

Agenda

Town of Fairview



Agenda
Town Council Meeting
March 10, 2020
6:30 pm

Meeting will be in the Fairview Town Hall Meeting Room

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

Invocation
Pledge of Allegiance

- a. Agenda Changes
- b. Approval of Agenda

2. Public Comments / Presentations:**

3. Consent Agenda:

- a) Financial and Tax Reports--- *Report Accepted as Information (including Pending Bills documentation provided at meeting)*
- b) Land Use Report---*Report Accepted as Information*
- c) Fund Balance Worksheet 2019-2020 --- *Report Accepted as Information*
- d) Fairview Park Event February Draft Minutes (*Minutes Accepted as Information*)
- e) Fairview Park Facility February Draft Minutes (*Minutes Accepted as Information*)
- f) Planning Board February Draft Minutes (*Minutes Accepted as Information*)
- g) Approve Council Minutes for February 11, 2020

Agenda

4. Items of Business:

Item 1: Conduct Public Hearing: Conditional Use Permit CUP 20-013 (with conditions noted) request by Prichard Laney and Danielle Duval to operate an “Event/Venue” (Bella Terra) on their property at 8920 Mill Grove Road --- *Ed Humphries*

*****this hearing will be conducted in a Quasi-Judicial procedure*****

Swear in all people who want to speak

Mayor Thomas to open Public Hearing

Public Comments

Mayor Thomas to Close Public Hearing

Approve “Finding of Facts”: motion on each:

- 1) The proposed conditional use will not materially endanger the public health or safety;

Motion: the proposed conditional use permit will not endanger the public health or safety because: _____

- 2) The proposed conditional use will not substantially injure the value of adjoining or abutting property;

Motion: the proposed conditional use permit will not substantially injure the value of adjoining or abutting property because:

- 3) The proposed conditional use will be in harmony with the area in which it is to be located;

Motion: the proposed conditional use permit will be in harmony with the area in which it is located because: _____

- 4) The proposed conditional use will be in general conformity with the land use plan, thoroughfare plan, or other plan;

Motion: the proposed conditional use will be in general conformity with the land use plan, Thoroughfare plan or other plan because:

Decision:

Decision on Conditional Use Permit CUP 20-013 (with conditions noted) request by Prichard Laney and Danielle Duval to operate an “Event/Venue” (Bella Terra) on their property at 8920 Mill Grove Road.

Motion to approve would include the conditions and the following statement: (Include Zoning statement) The proposed zoning amendment

Agenda

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 November 11, 2018), and the Town of Fairview Land Use Ordinance (effective July 1, 2005)

Item 2: Approve Temporary Access: Union County Soil and Water Conservation District has requested to use the park as a temporary access to remove debris from the park property to Highway 601 along Crooked Creek ---
Ed Humphries

5. Council Comments:

6. Adjournment

AS A COURTESY, PLEASE TURN CELL PHONES OFF WHILE MEETING IS 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 February 29, 2020

	Feb 29, 20
ASSETS	
Current Assets	
Checking/Savings	
American Community Bank	349,931.38
Total Checking/Savings	349,931.38
Other Current Assets	
Franchise Tax Receivable	32,225.72
Investments	
Investments NCCMT	1,014.03
Total Investments	1,014.03
Sales Tax Receivable	4,950.12
Taxes receivable	1,212.05
Taxes receivable - ad valorem	-421.08
Taxes receivable - motor veh	859.25
Total Other Current Assets	39,840.09
Total Current Assets	389,771.47
Fixed Assets	
Accumulated Depreciation	-214,943.05
Building and Improvements	1,181,642.75
Computer Equipment	12,643.66
Furniture and Equipment	1,698.00
Land	734,289.94
Land improvements	17,545.00
Leasehold improvements	27,486.25
Park equipment	148,928.88
Rental House	137,436.59
Total Fixed Assets	2,046,728.02
TOTAL ASSETS	2,436,499.49
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	8,000.00
Total Accounts Payable	8,000.00
Other Current Liabilities	
Accrued payroll	4,753.15
Deferred revenue - ad valorem	1,523.09
Payroll Liabilities	1,184.40
Security deposit - rental house	850.00
Total Other Current Liabilities	8,310.64
Total Current Liabilities	16,310.64
Long Term Liabilities	
Note payable on park land	600,000.00
Total Long Term Liabilities	600,000.00
Total Liabilities	616,310.64
Equity	
Amount to be provided for LTD	-600,000.00
Equity	
Fixed assets	2,046,728.02
Total Fund Balance	1,207,568.00
Total Equity	3,254,296.02

7:35 PM
03/02/20
Accrual Basis

Town of Fairview
Balance Sheet
As of February 29, 2020

	Feb 29, 20
Retained Earnings	-758,974.23
Net Income	-75,132.94
Total Equity	1,820,188.85
TOTAL LIABILITIES & EQUITY	2,436,499.49

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Town of Fairview
Profit & Loss Budget vs. Actual
 July 2019 through June 2020

