
Agenda

Town of Fairview



Agenda

Town Council Meeting

December 12, 2016

7:00 pm

(Meeting to be held at the Old Fairview School)

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) CRTPO --- *No Report*
- d) Monroe/Union County Economic Development Committee Report--- *No Report*
- e) Approve Meeting Dates and Holiday Closures for 2017
- f) Approve Council Minutes for November 14, 2016

Agenda

4. Items of Business:

Item 1: Conduct Public Hearing for Conditional Use permit #CUP-16-055 to subdivide a residential lot (1.326 ac) from parcel #08282019H and create a conforming lot allowing a barn in the northwest corner of the lot to remain on the property --- *Ed Humphries*

****this hearing will be conducted in a Qusi-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: _____

Item 2: Approve Case #: CUP -16-055 Tyler and Brittany Moss

Request for a Conditional Use permit to subdivide a residential lot (1.326 ac) from parcel #08282019H and create a conforming lot allowing a barn in the northwest corner of the lot to remain on the property with conditions:

1. Located at 9606 Mill Grove Road, Indian Trail, NC 28079 in the Fairview Zoning District.
2. Owner desires to subdivide the property creating a lot 1.326 ac in size from Parcel # 08282019H.

Agenda

3. Owner desires to keep the barn which is shown on the proposed survey.
4. The applicant may use barn for any farm related or home use activity. Owner may maintain the barn, but not enlarge the footprint of the structure.
5. The barn can be removed from the lot at any time.
6. The lot would be a conforming residential lot.
7. If damage happened beyond normal repair, barn would **not** be rebuilt

Item 6: Park Update

- a) Approve fifth pay application for Eagle Wood Inc. in the amount of \$171,505.50.

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.

3:45 PM

12/02/16

Accrual Basis

Town of Fairview
Balance Sheet
As of December 3, 2016

	Dec 3, 16	Dec 3, 15
ASSETS		
Current Assets		
Checking/Savings		
American Community Bank	372,796.00	159,581.57
Bank of NC	459,487.78	956,472.10
Total Checking/Savings	832,283.78	1,116,053.67
Other Current Assets		
Accounts Receivable - State Gov	897.83	0.00
Franchise Tax Receivable	34,697.37	43,188.53
Investments		
Investments NCCMT	967.76	965.03
Total Investments	967.76	965.03
Sales Tax Receivable	4,083.70	4,001.24
Taxes receivable	2,677.96	3,828.53
Total Other Current Assets	43,324.62	51,983.33
Total Current Assets	875,608.40	1,168,037.00
Fixed Assets		
Accumulated Depreciation	-9,717.68	-7,474.08
Computer Equipment	12,643.66	12,643.66
Furniture and Equipment	1,698.00	1,698.00
Land	219,516.33	219,516.33
Land improvements	10,145.00	10,145.00
Leasehold improvements	2,500.00	2,500.00
Total Fixed Assets	236,785.31	239,028.91
Other Assets		
Park development costs	56,201.15	25,055.00
Total Other Assets	56,201.15	25,055.00
TOTAL ASSETS	1,168,594.86	1,432,120.91

Town of Fairview
Profit & Loss Budget vs. Actual
 July 1 through December 3, 2016

	Jul 1 - Dec 3, 16	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Ad Valorem taxes	15,997.62	17,338.71	-1,341.09
Cable TV franchise taxes	1,608.10	0.00	1,608.10
Interest on delinquent taxes	80.98	0.00	80.98
Investment income	1,090.30	1,019.35	70.95
Motor vehicle taxes	3,131.26	3,230.26	-99.00
PARTF grant	125,430.90	0.00	125,430.90
Sales and use tax	8,175.72	10,193.55	-2,017.83
Sales and use tax refund	92.93	0.00	92.93
Utility Franchise taxes	34,697.37	46,967.74	-12,270.37
Zoning fees	2,340.00	1,274.19	1,065.81
Total Income	192,645.18	80,023.80	112,621.38
Expense			
Advertising and Promotion	0.00	254.84	-254.84
Audit fees	5,287.50	4,520.97	766.53
Capital outlay	452,997.63	0.00	452,997.63
Charitable Contributions	26,284.62	26,284.00	0.62
Collection fees	268.79	509.68	-240.89
Computer and Internet Expenses	1,952.00	2,548.39	-596.39
Dues and Subscriptions	4,968.00	4,866.13	101.87
Festival expense	0.00	10,000.00	-10,000.00
Grants	0.00	5,000.00	-5,000.00
Insurance Expense	5,057.60	6,000.00	-942.40
Legal fees	3,003.54	2,548.39	455.15
Meals and Entertainment	22.00	0.00	22.00
Miscellaneous Expense	10.00	0.00	10.00
Office Supplies	919.55	2,819.35	-1,899.80
Park Maintenance	135.00	2,548.39	-2,413.39
Payroll Expenses	13,466.08	14,178.67	-712.59
Payroll taxes	2,356.87	2,365.67	-8.80
Planning and zoning	16,427.25	16,745.04	-317.79
Professional Fees	4,568.70	10,000.00	-5,431.30
Public Safety	4,999.98	4,247.33	752.65
Rent Expense	1,500.00	1,274.19	225.81
Repairs and Maintenance	0.00	1,000.00	-1,000.00
Telephone Expense	1,377.12	1,529.03	-151.91
Training fees	125.00	509.68	-384.68
Travel Expense	178.20	509.68	-331.48
Total Expense	545,905.43	120,259.43	425,646.00
Net Ordinary Income	-353,260.25	-40,235.63	-313,024.62
Net Income	-353,260.25	-40,235.63	-313,024.62

