

Agenda

Town of Fairview



Agenda

Town Council Meeting
April 9, 2024 @ 6:30 pm

Meeting will be in the Fairview Town Hall Meeting Room

- 1. Call the meeting to order: --- Mayor Wilfong**
- 2. Invocation**
- 3. Pledge of Allegiance**
- 4. Agenda Changes/Approval of Agenda**
- 5. Approval of Consent Agenda:**
 - 5.A. Financial and Tax Reports--- *Report Accepted as Information (including Pending Bills documentation provided at meeting)*
 - 5.B. Land Use Report---*Report Accepted as Information*
 - 5.C. Fund Balance Worksheet 2023-2024 --- *Report Accepted as Information*
 - 5.D. Fairview Park Event March Draft Minutes *Report Accepted as Information*
 - 5.E. Fairview Park Facility March Draft Minutes *Report Accepted as Information*
 - 5.F. Planning Board March Draft Minutes *(No March Meeting)*
 - 5.G. Approve Council Minutes for March 12, 2024
 - 5.H. Capital Project Ordinance for State Grant of \$250,000
 - 5.I. T&J Land Maintenance Quote of \$2,000 – Removal of Trees/Brush from Drainage Ditch Beside Town Hall

Agenda

6. Public Comments

7. Presentations: None

8. Items of Business:

- 8.A. **Discuss** Non-Conforming #NC 24 019 request from Jeffrey C. Wallace to add a pool in the front yard of his home at 1108 Lester Mullis Road --- *Ed Humphries*

Mayor to Open Public Hearing

Public Comments

Mayor to Close Public Hearing

Approve "Finding of Fact": Motion on Each:

1. The proposed special use will not materially endanger the public health or safety because _____.
2. The proposed special use will not substantially injure the value of adjoining or abutting property because _____.
3. The proposed special use will be in harmony with the area in which it is to be located because _____.
4. The proposed special use will be in general conformity with the land use plan, thoroughfare plan, or other plan because _____.

Decision: Approve/Not Approve the Non-Conforming #NC 24 019 request to add a pool in the front yard of 1108 Lester Mullis Road with the condition that the pool be fenced in.

"Motion to approve would include the following zoning statement": The proposed zoning amendment under consideration is/is not found to be reasonable and consistent with the recommendations of the Town's adopted Comprehensive Plan, the Town of Fairview Land Use Plan (Revised March 9, 2021), and the Town of Fairview Land Use Ordinance (effective July 1, 2005)

- 8.B. **Discuss** Park Site Plan (Amphitheater Area) Quote from Benesch for \$30,300 --- *Ed Humphries*

- 8.C. **Discuss** Brooks Sales Inc. Quote of \$20,100 for ATV for Park --- *Mayor Wilfong*

9. Council Comments:

10. Adjournment

AS A COURTESY, PLEASE TURN CELL PHONES OFF WHILE MEETING IN PROGRESS

**** Public Comments are limited to 3 minutes**

Consent Agenda

A consent agenda is an effective means of managing the length of a meeting. It is normally made up of routine items that are not controversial in nature and upon which no further discussion is anticipated. Action on the consent agenda usually occurs early in the meeting with all items listed being approved by one motion and vote.

If any member of the governing body feels the need to discuss one or more of the items more fully, the item may be removed from the consent agenda and placed on the regular agenda.

Town of Fairview
Balance Sheet
 As of March 31, 2024

	Mar 31, 24	Mar 31, 23
ASSETS		
Current Assets		
Checking/Savings		
First National Bank	824,561.97	853,867.55
Total Checking/Savings	824,561.97	853,867.55
Other Current Assets		
Franchise Tax Receivable	29,411.05	29,458.38
Investments		
Investments NCCMT	1,143.25	1,090.73
Total Investments	1,143.25	1,090.73
Prepaid assets	0.00	5,452.00
Sales Tax Receivable	8,959.45	8,289.82
Sales tax refund	2,006.73	0.00
Sales tax refund - Park grant	1,316.03	0.00
Taxes receivable	952.99	1,375.23
Taxes receivable - ad valorem	-157.70	-868.91
Taxes receivable - motor veh	1,217.10	1,156.98
Total Other Current Assets	44,848.90	45,954.23
Total Current Assets	869,410.87	899,821.78
Fixed Assets		
Accumulated Depreciation	-516,754.58	-509,525.10
Building and Improvements	1,413,376.32	1,332,303.56
Computer Equipment	10,073.66	10,073.66
Construction in Progress	33,455.27	8,123.05
Furniture and Equipment	1,698.00	1,698.00
Land	734,289.94	734,289.94
Land improvements	17,545.00	17,545.00
Leasehold improvements	0.00	27,486.25
Park equipment	171,130.76	152,883.99
Rental House	137,436.59	137,436.59
Total Fixed Assets	1,902,250.96	1,912,314.94
TOTAL ASSETS	2,771,661.83	2,812,136.72
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable	8,459.96	13,400.16
Total Accounts Payable	8,459.96	13,400.16
Other Current Liabilities		
Accrued payroll	4,599.02	4,592.83
Deferred revenue - ad valorem	999.37	1,375.23
Payroll Liabilities	105.14	94.08
Prepaid taxes	26.02	41.29
Security deposit - rental house	1,450.00	1,450.00
Total Other Current Liabilities	7,179.55	7,553.43
Total Current Liabilities	15,639.51	20,953.59
Long Term Liabilities		
Cumulative rent reserve	6,520.00	0.00
Note payable on park land	440,000.00	440,000.00
Total Long Term Liabilities	446,520.00	440,000.00
Total Liabilities	462,159.51	460,953.59

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9:14 AM
04/01/24
Accrual Basis

Town of Fairview Balance Sheet As of March 31, 2024

	Mar 31, 24	Mar 31, 23
Equity		
Allocated equity rent reserve	-6,520.00	0.00
Amount to be provided for LTD	-440,000.00	-440,000.00
Equity		
Fixed assets	1,902,250.96	1,912,314.94
Total Fund Balance	1,207,568.00	1,207,568.00
Total Equity	3,109,818.96	3,119,882.94
Retained Earnings	-331,635.09	-462,174.70
Net Income	-22,161.55	133,474.89
Total Equity	2,309,502.32	2,351,183.13
TOTAL LIABILITIES & EQUITY	2,771,661.83	2,812,136.72

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Town of Fairview
 Operating Actual vs Budget
 Year ended 06/30/24

Ordinary Income/Expense	<u>Operating</u>	Budget	Actual Fav to Budget
Income			
Ad Valorem taxes	119,338.00	113,000.00	6,338.00
Alcoholic beverage		14,000.00	-14,000.00
Donation	200.00		200.00
Festival income - vendors, etc	1,862.00		1,862.00
Fund balance appropriated		-4,930.00	4,930.00
Interest on delinquent taxes	420.18		420.18
Investment income	2,761.50		2,761.50
Motor vehicle taxes	10,238.52	12,500.00	-2,261.48
Rent reserve for park capital items	15,866.50	20,000.00	-4,133.50
Sales and use tax	42,800.86	58,000.00	-15,199.14
Transfer from ARP fund	21,812.19	23,000.00	-1,187.81
Utility Franchise taxes	94,508.83	127,000.00	-32,491.17
Uncategorized income	0.00		0.00
Zoning fees	13,900.00	17,000.00	-3,100.00
Total Income	<u>323,708.58</u>	379,570.00	-55,861.42
Expense			
Advertising and Promotion	186.57	1,000.00	813.43
Audit fees	10,000.00	9,600.00	-400.00
Bank Service Charges	37.00	500.00	463.00
Capital outlay - Park		0.00	0.00
Capital outlay - Office renovation	4,265.60	1,700.00	-2,565.60
Capital Outlay - Town Hall		11,000.00	11,000.00
Debt repayment	57,160.00	57,160.00	0.00
Dues and Subscriptions	5,824.00	6,200.00	376.00
Elections expense	3,795.41	3,700.00	-95.41
Festival expense	12,463.85	20,000.00	7,536.15
Grants	3,000.00	2,500.00	-500.00
Insurance Expense	7,172.54	7,200.00	27.46
Internet and website	7,414.31	11,000.00	3,585.69
Legal fees	4,959.10	10,000.00	5,040.90
Miscellaneous Expense	245.63	1,000.00	754.37
Office expense	23,334.73	26,250.00	2,915.27
Office utilities	3,858.59	6,500.00	2,641.41
Park Maintenance	16,029.75	40,000.00	23,970.25
Park Utilities	4,000.68	5,200.00	1,199.32
Payroll Expenses	97,861.54	56,600.00	-41,261.54
Payroll Taxes	135.92	9,350.00	9,214.08
Planning and zoning		54,305.00	54,305.00
Professional Fees	2,748.00	3,000.00	252.00

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Town of Fairview
 Operating Actual vs Budget
 Year ended 06/30/24

	<u>Operating</u>	<u>Budget</u>	to Budget
Rental house repairs, etc	1,005.58	2,000.00	994.42
Salaries - Park		11,905.00	11,905.00
Solid Waste Manage cost share		8,000.00	8,000.00
Tax collection fees	1,817.23	2,200.00	382.77
Telephone Expense	541.17	1,200.00	658.83
Training expense	257.40	500.00	242.60
Travel expense	42.90	0.00	-42.90
Zoning administration	1,108.35	10,000.00	8,891.65
Total Expense	<u>269,265.85</u>	<u>379,570.00</u>	110,304.15
Net Ordinary Income	<u>54,442.73</u>	0.00	54,442.73
Net Income	<u><u>54,442.73</u></u>		

