



Town of Fairview

PLANNING AND ZONING BOARD

Agenda

August 15, 2023

Meeting will be at Fairview Town Hall Meeting Room

1. Roll Call and Determination of Quorum --- Chairman Buchanan
2. Business:
 - a. Add "Animal Boarding---Horses" To "Table of Uses" as a permitted use by right in RA-40 and RA-80 See sections 175,168 and 180A

Horse Boarding is a service offered by established horse farms. For a monthly fee, the boarding facility will maintain the daily care of a client's horse. These services may include feeding, turnout, stall cleaning, grooming, training, and even medical care.

- b. Projects updates
 - c. Approve Previous Minutes: March 21, 2023 --- Regular meeting
3. Public Comments
4. Adjourn

ARTICLE II: Basic Definitions & Interpretations

Section 15:

Horse boarding is a service offered by established horse farms across the country. For a monthly fee, the horse boarding facility will maintain the daily care of a client's horse. This may include things like daily feeding, turnout, stall cleaning, grooming training, day camps, and even medical care. Property must be a "Bona Fide Farm" with a minimum of 10 acres with the limit of horses to one horse per pasture acre.

USE	SUPPLEMENTAL REGULATION SECTION NUMBER OR ARTICLE	PARKING REQUIREMENT FOUND IN SECTION 291(e)	RS80	RA40	O	B-1	B-2	B-3	B-4	HC	B-6	LI
Animal Grooming Facility/Services (No outdoor runs)		12				Z	Z	Z	Z	S		
Animal Boarding Services - HORSES	168, 180A, 175	12	Z	Z								
Animal Hospital, Animal Kennel, Animal Boarding Services		12							S	S		
Animal Obedience School (Principal use)		12				Z	Z		Z	Ss		
Animal Supply Store		2.12				Z	Z		Z	S		
Antique Store		2.12				Z	Z		Z	S		
Apparel Store		2.12				Z	Z		Z	S		
Appliances (Household) Store and/or Repairs		2.12				Z	Z		Z	S		
Architect Service					Z	Z	Z	Z	Z	S		
Art Gallery/Center	179	5.3			Z	Z	Z	Z	Z	S	Zs	
Art Supply Store	179	2.12				Z	Z		Z	S	Zs	
Auction House (excluding animals, without outside storage)		2.12				Z	Z		Z	S		
Auction House (excluding animals, with outside storage)		2.21							S	S		
Auditorium, Stadiums, Assembly Halls, Amphitheaters, Coliseums (under 1000 seats) etc.	179	6.11				Z			Z	S	Zs	
Auditorium, Stadiums, Assembly Halls, Amphitheaters, Coliseums (1000+ seats)	179	6.13								S	Ss	

Z - Permitted By Right

S - Special Use Permit Required

D - Major Development Permit Required

s - Supplemental Regulations Apply

/ - or, (example Z/D)



**Town of Fairview
Planning Board Meeting
March 21, 2023**

The following Planning Board members were present: Doug Buchanan, Sharon Clontz, Mike Medlin, Greg Morgan, Josh Presley, Bill Thomas, Fred Rogers (Alt.). Chrisie Black and Rodney Stephens (Alt.) were absent.

Others present: Ed Humphries, Land Use Administrator/Deputy Clerk; Teresa Gregorius, Town Clerk and Spencer Thomas, Administrative Assistant

Public Comments

None

Items of Business

A. Animals: “How to Regulate Them”

Ed Humphries opened the discussion by reviewing the town’s current land use ordinance involving animals/livestock. He also provided information taken from other Union County municipalities land use ordinances. The Board discussed Section 175(a) changing the current lot line setbacks from 150 feet from all lot lines to use the current land use ordinance house setback lines 40 feet front/back and 15 feet from each side.

Greg Morgan made a motion to recommend to the Council to amend Section 175(a) to read *“Except where livestock or poultry are kept on a bona fide farm that is exempt from regulations under this ordinance, no person may keep livestock or poultry within ~~150 feet~~ 40 feet front/back and 15 feet from each side from any lot line of property owned by another. Nothing in this subsection shall be construed as authorizing poultry or livestock to be kept except where such uses are authorized as an Agricultural Use, Class II.”* Josh Presley seconded the motion. Board members Buchanan, Medlin, Morgan, Presley, and Rogers (Alt) voted yes, Clontz and Thomas voted no (5-2).

B. Discuss /Review/Recommend Updating the Nuisance Ordinance

Ed Humphries presented the updated town’s Nuisance Ordinance for review. Some Board members expressed the desire for the animal/livestock debate be handled in the Nuisance. No final recommendations were made.

C. Minutes

Greg Morgan made a motion to approve the February 21, 2023 minutes. Josh Presley seconded the motion. Board members Buchanan, Clontz, Medlin, Morgan, Presley, Thomas, and Rogers (Alt) voted yes (7-0).

Greg Morgan made a motion to adjourn. Bill Thomas seconded the motion. Board members Buchanan, Clontz, Medlin, Morgan, Presley, Thomas, Rogers (Alt) voted yes (7-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Doug Buchanan
Chairman

Approved this _____ day of _____ 2023

DRAFT