Town of Fairview Transactions by Account

As of December 3, 2016

Type	Date	Num	Name	Memo	Debit	Credit	Balance	
American Community Bank							141,462.12	
Bill Pmt -Check	11/12/2016	101718	Alfred Benesch & C...	Amendment # 2		3,298.00	138,164.12	
Bill Pmt -Check	11/12/2016	101719	CompuNetwork	Server and email hosting		260.00	137,904.12	
Bill Pmt -Check	11/12/2016	101720	Darrell H. Baucom_	Reimburse mileage and...		85.50	137,818.62	
Bill Pmt -Check	11/12/2016	101721	Duke Energy_	Deposit and Connect fee		115.00	137,703.62	
Bill Pmt -Check	11/12/2016	101722	Eagle Wood, Inc.	Construction draw #4 fo...		196,960.49	-59,256.87	
Bill Pmt -Check	11/12/2016	101723	Ed Humphries_	Office		84.49	-59,341.36	
Bill Pmt -Check	11/12/2016	101724	Fairview VFD and ...			1,083.33	-60,424.69	
Bill Pmt -Check	11/12/2016	101725	Great American Fin...	Lease payment on copier		66.55	-60,491.24	
Bill Pmt -Check	11/12/2016	101726	Morrison Appraisal, ...	Appraisal for 7216 Con...		300.00	-60,791.24	
Bill Pmt -Check	11/12/2016	101727	Moyer, Smith & Roller	Audit fees		1,025.00	-61,816.24	
Bill Pmt -Check	11/12/2016	101728	RLI Surety Bond	Finance officer bond		175.00	-61,991.24	
Paycheck	11/14/2016	101742	Darrell H. Baucom			884.10	-62,875.34	
Paycheck	11/14/2016	101741	Bradley W Purser			138.52	-63,013.86	
Paycheck	11/14/2016	101743	Doug Buchanan			46.18	-63,060.04	
Paycheck	11/14/2016	101744	Edward D Humphries			2,071.11	-65,131.15	
Paycheck	11/14/2016	101745	Gary H Wilfong			138.52	-65,269.67	
Paycheck	11/14/2016	101746	Greg Morgan			46.17	-65,315.84	
Paycheck	11/14/2016	101747	Jerry C. Clontz			161.62	-65,477.46	
Paycheck	11/14/2016	101748	John A Biggers, Jr.			138.52	-65,615.98	
Paycheck	11/14/2016	101749	John H. Crowell			46.18	-65,662.16	
Paycheck	11/14/2016	101750	Nancy H Randall			46.18	-65,708.34	
Paycheck	11/14/2016	101751	Patricia H. Kindley			46.18	-65,754.52	
Paycheck	11/14/2016	101752	Phillip C Thomas			184.70	-65,939.22	
Paycheck	11/14/2016	101753	Richard E Pigg			46.18	-65,985.40	
Paycheck	11/14/2016	101754	Sara Furr			46.18	-66,031.58	
Paycheck	11/14/2016	101755	Teresa Gregorius			1,066.15	-67,097.73	
Check	11/14/2016	101756	Teresa Gregorius	Notary oath fee		10.00	-67,107.73	
Check	11/14/2016	101757	Clark, Griffin and M...	Legal fees for October ...		600.00	-67,707.73	
Check	11/14/2016	101758	Moyer, Smith & Roller	audit installment		3,062.50	-70,770.23	
Deposit	11/14/2016			Deposit	8,773.27		-61,996.96	
Liability Check	11/15/2016	To Print	IRS	55-0789092		1,896.28	-63,893.24	
Transfer	11/16/2016			Funds Transfer	300,000.00		236,106.76	
Deposit	11/16/2016			Deposit	650.00		236,756.76	
Deposit	11/18/2016			Deposit	100.00		236,856.76	
Check	11/25/2016		Frontier Telephone	Monthly phone bill		190.91	236,665.85	
Deposit	12/01/2016			Deposit	136,130.15		372,796.00	
Total American Community Bank						445,653.42	214,319.54	372,796.00
TOTAL						445,653.42	214,319.54	372,796.00

Town of Fairview
Park Related costs

<u>Date</u>	<u>Services</u>	<u>Payee</u>	<u>Check Number</u>	<u>Amount Paid</u>
2/9/2015	Design development - initial bill	Benesch	101245	8,370.00
4/13/2015	Design development - second bill	Benesch	101268	1,335.00
5/11/2015	Design development - third bill	Benesch	101292	4,610.00
6/8/2015	Design development - fourth bill	Benesch	101321	1,010.00
6/23/2015	NC DOT driveway permit application fee	NC DOT	101329	50.00
6/23/2015	NC DENR erosion and sedimentation app fee	NC DENR	101330	260.00
7/10/2015	Construction documents - June 28, 2015	Benesch	101335	9,420.00
8/10/2015	Construction documents - July 26, 2015	Benesch	101359	2,355.00
8/27/2015	NC DENR storm water permit	NC DENR	101383	505.00
9/14/2015	Construction docs - Aug 18 and perc test	Benesch	101385	1,895.00
10/12/2015	Const docs, permitting and bidding	Benesch	101411	6,255.00
11/9/2015	Bidding on park	Benesch	101437	3,100.00
12/7/2015	Amendment #1 for turn lane design	Benesch	101488	4,900.00
3/14/2016	Construction administration	Benesch	101552	2,300.00
3/28/2016	NC DENR for revisions to plan	NC DENR	101565	150.00
4/11/2016	Construction administration	Benesch	101566	5,600.00
5/9/2016	Construction administration	Benesch	101589	2,162.00
6/13/2016	Construction administration	Benesch	101612	760.50
7/11/2016	Construction administration and Amend #2	Benesch	101631	1,163.65
8/8/2016	Amendment #2	Benesch	101650	2,005.00
8/11/2016	Initial construction - first draw	Eagle Wood	101671	83,797.98
9/12/2016	Construction administration	Benesch	101672	2,346.84
9/12/2016	Initial construction - second draw	Eagle Wood	101676	85,790.96
9/13/2016	Construction administration - Amend #2	Benesch	101692	1,764.01
9/30/2016	Initial construction - third draw	Eagle Wood	101713	76,419.35
10/10/2016	Amendment #2 draw	Benesch	101718	3,298.00
11/14/2016	Duke Energy - Deposit and connection fee	Duke Energy	101721	115.00
11/14/2016	Initial construction - fourth draw	Eagle Wood	101722	196,960.49
12/12/2016	Construction administration	Benesch		500.00