Town of Fairview Transactions by Account As of March 31, 2024

Type	Date	Num	Name	Memo	Class	Debit	Credit	Balance
First National Bank								
Check	03/01/2024		Draft	Spectrum				
Deposit	03/05/2024			Internet, phone, tv				798,204.41
Deposit	03/07/2024			Deposit			249.98	797,954.43
Deposit	03/08/2024			Deposit		375.00		798,329.43
Deposit	03/08/2024			Deposit		150.00		798,479.43
Bill Pmt -Check	03/09/2024	104393	City of Charlotte	Deposit		1,350.00		799,829.43
Bill Pmt -Check	03/09/2024	104394	CompuNetworid	Local match for Charlotte Regional pl...		2,494.33		802,323.76
Bill Pmt -Check	03/09/2024	104395	Cox Law Firm, PLLC				2,048.00	800,275.76
Bill Pmt -Check	03/09/2024	104396	Gary Wilfong	Legal expenses			486.58	799,789.18
Bill Pmt -Check	03/09/2024	104397	Killingsworth Environme...	Park maintenance			247.50	799,541.68
Bill Pmt -Check	03/09/2024	104398	Patricia Kindley	Pest control			46.07	799,495.61
Bill Pmt -Check	03/09/2024	104399	Perry Laney Septic Tank	Park maintenance			150.94	799,344.67
Bill Pmt -Check	03/09/2024	104400	Teresa Clontz				53.68	799,290.99
Bill Pmt -Check	03/09/2024	104401	Union County Public Wo...	Cleaning			600.00	798,690.99
Bill Pmt -Check	03/09/2024	104402	Waste Management				200.00	798,490.99
Paycheck	03/12/2024	104403	Perry Laney Septic Tank	Dumpster service		0.00	295.78	798,195.21
Paycheck	03/12/2024	104404	Darrell H. Baucum	Septic Tank pumping				798,195.21
Paycheck	03/12/2024	104405	David M Link				300.00	797,895.21
Paycheck	03/12/2024	104406	Doug Buchanan				842.84	797,052.37
Paycheck	03/12/2024	104407	Edward D Humphries				138.53	796,913.84
Paycheck	03/12/2024	104408	Freddie D Rogers				46.17	796,867.67
Paycheck	03/12/2024	104409	Gary H Wilfong				2,731.12	794,136.55
Paycheck	03/12/2024	104410	Gary M Medlin				46.17	794,090.38
Paycheck	03/12/2024	104411	John A Biggers, Jr.				184.70	793,905.68
Paycheck	03/12/2024	104412	Joshua H Prasley				46.17	793,859.51
Paycheck	03/12/2024	104413	Kerry K Price				138.52	793,720.99
Paycheck	03/12/2024	104414	Patricia H. Kindley				46.17	793,674.82
Paycheck	03/12/2024	104415	Rodney B Stephens				138.52	793,536.30
Paycheck	03/12/2024	104419	Spencer L Thomas				138.52	793,397.78
Paycheck	03/12/2024	104417	Tania Hernandez Virgili				46.17	793,351.61
Paycheck	03/12/2024	104420	Teresa Gregorius				860.65	792,490.96
Liability Check	03/12/2024	To Print	IRS				692.62	791,798.34
Liability Check	03/12/2024	To Print	NC Dept of Revenue	55-0789092			1,416.33	790,382.01
Check	03/12/2024	104421	Perry Laney Septic Tank	600391020			2,770.66	787,611.35
Check	03/12/2024	104422	FNB Commercial Credit ...	Pump septic tank			274.00	787,337.35
Check	03/12/2024	104423	Samuel Lucas Shaver	Payment on credit card			300.00	787,037.35
Deposit	03/15/2024			Festival worker			647.86	786,389.49
Check	03/16/2024	104424	Maegan Thomas	Deposit		100.00	160.00	786,229.49
Check	03/16/2024	104425	Byrum Heating & AC, Inc.	Refund on park rental			50.00	786,329.49
Check	03/16/2024	104426	N Focus	Inspect HVAC unit			194.82	786,279.49
Check	03/16/2024	Draft	citizens	Zoning enforcement			32.50	786,084.67
Deposit	03/16/2024			Refund on park rental deposit			100.00	786,052.17
Deposit	03/16/2024			Deposit		5,245.73		785,952.17
Deposit	03/16/2024			Deposit		30,190.76		791,197.90
Check	03/19/2024	104427	Union County Register o...	Deposit		100.00		821,388.66
Deposit	03/19/2024			Request from Ed H			26.00	821,488.66
Check	03/19/2024	Draft	citizens	Deposit		100.00		821,462.66
Deposit	03/21/2024			Reimburse deposit			50.00	821,562.66
Deposit	03/22/2024			Deposit		100.00		821,512.66
Deposit	03/24/2024			Deposit		100.00		821,612.66
Deposit	03/25/2024			Deposit		100.00		821,712.66
Deposit	03/25/2024			Deposit		1,144.31		821,812.66
Deposit	03/25/2024			Deposit		250.00		822,956.97
Deposit	03/25/2024			Deposit		1,305.00		823,206.97
Deposit	03/26/2024			Deposit		50.00		824,511.97
Total First National Bank								
TOTAL						43,155.13	16,797.57	824,561.97
						43,155.13	16,797.57	824,561.97



