



**Town of Fairview
Planning Board Meeting
October 17, 2023**

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

Others present: Ed Humphries, Land Use Administrator/Deputy Clerk; Spencer Cox, Administrative Assistant

Public Comments

None

Items of Business

A. Add “Animal Boarding---Horses” To “Table of Uses”

Ed Humphries presented the possibility of adding “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.

Also add in Article II Basic Definitions and Interpretations: *“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. There is a minimum of 10 acres with a limit of horses to one horse per pasture acre”.*

The Board discussed. Add “Over 10 horses will require a Special Use Permit”. There should also be 2 lines added to the Table of Uses noting the same. Mr. Humphries stated that he would make changes and email everyone before the November meeting.

Josh Presley made a motion to recommend the following to the Council: *Add in Article II Basic Definitions and Interpretations: “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. There is a minimum of 10 acres with a limit of horses to one horse per pasture acre by right. Over 10 horses will require a Special Use Permit. Also 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 and Over 10 horses will require a Special Use Permit. Sharon Clontz seconded the motion. Board members Black, Buchanan, Clontz, Medlin, Presley, Thomas, Rogers (Alt) voted yes (7-0).

B. The new ‘FEMA Flood Hazard Maps’

Ed Humphries presented the new FEMA Flood Hazard Maps being proposed by FEMA and the floodplain permit the town uses along with the current links provided by NC government. (<https://flood.nc.gov/ncflood/>, <https://fris.nc.gov/fris/Home.aspx?ST=NC>). He encouraged the Board to go online to the websites to familiarize themselves with them.

C. Food Truck Discussion

Ed Humphries reported to the Board that the town has had an inquiry regarding setting up a food truck on a piece of property. Currently the Table of Uses does not include food trucks, just street vendors. Mr. Humphries suggested that food trucks be added to the Table of Uses and produce a definition for the Land Use Ordinance. The Board discussed. Mr. Humphries will produce the definition per the discussion and bring the recommendation back in November.

D. Minutes

Josh Presley made a motion to approve the August 15, 2023 minutes. Bill Thomas seconded the motion. Board members Black, Buchanan, Clontz, Medlin, Presley, Thomas, Rogers (Alt) voted yes (7-0).

Chairman Buchanan adjourned the meeting.

Respectfully submitted,

Spencer Cox
Administrative Assistant

Doug Buchanan
Chairman

Approved this 21st day of November 2023