Total incurred costs-to-date 509,198.78

Reimbursements received from PARTF November 4, 2015 18,032.50
 Reimbursements received from PARTF November 9, 2016 136,130.15

Park Budget
 Design and construction management 65,150.00
 Cost to develop park 1,215,529.00
 Contingency 60,651.00
 Total park costs 1,341,330.00



Town of Fairview
Pond Related Costs

<u>Date</u>	<u>Services</u>	<u>Payee</u>	<u>Check Number</u>	<u>Amount Paid</u>
3/9/2015	Foster Lake and Pond - lowering pond level	Foster Lake	101248	2,450.00
	Total for 14/15 fiscal year			2,450.00
8/10/2015	Foster Lake and Pond - pond renovation	Foster Lake	101356	22,833.59
9/14/2015	Warlick Trucking - Grading, etc on pond site	Warlick Trucking	101386	9,500.00
	Total paid-to-date on pond renovation and maintenance			34,783.59

Permits Report

10

Totals		5		\$740			
1-Nov	2509	A-16-059	Accessory	\$50	Matt Maiura	9917 Windrow lot48	813122
10-Nov	1100	C-16-060	Compliance	\$100	Cleveland	9504 Machado Drive	8246002
17-Nov	188	HO-16-061	H Occupator	\$50	Caudle	406 Heritage View	08126018D
17-Nov	6354	A-16-062	Accessory	\$50	Wilfong	1304 Lawyers Road W	8261008
29-Nov	1178	MS-16-063	Minoe Sub	\$130	S. Sandy-Duncan	7701 W. Duncan Rd, IT	8252007
29-Nov	1155	A-16-064/53	Accessory	\$50	Belk	9620 Jonah Ridge	8246040
Totals		6		\$430			

1-Dec		C-16-065	Compliance		Madison --Morgan	6435 Morgans Cove	081922011G
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❖ Meeting Dates for the Town Of Fairview --- 2017

- ❖ The second Monday night of each month
All meetings start at 7pm

January 9th 2017----Monday

February 13th 2017----Monday

March 13th 2017 ----Monday

April 10th 2017----Monday

May 8th 2017----Monday

June 12th 2017----Monday

July 10th 2017 ----Monday

August 14th 2017----Monday

September 11th 2017 --Monday

October 9th 2017----Monday

November 13th 2017----Monday

December 11th 2017----Monday

HOLIDAY Closures (Town Office)

July 4th 2017 ---- Tuesday

November 23rd 2017 ----Thursday



**Town of Fairview
Regular Meeting
November 14, 2016**

The following Council members were present: Mayor Phil Thomas, John Biggers, Jerry Clontz, Bradley Purser, 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

None

Approval of Agenda

Bradley Purser made a motion to approve the agenda. John Biggers seconded the motion. Councilmen Biggers, Clontz, Purser and Wilfong voted yes (4-0).

Public Comments

None

Presentation

Paul Friday, Ph.D., Research and Training Specialists, Inc. presented the 2016 survey results to the Council.

Council directed Town Clerk to upload entire survey onto the Town website.

Consent Agenda

- a) Accept Financial and Tax Reports as Information
 - Darrell Baucom added pending bills to be paid that came in after financial report was sent in.
- b) Accept Land Use Report as Information

c) Accept CRTPO Report as Information

d) Approve Council Regular Minutes for October 10, 2016

Jerry Clontz made a motion to approve the consent agenda as amended. Gary Wilfong seconded the motion. Councilmen Biggers, Clontz, Purser and Wilfong voted yes (4-0).

Items of Business

Item 1: Conduct Public Hearing on Text Amendment TC-16-049

Ed Humphries presented Text Amendment TC-16-049 regarding criteria for approving Uses to determine that the proposed use(s) has an impact that is similar in nature, function, and duration to the other uses allowed in a specific zoning district.

Mayor Thomas to open Public Hearing

No Public Comments

Mayor Thomas closed the Public Hearing

Item 2: Approve Text Amendment TC-16-049

Gary Wilfong made a motion to approve Text Amendment TC-16-049 to include the zoning statement "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 August 11, 2014), and the Town of Fairview Land Use Ordinance (effective July 1, 2005). John Biggers seconded the motion. Councilmen Biggers, Clontz, Purser and Wilfong voted yes (4-0).

Item 3: Fairview Volunteer Fire Department Presentation

Bill Thomas, President of Board of Directors for the Fairview Fire Department gave the Council a quarterly fire department report. Mr. Thomas then introduced Eric Freeman, Chairman of the Building Committee for the fire department to continue with a presentation. Mr. Freeman presented preliminary building plans to expand the fire department and requested that the Council consider gifting the fire department with 2.9 acres of town land that surrounds the fire department. Council members discussed the request and decided further information would be needed before a decision could be made. The Council will need a site plan since the town park has a BMP on part of the land behind the fire department. The Council will also gather further information regarding the BMP as it pertains to the PARTF grant obtained for the park. The Council will revisit the request once further information is received.

Item 4: Park Update

Jerry Clontz stated that the fourth Application and Certificate for Payment totaling \$196,960.49 has been received from Eagle Wood Inc.

Jerry Clontz made a motion to approve the fourth Application and Certificate for Payment totaling \$196,960.49 to Eagle Wood Inc. John Biggers seconded the motion. Councilmen Biggers, Clontz, Purser and Wilfong voted yes (4-0).

Mr. Clontz reported that he met with Matt Whitlow, PARTF Representative, at the park site to view construction progress as part of the process to approve the latest pay application to PARTF for the PARFT grant reimbursement.

Mr. Clontz stated park construction continues:

- Playground equipment has been installed
- Swing sets have been installed
- All sidewalks have been poured
- Bathrooms should be delivered by November 20th
- Bridge has been installed
- Steps have been poured going down to walk
- Turn lane construction has begun

Mr. Clontz reports that Eagle Wood Inc. has requested a 30 day extension to complete construction due to delays in finalizing the water line installation. Council discussed.