Town of Fairview Transaction Detail By Account July 2023 through June 2024

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Office expense							
Bill	07/11/2023	07112023	Teresa Clontz	Cleaning			
Bill	07/12/2023	07122023	Perry Laney Septic Tank	Pump septic tank	200.00		200.00
Bill	07/17/2023	0157865-4...	WM Corporate Services	Garbage for August	300.00		500.00
Check	07/31/2023	Draft	Great American Financial ...	Copier	243.09		743.09
Bill	08/03/2023	08032023	Teresa Clontz	Cleaning Town Hall	168.51		911.60
Bill	08/07/2023	1609	Taylor's Landscaping Serv...	Lawn maintenace	200.00		1,111.60
Check	08/08/2023	104187	Perry Laney Septic Tank	Pumping septic tank for 07/2...	210.00		1,321.60
Check	08/08/2023	104188	Ed Humphries_	Reimburse Ed for refund cre...	300.00		1,621.60
Check	08/08/2023	104189	FNB Commercial Credit C...	Park and office activity on CC	52.79		1,674.39
Bill	08/09/2023	08092023	Perry Laney Septic Tank	Septic pump out	229.45		1,903.84
Bill	08/16/2023	23126	Brown Creek Graphics LLC	Sign for Town Hall	300.00		2,203.84
Bill	08/16/2023	0160303-4...	WM Corporate Services	Sept service	1,605.00		3,808.84
Bill	08/17/2023	08172023	John Biggers_	Water line reimbursement	243.09		4,051.93
Bill	08/22/2023	08222023	Ed Humphries_	Postage reimbursement	41.81		4,093.74
Bill	08/22/2023	08222023	Patricia Kindley_	Office supplies from Walmart	198.00		4,291.74
Bill	08/24/2023	08242023	Perry Laney Septic Tank	Septic pump out	50.00		4,341.74
Check	08/31/2023	Draft	Great American Financial ...		300.00		4,641.74
Bill	08/31/2023	08312023	Gary Wilfong_	Reimbursement	171.28		4,813.02
Bill	09/05/2023	1610	Taylor's Landscaping Serv...	Monthly lawncare	17.30		4,830.32
Bill	09/12/2023	09122023	Teresa Clontz	Cleaning office	680.00		5,510.32
Check	09/12/2023	104221	FNB Commercial Credit C...	Credit card bill	200.00		5,710.32
Check	09/12/2023	104222	Perry Laney Septic Tank	Septic pumping	229.33		5,939.65
Bill	09/18/2023	0162757-4...	WM Corporate Services	Garbage service	300.00		6,239.65
Bill	09/22/2023	09222023	Perry Laney Septic Tank	Septic pump	246.61		6,486.26
Bill	09/26/2023	1617	Taylor's Landscaping Serv...	September invoice	300.00		6,786.26
Check	10/02/2023	Draft	Great American Financial ...	Draft for copier	730.00		7,516.26
Bill	10/10/2023	0102023	Teresa Clontz	Cleaning	212.84		7,729.10
Check	10/10/2023	104251	Perry Laney Septic Tank		200.00		7,929.10
Check	10/10/2023	104253	FNB Commercial Credit C...	payment on credit card	300.00		8,229.10
Bill	10/16/2023	0165229-4...	WM Corporate Services	Waste service	124.77		8,353.87
Bill	10/17/2023	3238435	Killingsworth Environmental	Pest control	246.61		8,600.48
Bill	10/18/2023	10182023	Perry Laney Septic Tank	Septic pumping	150.94		8,751.42
Bill	10/24/2023	10242023	Ed Humphries_	Postage and travel	300.00		9,051.42
Check	10/31/2023	Draft	Great American Financial ...	Copier lease	4.35		9,055.77
Bill	11/02/2023	3090892	Killingsworth Environmental	Pest control	171.43		9,227.20
Bill	11/02/2023	1626	Taylor's Landscaping Serv...	October bill	150.94		9,378.14
Bill	11/03/2023	11032023	Perry Laney Septic Tank	Pump septic tank	680.00		10,058.14
Bill	11/14/2023	11142023	Teresa Clontz	Cleaning office	300.00		10,358.14
Check	11/14/2023	104272	FNB Commercial Credit C...	Payment on credit card bill	200.00		10,558.14
Bill	11/16/2023	0167711-4...	WM Corporate Services	Garbage service	661.92		11,220.06
Bill	11/20/2023	11202023	Perry Laney Septic Tank	Pump septic tank	246.61		11,466.67
Check	11/30/2023	Draft	Great American Financial ...	Copier	300.00		11,766.67
Bill	12/05/2023	12052023	Gary Wilfong_	expense reimbursement	168.51		11,935.18
Bill	12/05/2023	1633	Taylor's Landscaping Serv...	Landscaping	113.35		12,048.53
Bill	12/07/2023	12072023	Perry Laney Septic Tank	Pump septic tank	70.00		12,118.53
Bill	12/10/2023	10122023	Patricia Kindley_	gift card for Christmas lights	300.00		12,418.53
Bill	12/12/2023	12122023	Teresa Clontz	Cleaning town hall	30.00		12,448.53
Check	12/12/2023	104319	FNB Commercial Credit C...	credit card payment	200.00		12,648.53
Bill	12/12/2023	5160713	Killingsworth Environmental	Pest control	190.19		12,838.72
Bill	12/13/2023	539870	Ray Barnes	Locksmith	150.94		12,989.66
Bill	12/18/2023	017007847...	WM Corporate Services	Garbage	325.00		13,314.66
Bill	12/26/2023	12262023	Perry Laney Septic Tank	Pump out septic tank	246.61		13,561.27
Bill	01/08/2024	1636	Taylor's Landscaping Serv...	landscaping	300.00		13,861.27
Bill	01/09/2024	01092024	Teresa Clontz	Cleaning	610.00		14,471.27
Check	01/09/2024	104364	FNB Commercial Credit C...	Payment on credit card	200.00		14,671.27
Check	01/15/2024	Draft	Great American Financial ...	Copier	974.39		15,645.66
Bill	01/16/2024	0172527-4...	WM Corporate Services	Waste Disposal	178.11		15,823.77
Bill	01/17/2024	01172024	Perry Laney Septic Tank	Septic pump	246.61		16,070.38
Check	01/25/2024	Draft	Great American Financial ...	Copier	300.00		16,370.38
Bill	01/30/2024	01312024	Darrell H. Baucom_	Reimburse software costs	0.00		16,370.38
Bill	01/31/2024	01312024	Perry Laney Septic Tank	Septic pump	1,209.19		17,579.57
Check	01/31/2024	Draft	Great American Financial ...	Copier	300.00		17,879.57
Bill	02/05/2024	1639	Taylor's Landscaping Serv...		178.11		18,057.68
Bill	02/05/2024	2019025167	Superior Plumbing & Drai...	Plumbing repair	540.00		18,597.68
Bill	02/13/2024	02132024	Teresa Clontz	Office cleaning	1,024.80		19,622.48
Check	02/13/2024	104390	FNB Commercial Credit C...	credit card bill	200.00		19,822.48
Bill	02/14/2024	02142024	Perry Laney Septic Tank	Pump septic tank	425.32		20,247.80
Bill	02/16/2024	18234	Byrum Heating & AC, Inc.	Review HVAC unit	300.00		20,547.80
Bill	02/16/2024	0174933-4...	Waste Management	Dumpster service	133.44		20,681.24
Bill	02/20/2024	02202024	Perry Laney Septic Tank	Pump septic tank	0.00		20,681.24
Bill	02/20/2024	02202024	Perry Laney Septic Tank	Septic Tank pumping	0.00		20,681.24
Bill	02/27/2024	5306387	Killingsworth Environmental	Pest control	300.00		20,981.24
Check	02/29/2024	Draft	Great American Financial ...	Copier lease	150.94		21,132.18
Bill	03/02/2024	03022024	Perry Laney Septic Tank	Pump septic tank	189.89		21,322.07
Bill	03/12/2024	03122024	Teresa Clontz	Cleaning	300.00		21,622.07
Check	03/12/2024	104421	Perry Laney Septic Tank	Pump septic tank	200.00		21,822.07
Check	03/12/2024	104422	FNB Commercial Credit C...	Payment on credit card	300.00		22,122.07
Check	03/12/2024	104422	FNB Commercial Credit C...	Payment on credit card	390.46		22,512.53

9:15 AM

04/01/24

Accrual Basis

Town of Fairview
Transaction Detail By Account
 July 2023 through June 2024

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Check	03/16/2024	104425	Byrum Heating & AC, Inc.	Inspect HVAC unit			
Bill	03/18/2024	0177340-4...	WM Corporate Services	Dumpster service	194.82		22,707.35
Check	03/19/2024	104427	Union County Register of ...	Request from Ed H	101.38		22,808.73
Bill	03/22/2024	03222024	Perry Laney Septic Tank	Pump septic tank	26.00		23,134.73
Bill	04/12/2024	04122024	Teresa Clontz	Cleaning Town Hall	300.00		23,334.73
					200.00		23,334.73
Total Office expense							
					23,334.73	0.00	23,334.73
TOTAL					23,334.73	0.00	23,334.73

10

Town of Fairview Transaction Detail By Account July 2023 through June 2024

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Park Maintenance							
Bill	07/11/2023	07112023	Jerry Clontz_	Reimburse park supplies			
Bill	08/07/2023	1609	Taylor's Landscaping...	Lawn maintenance	137.05		137.05
Bill	08/07/2023	1609	Taylor's Landscaping...	Lawn maintenance	2,102.50		2,239.55
Check	08/08/2023	104189	FNB Commercial Cre...	Park and office activity on CC	0.00		2,239.55
Bill	09/05/2023	1610	Taylor's Landscaping...	Monthly lawncare	889.21		3,128.76
Check	09/05/2023	1610	Taylor's Landscaping...	Monthly lawncare	1,337.50		4,466.26
Check	09/12/2023	104221	FNB Commercial Cre...	Credit card bill	450.00		4,916.26
Check	09/12/2023	104224	Jerry C. Clontz	supplies	53.61		4,969.87
Bill	09/26/2023	1617	Taylor's Landscaping...	September invoice	352.97		5,322.84
Bill	09/26/2023	1617	Taylor's Landscaping...	September invoice	1,337.50		6,660.34
Check	10/10/2023	104253	FNB Commercial Cre...	payment on credit card	360.00		7,020.34
Check	10/11/2023	104256	Jerry Clontz_	Reimburse supplies	447.28		7,467.62
Bill	11/02/2023	1626	Taylor's Landscaping...	October bill	731.29		8,198.91
Bill	11/02/2023	1626	Taylor's Landscaping...	October bill	1,337.50		9,536.41
Check	11/14/2023	104272	FNB Commercial Cre...	Payment on credit card bill	360.00		9,896.41
Bill	12/05/2023	12052023	Gary Wilfong_	expense reimbursement	53.61		9,950.02
Bill	12/05/2023	1633	Taylor's Landscaping...	Landscaping	76.08		10,026.10
Check	12/05/2023	1633	Taylor's Landscaping...	Landscaping	1,497.50		11,523.60
Bill	12/12/2023	104319	FNB Commercial Cre...	credit card payment	540.00		12,063.60
Bill	01/08/2024	1636	Taylor's Landscaping...	landscaping	138.20		13,539.30
Check	01/08/2024	1636	Taylor's Landscaping...	landscaping	1,337.50		12,201.80
Bill	02/05/2024	104364	FNB Commercial Cre...	Payment on credit card	160.00		13,699.30
Bill	02/05/2024	1639	Taylor's Landscaping...		531.08		14,230.38
Check	02/05/2024	1639	Taylor's Landscaping...		1,337.50		15,567.88
Bill	02/13/2024	104390	FNB Commercial Cre...	credit card bill	160.00		15,727.88
Bill	02/26/2024	02262024	Gary Wilfong_	Park maintenance	92.70		15,820.58
Bill	02/29/2024	02292024	Patricia Kindley_	Park maintenance	46.07		15,866.65
Bill	03/24/2024	03242024	Gary Wilfong_	reimbursement	58.58		15,920.33
Bill	04/09/2024	04092024	Ed Humphries_	Reimbursement	50.84		15,978.91
Total Park Maintenance							16,029.75
TOTAL					16,029.75	0.00	16,029.75
					16,029.75	0.00	16,029.75

