



**Town of Fairview  
Planning Board Meeting  
June 16, 2015**

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

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

**Public Comments**

None

**Reports**

a) Report on Council Actions---*Ed Humphries*

Bill Smith with the Union County Urban Forester/Arborist gave a presentation to the Council about his duties in assisting the residents of Union County.

**Items of Business**

A. Review—requirement that all accessory buildings be at the rear of the property measured from the rear building line (Section 185 (a))

Ed Humphries discussed different situations regarding accessory buildings and where they are set on the property. Board members discussed various situations and suggested wording for amending Section 185 (a) as follows:

- Structure is located entirely behind the front line of the principal building.
- If the accessory structure will be in front of the principal building line, lot must be 5 acres in size and structure.
- Must be 200 feet from the front property line.
- 15 foot side yard setback requirement.

Mr. Humphries will bring back the final amendment at the next meeting to be voted on.

Jesse Hargett addressed a question he received regarding a landowner erecting a barn/building on acreage they own that will not include a principal dwelling. Some of the problems that may arise could be using acreage as dump sites, absentee landowners, etc.

The Board decided by consensus that the requirement of an accessory building must be associated with a principal dwelling remains unchanged.

Jesse Hargett stated that Mr. Humphries passed out a copy of Senate Bill 25 that has been ratified and signed into law (Exhibit A). Mr. Humphries stated this law will not have much effect on Fairview since the town did not require items on development that the Bill (Law) now prohibits.

B. Minutes

Nancy Randall made a motion to accept the minutes of the April 21, 2015 meeting. Patricia Kindley seconded the motion. Board members Hargett, Randall, Kindley, Phifer and Helms voted yes (5-0).

**Board Comments**

Jesse Hargett welcomed new board member, Tony Helms. Mr. Helms stated he looks forward to serving with everyone.

Ed Humphries informed everyone that Patti Freeman's dad is in the hospital.

Nancy Randall made a motion to adjourn. Patricia Kindley seconded the motion. Board members Hargett, Randall, Kindley, Phifer and Helms voted yes (5-0).

Respectfully submitted,

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Teresa Gregorius  
Deputy Clerk

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Jesse Hargett  
Chairman

**Approved this 21<sup>st</sup> day of July, 2015**