John Biggers made a motion to approve the extension date with incompleteness penalties starting at the end of the new date and give Mayor Thomas the authority to sign any paperwork required for granting the extension. Bradley Purser seconded the motion. Councilmen Biggers, Clontz, Purser and Wilfong voted yes (4-0).

John Biggers made a motion to approve Alternate #1 and Change Order #1 to pay the park driveway and add 250 feet of reinforcement to the driveway. Bradley Purser seconded the motion. Councilmen Biggers, Clontz, Purser and Wilfong voted yes (4-0).

Council Comments

None

John Biggers made a motion to break for Council Closed Session. Gary Wilfong seconded the motion. Councilmen Biggers, Clontz, Purser and Wilfong voted yes (4-0).

CLOSED SESSION

Jerry Clontz made a motion to come out of closed session. Gary Wilfong seconded the motion. Councilmen Biggers, Clontz, Purser and Wilfong voted yes (4-0).

Bradley Purser made a motion to adjourn. Gary Wilfong seconded the motion. Councilmen Biggers, Clontz, Purser and Wilfong voted yes (4-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Phil Thomas
Mayor

Approved this _____ day of _____, 2016

Public Hearing

Conditional Use Permit
#CUP-16-055

Town of Fairview Staff Report for:

Town Council

DATE: Dec. 12, 2016

--CASE #: CUP-16-055	Conditional Use Permit
Applicant(s):	Tyler and Brittney Moss 980 Ben Black Road Midland NC 28107 Agent Steve Moss
Property Owner(s):	Robert Query 9623 Mill grove Road Indian Trail NC 28079
Requested Action:	Request for a Conditional Use permit to subdivide a residential lot (1.326 ac) from parcel #08282019H and create a conforming lot allowing a barn in the northwest corner of the lot to remain on the property with conditions.
Existing Zoning:	RA-40
Requested Zoning:	Conditional Use Permit in Residential
Location:	9606 Mill grove Road Indian Trail NC 28079
Property Size:	1.326 Ac.
Tax Parcel(s):	08282019H
Purpose/Narrative:	Residential
Surrounding Area Zoning:	Residential and Farming
Existing Conditions:	Lot is a total approx 6 acres used for farming with barn in the northwest corner of the property
Land Use Plan Recommendation:	The property is located in a residential neighborhood and can be subdivided. The only place the lot will perk is the northwest corner of the property next to the barn. Applicant wants to build a home on 1.326 acres and have the lot conform leaving the barn on the lot using a Conditional Use Permit .
Compliance with Zoning Ordinance:	Property can be subdivided and a home can be build using a CUP.

<p>Conditional Use Permit Conditions:</p> <p>Moss</p>	<ol style="list-style-type: none"> 1. -Located at 9606 Mill Grove Road. Indian Trail NC 28079 in the Fairview Zoning District. 2. -Owner desires to subdivide the property creating a lot 1.326 ac in size from Parcel # 08282019H. 3.-Ower desires to keep the barn which is shown on the proposed survey. 4. The applicant may use barn for any farm related or home use activity. Owner may maintain the barn, but not enlarge the footprint of the structure. 5. The barn can be removed from the lot at any time. 6. The lot would be a conforming residential lot. 7.If damage happened beyond normal repair, barn would not be rebuilt
<p>Staff Recommendation on Application:</p>	<p>Staff would recommend with a Conditional Use Permit with above conditions</p>

Town of Fairview

7400 Concord Highway
Monroe NC 28110

CONDITIONAL USE PERMIT APPLICATION Fees: \$325 to \$500

Application Number: CUP16055 Date of Application: 10-7-2016

I. Applicant / Owner Information

- A. Applicant's Name: Tyler + Brittany Moss (Brittany Moss 1021@gmail.com)
 Address: 980 Ben Black Rd. Midland, NC 28107
 Phone: 704-309-1288 Email: southflair@aol.com
- B. Owner's Name: Robert Query
 Address: 9623 Millgrove Rd. Indian Trail, NC 28079
 Phone: 704-753-1870 Email: southflair@aol.com

II. Property Information

- A. Property Location: Millgrove Rd. (see record map)
- B. Tax Parcel Number: 08282019 H
- C. Deed Book _____ Page _____
- D. Existing Zoning RA-40 Proposed Zoning RA-40
- E. Existing Use Farm Land Proposed Use Residential
- F. Property Size 57,760.52 / 1.324 acre (Sq. Ft./Acres)
- G. Is a Rezoning Application being submitted with CUP Application? NO

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. (see below)
- 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,

A. Subdivide this property to build new residence on new lot. (see survey attached)
This will create a non-conforming lot because of existing Barn that is located on side yard line. Our request is to have the Lot in compliance with the Land Use Ordinance

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. (see Attached Blue Print/Plans)
- 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 7400 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.

10-7-2016
DATE

Steve A. Moss
SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

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

RECOMMENDATIONS OF THE PLANNING BOARD: _____

To Recommend: with Conditions (6-0)

PUBLIC HEARING DATE: Dec 12 2016

Notice of Public Hearing Published On: Wed / NOV 30 + Friday Dec 2

Notices to Applicant and Adjoining Property Owners Mailed on: Dec 1 2016

(Verification Attached)
SIGN ON Property Nov 17 2016

October 7, 2016

Re: Tax ID 08282019H

To: Ed Humphries &
The Town of Fairview

I Robert Query would like to assign Steve Moss
as the Authorized Representative for the Conditional
Use Permit Application process.