11

Town of Fairview Transaction Detail By Account July 2023 through June 2024

Type	Date	Num	Adj	Name	Memo	Debit	Credit	Balance
Festival expense								
Check	09/12/2023	104221		FNB Commercial Cre...	Credit card bill			
Bill	09/16/2023	09162023		John Biggers_	Festival expense	151.95		151.95
Bill	10/03/2023	10032023		Jeff Campagna	Festival checks	84.45		236.40
Bill	10/03/2023	10032023		Rick Greene	Festival expense	172.00		408.40
Bill	10/03/2023	10032023		Union County Tractor...	Festival expense	600.00		1,008.40
Bill	10/03/2023	10032023		Todd Donaldson	Festival expense	500.00		1,508.40
Bill	10/04/2023	10042023		Pam Mower	Festival reimbursement	140.00		1,648.40
Check	10/10/2023	10102023		Gary Willfong_	Correction of amount owed to Gary		159.54	1,807.94
Check	10/31/2023	104255		Jimmy Huntley	DJ for festival	148.89		1,956.83
Check	11/02/2023	104258		Brian Minor	Fall Festival work	500.00		2,456.83
Bill	11/02/2023	11022023		Traci Price Ferguson	Supplies for Festival	700.00		3,156.83
Check	11/14/2023	104272		FNB Commercial Cre...	Payment on credit card bill	95.32		3,252.15
Check	11/14/2023	104290		Spencer L Thomas	Reimbursement of festival expens...	1,072.45		4,324.60
Check	12/12/2023					195.63		4,520.23
Check	12/12/2023	104319		FNB Commercial Cre...	credit card payment	0.00		4,520.23
Check	12/12/2023	104320		Allison Plyler	Festival reimbursement	596.97		5,117.20
Bill	12/21/2023	12212023		Holden Plyler	Festival - driving tractor	277.53		5,394.73
Bill	12/21/2023	12212023		Jeff Campagna	Festival Santa	100.00		5,494.73
Bill	12/21/2023	12212023		Grier Donaldson	Festival driver	250.00		5,744.73
Bill	12/21/2023	12212023		Todd Donaldson	Festival driver	80.00		5,824.73
Bill	12/21/2023	12212023		Carlton Brock	Festival set up, clean up, driver	80.00		5,904.73
Bill	12/21/2023	12212023		Donald Thomas	Festival setup, clean up, driver	540.00		6,444.73
Bill	12/21/2023	12212023		Brian Minor	Festival parking crew	590.00		7,034.73
Bill	12/21/2023	12212023		James Richard Penist...	Festival set up	500.00		7,534.73
Bill	12/21/2023	12212023		Ryan Wagoner Principi	Festival setup	60.00		7,594.73
Check	01/09/2024	104364		FNB Commercial Cre...	Payment on credit card	60.00		7,654.73
Bill	02/01/2024	819674		Briolive	Too Much Sylvia for June concert	1,919.12		9,573.85
Check	02/13/2024	104391		Ronald Thomas	Labor for festival	1,250.00		10,823.85
Check	03/12/2024	104423		Samuel Lucas Shaver	Festival worker	1,480.00		12,303.85
						160.00		12,463.85
Total Festival expense						12,463.85	0.00	12,463.85
TOTAL						12,463.85	0.00	12,463.85

MARCH 2024 PERMITS

Date	Ck#	Permit #	Type	Fee \$	Name	Address	Parcel #
3/5/2024	WEB	Ms 24 022	Minor	\$275	C Y Baucom	Copy to come -Brief	
2/29/2024	297	A 24 023	Accessory	\$100	Miguel Preyes	6304 Howey Bottoms	08291010G
2/27/2024	16959	Ms 24 024	Minor	\$275	Cody Joy	Copy to come	
3/7/2024	4278	A 24 025	Electric	\$100	Dan Brooks	2008 Biggers Cemetery	08114005K
3/12/2024	1007	H 24 026	Home	\$125	Graham Galvin	7504 Surry Lane	8222019
3/14/2024	Web	Add 24 027	Add	\$100	Yurity Crula	7607 Tesh Road	8156026
3/19/2024	7288	H 24 029	Home	\$125	Brodview Builders	214 E Hwy 218	08189031C
3/19/2024	Webcc	A 24 028	Pool	\$100	DRVLandscaping	7604 Tesh Rd	08156001C
3/26/2024	34629	comp24030	comp	\$100	True Homes	10003 Indian Trail Fairview	08222010B
Totals			9	\$1,300			

FUND BALANCE WORKSHEET 2023/2024

Beginning Spendable Fund Balance **\$597,000**
(as of 6/30/2023)

POLICY - Reserve in Spendable Fund Balance **\$200,000**

Spendable Fund Balance **\$397,000**
(as of 6/30/2023)

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
New Spendable Fund Balance				

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
New Spendable Fund Balance				

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
New Spendable Fund Balance				

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
New Spendable Fund Balance				

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
New Spendable Fund Balance				

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
New Spendable Fund Balance				

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
New Spendable Fund Balance				

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
New Spendable Fund Balance				

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
New Spendable Fund Balance				



**Town of Fairview
Fairview Park Event Committee Meeting
March 7, 2024**

1. The following Fairview Park Event Committee members were present: Lisa Thomas, Theresa Donaldson, Pat Simpson and Spencer Thomas-Cox. Absent: Gayle Brock, Scott Cuthbertson, Morgan Ellison, Mike Medlin, Traci Price-Ferguson, Pam Mower

Others present: Teresa Gregorius, Town Clerk

2. Invocation

3. **Public Comments:** None

4. Items of Business:

4.A. Discuss 2024 Events

The committee discussed the number of food trucks needed for Music in the Park. Also discussed the Fairview PTO having an end of school bash at the park starting before the music.

5. Approval of Minutes: February 1, 2024

Theresa Donaldson made a motion to approve the February 1, 2024 minutes. Pat Simpson seconded the motion. Committee members Thomas, Donaldson, Simpson and Thomas-Cox voted yes (4-0).

6. Adjournment

Chairman Thomas adjourned the meeting.

Respectfully submitted,

Teresa Gregorius
Town Clerk

Lisa Thomas
Chairman

Approved this _____ day of _____ 2024



**Town of Fairview
Fairview Park Facility Committee Meeting
March 14, 2024**

1. The following Fairview Park Facility Committee members were present: Daniel Allen, Kirk Ellison, Jane Link, Penny Love, Mike Medlin, Bill Riffle and Leon Whitley

Others present: Teresa Gregorius, Town Clerk, Mayor Gary Wilfong, Council Members Patricia Kindley and David Link

2. **Invocation**

3. **Public Comments:** None

4. **Items of Business:**

Teresa Gregorius introduced the new part-time park/town maintenance technician, Michael Starnes. He will be starting on April 1st.

- 4.A. Eagle Scout Project

Lane Spidel with Scout Troop 601 presented his bat box Eagle Scout project to the Committee. The Committee discussed the project.

Chairman Medlin made a motion to approve the Eagle Scout Bat Box project as presented. Penny Love seconded the motion. Committee members Allen, Ellison, Link, Love, Medlin, Riffle and Whitley voted yes (7-0).

- 4.B. Update on Park Projects

Mayor Gary Wilfong updated the Committee on various projects in the pipeline at the park. Currently there is state grant funds of approximately \$100,000 to be used by October 2024 and \$250,000 to be used by October 2025.

Items to start and/or complete in 2024:

- Site plan quote from Benesch Company for amphitheater
- Story Walk

- Electrical work/light kit for pump for pond donated by Love Well & Pump Supply
- Purchase ATV
- Start site work for amphitheater

Items to start and/or complete in 2025:

- Complete Amphitheater site work
- Build Amphitheater

If there are funds left after the above projects are completed, other items may include:

- Small bike surface fenced in area for toddlers
- Additional playground equipment area for handicap individuals

Daniel Allen reported that the Eagle Scout project by Addison Allen has been completed.

Teresa Gregorius mentioned to the Committee that the Event Committee was planning a Kids Fishing Day/Nature Trail opening day in the spring in memory of Jerry Clontz. They would like for the Facility Committee to make sure the pond does not require any fish re-stocking. Also additional trash cans will need to be purchased to put in the wooded picnic areas and along the nature trail.

5. Approval of Minutes:

Penny Love made a motion to approve the September 14th and November 9th 2023 minutes. Jane Link seconded the motion. Committee members Allen, Ellison, Link, Love, Medlin, Riffle and Whitley voted yes (7-0).

6. Adjournment: Chairman Medlin adjourned the meeting.

Respectfully submitted,

Teresa Gregorius
Town Clerk

Mike Medlin
Chairman

Approved this _____ day of _____ 2024

Town of Fairview



**Town of Fairview
Regular Town Council Meeting
March 12, 2024 @ 6:30 pm**

Meeting will be in the Fairview Town Hall Meeting Room

1. Call the meeting to order: ---Mayor Wilfong

The following Council members were present: Mayor Gary Wilfong, John Biggers, Patricia Kindley, David Link and Kerry Price

Others present: Darrell Baucom, Financial Officer; Ed Humphries, Land Use Administrator; Teresa Gregorius, Town Clerk and Spencer Cox, Administrative Assistant

2. Invocation

3. Pledge of Allegiance

4. Agenda Changes/Approval of Agenda

Patricia Kindley made a motion to approve the agenda as submitted. John Biggers seconded the motion. Council members Biggers, Kindley, Link and Price voted yes (4-0).

5. Approval of Consent Agenda:

- 5.A. Financial and Tax Reports--- *Report Accepted as Information (including Pending Bills documentation provided at meeting)*
- 5.B. Land Use Report---*Report Accepted as Information*
- 5.C. Fund Balance Worksheet 2023-2024 --- *Report Accepted as Information*
- 5.D. Fairview Park Event February Draft Minutes (*Minutes Accepted as Information*)
- 5.E. Fairview Park Facility February Draft Minutes (*No February Meeting*)

- 5.F. Planning Board February Draft Minutes (*Minutes Accepted as Information*)
5.G. Approve Council Minutes for February 13, 2024
5.H. Approve Union County Interlocal Agreement (\$4,000 contribution approved at 8/8/23 Council meeting)
5.I. Re-appoint Mike Medlin to the Planning Board with the term expiring December 2026.

Appoint Alex Karakosta to the Board of Adjustment from an alternate member to full member.

John Biggers made a motion to approve the consent agenda. David Link seconded the motion. Council members Biggers, Kindley, Link and Price voted yes (4-0).

6. Public Comments: None

7. Presentations: None

8. Items of Business:

8.A. Discuss #L-I CUD 24 002 request from Haigler Farms 2 LLC

Ed Humphries presented the #L-I CUD 24 002 request from Haigler Farms 2 LLC to rezone a 38-acre tract, Parcel #08222011M to light industrial CUD (Conditional Use District). Any use in the district will be required to obtain a special use permit. The Council discussed.

