general historic period of Stanfield's construction. New single-family construction is not recommended or encouraged in the CBD.

All new development and improvements to existing development should focus on creating an interconnected community with links to parks, schools, and surrounding residential development.

***COMM – Commercial districts*** meet the desire and need for additional retail services of a size and scope beyond the center of town to meet the demand of anticipated growth.

Regulations must be enacted to ensure that proper scale and design are embraced when incorporating additional retail space.

Metal building fronts must be avoided and development in keeping with the character of Stanfield must be encouraged. Standards regarding parking design, signage, lighting, landscaping, and varying building facades are encouraged. Additionally, where a non-residential use adjoins or influences an existing residential development, appropriate steps must be taken to mitigate this impact.



Where appropriate and consistent with this Land Use Plan, a Special Use Permit for new commercial development is encouraged.



***L-IND – Light Industrial districts*** involve businesses, such as office space, where activities take place primarily inside of structures where no outside storage is allowed except by Special Use Permit.

***IND – Industrial districts*** are created to allow for an industry with inside and outside business activities and storage, as well as a higher noise level than L-IND. Specific regulations should be enacted to screen and limit storage and operations occurring outside proposed facilities.

Where L-IND and IND properties abut existing residential development, safeguards must be put in place to ensure the protection of property owners while still allowing for necessary economic development. These safeguards should include appropriate screening, hours of operation, and noise regulations. These districts should be proactively established where water, sewer, natural gas, rail and/or arterial roads converge with vacant or underdeveloped properties.

Identifying, preserving, and appropriately allowing industrial and other non-residential development and maintaining a diversified and strong local industrial base provides necessary revenue and employment within the Town of Stanfield to ensure economic viability for generations to come.



**PR – Public Recreation districts** are intended to accommodate recreational facilities for private and public community uses with access to public water and sewer. Recreation is an important and integral part of life in a small, walkable community.



The Town's goal is to provide a place for groups and individuals to enjoy activities for all ages and abilities. Recreation districts must be accessible to all residents by right or reservation.

**HDR – High Density Residential districts** surround the center of town and primarily accommodate single-family residences with access to public water and sewer which allows for more intense residential development. Lot sizes should be minimized to encourage the development of numerous residential units, per current zoning allowed.

Residents in this area can enjoy the benefits of being within easy access to shops, parks, and schools by use of sidewalks by day and night. All new development must be pedestrian-friendly



and require sidewalk extensions for connectivity to the existing walking community.

Multi-family is also encouraged in this land-use class. However, new development must be in keeping with the overall character of the Town, and requirements need to be enacted to ensure the proper aesthetic quality of such development as well as proper screening and buffering to mitigate the potential impact on surrounding development.

Emphasis should be placed on interconnections to surrounding development and development styles that reinforce the Town's identity.



**MDR – Medium Density Residential districts** are located further out from the center of town where water and sewer infrastructure are available or planned. This district is designed to offer diverse options for single-family home construction. Local sidewalks are encouraged, as well as open space; however, developers could present other ways to enhance the community beyond just new developments.

Developers should be given the option of providing donations in lieu of improvements such as open space and sidewalks. These funds should be redirected by the Town to the areas that will have the most impact on the citizens as a whole. Elected leaders can then focus



funding from multiple projects to advance park and recreation needs or to rehabilitate dilapidated infrastructure.

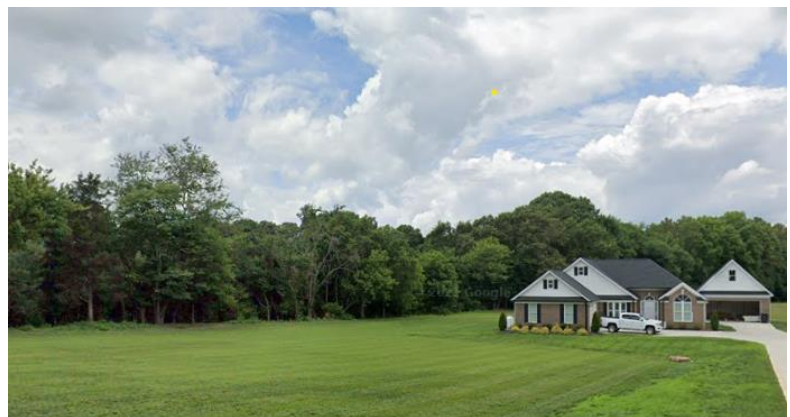
While sidewalks may be deferred, all street construction must allow

for proper management of stormwater and other runoff. Additionally, while flexibility is encouraged, all design standards must ensure minimal maintenance responsibilities for the Town and extended life of the infrastructure.

Developments must be designed in such a fashion as to encourage interconnectivity with existing streets and to provide for future connection opportunities. These requirements will increase civic engagement and work to reduce future traffic issues.

**LDR – Low Density Residential districts** are less dense due to the lack of water and sewer infrastructure. These developments will rely on septic systems for wastewater and possibly wells for drinking water. Therefore, minimum lot sizes will be dictated by health codes and soil conditions.

Sidewalks and open space are not encouraged in this classification. Larger lots and maintenance of a “rural atmosphere” are desired. However, any new streets created should require the installation of streetlights and underground utilities should be required.







## Conclusion

Once adopted, this Land Use Plan will represent the culmination of many years of extensive efforts by dedicated volunteers.

It is the hope of all involved that the strategies and recommendations contained herein will be readily embraced by Town Leaders and Citizens alike, working toward the goal of building a diverse local community.

*Welcome Home...*

## Adoption

After holding a public hearing, this Comprehensive Land Use Plan text, consistent with the adopted Land Use Plan map, was approved at a regular meeting of the Stanfield Board of Commissioners on Thursday, May 5, 2022.

*Kevin N. Barbee*

Mayor, Kevin Barbee

*James Kluttz*

Zoning Commissioner/Mayor Pro-tem, James Kluttz

seal

Attest:

*Bridgette Helms*

Town/Zoning Administrator, Bridgette Helms