Sincerely,



Robert Query



LuAnn Moss

LuAnn Moss

22

Parcel Number

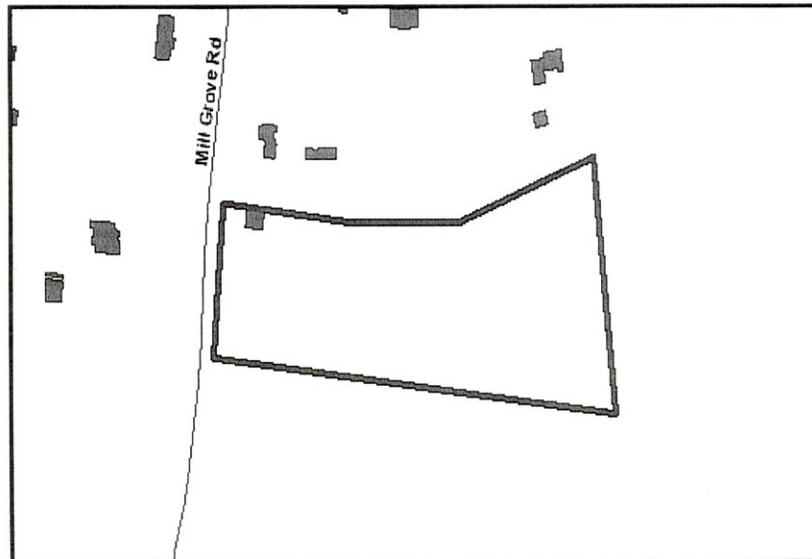
08282019H

Owner

QUERY
ROBERT W

Mailing Address

9623 MILL GROVE RD
INDIAN TRAIL
NC, 28079



Account Information

Land Value	\$79,500.00	Subdivision	
Building Value	\$1,000.00	Description	#1 MILL GROVE RD OPCK299
Total Value	\$80,500.00	Situs Address	MILL GROVE RD
Acreage	6.4100	Property Class	RESIDENTIAL

Sales Information

Sale Date	Sale Amount	Book & Page	Grantor
06/18/2016	\$0.00	D129 0664	QUERY BETTY JO & ROBERT W
11/08/2007	\$0.00	4733 082	SASSER MINNIE B TRUSTEE
01/01/1900	\$0.00		

Location Information

Municipal Administration	Fairview	School	<u>School Assignment Information</u>
County Zoning Code	CITY	Census Tract Number	202.03
Zoning Administration	Fairview	FEMA Panel	5521
ETJ		FEMA Zone	
Fire District	Fairview	Soils	TbB2,CmB