Mayor Opened Public Hearing

Public Comments: List of speakers (see Appendix A). Some spoke in favor of the re-zoning and some voiced concerns including: drop in property value, storm water runoff, increased traffic, trash, light pollution.

Mayor Closed Public Hearing

Decision: John Biggers made a motion to approve #L-I CUD 24 002 from Haigler Farms 2 LLC to rezone a 38-acre tract, Parcel #08222011M to light industrial CUD (Conditional Use District) including the following conditions:

- All properties as they are approved with a Special Use Permit will be required to install a 30-foot buffer as required in the Fairview Lane Use Ordinance, Section 308.
- NCDOT may require improvements as needed with change of uses.
- All properties shall be leased from Haigler Farms 2 LLC.
- Water to be supplied by the County to all uses within 2500 feet of current County water lines.
- All 38 acres will be subject to the North Carolina state storm water ordinance.

All uses will require a Special Use Permit and will include conditions as required by Fairview Lane Use Ordinance.

The proposed zoning amendment under consideration is found to be reasonable and consistent with the recommendations of the Town's adopted comprehensive plan, the Town of Fairview Land Use Plan (Revised March 9, 2021), and the Town of Fairview Land Use Ordinance (effective July 1, 2005). David Link seconded the motion. Council members Biggers, Kindley, Link and Price voted yes (4-0).

9. Council Comments:

Spencer Cox informed everyone present about upcoming events at the park and the fact that the Event Committee can always use volunteers.

Ed Humphries announced that there will be a special called meeting of the Council on April 10, 2024 at 6:30 PM regarding a violation on Goose Creek.

David Link made a motion to go into closed session to include the following: Mayor and Council, Ed Humphries, Teresa Gregorius and Michael Starnes. John Biggers seconded the motion. Council members Biggers, Kindley, Link and Price voted yes (4-0).

10. Closed Session: N.C.G.S. 143-318.11 (a)(6) -- Personnel

John Biggers made a motion to come out of closed session. Patricia Kindley seconded the motion. Council members Biggers, Kindley, Link and Price voted yes (4-0).

John Biggers made a motion to hire Michael Starnes pending background check and defined duties at a rate of \$22.00 per hour for up to 30 hours per week. Kerry Price seconded the motion. Councilmen Biggers, Link, Kindley and Price voted yes (4-0).

11. Adjournment

David Link made a motion to adjourn. Patricia Kindley seconded the motion. Council members Biggers, Kindley, Link and Price voted yes (4-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Gary Wilfong
Mayor

Approved this _____ day of _____, 2024

APPENDIX A

#L-I CUD 24-002

Light Industrial

Conditional Use District

Comment Sign Up Sheet

Date: March 12, 2024

Name	Address	Topic
DANA WILLIAMS	7519 BENT HAIGLE RD	General
Clare McClamrock	217 Hwy-218 W. Mendenhall	General
Jennifer Prvette	Burne Ave	
Emily Greywoode	12535 Cedar Post Ln	General
Wanda Black	701 Goose Creek Dr. T.T.	General
WALTER FORD	7309 Brent-Haigle Rd	General
Elizabeth Lall	416 Goose Creek	General
Libby Lang	117 Hwy 218 W.	General
Rita Wade	217 Hwy 218 W	Stormwater
Gregg Burrows	9421 IT FARVIEW	General
Musa Phillip	8105 West Dunbar Rd	General
Phil Thomas		



Capital Project Ordinance for the Town of Fairview

BE IT ORDAINED by the Town Council of the Town of Fairview, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section 1: The project authorized is the updating of the Town Park to be funded through grant proceeds from the state of North Carolina. This project will be known as the "Park & Town Hall Improvements".

Section 2: The Finance Officer is hereby directed to proceed with the capital project within the terms of this document.

Section 3: The following amounts are appropriated for the project:

Design & Improvements of Park & Town Hall	\$250,000
---	-----------

TOTAL ESTIMATED COST:	\$250,000
------------------------------	------------------

Section 4: The following revenues are anticipated to be available to complete this project:

Grant Proceeds from North Carolina	\$250,000
------------------------------------	-----------

TOTAL ESTIMATED REVENUES	\$250,000
---------------------------------	------------------

Section 5: The Finance Officer is hereby directed to maintain within the Capital Project Fund sufficient detailed accounting records to satisfy legal requirements and Town policies.

Section 6: the Budget Officer is hereby authorized to transfer objects of expenditures within the Capital Project fund without limitation.

Section 7: Funds may be advanced from the General Fund for making payments pursuant to this Capital Project Fund.

Section 8: Copies of this capital project ordinance shall be furnished to the Clerk to the Town Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

Adopted this 9th day of April 2024

Gary Wilfong, Mayor
Town of Fairview

Attest:

Teresa Gregorius
Fairview Town Clerk

Appendix A

Scope of Work, Sub-Grants, and Annual Budget

As part of this grant agreement, you are required to provide a description of how you will spend the grant funds in compliance with the specific purpose as stated in the Appropriations Act ("Scope of Work"). You are also required to submit information related to any potential sub-grants and a budget for the grant funds. **Please attach additional sheets as necessary.**

1. Organization: Town of Fairview

2. Grant ID: 10442

3. Scope of Work
Objectives, Results, Performance Measures:

Recipient shall detail below how the organization will spend the grant funds in compliance with the specific purpose(s) as stated in the Appropriations Act. The description should include objectives to be achieved, expected results and performance measures. The description should also include anticipated timing of those objectives, expected results and any services provided.

<p>Objective(s):</p> <p>How do you plan to spend your grant funds? What project(s) do you want to accomplish?</p>	<p>(1) Stage/sidewalks/site improvements to Park -- \$30,000 site plan; site work/improvements \$80,000; stage \$50,000</p> <p>(2) Parking lot improvements to Town Hall -- to include spaces for handicap \$75,000</p> <p>(3) Heat/Air additions to Town Hall -- cost of heat/air condition the hallway \$15,000</p>
<p>Expected Results:</p> <p>What do you hope will be accomplished through the projects supported by these grant funds?</p>	<p>(1) Improvements to Park according to Park Master Plan revised 2022</p> <p>(2) Improved parking for Town Hall</p> <p>(3) Better Heat/Air control of Town Hall building</p>
<p>Performance Measure(s):</p> <p>List the steps it will take to accomplish the project(s) supported by these grant funds.</p> <p>If the project is programmatic, list the estimated measurements for project outcomes.</p>	<p>(1) Site plan for stage 2024 (Park) Stage to be built in 2025 (according to Park Master Plan)</p> <p>(2) Site plan for parking lot at Town Hall -- hire contractor to complete spaces/paving</p> <p>(3) Hire Heat/Air contractor to install units</p>

4. Sub-grants:			
a. Does the Recipient anticipate that it will sub-grant or pass down any funds to another organization?	<input type="checkbox"/>	Yes	<input type="checkbox"/>
		No	<input checked="" type="checkbox"/>
If yes, answer the following:			
b. Name of Sub-recipient	c. Program Name	d. Amount to Sub-recipient	

5. Budget:

Below are general expenditure descriptions that can serve as a *guide* for preparing the organization's budget related to the grant award. Please provide a breakdown of estimated expenses for each category below or as an attachment.

The following budget is for the time period beginning (03/28/2024) and ending (10/3/2025).

EXPENDITURE DESCRIPTION	AMOUNT
Employee Expenses (ex. Salaries, hourly wages for grant project management /program related staffing).	<input type="text"/>
Administration Expenses (ex. utilities, telephone, data, lease related expenses)	<input type="text"/>
Goods Expenses (ex. supplies and equipment)	<input type="text"/>
Contract and Services Expenses (ex. Designers, Architects, Builders, Programmatic Service Providers)	<input type="text"/>
Other Expenses (ex. related charges not assigned above and described by recipient in breakdown below)	<input type="text"/>
Total Balance of the Project Fund (Grant total amount)	<input type="text" value="\$250,000.00"/>

Provide a breakdown of estimated expenses for each category below or as an attachment.

\$30,000.00 Site Plan for stage area - Park
\$130,000.00 Stage and site improvements (sidewalks, parking) - Park
\$75,000.00 Parking improvements - Town Hall
\$15,000.00 Heat/Air - Town Hall
TOTAL: \$250,000.00

Please note, you will sign off on this appendix as part of executing the Grant Agreement (Contract).