	Jul '19 - Jun 20	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Ad Valorem taxes	74,833.68	76,000.00	-1,166.32
Alcoholic beverage	0.00	16,000.00	-16,000.00
Donation	1,294.86	1,094.86	200.00
Donation - vendors	1,650.00		
Fund balance appropriated	0.00	56,946.34	-56,946.34
Interest on delinquent taxes	243.69		
Investment income	1,613.28	2,400.00	-786.72
Misc income	404.25		
Motor vehicle taxes	6,709.10	9,600.00	-2,890.90
Park rental income	1,970.80	3,020.80	-1,050.00
Rental house income	5,950.00	10,200.00	-4,250.00
Sales and use tax	15,049.04	28,000.00	-12,950.96
Sales and use tax refund	2,513.90		
Utility Franchise taxes	70,032.87	140,000.00	-69,967.13
Zoning fees	7,410.00	15,000.00	-7,590.00
Total Income	189,675.47	358,262.00	-168,586.53
Expense			
Advertising and Promotion	263.68	1,500.00	-1,236.32
Audit fees	8,050.00	7,800.00	250.00
Bank Service Charges	468.79	0.00	468.79
Debt repayment	63,400.00	63,400.00	0.00
Dues and Subscriptions	5,687.00	6,000.00	-313.00
Elections expense	3,094.85	3,300.00	-205.15
Festival expense	15,681.54	17,000.00	-1,318.46
Fire Dept Grant	6,666.64	10,000.00	-3,333.36
Fire Dept Truck Payment	39,426.93	52,568.00	-13,141.07
Grants	2,750.00	3,500.00	-750.00
Insurance Expense	4,739.45	4,200.00	539.45
Internet and website	4,641.49	9,400.00	-4,758.51
Legal fees	4,978.67	7,500.00	-2,521.33
Miscellaneous Expense	246.44	1,000.00	-753.56
Office expense	5,355.88	10,000.00	-4,644.12
Office utilities	2,183.50	4,800.00	-2,616.50
Park Maintenance	14,878.44	23,000.00	-8,121.56
Park Utilities	1,296.87	2,600.00	-1,303.13
Payroll Expenses	66,469.00	95,173.00	-28,704.00
Payroll taxes	32.52	7,281.00	-7,248.48
Postage and Delivery	110.00		
Professional Fees	0.00	3,000.00	-3,000.00
Rent Expense	12,000.00	12,000.00	0.00
Rental house repairs, etc	164.86	2,000.00	-1,835.14
Solid Waste Manage cost share	0.00	8,000.00	-8,000.00
Tax collection fees	1,339.83	1,440.00	-100.17
Telephone Expense	612.67	900.00	-287.33
Training expense	0.00	500.00	-500.00
Travel Expense	269.36	400.00	-130.64
Total Expense	264,808.41	358,262.00	-93,453.59
Net Ordinary Income	-75,132.94	0.00	-75,132.94
Net Income	-75,132.94	0.00	-75,132.94

Town of Fairview
Transactions by Account
 As of February 29, 2020

Type	Date	Num	Name	Memo	Debit	Credit	Balance
American Community Bank							
Bill Pmt -Check	02/08/2020	102928	Arnold Price	Reimburse festival expenses		459.80	349,285.87
Bill Pmt -Check	02/08/2020	102929	CompuNetworkd	Server and email hosting		277.69	348,826.07
Bill Pmt -Check	02/08/2020	102930	Darrell H. Baucom	Expense reimbursement		70.89	348,548.38
Bill Pmt -Check	02/08/2020	102931	Fairview VFD and Re...	Monthly grant to VFD		833.33	348,477.49
Bill Pmt -Check	02/08/2020	102932	Great American Fina...	Copier charges		55.03	347,644.16
Bill Pmt -Check	02/08/2020	102933	John Biggers_	Reimburse festival expenses		1,004.06	347,589.13
Bill Pmt -Check	02/08/2020	102934	Killingsworth Environ...	Bimonthly pest control		125.00	346,585.07
Bill Pmt -Check	02/08/2020	102935	RLI Surety Bond	Land Use Administrator		100.00	346,460.07
Bill Pmt -Check	02/08/2020	102936	Taylor's Landscaping ...	Lawn for January		1,337.50	346,360.07
Bill Pmt -Check	02/08/2020	102937	Teresa Clontz	Cleaning		100.00	345,022.57
Bill Pmt -Check	02/08/2020	102938	Union County Chamb...	Membership		321.00	344,922.57
Bill Pmt -Check	02/08/2020	102939	Union County Public ...	Water		58.84	344,601.57
Deposit	02/10/2020			Deposit	14,290.64		344,542.73
Paycheck	02/11/2020	102941	Darrell H. Baucom			590.18	358,833.37
Paycheck	02/11/2020	102953	Teresa Gregorius			1,259.12	358,243.19
Paycheck	02/11/2020	102940	Bill F. Thomas			46.17	356,984.07
Paycheck	02/11/2020	102942	Doug Buchanan			46.17	356,937.90
Paycheck	02/11/2020	102943	Edward D Humphries			2,356.26	356,891.73
Paycheck	02/11/2020	102944	Gary H Wilfong			138.53	354,535.47
Paycheck	02/11/2020	102945	Gary M Medlin			46.17	354,396.94
Paycheck	02/11/2020	102946	Jerry C. Clontz			900.29	354,350.77
Paycheck	02/11/2020	102947	John A Biggers, Jr.			138.53	353,450.48
Paycheck	02/11/2020	102948	Kelvin L. Baucom			46.17	353,311.95
Paycheck	02/11/2020	102949	Nancy H Randall			46.17	353,265.78
Paycheck	02/11/2020	102950	Patricia H. Kindley			138.53	353,219.61
Paycheck	02/11/2020	102951	Phillip C Thomas			184.70	353,081.08
Paycheck	02/11/2020	102952	Richard E Pigg			46.17	352,896.38
Liability Check	02/11/2020	To Print	IRS	55-0789092		2,065.20	352,850.21
Check	02/11/2020	102954	Clark, Griffin and Mc...	Retainer for February		475.00	350,785.01
Check	02/11/2020	102955	Waste Management	Garbage		86.61	350,310.01
Check	02/11/2020	102956	FNB Commercial Cre...	Credit card payment		427.25	350,223.40
Check	02/11/2020	102957	Phil Thomas	Rental house repairs, etc		64.86	349,796.15
Deposit	02/24/2020			Deposit	830.59		349,731.29
Check	02/25/2020	Draft	Great American Fina...	Copier payment		137.55	350,561.88
Check	02/27/2020	Draft	Duke Energy			110.17	350,424.33
Check	02/27/2020	Draft	Duke Energy			382.78	350,314.16
Total American Community Bank					15,121.23	14,475.72	349,931.38
TOTAL					15,121.23	14,475.72	349,931.38