Building Information - View Real Property Site

Total Living Area	0	Type of Building	OTHER
Year Build	0	Improvement Type	

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

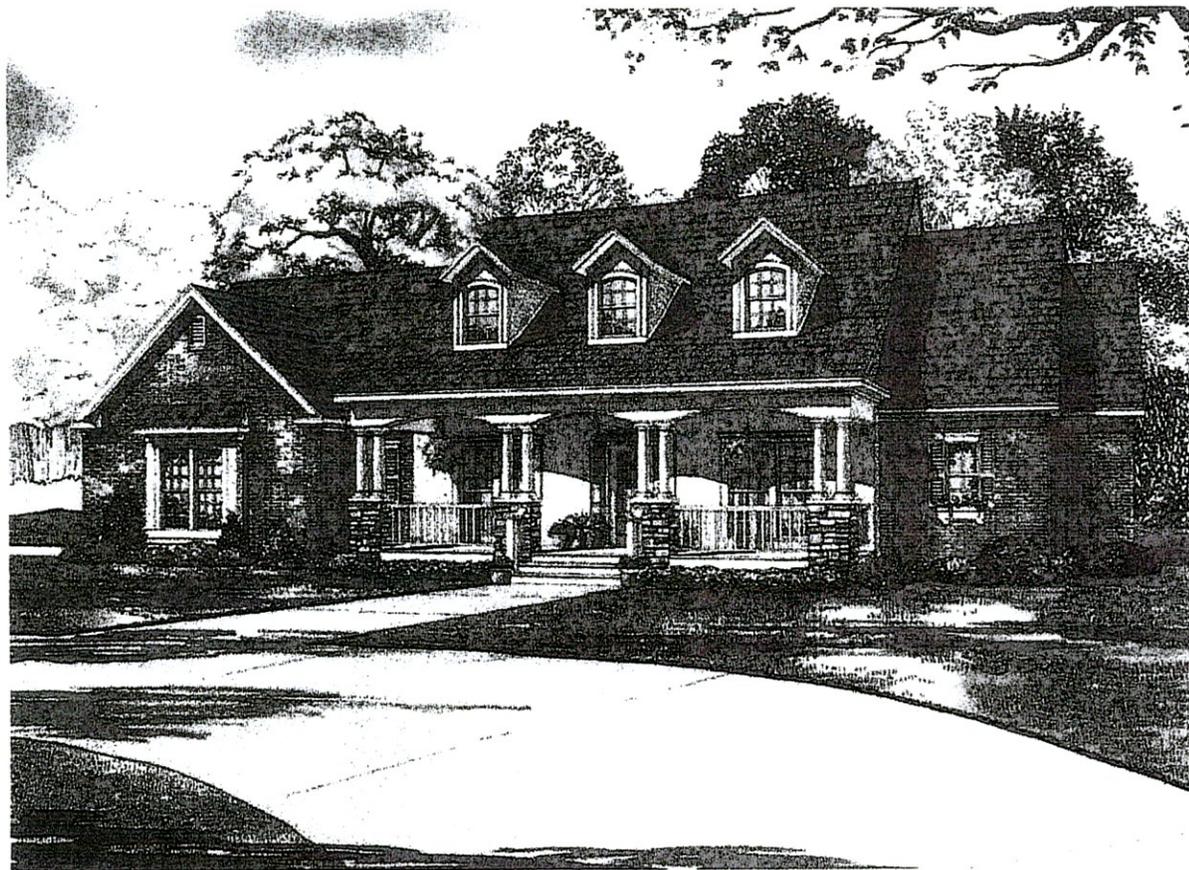
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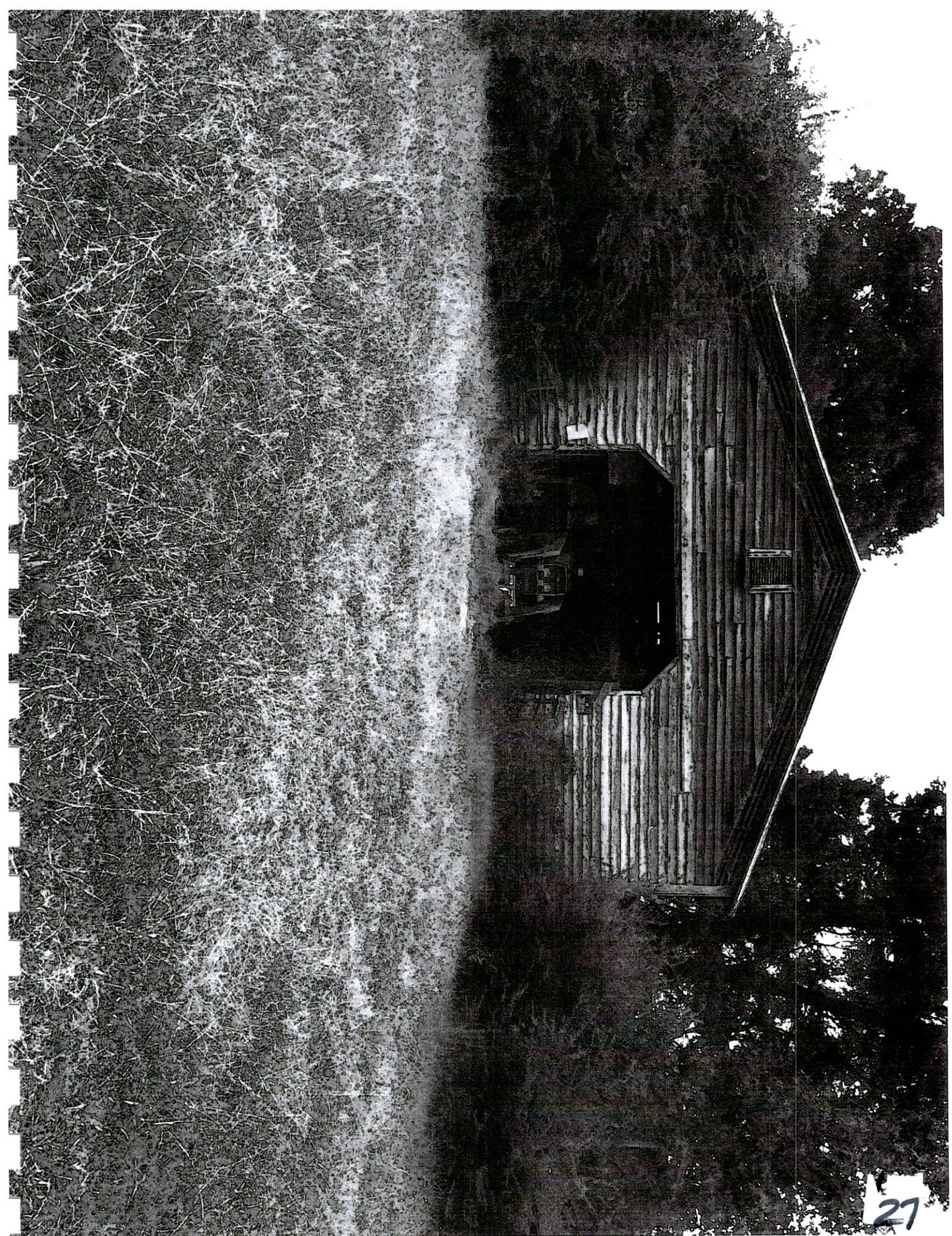


© 2016 Google

35°40'59.68" N 80°21'33.37" W elev 560 ft

Go





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PUBLIC HEARING NOTICE

The Fairview Town Council will conduct a Public Hearing starting at 7:00pm on Monday, **Dec 12, 2016 during the Council Regular monthly meeting** at the Old Fairview School (location address: 7514 Concord Highway, Monroe, N.C.). The purpose of this hearing is to consider the following:

To hear public comment concerning

A request from Tyler and Brittany Moss to obtain a
Conditional Use Permit # CUP 16-055

to subdivide a lot residential lot (1.326 ac) from parcel #08282019H and create a conforming lot to allowing a barn in the northwest corner of the lot to remain on the property with conditions as follows:

1. –Lot to be located at 9606 Mill Grove Road, Indian Trail NC 28079 in the Fairview Zoning District.
2. –Owner desires to subdivide the property creating a lot 1.326 ac in size from Parcel # 08282019H.
- 3.–Ower desires to keep the barn which is shown on the proposed survey.
4. The applicant may use barn for any farm related or home use activity. Owner may maintain the barn, but not enlarge the footprint of the structure.
5. The barn can be removed from the lot at any time.
6. The lot would be a conforming residential lot.

The Public is invited to attend the public hearing and make comments. As a result of testimony, the Town council reserves the right to make changes to the proposed request prior to adoption. For More information, call Ed Humphries, Land Use Administrator at (704) 564.3412 during business hours. (Tuesday and Thursday 8:00am to 3:00pm)

The Town of Fairview does not discriminate on the basis of disability. If you need an auxiliary aid or service or other accommodation in order to attend or fully participate at this meeting, please contact the Ed Humphries at (704) 564.3412 as far in advance of the meeting as possible so that your request can be considered.