Printed Name	Title
Signature	Date

T&J Land Maintenance LLC

2107 Shepherds Cove
Indian Trail, NC 28079

Estimate

Date	Estimate #
3/15/2024	128

Name / Address
Town of Fairview

			Project
Description	Qty	Rate	Total
Weedat and remove trees and brush from drainage swell along right side property line of Town Hall. Trees and brush cleared will be hauled away Once cleared, open up Rip-rap swell at Flared in (by the 2 power poles) to let water out of the pipe		2,400.00	2,400.00 0
Total			\$2,400.00 0

26

Discuss
Non-Conforming
#NC 24 019

**Town of Fairview
Staff Report for:
Council**

DATE: April 9th 2024

CASE #: NC 24 019	
Applicant(s):	Jeffrey C Wallace 1108 Lester Mullis Road Indian Trail 28079
Property Owner(s):	Same
Requested Action:	To add a pool in the front yard of his home
Existing Zoning:	RA-40
Requested Zoning:	RA-40
Location:	1108 Leaster Mullis Road
Property Size:	1 Ac
Tax Parcel(s):	08246007B
Purpose/Narrative:	The request for the pool creates a non-conforming change in use under the ordinance because the pool would need to be in front of the home. Under our ordinance, a pool (Accessory structure) must be in the side or rear of the property. The Fairview Council Can approve a 'special use permit' Under Section 124 (e)(g))h)
Surrounding Area Zoning:	Residential/Farming
Existing Conditions:	Residential
Compliance with Zoning Ordinance:	Section 124 Extension or enlargement of Non-Conforming Situations
Special Use Permit Conditions:	Pool will be fenced
Staff Recommendation on Application:	Recommend Approval

PAPER 3/27 AND 7/3 12

Town of Fairview

7516 Concord Highway
Monroe NC 28110

NC 24019

PL

Change in Use, Non-Conforming (Special Use Permit) FEE: \$500

Date of Application Feb 13 2024

Applicant's Name Jeffrey C Wallace
Applicant's Mailing Address 1108 Lester Mullis Rd Indian Trail NC
Business Phone # 704-989-4696 Home Phone # 704-989-4696
Cell # 704-989-4696 Email: oversizeconstruction@gmail.com

Property Owner's Name Jeffrey C. Wallace
Property Owner's Mailing Address 1108 Lester Mullis Rd Indian Trail NC
Business Phone # 704-989-4696 Home Phone # 704-989-4696
Cell # 704-989-4696 Email Address oversizeconstruction@gmail.com

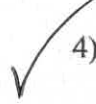
Relationship of Applicant to Property Owner Self

Property Information

Location 1108 Lester Mullis Rd. Indian Trail
NC 28079
Tax Map Parcel Number 08246007B
Deed Book & Page Number _____ Acreage _____
Current Zoning District RA 40 Flood Hazard Area (Y/N) NO
Proposed Zoning District RA 40

Attachments – The following shall be attached to this application:

- 1) If the property proposed for rezoning is less than the entire lot or tract as currently recorded in the Union County Register of Deeds Office, then three (3) copies of a survey and a legal description for the area to be re-zoned should be attached; OR, if an entire lot or tract is proposed for rezoning, then three (3) copies of a survey map or Union County Tax Map for the property should be attached;
- 2) The names and addresses of all adjoining property owners including those across streets and highways as currently registered in the Union County Tax Assessor's Office.
** WITHIN 500'*
- 3) Any other information that may be needed to insure that this application is in compliance with all provisions of the Land Use Ordinance.
- 4) A fee (in cash or a check made payable to the Town of Fairview) in the amount of **\$500.00** shall be submitted to the Town of Fairview, 7516 Concord Highway, Monroe, NC 28110.



*Plus any Town engineering fees, if applicable

CERTIFICATIONS

I, as the owner of the above-referenced property, or as the applicant duly authorized by the owner to submit this application in regard to the above-referenced property, do hereby certify that all of the information provided as part of this application is, to the best of my knowledge, accurate and complete.

Signature of Owner/Applicant: Jeffrey C Wallace

Date: 2-13-2024

I, as the Land Use Administrator, believe this application to be complete based on the certification of the owner/applicant, and accept it on the date designated below.

Signature of Land Use Administrator: [Signature]

Date: 2/29/2024

(THE FOLLOWING SHALL BE COMPLETED BY THE LAND USE ADMINISTRATOR)

Date of Planning Board Review: N/A

Date for First Class Notice to Parties for Planning Board Review: _____

Date for Posting of Property for Planning Board Review: _____

Planning Board Recommendation: N/A Approval
Approval with Comments
Disapproval

Date of Map Change (if any): _____

By: _____

Comments: BOARD APPROVAL ?

Land Use Administrator: _____

Date: _____



NC24019



08246036

1108

POOL

08246004

Lester Mullis Rd

08246004 40m
40ft

31

- (c) For purposes of subsection (b), compliance with applicable building setback requirements is not reasonably possible if a building that serves the minimal needs of the use proposed for the nonconforming lot cannot practicably be constructed and located on the lot in conformity with such setback requirements. However, mere financial hardship does not constitute grounds for finding that compliance is not reasonably possible.
- (d) This section applies only to undeveloped nonconforming lots. A lot is undeveloped if it has no substantial structures upon it. A change in use of a developed nonconforming lot may be accomplished in accordance with Section 126.
- (e) Reserved

Section 124 Extension or Enlargement of Nonconforming Situations.

- (a) Except as specifically provided in this section, no person may engage in any activity that causes an increase in the extent of nonconformity of a nonconforming situation.
- (b) A nonconforming use may be extended throughout any portion of a completed building that, when the use was made nonconforming by this ordinance, was manifestly designed or arranged to accommodate such use. However, a nonconforming use may be extended to additional buildings or to land outside the original building only in accordance with subsection (e) or Section 128 (Nonconforming Projects).
- (c) A nonconforming use of open land may not be extended to cover more land than was occupied by that use when it became nonconforming only in accordance with subsection e) or Section 128 (Nonconforming Projects).
- (d) The volume, intensity, or frequency of use of property where a nonconforming situation exists may be increased and the equipment or processes used at a location where a nonconforming situation exists may be changed if these or similar changes amount only to changes in the degree of activity rather than changes in kind and no violations of other paragraphs of this section occur.
- (e) Subject to subsection (f), the Town Council may issue a special use permit to allow:
 - (1) A structure within which a nonconforming use is conducted to be enlarged;
or
 - (2) Additional structures to be built on the lot where the nonconforming use is located, within which structures the nonconforming use can be enlarged; or

- (3) A nonconforming use of land to be extended beyond geographical bounds in which it has been conducted.
- (f) A complete application for a special use permit shall be submitted to the Administrator for a public evidentiary hearing and decision by the Town Council. The public hearing shall be advertised by Section.
- (g) The Town Council shall have the authority to issue the special use permit, along with any fair and reasonable conditions to assure conformance with this Ordinance, other plans adopted by the Town Council, and compatibility with surrounding properties. All additional conditions imposed by the Council in association with the special use permit shall be agreed upon by the applicant prior to final consideration.

Notice of the public hearing shall be given as follows:

- Such notice shall be published once a week for two successive weeks in a newspaper having general circulation in the Town. The first notice shall be published not less than ten days nor more than twenty-five days before the date fixed for the hearing. In computing this period the date of publication shall not be counted but the date of the hearing shall be.
 - The owner of that parcel of land as shown on the county tax listing, and the owners of all parcels of land abutting that parcel of land as shown on the county tax listing shall be mailed a notice of the public hearing by first class mail at the last addresses listed for such owners on the county tax abstracts. This notice must be deposited in the mail at least ten (10) but not more than twenty-five (25) days prior to the date of the public hearing.
- (h) Once the public hearing has been concluded, The Town Council may issue the permit described if it finds that:
- (1) The action authorized would not adversely affect the health or safety of persons residing or working in the neighborhood of the nonconforming use; and
 - (2) The action authorized would not substantially impair the value of nearby properties; and
 - (3) No useful purpose would be served by the strict application of the provisions or requirements of this ordinance to which the use does not conform; and
 - (4) The permittee will comply with the provision of Section 125(d)(2).

Without limiting the foregoing, the Town Council may attach to a permit a condition limiting the permit to a specified duration. All additional conditions or requirements

shall be entered on the permit. All additional conditions or requirements authorized by this section are enforceable, in the same manner and to the same extent as any other applicable requirement of this ordinance.

A vote may be taken on application conditions or requirements before a vote is taken on the "findings" listed herein.

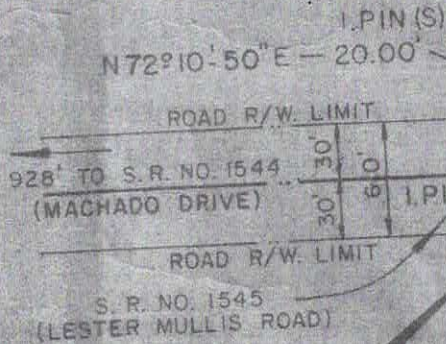
- (i) Notwithstanding subsection (a), any structure used for single-family residential purposes and maintained as a nonconforming use may be enlarged or replaced with a similar structure of a larger size, so long as the enlargement or replacement does not create new nonconformities or increase the extent of existing nonconformities with respect to such matters as setback and parking requirements. In particular, a manufactured home may be replaced with a larger manufactured home, and a "single-wide" manufactured home may be replaced with a "double-wide". This paragraph is subject to the limitations stated in Section 127 (abandonment and discontinuance of nonconforming situations).
- (j) Notwithstanding subsection (a), whenever: (i) there exists a lot with one or more structures on it; and (ii) a change in use that does not involve any enlargement of a structure is proposed for such lot; and (iii) the parking or loading requirements of Article XVIII that would be applicable as a result of the proposed change cannot be satisfied on such lot because there is not sufficient area available on the lot that can practicably be used for parking or loading, then the proposed use shall not be regarded as resulting in an impermissible extension or enlargement of a nonconforming situation. However, the applicant shall be required to comply with all applicable parking and loading requirements that can be satisfied without acquiring additional land, and shall also be required to obtain satellite parking in accordance with Section 297 if: (i) parking requirements cannot be satisfied on the lot with respect to which the permit is required; and (ii) such satellite parking is reasonably available. If such satellite parking is not reasonably available at the time the permit is granted, then the permit recipient shall be required to obtain it if and when it does become reasonably available. This requirement shall be a continuing condition of the permit.
- (k) Notwithstanding any other provision of this ordinance, additional right-of-way along an existing street may be condemned, and a property owner may at the request of the Town or State dedicate additional right-of-way even if such condemnation or dedication results in the creation or exacerbation of a nonconforming situation.