Town of Fairview
Transaction Detail By Account
 July 2019 through June 2020



Type	Date	Num	Adj	Name	Memo	Debit	Credit	Balance
Office expense								
Bill	07/01/2019	97135033		All-Points Waste Se...	Waste service for July	86.61		86.61
Bill	07/02/2019	RT1771		Heat and Air Direct	Seasonal tune-up	125.00		211.61
Bill	07/09/2019	07092019		Teresa Clontz	Cleaning	100.00		311.61
Check	07/15/2019	Draft		Great American Fin...	Copier	137.01		448.62
Bill	08/01/2019	98101615		All-Points Waste Se...	Garbage service	86.61		535.23
Bill	08/08/2019	351793		Killingsworth Enviro...	Spraying inside baseboard cra...	125.00		660.23
Check	08/13/2019	102727		Teresa Clontz	Cleaning for August	100.00		760.23
Check	08/13/2019	102730		FNB Commercial Cr...	Pay credit card bill	477.02		1,237.25
Check	08/15/2019	Draft		Great American Fin...	Copier	0.00		1,237.25
Check	08/15/2019	Draft		Great American Fin...	Copier leasing	132.77		1,370.02
Check	09/03/2019	09032019		Teresa Clontz	Office cleaning	100.00		1,470.02
Check	09/10/2019	102760		FNB Commercial Cr...	Credit card bill	18.47		1,488.49
Check	09/15/2019	Draft		Great American Fin...	Copier	139.05		1,627.54
Check	09/17/2019	0002252...		Waste Management	Garbage service	86.61		1,714.15
Check	09/27/2019	Draft		Duke Energy_	Office utilities draft	263.01		1,977.16
Bill	10/07/2019	0007124...		Waste Management	Waste service for October	86.61		2,063.77
Bill	10/08/2019	10082019		Teresa Clontz	Cleaning	100.00		2,163.77
Bill	10/14/2019	10012019		FNB Commercial Cr...	Pay off credit card	336.33		2,500.10
Check	10/15/2019	Draft		Great American Fin...	copier charges	145.58		2,645.68
Bill	10/15/2019	134393		Killingsworth Enviro...	bimonthly pest control	125.00		2,770.68
Bill	11/12/2019	11122019		Ed Humphries_	office	8.55		2,779.23
Bill	11/12/2019	11122019		Teresa Clontz	Cleaning office	100.00		2,879.23
Check	11/12/2019	102855		FNB Commercial Cr...	credit card bill	157.69		3,036.92
Check	11/12/2019	102857		Waste Management	dumpster etc	173.22		3,210.14
Check	11/15/2019	Draft		Great American Fin...	copier lease	145.62		3,355.76
Bill	12/10/2019	12102019		Teresa Clontz	Office repairs - light fixture	100.00		3,455.76
Check	12/10/2019	102887		Brian C. Austin	monthly prime charge	220.00		3,675.76
Check	12/10/2019	102888		FNB Commercial Cr...	auto draft for copier	13.09		3,688.85
Check	12/15/2019	Debit		Great American Fin...	Monroe Hardware	114.48		3,803.33
Bill	12/21/2019	12162019		Teresa Clontz	Office HVAC repairs	4.76		3,808.09
Bill	12/31/2019	CH96		Heat and Air Direct	Staples	79.00		3,887.09
Bill	01/14/2020	01142020		Ed Humphries_	Expense reimbursement	12.63		3,899.72
Bill	01/14/2020	01142020		Darrell H. Baucom_	Cleaning town hall	14.50		3,914.22
Check	01/14/2020	102923		Teresa Clontz	Credit card payment	100.00		4,014.22
Check	01/14/2020	102924		FNB Commercial Cr...	Garbage	71.59		4,085.81
Check	01/14/2020	102925		Waste Management	Copier lease	86.61		4,172.42
Check	01/15/2020	Draft		Great American Fin...	copier	269.77		4,442.19
Bill	01/21/2020	26332274		Great American Fin...	Copier charges	132.25		4,574.44
Bill	02/04/2020	190657		Killingsworth Enviro...	Bimonthly pest control	55.03		4,629.47
Bill	02/11/2020	02112020		Teresa Clontz	Cleaning	125.00		4,754.47
Check	02/11/2020	102955		Waste Management	Garbage	100.00		4,854.47
Check	02/11/2020	102956		FNB Commercial Cr...	Credit card payment	86.61		4,941.08
Check	02/25/2020	Draft		Great American Fin...	Copier payment	277.25		5,218.33
						137.55		5,355.88
Total Office expense						5,355.88	0.00	5,355.88

