



**Town of Fairview
Planning Board Meeting
April 21, 2015**

The following Planning Board members were present: Jesse Hargett, John Crowell, Dr. John Phifer, Nancy Horak Randall, Patricia Kindley, and Edwin Shaver

Others present: Ed Humphries, Land Use Administrator / Town Clerk, Teresa Gregorius, Deputy Clerk

Reports

- a) Ed Humphries reported that the Council will have a budget workshop meeting on April 27, 2015. After the workshop there will be a special called meeting to award the contract for the pond cleanout.

Mr. Humphries reported that the new town website will be going live soon. He will notify Board members with the date.

Ed Humphries discussed House Bill 160 regarding consolidating city and county zoning procedures and policies in the General Assembly.

Items of Business

A. Review – Requirements for Accessory Buildings

Ed Humphries discussed different situations regarding accessory buildings and where they are set on the property. Our ordinance now states:

requirement that all accessory buildings be at the rear of the property

Measured from the rear building line (Section 185 (a))

Section 185 Accessory Building Setback Requirements.

(a) While accessory buildings shall generally be required to comply with the building setback standards set forth in Section 184, accessory buildings in residential districts shall, subject to subsection (b), be allowed within five feet of a rear lot boundary line and within five feet of a side boundary line so long as the structure is located entirely behind the rear line of the principal building.

Possible changes:

If structure in front of rear building line, lot must be 5 acres in size and structure must be 200 feet from the front property line.

Nancy Randall suggested that a 3 acre might be better.

Mr. Humphries will check ordinances in other rural towns and discuss at the next meeting.

Public Comments

Mayor Libby Long briefly discussed the de-annexation in Wesley Chapel. Mayor Long also discussed the referendum regarding the sale of alcohol in the county that will be on the 2016 ballot.

Approval of Previous Minutes

Nancy Randall made a motion that the minutes of March 17, 2015 be approved. Patricia Kindley seconded the motion. Board members Hargett, Crowell, Randall, Kindley, Phifer and Shaver voted yes (6-0).


Board Comments

Jesse Hargett asked Ed Humphries about the timeline for replacing Phil Thomas on the Planning Board. Mr. Humphries stated that he will put it on the May agenda. Five people have submitted applications: Fred Rogers, Greg Morgan, Mark Tarleton, Doug Buchanan and Tony Helms.

Dr. John Phifer made a motion to adjourn. Edwin Shaver seconded the motion. Board members Hargett, Crowell, Randall, Kindley, Phifer and Shaver voted yes (6-0).

Respectfully submitted,

Teresa Gregorius
Deputy Clerk



Jesse Hargett
Chairman

Approved this 16th day of June, 2015.