Section 125 Repair, Maintenance and Reconstruction.

- (a) Minor repairs to and routine maintenance of property where nonconforming situations exist are permitted and encouraged. Major renovation, i.e., work estimated to cost more than twenty-five percent of the appraised valuation of the

JAMES M. KUMBLE
379/134

JAMES D.
MULLIS
337/356
1.008 ACRE



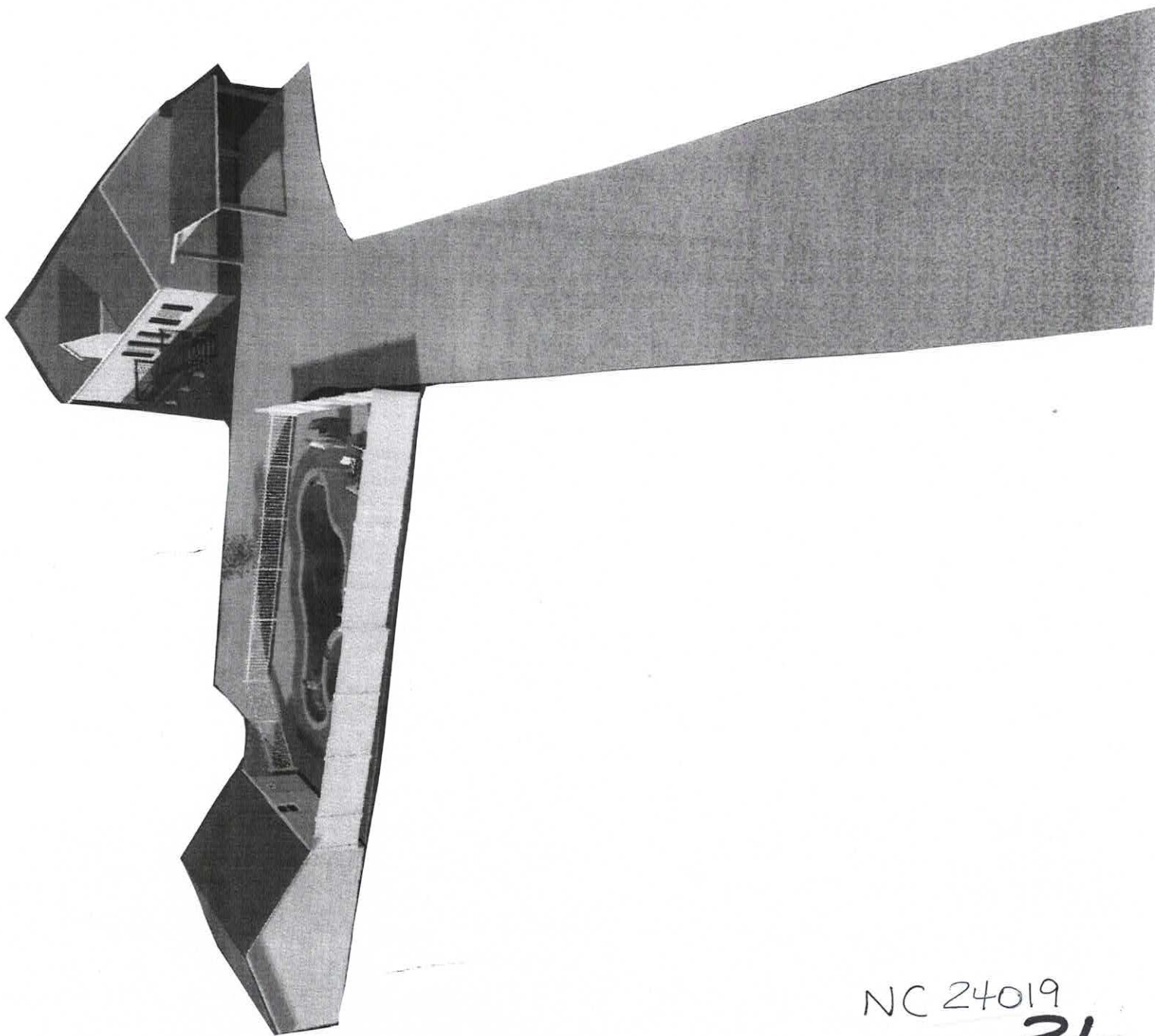
TRACT NO. 7
0.084 ACRE

JEFFREY
L.
BLACK
147/317
0.70 ACRE

PERRY H.
FERGUSON
107/505
0.37 ACRE
N 51°47'05" E - 148.24'

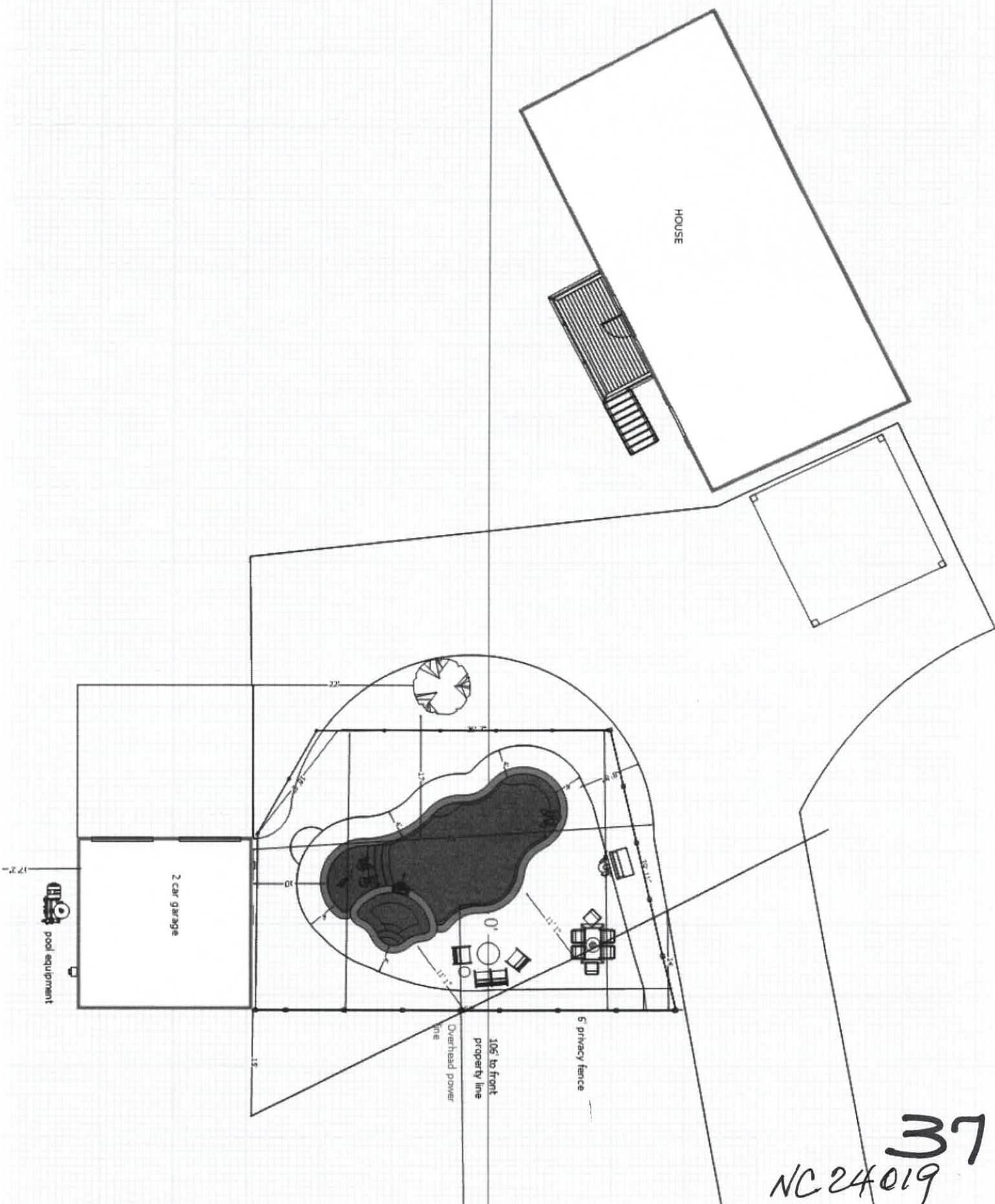
ROBERT W. CONNER
326/247

NC 24019 35



NC 24019

36



37
 NC 24019

Parcel Number

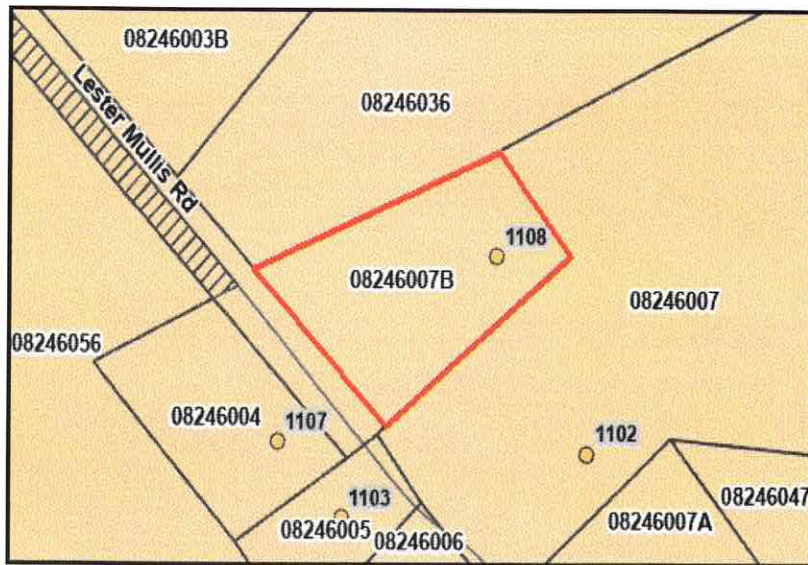
08246007B

Owner

WALLACE
JEFFREY
COYT

Mailing Address

1108 LESTER MULLIS RD
INDIAN TRAIL
NC, 28079



Account Information

Land Value \$42,400.00
 Building Value \$63,100.00
 Total Value \$105,500.00
 Acreage 1.0300

