



**Town of Fairview
Planning Board Meeting
December 18, 2018**

The following Planning Board members were present: Kelvin Baucom, Doug Buchanan, Tony Helms, Mike Medlin, Rick Pigg, Nancy Randall and Bill Thomas

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

Public Comments

None

Reports

Ed Humphries introduced Bill Thomas, the new alternate on the Planning Board. The Council approved Mr. Thomas' appointment at the December 10th meeting.

Items of Business

A. Discuss and Recommend TC 18-138 Regulations for Small (Tiny) Houses

Ed Humphries presented TC 18-138 regulations and the Board discussed the verbiage. Fairview resident Wendall Long spoke to the Board regarding the tiny house regulations. The Board agreed to the following verbiage:

Article XII Density and Dimensions

Section 191 Small (Tiny) Houses

a) *A home can be any size, if:*

1) *Meets the minimum construction and design standards as required by the North Carolina State Residential Code*

b) *Administrative Requirements:*

1) *Must be permitted by the local building official having jurisdiction over the building site.*

- 2) *Must be of open construction so unit can be fully inspected by the local building official.*
- 3) *May be constructed of closed construction at an off-site location if the off-site construction is inspected and certified under the NC Modular Construction Program.*
- 4) *Must meet local zoning and set-back requirements as applicable.*
- 5) *Must meet community protective covenant requirements as applicable.*

Rick Pigg made a motion to recommend approval of TC 18-138 as amended to the Council. Kelvin Baucom seconded the motion. Board members Baucom, Buchanan, Helms, Medlin, Pigg, Randall and Thomas voted yes (7-0).

B. Discuss and Recommend Conditional Use Permit CUP 18-133

Ed Humphries presented a conditional use permit request from David Griffin to increase the size/operation of his business Griffin Surveying which is non-conforming. The Board discussed the permit request and amended the wording regarding the usage of the structure from storage to mixed use.

Tony Helms made a motion to recommend approval of CUP 18-133 as amended to the Council. Kelvin Baucom seconded the motion. Board members Baucom, Buchanan, Helms, Medlin, Pigg, Randall and Thomas voted yes (7-0).

C. Minutes

Kelvin Baucom made a motion to approve the November 20, 2018 minutes. Rick Pigg seconded the motion. Board members Baucom, Buchanan, Helms, Medlin, Pigg, Randall and Thomas voted yes (7-0).

Mike Medlin made a motion to adjourn. Rick Pigg seconded the motion. Board members Baucom, Buchanan, Helms, Medlin, Pigg, Randall and Thomas voted yes (7-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Nancy Randall
Chair

Approved this 19th day of February, 2018