Town of Fairview
Transaction Detail By Account
July 2019 through June 2020

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
Festival expense							
Bill	07/14/2019	07142019	Todd Donaldson	Reimburse festival expenses	32.10		32.10
Check	09/10/2019	102758	Elizabeth Medlin	Festival expense reimbursement	192.30		224.40
Check	09/10/2019	102760	FNB Commercial Cr...	Credit card bill	200.00		424.40
Bill	10/01/2019	10012019	Gayle Brock	Festival supplies	44.04		468.44
Bill	10/01/2019	10012019	Lisa Thomas	Festival expenses	74.31		542.75
Bill	10/05/2019	10052019	Sandra L. Shaw	Security for festival	210.00		752.75
Bill	10/05/2019	10052019	Zachary L. Herman	Music for festival	300.00		1,052.75
Bill	10/05/2019	10052019	Terry C. Tomberlin	Music for festival	450.00		1,502.75
Bill	10/05/2019	10052019	Lynn Greene	Music for festival	500.00		2,002.75
Bill	10/05/2019	10052019	Lee Ward	Music for festival	1,500.00		3,502.75
Bill	10/05/2019	10052019	Chad Price	Music for festival	0.00		3,502.75
Bill	10/05/2019	10052019	Mike Mills	music for festival	300.00		3,802.75
Bill	10/05/2019	10052019	HomeTown Heroes	Parking for festival	500.00		4,302.75
Bill	10/05/2019	10052019	UCAT	Antique cars for festival	300.00		4,602.75
Bill	10/07/2019	110289	RCS, Inc.	Porta Jon rental	600.00		5,202.75
Bill	10/08/2019	0082019	John Biggers_	Festival expenses	366.84		5,569.59
Bill	10/08/2019	10082019	Allison Plyler	Festival expenses	174.89		5,744.48
Bill	10/14/2019	10012019	FNB Commercial Cr...	Fall festival expenses	979.40		6,723.88
Bill	10/29/2019	10292019	Fairview Elementary...	Manning the game booths for festival	1,500.00		8,223.88
Bill	10/29/2019	10292019	Boy Scout Troop 161	Support for festival	150.00		8,373.88
Bill	11/06/2019	11062019	John Biggers_	Batteries for Festival	278.03		8,651.91
Check	11/12/2019	102854	Tracy Biggers	Festival exp reimbursement	281.46		8,933.37
Check	11/12/2019	102855	FNB Commercial Cr...	Credit card bill	1,176.93		10,110.30
Check	11/12/2019	102857	Waste Management	Extra pickup	52.30		10,162.60
Bill	11/20/2019	12032019	John Biggers_	Reimburse festival expenses	1,004.06		11,166.66
Check	12/10/2019	102888	FNB Commercial Cr...	Payment on credit card	854.28		12,020.94
Bill	12/12/2019	12122019	Lisa Thomas	Festival expense	41.00		12,061.94
Bill	12/12/2019	12122019	Jimmy Huntley	Music for Winter festival	450.00		12,511.94
Bill	12/12/2019	12122019	Dennis Rushing	Santa for Winter festival	125.00		12,636.94
Bill	12/12/2019	12122019	Ground 40	Donation for parking cars at Festival	200.00		12,836.94
Bill	12/14/2019	12142019	Lisa Thomas	Festival expense reimbursement	171.29		13,008.23
Bill	12/21/2019	12112019	Tracy Biggers	Winter Festival expenses	143.04		13,151.27
Bill	12/21/2019	12122019	Scott Cuthbertson	Winter Festival expense	0.00		13,151.27
Bill	12/21/2019	12142019	Ronald Thomas	Winter Festival expense	153.27		13,304.54
Bill	12/21/2019	12142019	Allison Plyler	Winter Festival expense	392.73		13,697.27
Bill	12/21/2019	12212019	Scott Cuthbertson	Festival reimbursement	455.76		14,153.03
Check	01/14/2020	102924	FNB Commercial Cr...	Credit card payment	1,068.71		15,221.74
Bill	01/20/2020	01202020	Arnold Price	Reimburse festival expenses	459.80		15,681.54
Total Festival expense					15,681.54	0.00	15,681.54
TOTAL					15,681.54	0.00	15,681.54

Town of Fairview
Transaction Detail By Account
July 2019 through June 2020

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Park Maintenance							
Bill	07/02/2019	07022019	Bill Riffle	Pressure washing picnic shelter	25.00		25.00
Bill	07/26/2019	1333	Taylor's Landscaping Services Inc.	Lawn care for July 2019	1,337.50		1,362.50
Bill	08/06/2019	24588	Sign Masters	Ornamental post and sign	581.79		1,944.29
Check	08/13/2019	102729	RCS, Inc.	Mulch for park	1,000.00		2,944.29
Check	08/13/2019	102730	FNB Commercial Credit Card	Metroline Mulch	564.65		3,508.94
Bill	09/03/2019	1338	Taylor's Landscaping Services Inc.	August lawn maintenance	1,337.50		4,846.44
Bill	09/19/2019	09192019	Bill Riffle	Wireless security	301.97		5,148.41
Bill	09/30/2019	1345	Taylor's Landscaping Services Inc.	Mowing for September	1,337.50		6,485.91
Bill	10/10/2019	10102019	William Riffle	Hard drive for security	69.95		6,555.86
Bill	10/14/2019	10012019	FNB Commercial Credit Card	Pay off credit card	109.97		6,665.83
Bill	10/22/2019	33426	Kiker Plumbing Service Inc.	Repaired commode	136.64		6,802.47
Bill	11/12/2019		Taylor's Landscaping Services Inc.	Monthly landscaping	1,337.50		8,139.97
Check	11/12/2019	102856	Jerry C. Clontz	Reimburse park expenses	234.05		8,374.02
Bill	12/02/2019	1365	Taylor's Landscaping Services Inc.	Lawn maintenance for November	1,337.50		9,711.52
Bill	12/12/2019	1009057	McCollum Trucking & Grading, Inc.	Park maintenance - stone	2,001.56		11,713.08
Bill	01/02/2020	1371	Taylor's Landscaping Services Inc.	December lawn care	1,337.50		13,050.58
Check	01/14/2020	102924	FNB Commercial Credit Card	Credit card payment	490.36		13,540.94
Bill	02/03/2020	1385	Taylor's Landscaping Services Inc.	Lawn for January	1,337.50		14,878.44
Total Park Maintenance					14,878.44	0.00	14,878.44
TOTAL					14,878.44	0.00	14,878.44

Zoning Permits 2020

6-Feb	4387	MS 20-011	Minor	\$65	Pat Kiker	Old Ferry Road	
6-Feb	535	C 20-012	Compliance	\$100	Anna Vistky	West Duncan Road	8258013
6-Feb	1475	CUP 20 013	Event/Venue	\$500	Richard Laney	8920 Mill Grove Road	8282026
11-Feb	2900	A 20-014	Pool	\$75	Ant-Syven Pools	9804 Thorndridge Dr	
11-Feb	8107	NR 20-015	Building	\$400	Shirdi Temple	2006 Hwy 218 East	08282019D
11-Feb	3269	Comp 20-016	Compliance	\$100	Igor Davidov	6915 West Duncan Road	8258015
11-Feb	CC	A 20-017	Accessory	\$75	Darlene Kresse	437 Foxglove Lane	
18-Feb	CC	H-20 018	Home	\$75	Clayton Homes	8013 Old Ferry-Smith	8120034
24-Feb	CC	A-20-019	Accessory	\$75	KIKER-Rogone	8120 Unionville Br	08117003J
Feb	1187	A 20-020	Accessory	\$75	Ryan Thomas	8614 Bendanna	08114008A