Sent to paper

Park Report

APPLICATION AND CERTIFICATE FOR PAYMENT

OWNER: Town of Fairview
7400 Concord Highway
Monroe, NC 28110

PROJECT:
Town of Fairview

FROM CONTRACTOR: Eagle Wood Inc
P.O. Box 1046
Denver, NC 28037

VIA ARCHITECT/ENGINEERS:
Benesch
2920 W. Morehead St
Charlotte, NC 28208

APPLICATION NO: 5
APPLICATION DATE: 11/30/2016
PERIOD TO: 11/30/2016

CONTRACT DATE: 5-Jul-16

Distribution to:	
OWNER:	XXX
ENGINEERS:	
CONTRACTOR:	

CONTRACTOR FOR: Fairview Park

CONTRACTOR'S APPLICATION FOR PAYMENT
Application is made for payment, as shown below, in connection with the
Contract Continuation Sheet, AIA Document G703, is attached

- 1. ORIGINAL CONTRACT SUM \$1,276,180.45
- 2. Net Change by Change Orders \$0.00
- 3. CONTRACT SUM TO DATE \$1,276,180.45
- 4. TOTAL COMPLETED & STORED TO DATE \$646,815.03

- 5. Retainage:
 - a. 5% of Completed Work \$ 32,340.75
 - b. 0% of Stored Material \$0.00

Total Retainage (line 5a + 5b of \$ 32,340.75

6. TOTAL EARNED LESS RETAINAGE \$614,474.28

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$442,968.78.

8. CURRENT PAYMENT DUE \$171,505.50

9. BALANCE TO FINISH, INCLUDING RETAINAGE \$861,706.17

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Total changes approved in previous months		\$	\$
by Owner		\$	\$
Total approved this Month		\$	\$
TOTALS		\$	\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

By: [Signature] DATE: 12/1/16
State of North Carolina
County of Lincoln
Subscribed and sworn to before
me this 6 day of December 2016

Notary Public [Signature] 15, 2018
My Commission Expires August 15, 2018
ENGINEERS' CERTIFICATE FOR PAYMENT



In accordance with the Contractor Documents based on on-site observations and had been comparing this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge information and belief the Work had progressed as indicated on the Copy of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED 171,505.50 (After explanations if amount certified differs from the amount applied for initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)
Engineer
By: [Signature] Date: 12/1/16
This Certificate is negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. In case of payment and acceptance of settlement are without prejudice to any rights of the Owner of Contractor under this contract.

Page 2 of 3						WORK COMPLETED							
ITEM NO.	DESCRIPTION OF WORK		SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)			
1	Mobilization	1	LS \$63,809.02	67.50%	10.00%		\$ 49,451.99	77.50%	\$ 14,357.03	\$ 2,472.60			
2	Surveying	1	LS \$9,500.00	34.20%	0.00%		\$ 3,249.00	34.20%	\$ 6,251.00	\$ 162.45			
3	Site Preparation - Incl. (Clearing, Grading, Storm and Erosion)	1	LS \$191,629.58	90.10%	3.90%		\$ 180,131.81	94.00%	\$ 11,497.77	\$ 9,006.59			
4	Water, Sanitary Sewer and Electric Utilities	1	LS \$115,129.56	91.20%	0.00%		\$ 104,998.16	91.20%	\$ 10,131.40	\$ 5,249.91			
5	Parking Lot - Paved for 23 cars and Entrance Rd	1	LS \$78,629.58	60.00%	0.00%		\$ 47,177.75	60.00%	\$ 31,451.83	\$ 2,358.89			
6	Walking Trail - Paved Trail with 2 Benches	1	LS \$66,607.11	70.00%	10.00%		\$ 77,285.69	80.00%	\$ 19,321.42	\$ 3,864.28			
7	Playground (Play equipment, accessible surface 2 benches)	1	LS \$130,124.15		61.00%		\$ 79,375.73	61.00%	\$ 50,748.42	\$ 3,968.79			
8	Picnic Shelter - 25 x 25 feet, (2 grills, 4 picnic tables, and 2 trash receptacles)	1	LS \$50,000.00		0.00%	\$ 5,337.50	\$ 5,337.50	10.68%	\$ 44,662.50	\$ -			
9	Restroom Building, 750 SF	1	LS \$212,850.00		0.00%	\$ 10,675.00	\$ 10,675.00	5.02%	\$ 202,175.00	\$ -			
10	Landscaping	1	LS \$23,750.00		0.00%		\$ -	0.00%	\$ 23,750.00	\$ -			
11	Road Widening	1	LS \$228,000.00	5.04%	33.37%		\$ 87,574.80	38.41%	\$ 140,425.20	\$ 4,378.74			
12	Construction Testing Allowance	1	LS \$2,000.00		77.89%		\$ 1,557.60	77.89%	\$ 442.40	\$ 77.88			
13	Electrical Allowance	1	LS \$6,000.00				\$ -	0.00%	\$ 6,000.00	\$ -			
14	PVC Conduit	1	LS \$7,500.00				\$ -	0.00%	\$ 7,500.00	\$ -			
15	Contingency	1	LS \$60,651.45		0.00%		\$ -	#DIV/0!	\$ 60,651.45	\$ -			
							\$ 646,815.03		\$ 629,365.42	\$ 31,540.13			