Description 8054-193
 Situs Address 1108 LESTER MULLIS RD
 Property Class RESIDENTIAL

Sales Information

Sale Date	Sale Amount	Book & Page	Grantor
04/06/2021	\$0.00	8054 193	BLAIR, DEBORAH BLACK
02/03/2016	\$24,500.00	6610 319	MULLIS SANDRA BLACK

Location Information

Municipal Administration	Fairview	12 Mile Service Area	No
County Zoning Code	CITY	School	School Assignment Information
Zoning Administration	Fairview	Census Tract Number	202.03
ETJ		FEMA Panel	5532
Fire District	Fairview	FEMA Zone	
Soils	CmB,BaB		

Building Information [View Real Property Site](#)

Total Living Area 1782
 Year Build 1997

District Voting Assignments (Jurisdictions)

Polling Place	FAIRVIEW ELEMENTARY SCHOOL	School District	4	Congressional District	9
Precinct District	#32	State House	69	Senate District	35

PUBLIC HEARING NOTICE

The Fairview Town Council will conduct a Public Hearings starting at 6:30 pm on Tuesday, **April 9th during the Council Regular monthly meeting** at Town Hall (location address: 7516 Concord Highway, Monroe, N.C. 28110). The purpose of this hearing is to:

Hear public comment on:

Change in Use, Non-Conforming (special Use Permit)

- A request from Jeff Wallace to install a pool in the front yard.
The house and lot are non-conforming and require a 'special use permit'

Section 124 (e)(g)(h) Fairview Land Use Ordinance
Parcel # 08246007B Town permit number NC 24019

The Public is invited to attend the public hearing and make comments. As a result of comments, the Town council reserves the right to amend the proposed Amendment prior to adoption. For More information, call Ed Humphries, Land Use Administrator at (704) 564.3412 during business hours. (Tuesday and Thursday 9:00 am to 3:00 pm)

The Town of Fairview does not discriminate based on disability. If you need an auxiliary aid or service or other accommodation to attend or fully participate in this meeting, please contact the Town Clerk at (704) 753.1981 as far in advance of the meeting as possible so that your request can be considered.

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March 27, Apr. 3, 2024

Discuss Park Site Plan (Amphitheater)

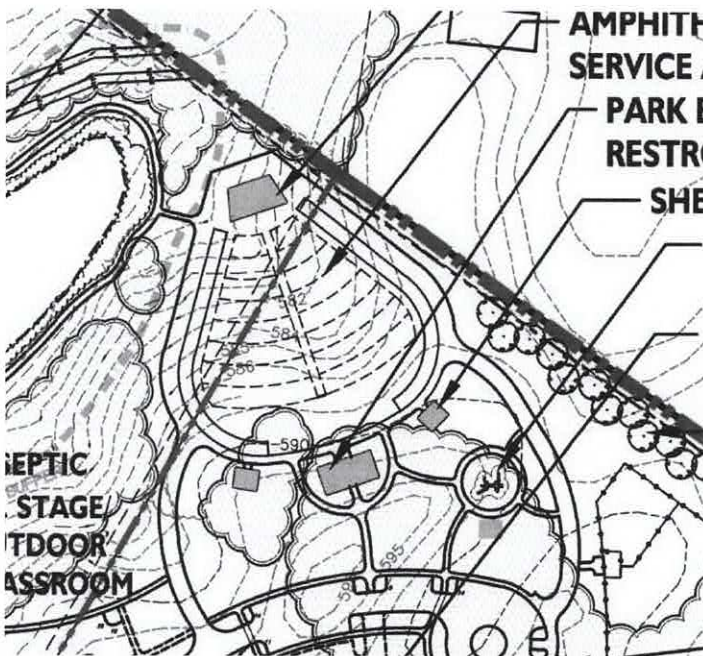
February 23, 2024

Mr. Ed Humphries, Land Use Administrator
Town of Fairview
7516 Concord Highway
Fairview, NC 28110

RE: Fairview Park – Amphitheater Design (P2417182.00)
Proposal for Professional Services

Dear Ed:

As per our phone conversation on 2/1/24, the Town of Fairview (Client) desires to employ Benesch to provide detailed design for the amphitheater area as depicted in the updated master plan dated 11/7/22 as prepared by Benesch (see below). This amphitheater stage/structure will be designed by others. To that end, Benesch proposes the following tasks:



SCOPE OF WORK

Site/Civil Design

Benesch will support the Client with the following site/civil components:

- Provide a topographic survey of the existing property development (see below).
- Using the topographic survey information and any available stage architecture, prepare the following design drawings:
 - Clearing Plan
 - Site Layout Plan
 - Grading & Drainage Plan
 - Sedimentation & Erosion Control Plan
 - Construction Details
 - Coordinated design of a segmented retaining wall system for the amphitheater tiers.
 - Order of Magnitude budget estimate at 90% completion

Benesch will meet with the Client to review design progress at the 50% and 90% completion milestones.

As-Built Survey

Through our subconsultant, Griffin Surveying Services (GSS), an as-built topographic survey will be prepared for the additional amphitheater area not already covered by the Phase 1 park survey. This survey work will also include some partial boundary survey along the northeast property line. GSS will provide a combined survey map and CAD file when completed.

Permitting

Permitting - Once construction documents have been completed and approved by the Town, Benesch will submit sitework related plans to NCDEQ and Union County and monitor plans during the review process. This proposal assumes all permitting fees will be paid the Client. We have allowed for one (1) round of comments within this proposal.



COMPENSATION

We estimate the time spent to prepare these drawings equates to the following fees:

Site/Civil Design/Permitting	\$ 25,800
As-Built Survey	\$ 4,500

ADDITIONAL SERVICES

Benesch will bill on an hourly or negotiated basis for work considered beyond the scope described above. Those services would also include changes or revisions when those are inconsistent with previous direction, modifications made necessary by field conditions undiscoverable to Benesch and generally for work or revisions made necessary by conditions that could not have been anticipated by Benesch or beyond our control. We will notify you in writing should any of these conditions occur prior to proceeding with the additional work.

WORK NOT INCLUDED

The planning and design fees quoted above are for the services listed in this proposal. Services beyond the scope of this proposal include:

- LEED design
- Rezoning/Special Use Permits
- Utility design
- Additional site visits/meetings (beyond those outlined above)
- Offsite roadway improvements
- Any public participation processes and public meetings
- Renderings, sketches, or models
- Bidding and/or construction services will be performed by the Client or can be added as amendment at a later date.

Ed, once again it is a pleasure to continue to assist you and the Town with your park planning and design needs. Please review this proposal amendment. If you have any questions, feel free to call. If you find it to be acceptable, please indicate your concurrence in the space provided below and email a scan to our office. The attached Benesch standard terms and conditions for professional services are incorporated into and made a part of this agreement.

Respectfully submitted,

Alfred Benesch & Company

Jonathan D. Wood, PLA CLARB
Senior Project Manager

Brian Cannella, PLA
North Carolina Division Manager, VP

AGREEMENT AND AUTHORIZATION TO PROCEED WITH THE SCOPE OF WORK INDICATED ABOVE.

Town of Fairview

Date

cc: Brian Cannella
Phil Thomas

44

Discuss Quote for ATV for Park

Ed Humphries

From: edhumphries@roadrunner.com
Sent: Wednesday, March 27, 2024 6:11 PM
To: Ed Humphries
Subject: FW: RTV Quote

From: Gary Wilfong <ghwilfong@carolina.rr.com>
Sent: Wednesday, March 27, 2024 12:56 PM
To: Ed Humphries <edhumphries@roadrunner.com>
Subject: Fwd: RTV Quote

Sent from my iPhone

Begin forwarded message:

From: "Philip Brooks | Brooks Sales Inc." <philipbrooks@brookssalesinc.com>

Date: March 27, 2024 at 12:46:21 PM EDT

To: Gary Wilfong <ghwilfong@carolina.rr.com>

Subject: RTV Quote

New Quote

Gary,

I am sorry but there has been a price change because it is a new model for the diesel. When I quoted you back in January I think I still had one of the old models here and I forgot that they were about to all be gone. There is a new model for the diesel with the hydraulic bed lift and it is RTVX2-PKLHS24. The price on that machine with plastic canopy and Clear Acrylic Windshield is \$19200.00 plus tax. Then you asked about a winch and a 3500lb winch with steel cable is \$600. Plus tax. Also a tarp cover from an aftermarket company is \$300.00 plus tax. I am very sorry about the price change but that is the new model and I don't have any of the old one I quoted. Let me know if I can help you.

Thank You,
Philip H. Brooks

total \$20,100



Virus-free. www.avg.com