Total

10

\$1,540

FUND BALANCE WORKSHEET 2019/2020

Beginning Spendable Fund Balance **\$354,518**
(as of 6/30/2019)

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

Spendable Fund Balance **\$154,518**
(as of 6/30/2019)

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
1	7/9/2019	Sod for Park	Park Maintenance	3,000.00
New Spendable Fund Balance				151,518.00

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
2	1/14/2020	Park Event Donations	Fund Balance	850.00
New Spendable Fund Balance				152,388.00

AMENDMENT #	DATE	FOR	CREDIT TO ACCT.	AMOUNT
3	1/14/2020	Amer. Legion Donation	Fund Balance	244.86
	1/14/2020	Farming Rental	Fund Balance	1,020.80
New Spendable Fund Balance				153,633.66

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
February 25, 2020**

The following Fairview Park Event Committee members were present: Lisa Thomas, Tracy Biggers, Gayle Brock, Theresa Donaldson, Todd Donaldson, Mike Medlin, Traci Price-Ferguson and Spencer Thomas

Others present: Teresa Gregorius, Town Clerk

Public Comments

None

Items of Business

A. Pros & Cons of Christmas Festival

The Committee discussed and decided to change the hours back to two. This coming year they will change the theme and get the schools involved as much as possible.

B. Plan Easter Egg Hunt

The hunt will be April 4th from 10:00 AM till 12:00 Noon. Simpson Eggs will be co-sponsoring the event again this year. The Committee will be responsible for purchasing additional plastic eggs to replace lost or destroyed eggs from last year and advertising the event. The Committee agreed to move the March meeting to March 31st to get materials ready for the hunt.

C. Vote on Music in the Park

Chairman Thomas questioned the Committee about continuing the Music in the Park. The Committee discussed and decided to book one date and try and secure a beach group. Friday, June 5th was selected as the date and Gayle Brock will check on available bands. The Committee decided to have three food vendors which would be charged a \$50.00 non-refundable fee.

D. Minutes

Todd Donaldson made a motion to approve the November 7, 2019 minutes. Gayle Brock seconded the motion. Committee members Thomas, Biggers, Brock, Theresa Donaldson, Todd Donaldson, M. Medlin, T. Price-Ferguson and S. Thomas voted yes (8-0).

Chairman Thomas adjourned the meeting.

Respectfully submitted,

Teresa Gregorius
Town Clerk

Lisa Thomas
Chairman

Approved this _____ day of _____ 2020



**Town of Fairview
Fairview Park Facility Committee Meeting
February 17, 2020**

The following Fairview Park Facility Committee members were present: Jane Link, Mike Medlin, Bill Riffle and Leon Whitley

Others present: Spencer Thomas, Town Intern

Public Comments

None

Items of Business

A. Future Park Amenities

The Committee discussed the list of amenities and facility projects that is needed and desired in the upcoming future.

The Committee discussed and determined who would get pricing for each project and will bring the prices to the Council budget workshop (Exhibit A: See attachment).

B. Minutes

Leon Whitley made a motion to approve the January 16, 2020 minutes. Jane Link seconded the motion. Committee members Link, Love, Medlin, Riffle and Whitley voted yes (4-0).

Bill Riffle made a motion to adjourn. Leon Whitley seconded the motion. Committee members Link, Medlin, Riffle and Whitley voted yes (4-0).

Respectfully submitted,

Spencer Thomas
Town Intern

Mike Medlin
Chairman

Exhibit A

17

FUTURE PARK PROJECTS 2020

FACILITY PROJECTS

Parking overflow lot	Jerry Clontz
Clearing a trail along creek area on new park property	Jerry Clontz
Clearing wooded area behind rental house	Jerry Clontz
Metal edging around trees with rock	Jerry Clontz
Lay sod	Currently funded

AMENITIES PROJECTS

Swings around the pond area	Leon Whitley
Pickle Ball	Mike Medlin
Volleyball Court	Jane Link
Tables w/checkerboard	Bill Riffle
Basketball goal	Mike Medlin
New cornhole boards	Mike Medlin
Cover over the playground equipment	



**Town of Fairview
Planning Board Meeting
February 18, 2020**

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

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

Public Comments

None

Reports

Ed Humphries reported that the Council hired N-Focus to update the Lane Use Ordinance. It should be ready for review by July 1st.

Items of Business

A. Discuss Permit # CUP 20-013 Event/Venue

Mr. Humphries presented Conditional Use Permit # CUP 20-013 request from Richard Laney and Danielle Duval to operate an "Event/Venue" (Bella Terra) on their property at 8920 Mill Grove Road. The Board discussed the conditions and decided that in addition to operating on Friday, Saturday and Sunday they would add operating times on (State/Federal) holidays and 2 weekdays per month.

Tony Helms made a motion to recommend approval of the amended Conditional Use Permit # CUP 20-013 to the Council. Greg Morgan seconded the motion. Board members Buchanan, Helms, Medlin, Morgan, Pigg, Randall and Thomas voted yes (7-0).

B. Review The Comprehensive Plan

Mr. Humphries advised the Board that he would like them to start reviewing the Fairview Comprehensive Plan (formerly Fairview Land Use Development Plan) starting with the first

couple of sections and bring their recommendations to the next meeting. Ms. Randall made suggestions regarding page one (see Appendix A).

C. Minutes

Bill Thomas made a motion to approve the January 21, 2020 minutes. Mike Medlin seconded the motion. Board members Buchanan, Helms, Medlin, Morgan, Pigg, Randall and Thomas voted yes (7-0).

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

Respectfully submitted,

Teresa Gregorius
Town Clerk

Nancy Randall
Chair

Approved this _____ day of _____, 2020

Appendix A

Fairview Comprehensive Plan

GUIDELINES

The Town of Fairview Comprehensive Plan combines the goals and objectives of its residents with sound planning principles in conjunction with the attached *Future Land Use Map* by way of the following general guidelines:

1. To provide a low-density, rural atmosphere allowing single-family residential and agricultural uses. Additionally, in select nodes small-scale office and retail developments will be allowed that serve the needs of the Fairview community. Light industrial uses that provide employment opportunities to residents will also be considered.
2. To avoid, where possible, destruction of trees and landscape.
3. To protect environmentally sensitive areas such as floodplains and watersheds and to promote and preserve open space.
4. To maintain the existing quality of residential neighborhoods through enforcement of land use and building codes.