Page 3 of 3															
ITEM NO.	DESCRIPTION OF WORK			SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN DORE)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)				
					FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD									
1	HWY 601 Road Widening														
2	Utility Locate	1 LS		\$4,022.76		100.00%		\$ 4,022.76	100.00%	\$ -	\$ 201.14				
3	Adjust Valve Boxes	1 LS		\$122.13		0.00%		\$ -	0.00%	\$ 122.13	\$ -				
4	Box Out for Road Widening	1 LS		\$9,505.29		100.00%		\$ 9,505.29	100.00%	\$ -	\$ 475.26				
5	Clearing	1 LS		\$4,321.96		100.00%		\$ 4,321.96	100.00%	\$ -	\$ 216.10				
6	Driveway Reconstruction	1 LS		\$15,034.87		0.00%		\$ -	0.00%	\$ 15,034.87	\$ -				
7	Imported Fill	1 LS		\$16,439.26		0.00%		\$ -	0.00%	\$ 16,439.26	\$ -				
8	Inlet Protection (Block and Gravel)	1 LS		\$2,347.21		0.00%		\$ -	0.00%	\$ 2,347.21	\$ -				
9	Leveeing/Wedging (Allowance)	1 LS		\$30,394.65		0.00%		\$ -	0.00%	\$ 30,394.65	\$ -				
10	Milling	1 LS		\$3,780.26		100.00%		\$ 3,780.26	100.00%	\$ -	\$ 189.01				
11	Pavement 2" 9.5C Overlay	1 LS		\$48,278.04		0.00%		\$ -	0.00%	\$ 48,278.04	\$ -				
12	Pavement 8" B25.0C	1 LS		\$31,594.05		100.00%		\$ 31,594.05	100.00%	\$ -	\$ 1,579.70				
13	Pavement 3" 119.0C	1 LS		\$13,533.39		100.00%		\$ 13,533.39	100.00%	\$ -	\$ 676.67				
14	RCP 18"	1 LS		\$6,391.55		0.00%		\$ 6,391.55	0.00%	\$ -	\$ 319.58				
15	RCP FES 18"	1 LS		\$3,983.49		100.00%		\$ 3,983.49	100.00%	\$ -	\$ 199.17				
16	Regrade Shoulders and Seed	1 LS		\$11,158.92		0.00%		\$ -	0.00%	\$ 11,158.92	\$ -				
17	Relocate Existing Mailboxes	1 LS		\$1,557.05		100.00%		\$ 1,557.05	100.00%	\$ -	\$ 77.65				
18	Rip-Rap Aprons	1 LS		\$1,114.03	100.00%	0.00%		\$ 1,114.03	100.00%	\$ -	\$ 55.70				
19	Rock Pipe Inlet Protection	1 LS		\$1,265.95		0.00%		\$ -	0.00%	\$ 1,265.95	\$ -				
20	Sawcut Pavement	1 LS		\$2,009.96		100.00%		\$ 2,009.96	100.00%	\$ -	\$ 100.50				
21	Silt Logs	1 LS		\$1,436.84		0.00%		\$ -	0.00%	\$ 1,436.84	\$ -				
22	Silt Fence	1 LS		\$619.68		0.00%		\$ -	0.00%	\$ 619.68	\$ -				
23	Stripping	1 LS		\$9,364.25		0.00%		\$ -	0.00%	\$ 9,364.25	\$ -				
24	Traffic Control	1 LS		\$9,724.41		59.26%		\$ 5,762.69	59.26%	\$ 3,961.72	\$ 288.13				
								\$ 87,576.48		\$ 140,423.52	\$ 4,378.81				

TAX STATEMENT AND CERTIFICATION

This is to certify that the foregoing or attached statements are a true and **complete** statement of **all** North Carolina Local Sales or Use Tax paid by the undersigned contractor from, **NOVEMBER 1, 2016** to **NOVEMBER 30, 2016** inclusive for the materials and equipment that were or will become a part of the construction of the:

FAIRVIEW PARK

(THE FOLLOWING PORTION TO BE FILLED OUT BY GENERAL CONTRACTOR ONLY)

It is further certified that:

GRIFFIN SURVEYING, INC.; COASTLINE PARTNERS, INC.
CAROLINA RECREATION

are all of the subcontractors that are, or were engaged by this contractor for the previously stated period, in the performance of this contract and whose tax statements are also enclosed herewith.

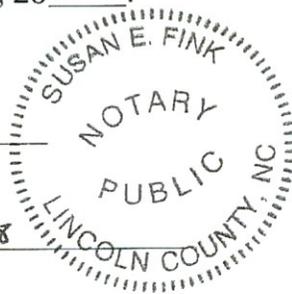
Sudrea C. Turner
Signature

Eagle Wood, Inc.
General Contractor

Appeared and subscribed before me

this 5 day of December, 2016.

SF
Notary Public



My commission expires: August 15, 2018



SHIP TO

FAIRVIEW PARK
7350 CONCORD HWY
FAIRVIEW, NC 28730

PO Box 204757
Dallas, TX 75320-4757

SOLD TO
EAGLE WOOD, INC.
PO BOX 1046
7680 TOWNSEND DR.
DENVER, NC 28037

ISO 9001 Certified

Fed. I.D. #43-1595099

Phone (417) 235-6917

WORK ORDER	CUSTOMER ORDER	SOLD BY	CUSTOMER	INVOICE DATE	INVOICE NO.
696852		040 CAROLINA RECREATION	2803k01	11/09/16	781871

QUANTITY	MODEL NO.	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
2	100001085	GRILL, 20" WIDE ROT PED W/OPT SHELF	168.00	336.00
2	299	TOT SEAT 360 DEG W/CLEVIS	128.00	256.00
1	7188524SJ	SWING ARCH 3 1/2" OD W/4 SP SEATS	1780.00	1780.00
1	704S057J	TCX 3 DECK SYSTEM	20200.00	20200.00
1	714999	INSTALLATION KIT KC	0.00	0.00

ROOF/BARREL/CLAMPS/6385 HTR GREEN;NET/
POST/6385 CANOPY BLUE;PVC/ACCENT/74859
SAND;CANOPY SAND/HTR GREEN/PANELS GREEN/
TAN/GREEN
7188524S BLUE;SEATS GREEN

SALES AMOUNT	22,572.00
SALES TAX	1,584.29
MISC CHARGES	0.00
COMMERCIAL FREIGHT	60.70
INSTALL	9,137.59
TOTAL	33,354.58
ADJUST (359.52)	359.52-
	32,995.06

2 GRILLS PAYMENT DUE UPON COMPLETION OF SHELTER

Post Pay

Vendor # _____
 Posted 11-25-16
 Paid _____
 Check # _____
 Job # 502
 CC # 4-200 Acct. # 4702
 Nov 2016

DEDUCT
FROM
Cardinal Rec

TERMS OF SALE: NET 30 DAYS FROM INVOICE DATE

1.25% CHARGE PER MONTH FOR PAST DUE INVOICES - PLEASE ENCLOSE DUPLICATE COPY OF THIS INVOICE WITH PAYMENT

REMIT TO: MIRACLE RECREATION EQUIPMENT CO
PO BOX 204757 - DALLAS, TX 75320-4757

CUSTOMER