The Comprehensive Plan provides an overall framework to guide operational decisions in planning and acts as a basis for rational decisions regarding zoning, subdivision control, redevelopment, and related issues. The Plan reflects an estimate of future land requirements. It indicates how and where development should proceed to ensure a desirable physical investment. The Plan adheres to the highest standards of health, safety, and welfare in a living environment.

~~For the purposes of this document~~ The Fairview Comprehensive Plan is defined as:

This plan serves as a guide to official decisions regarding the distribution and intensity of private development, as well as public decisions on the location of future public facilities and open spaces.



**Town of Fairview
Regular Town Council Meeting
February 11, 2020**

The following Council members were present: Mayor Phil Thomas, John Biggers, Jerry Clontz, Patricia Kindley, and Gary Wilfong.

Others present: Joe McCollum, Town Attorney; Darrell Baucom, Financial Officer, Ed Humphries, Land Use Administrator/Deputy Clerk and Teresa Gregorius, Town Clerk

Agenda Changes

Mayor Thomas stated that he would like to add a budget amendment to the consent agenda to hire Spencer Thomas as an intern at \$896.00 for the duration of the internship.

Approval of Agenda

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

Public Comments

None

Presentation

Joey Bennett, Census Bureau Representative spoke about the 2020 Census and the job opportunities available.

Consent Agenda

- a) Accept Financial and Tax Reports as Information
- b) Accept Land Use Report as Information
- c) Accept Fund Balance Worksheet 2019-2020 report as Information
- d) Fairview Park Event January Draft Minutes (No January Meeting)
- e) Fairview Park Facility January Draft Minutes --- Minutes Accepted as Information
- f) Planning Board January Draft Minutes --- Minutes Accepted as Information
- g) Approve Council Regular Minutes for January 14, 2020
- h) Approve Council Closed Session Minutes for January 14, 2020 (as amended)
- i) Budget amendment for \$896.00 to hire Spencer Thomas for an internship

Patricia Kindley made a motion to approve the consent agenda as amended. Jerry Clontz seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Items of Business

Item 1: Discuss/Approve Audit Contract

Darrell Baucom presented the audit contract from J.B. Watson & Co. P.L.L.C. for 2020 in the amount of \$7,750.00. The Council discussed.

Gary Wilfong made a motion to approve the contract. Patricia Kindley seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Item 2: Discuss/Approve Agreement with N-Focus

Ed Humphries presented the agreement with N-Focus to update the Fairview Land Use Ordinance to include amendments approved since 2013 and the new 160D chapter in the general statute. The Council discussed.

Patricia Kindley made a motion to approve the agreement for \$5400.00, authorize Mayor Thomas to sign and approve a budget amendment for the same amount. John Biggers seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Council Comments

Patricia Kindley stated that she attended the Economic Summit in January. She reported that she is still in contact with the Union County librarian regarding future programs for Fairview.

Jerry Clontz reported that he attended the groundbreaking for the Atrium hospital in Stallings and spoke with hospital representative Mike Lukes regarding opportunities for the hospital to participate in activities at the park.

John Biggers questioned Mr. Humphries about the town's ordinance regarding solar farms. Mr. Humphries stated that the ordinance included solar farm verbiage, but he would do further research into the county's and surrounding towns ordinances.

Mayor Thomas reported that he also attended the Economic Summit. He has a meeting set up next week with Chris Plate regarding the new Agri business initiative. The town has entered a contract with Michael Ryan Properties to manage the rental house.

Jerry Clontz made a motion to adjourn. John Biggers seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Phil Thomas
Mayor

Approved this _____ day of _____, 2020

Public Hearing

CUP 20-013

**Town of Fairview
Staff Report for:**

Fairview Council

DATE—3/10/2020

--CASE #: CUP 20-013	Event/Venue Bella Terra
Applicant(s):	Richard Laney and Danielle Duval 8920 Mill Grove Road Indian Trail NC 28079
Property Owner(s): N/A	Same Address
Requested Action:	to operate an Event Venue called 'Bella Terra'
Existing Zoning:	RA-40(Two homes on adjoining lots)
Requested Zoning:	RA 40 Event/ Venue with Conditional Use Permit
Location:	8920 Mill Grove Road
Property Size:	8.66 Acres
Tax Parcel(s):	08282026
Purpose/Narrative:	To operate an Events/ Venue and offer a venue for functions such as weddings, parties, corporate events, birthday parties, showers etc.
Surrounding Area Zoning:	Residential/Farming
Existing Conditions:	Barn Apartment on one lot and a home on the other
Land Use Plan Recommendation:	RA-40 Event Venue with Conditional Use Permit
Compliance with Zoning Ordinance:	Must obtain zoning before Conditional Use Permit is applied for or approved
Staff Comments on Conditional Use Permit Application:	All information required by the Ordinance has been submitted
Staff Recommendation on Conditional Use Permit Application:	Recommend to Council with conditions as follows: • To be used Friday, Saturday, Sunday and

- holidays (State and Federal)

could be used on any weekday by special request-
two times each month

- Up to but not exceeding 200 guests at any one event
- Staff for event, caterer, photographer, security or person(s) or equipment needed for event will be contracted (with proper insurance) either by Bella Terra or by the customer
- Music or any loud noise will end at 11:00 PM on weekends/Holidays and will end at 10:00 PM on weekdays
- All events to be held outside using rental tents, mobile restrooms, food truck/caterers, tables/chairs anything else that is needed for the event to be self-sufficient
- Any event that plans on serving alcohol will be required to have a licensed bartender to serve the beverages and all proper alcohol permits
- If signage is need, a proper permit will be obtained
- Proper insurance will be obtained for events as needed
- There will be approx. 92 parking spaces with handicap parking (approx. 12,000 sq. feet)
- Event areas will be approx. 3,000 sq. feet in area. There will be two (2) event areas as (shown on map)
- Must have Fire Marshall requirements for each event

Town of Fairview

7516 Concord Highway
Monroe NC 28110

CONDITIONAL USE PERMIT APPLICATION

Fees: \$325 to \$500

Application Number: CUP-20 013

Date of Application: 11-25-19

I. Applicant / Owner Information

- A. Applicant's Name: Richard Laney and Danielle Duval
 Address: 8920 Mill Grove Rd Indian Trail, N.C. 28079
 Phone: 704-301-3969 Email: Danielle.Duval@hotmail.com
- B. Owner's Name: Richard Laney and Danielle Duval
 Address: 9002 Mill Grove Rd Indian Trail, N.C. 28079
 Phone: 704-301-3969 Email: Danielle.Duval@hotmail.com

II. Property Information

- A. Property Location: 8920 Mill Grove Rd
Indian Trail, N.C. 28079
- B. Tax Parcel Number: 88' 08282026
- C. Deed Book _____ Page _____
- D. Existing Zoning Residential Proposed Zoning RA 40 C
- E. Existing Use _____ Proposed Use _____
- F. Property Size 11 Acres 8.66 (Sq. Ft./Acres)
- G. Is a Rezoning Application being submitted with CUP Application? _____

III. Other Required Information (Attach The Following)

- A. Narrative describing the requested conditional use in sufficient detail and a justification that the conditional use meets the standards and intent contained in the Land Use Ordinance.
- B. The owners' names, addresses, the tax parcel numbers use(s), and current Zoning Classifications of all adjoining properties. Please include this information on the Attachment "A" form.
- C. A scaled boundary survey drawn to an appropriate scale prepared by and certified to be correct by a surveyor or engineer registered with the State of North Carolina,

showing dimensions of the property and adjacent lots and streets, the total acreage, present zoning classification(s), date and north arrow. On copies of this survey shall be drawn the following Information:

- (1) All existing easements, reservations, right-of-way and all yard requirements for the zoning district.
 - (2) A site plan showing all existing and/or proposed buildings, storage areas, parking and access areas, proposed size layout and setbacks of land and proposed structures, and proposed number, type, and location of signs. For residential uses this shall include the number of units and an outline of the area here the structures will be located. For nonresidential uses, this shall include the approximate square footage of all structures and an outline of the area where the structures will be located.
 - (3) Traffic, parking and circulation plans, showing the proposed locations and arrangement of parking spaces and access points to adjacent streets. (Shopping Centers, having two (2) or more individual uses shall show the parking spaces, channelization and ratios shown, service areas, off-street loading facilities, service drives and dimensions thereon; and all pedestrian ways.)
 - (4) Landscape plan at the same scale as the site plan showing existing and proposed trees, ground cover and landscape material, proposed screening, and buffering (if applicable) including walls, fences or planted areas as well as treatment of any existing natural features.
- D. Plans and elevations for all proposed structures.
- E. A map at the same scale as the site plan showing the following:
- (a) Delineation of areas within the floodplain as shown on the official flood hazard boundary maps.
 - (b) Accurate mapping of all soil classifications found on the site and general depths thereof. The applicant shall use the same classifications used by the U. S. Department of Agriculture.
 - (c) Existing and proposed topography at five (5) feet contour intervals.
 - (d) Plans for providing potable/public water and for the treatment of wastewater.
- F. Certification from owner of record that applicant has authorization to apply for this zoning action. (This is needed only if the applicant is not the property owner). Certification shall be notarized.

G. State whether or not the applicant or owner, owns, has a proprietary interest, or in any way has any other contractual interest in any land that is contiguous to the land, which is the subject of this request. If so, please provide a sufficient legal description of such land and state the interest of the applicant or owner.

H. Application processing fee of \$325 for buildings 1000 square feet or less and \$500 for buildings 1001 square feet or more. Attach check, payable to the Town of Fairview, Attn: Ed Humphries 7516 Concord Highway Monroe NC 28110

Comments: _____

I, the undersigned owner or authorized representative, hereby submit this application with the attached information. The information and documents provided are complete and accurate to the best of my knowledge.

JMW - 16 - 2020

~~Nov 25 19~~

DATE



SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

(The Following Information is to be Completed by the Land Use Administrator)

RECOMMENDATIONS OF THE PLANNING BOARD: _____

Add condition ABOUT WEEK DAYS

P/B Recommended to Council (7-0)

PUBLIC HEARING DATE: MARCH 10 2020

Notice of Public Hearing Published On: FEB 27th AND FEB 29th

Notices to Applicant and Adjoining Property Owners Mailed on: FEB 27
(Verification Attached)

Revised 11/8/18

Sign Posted On: 2/27/2020

Conditional Use Permit "Findings of Fact" Checklist Attached: YES NO

Action Taken by Town Council _____

Conditions Imposed by the Town Council Upon Said Conditional Use _____

Notification of Action Mailed to Applicant On: _____
(Notification Attached)

To the Town of Fairview

Event Venue/Center – Bella Terra **Conditions for operations**

- To be used Friday, Saturday, Sunday and holidays (State and Federal)
- Could be used on any two weekdays a month
- Up to but not exceeding 200 guests at any one event
- Staff for event, caterer, photographer, security or person(s) or equipment needed for event will be contracted (with proper insurance) either by Bella Terra or by the customer
- Music or any loud noise will end at 11:00 PM on weekends/Holidays and will end at 10:00 PM on weekdays
- All events to be held outside using rental tents, mobile restrooms, food truck/caterers, tables/chairs anything else that is needed for the event to be self-sufficient
- Any event that plans on serving alcohol will be required to have a licensed bartender to serve the beverages and all proper alcohol permits
- If signage is need, a proper permit will be obtained
- Proper insurance will be obtained for events as needed
- There will be approx. 92 parking spaces with handicap parking (approx. 12,000 sq. feet)
- Must have Fire Marshall requirements for each event
- Event areas will be approx. 3,000 sq. feet in area. There will be two event areas as shown on map

Danielle Duval/Richard Laney
704-301-3969 704-201-7349

USE	SUPPLEMENTAL REGULATION SECTION NUMBER OR ARTICLE	PARKING REQUIREMENT FOUND IN SECTION	RC80	RA40	RA20	R40	R20	O	B-1	B-2	B-3	B-4	HC	B-6	LI
Engineering, Architect or Surveying Service		291(e)						Z	Z	Z	Z	Z	C		
Equipment Repair, Other, within an enclosed building (not Auto, Truck, Boat, Motorcycle, Appliance, Lawnmower, Power Saw Equipment)									Z	Z		Z	C		Z
Equipment Repair, Other, with outside storage or repair (not Auto, Truck, Boat, Motorcycle, Appliance, Lawnmower, Power Saw Equipment)															Z
Event Venue/Center				C		C			Z	Z	Z	C	C		
Exterminators Office									Z	Z	Z	Z	C		
Fabric and/or Notions Store									Z	Z		C	C		
Fairgrounds	179		C		C	C			C	C		ZS	C		
Farm Equipment Sales and Service									C		Z	Z	C		
Farm Supply Store (no outside storage)									Z	Z					
Firing Range, Target Practice, Indoors Only (Principal Use)												Z			Z
Fish Hatchery			Z	Z	Z	Z	Z					Z			Z
Fitness Center								Z	Z	Z		Z	C		
Flea Market (Indoor)									Z	Z		Z	C		
Flea Market, Craft Market (Outdoor)									C	Z		Z	C		

Z - Permitted By Right

C - Conditional Use Permit or Conditional Zoning District (As determined by Land Use Administrator)

D - Major Development Permit Required

S - Supplemental Regulations Apply

/ - or, (example Z/D)

Parcel Number

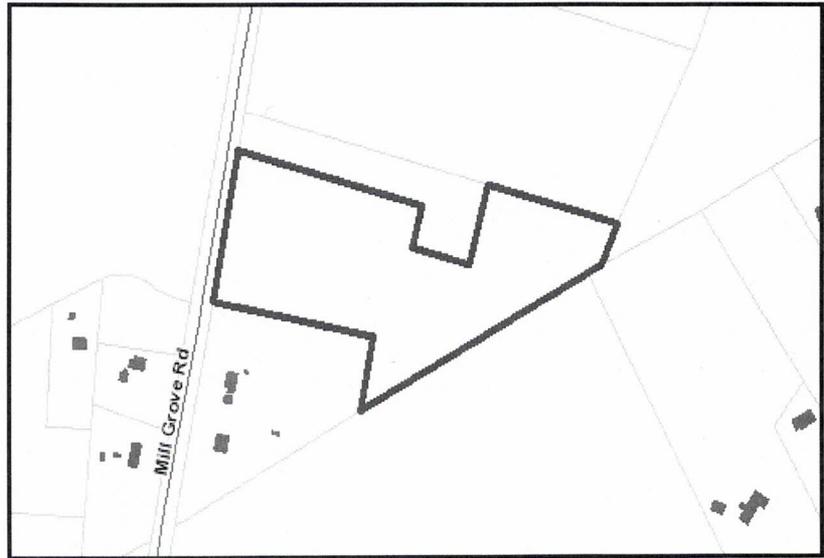
08282026

Owner

LANEY RICHARD DUVAL DANIELLE

Mailing Address

1548 HAWTHORNE DR
INDIAN TRAIL
NC, 28079



Account Information

Land Value	\$114,200.00	Subdivision	
Building Value	\$269,300.00	Description	#7 FRA RLTY & JAMES A MARTIN OPCC210
Total Value	\$383,500.00	Situs Address	9002 MILL GROVE RD
Acreage	10.8090	Property Class	RESIDENTIAL - SINGLE FAMILY

Sales Information

Sale Date	Sale Amount	Book & Page	Grantor
06/30/2017	\$194,000.00	6964 808	WELLS JAMES D WELLS JAMES D & WIFE ALICE J
01/01/2005	\$0.00		WELLS JAMES D & WIFE ALICE J
06/20/1996	\$60,000.00	0880 0190	WELLS JAMES D & WIFE ALICE J

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	5521
Fire District	Fairview	FEMA Zone	
Soils	GsB,CmB,BaB		

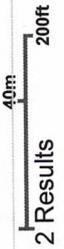
Building Information - [View Real Property Site](#)

Total Living Area	1008	Type of Building	DWELLING
Year Build	2017	Improvement Type	Single family

District Voting Assignments (Jurisdictions)

Polling Place	Fairview Elementary School Gym	School District	4	Congressional District	8
Precinct District	#32	State House	55	Senate District	36

32



2 Results



W



BRIDES



PHOTO BY SARA LO

iversally admired for their durability,

**WILLIAMS
SONOMA**
CALIFORNIA

VISIT US AT RALEIGH
20% Off Your Order + Free Shipping







**Approve
Temporary
Access
Agreement**

Authorization for Temporary Access to Real Property

I/We, Town of Fairview, assert that I am/we are the owner(s) of real property located on Hwy 601, which real property ownership is recorded in the Union County Register of Deeds on Page 7287 of Book 039 (the "Property"). I/we hereby grant Union County, Union County Soil and Water Conservation District and their respective officers, employees, agents, contractors, and subcontractors (collectively, the "County") the right to enter the Property for the sole purpose of conducting a waterway and stream debris removal project, known as Natural Resource Conservation Service project EWP 5038 (Hurricane Florence). This right to enter the Property in order to conduct the project includes the right of access for personnel and equipment required to perform the work. This right of access shall terminate immediately following notice to me/us from the County of completion of the stream debris removal project and the County's restoration of any part of the Property which may be disturbed or damaged during performance of the project.

This authorization is signed this ____ day of _____, 20__.

Mayor

STATE OF NORTH CAROLINA

COUNTY OF UNION

Before me, a Notary Public of said county and state, personally appeared _____, who acknowledged the execution of the foregoing instrument this the ____ day of _____, 20__.

Notary Public

My commission expires:

