

Agenda

Town of Fairview



Agenda

Town Council Meeting

November 14, 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:**

Paul Friday, Ph.D., Research and Training Specialists, Inc. – Survey Results

3. Consent Agenda:

- a) Financial and Tax Reports--- *Report Accepted as Information*
- b) Land Use Report---*Report Accepted as Information*
- c) CRTPO --- *Report Accepted as Information*
- d) Monroe/Union County Economic Development Committee Report--- *No Report*
- e) Approve Veteran's Day Proclamation
- f) Approve Council Minutes for October 10, 2016

Agenda

4. Items of Business:

Item 1: Conduct Public Hearing for Text Amendment TC-16-049 -- 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 --- *Ed Humphries*

Mayor Thomas to open Public Hearing

Public Comments

Mayor Thomas to Close Public Hearing

Item 2: Approve Text Amendment TC-16-049 – Amend ordinance to include 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 to include the 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 August 11, 2014), and the Town of Fairview Land Use Ordinance (effective July 1, 2005)” --- *Ed Humphries*

Item 3: Fairview Volunteer Fire Department presentation, discussion and possible decision on request from Fire Department to acquire 2.9 acres currently owned by the Town that is adjacent to the current fire department (see attached maps) --- *Bill Thomas, President of Board of Directors, Fairview Fire Dept.*

Item 4: Park Update--- *Jerry Clontz*

a) Approve fourth pay application for Eagle Wood Inc. in the amount of \$196,960.49.

5. Council Comments:

6. Closed Session

- a) Real Estate G.S. § 143-318.11.a(5)
- b) Approve closed session minutes of October 10, 2016

7. 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.

2:48 PM

11/04/16

Accrual Basis

Town of Fairview
Balance Sheet
 As of October 31, 2016

	Oct 31, 16	Oct 31, 15
ASSETS		
Current Assets		
Checking/Savings		
American Community Bank	141,488.84	144,919.99
Bank of NC	759,237.09	956,196.99
Total Checking/Savings	900,725.93	1,101,116.98
Other Current Assets		
Franchise Tax Receivable	43,188.53	43,188.53
Investments		
Investments NCCMT	967.52	964.95
Total Investments	967.52	964.95
Sales Tax Receivable	4,001.24	4,001.24
Taxes receivable	3,258.31	3,891.61
Total Other Current Assets	51,415.60	52,046.33
Total Current Assets	952,141.53	1,153,163.31
Fixed Assets		
Accumulated Depreciation	-7,474.08	-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	239,028.91	239,028.91
Other Assets		
Park development costs	25,055.00	25,055.00
Total Other Assets	25,055.00	25,055.00
TOTAL ASSETS	1,216,225.44	1,417,247.22
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable	11,364.55	8,000.00
Total Accounts Payable	11,364.55	8,000.00
Other Current Liabilities		
Accrued payroll	3,436.07	3,436.07
Deferred revenue - ad valorem	4,635.53	4,635.53
Payroll Liabilities	269.70	191.26
Total Other Current Liabilities	8,341.30	8,262.86
Total Current Liabilities	19,705.85	16,262.86
Total Liabilities	19,705.85	16,262.86
Equity		
Equity		
Fixed assets	264,083.91	264,083.91
Total Fund Balance	1,244,247.72	1,244,247.72
Total Equity	1,508,331.63	1,508,331.63
Retained Earnings	-39,643.27	140,494.54
Net Income	-272,168.77	-247,841.81
Total Equity	1,196,519.59	1,400,984.36
TOTAL LIABILITIES & EQUITY	1,216,225.44	1,417,247.22

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2:53 PM
 11/04/16
 Accrual Basis

Town of Fairview
Profit & Loss Budget vs. Actual
 July through October 2016

	Jul - Oct 16	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Ad Valorem taxes	7,300.66	7,500.00	-199.34
Cable TV franchise taxes	1,608.10	0.00	1,608.10
Interest on delinquent taxes	50.43		
Investment income	831.38	800.00	31.38
Motor vehicle taxes	3,131.26	2,536.00	595.26
Sales and use tax	8,175.72	8,000.00	175.72
Sales and use tax refund	92.93		
Utility Franchise taxes	34,697.37	43,000.00	-8,302.63
Zoning fees	1,590.00	1,000.00	590.00
Total Income	57,477.85	62,836.00	-5,358.15
Expense			
Advertising and Promotion	0.00	200.00	-200.00
Audit fees	1,200.00	4,250.00	-3,050.00
Capital outlay	255,422.14	0.00	255,422.14
Charitable Contributions	26,284.62	26,284.00	0.62
Collection fees	135.19	400.00	-264.81
Computer and Internet Expenses	1,647.00	2,000.00	-353.00
Dues and Subscriptions	4,968.00	4,825.00	143.00
Festival expense	0.00	10,000.00	-10,000.00
Grants	0.00	5,000.00	-5,000.00
Insurance Expense	4,782.60	6,000.00	-1,217.40
Legal fees	2,403.54	2,000.00	403.54
Meals and Entertainment	22.00		
Miscellaneous Expense	10.00	0.00	10.00
Office Supplies	745.12	2,600.00	-1,854.88
Park Maintenance	135.00	2,000.00	-1,865.00
Payroll Expenses	10,073.40	11,127.56	-1,054.16
Payroll taxes	1,774.49	1,856.60	-82.11
Planning and zoning	13,141.80	13,141.68	0.12
Professional Fees	1,154.20	10,000.00	-8,845.80
Public Safety	3,333.32	3,333.36	-0.04
Rent Expense	1,000.00	1,000.00	0.00
Repairs and Maintenance	0.00	1,000.00	-1,000.00
Telephone Expense	1,151.50	1,200.00	-48.50
Training fees	125.00	400.00	-275.00
Travel Expense	137.70	400.00	-262.30
Total Expense	329,646.62	109,018.20	220,628.42
Net Ordinary Income	-272,168.77	-46,182.20	-225,986.57
Net Income	-272,168.77	-46,182.20	-225,986.57

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2:48 PM

11/04/16

Accrual Basis

Town of Fairview Transactions by Account

As of November 3, 2016

Type	Date	Num	Name	Memo	Debit	Credit	Balance
American Community Bank							
Paycheck	10/10/2016	101698	Darrell H. Baucom			500.69	221,239.81
Paycheck	10/10/2016	101699	Doug Buchanan			46.17	220,739.12
Paycheck	10/10/2016	101709	Richard E Pigg			46.17	220,692.95
Paycheck	10/10/2016	101710	Sara Furr			46.17	220,646.78
Paycheck	10/10/2016	101711	Teresa Gregorius			910.45	220,600.61
Paycheck	10/10/2016	101697	Bradley W Purser			138.53	219,690.16
Paycheck	10/10/2016	101700	Edward D Humphries			2,071.12	219,551.63
Paycheck	10/10/2016	101701	Gary H Wilfong			138.53	217,480.51
Paycheck	10/10/2016	101702	Jerry C. Clontz			161.61	217,341.98
Paycheck	10/10/2016	101703	Jesse L Hargett			69.26	217,180.37
Paycheck	10/10/2016	101704	John A Biggers, Jr.			138.53	217,111.11
Paycheck	10/10/2016	101705	John H. Crowell			46.17	216,972.58
Paycheck	10/10/2016	101706	Nancy H Randall			46.17	216,926.41
Paycheck	10/10/2016	101707	Patricia H. Kindley			46.17	216,880.24
Paycheck	10/10/2016	101708	Phillip C Thomas			184.70	216,834.07
Paycheck	10/10/2016	101712	Tony FD Helms			46.18	216,649.37
Check	10/10/2016	101713	Eagle Wood, Inc.	3rd draw on park constr...		76,419.35	216,603.19
Check	10/10/2016	101714	Edward D Humphries	reimbursement		9.40	140,183.84
Check	10/10/2016	101715	Clark, Griffin and M...	September legal		787.50	140,174.44
Deposit	10/10/2016			Deposit	1,978.21		139,386.94
Liability Check	10/11/2016	To Print	NC Dept of Revenu...	600391020		469.00	141,365.15
Liability Check	10/11/2016	To Print	IRS	55-0789092		1,791.00	140,896.15
Deposit	10/12/2016			Deposit	921.00		139,105.15
Deposit	10/17/2016			Deposit	621.32		140,026.15
General Journal	10/18/2016			Void check 101329; too...	50.00		140,647.47
Deposit	10/19/2016			Deposit	240.00		140,697.47
Check	10/25/2016		Frontier Telephone			178.46	140,937.47
Bill Pmt -Check	10/27/2016	101716	Department of the ...	Notary public fee		50.00	140,759.01
Bill Pmt -Check	10/27/2016	101717	NC Department of ...	Replace check 101329		50.00	140,709.01
Deposit	10/31/2016			Deposit	829.83		140,659.01
Total American Community Bank					4,640.36	84,391.33	141,488.84
TOTAL					4,640.36	84,391.33	141,488.84

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		3,298.00
Total incurred costs-to-date				311,623.29
Reimbursements received from PARTF November 4, 2015				18,032.50
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

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5-Jul	7454	A-16-036	Accessory	\$50	Richard Little	6316 Little Road	08087022D
12-Jul	216	C-16-037	Comp	\$100	Francine Paluso	7703 Crooked Creek Rd	08120019H
12-Jul	1026	AA-16-038	Accessory	\$50	Bert Panegree-Fouls	623 Simpson Road	08228004A
19-Jul	5302	A-16-039	Accessory	\$50	Angie Whitley	9503 Machado	08246002M
19-Jul	1797	U-16-040	Deck	\$50	Hartsell-Anderson	409 Duck Creek Ln	8216028
19-Jul	3084	H-16-041	Home	\$50	Daniel Helms Const	310W Lawyers Road	8195008
21-Jul	909	A-16-042	Addition	\$50	Phyler	613 E. Old Dutch	08183002B
21-Jul	14476	C-16-043	Compliance	\$100	Pennacle	8013 Carriker Williams Rd	08117012D
26-Jul	1702	U-16-044	upfit	\$50	Lofton-Lewisville-Beard	116 George Watkins Trail	08255004D
Totals		9		\$550			
4-Aug	3625	AP-16-045	pool	\$50	Edgewater-Clollins	7011 Fairview Ct	08249007B
25-Aug	cash	U-16-046	Upfit	\$50	Falcone Crawspace	9708 Mill Grove	8279011
31-Aug	3399	U-16-047	Upfit	\$50	Josh Pressley	422 E Highway 218	8189023
Totals		3		\$150			
12-Sep	20109	NR-16-048	Accessory	\$200	Charlotte Nat. Golf	6920 Howey Bottoms IT	8288005
20-Sep	N/A	TC-16-049	Text Chg	N/A	Town of Fairview	7400 Concord Highway	N/A
20-Sep	2196	C-16-050	Compliance	\$100	Schumacher Homes	116 Kenneth Watkins Rd	8255004
27-Sep	1970	A-16-051	Accessory	\$50	Michael Shattuck	1903 Highway 218 W	08252001B
27-Sep	1976	A-16-052	Accessory	\$50	Michael Belk	9620 Jonah Ridge	8246040
27-Sep	2595	Add-16-053	Addition	\$50	Applicant Belk decided to put application on Hold		
					Jagmohan Singh	209 Highway 218 E	08189014A
Totals		6		\$450			
4-Oct	26715	Add-16-054	Addition	\$50	Huntley Brothers	2701 Brief Rd E	08087002A
11-Oct	19005	CUP-16-055	CUP	\$500	Tyler & Brittney Moss	980 Ben Black Midland	08282019H
13-Oct	1520	H-16-056	Home	\$75	9504 Andrew Hudson	Indian Trail Fairview	08225011C
13-Oct	2065	MS-16-057	Subdivide	\$65	Tim Clontz	2107 Shepherds Cv IT	08279011C
18-Oct	3274	EP-16-058	Electric	\$50	John Little	8919 Old Ferry	8117020

Totals	5	\$740		
1-Nov	2509 A-16-059	Accessory	\$50	Matt Maiura
				9917 Windrow lot48
				813122

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Ed Humphries

From: Burke, Neil [nburke@ci.charlotte.nc.us]
Sent: Thursday, October 20, 2016 7:50 AM
Subject: October MPO Meeting Results and Request for November 3 TCC Agenda Items

November TCC Meeting

The next TCC meeting is scheduled for Thursday, November 3 in Room 267 of the Charlotte-Mecklenburg Government Center.

If you would like to have an item placed on the agenda, the following information must be e-mailed to me no later than close of business on Wednesday, October 26:

- The name of the item as it should appear on the agenda
- A brief description of the topic
- Presenter's name
- Estimated presentation length

October 19 MPO Meeting Results

Prioritization 4.0: The MPO approved the projects proposed for Division Needs local input point assignment under P4.0 (including the diversion of 300 points from highway to non-highway projects), and affirmed that CRTPO's public involvement procedures and its local input points methodology has been followed.

FY 2017 Unified Planning Work Program Amendments: The MPO approved the amendments to the FY 2017 Unified Planning Work Program as presented.

MPO Regional Agreements-RFATS: The MPO approved an agreement between the CRTPO and the Rock Hill-Fort Mill Area Transportation Study (RFATS) as presented.

Faith Church Road Alignment Study: The MPO approved the following changes to the Comprehensive Transportation Plan (CTP) to:

- Remove the proposed Faith Church Road Extension between Old Monroe Road and Potter Road from the Highway map;
- Add a bicycle/pedestrian segment along the same alignment to the CTP Bicycle and Pedestrian maps.



Neil Burke, AICP PTP | Planning Coordinator
Charlotte Regional Transportation Planning Organization
704-353-0198 | nburke@charlottenc.gov



PROCLAMATION VETERANS DAY

WHEREAS, we are pleased and honored that the Town of Fairview's Council has joined together again this year to pay tribute on this day to the dedicated veterans who have served this great nation with such distinction, both in peace time and in war; and

WHEREAS, our community has a continuing sense of gratitude to those who have given so much in the defense of the freedoms which we all continue to enjoy; and

WHEREAS, Americans have an abiding faith in the ideals and strengths on which our great nation was founded, in our democratic process, and in the men and women of the armed forces who have served our country so well; and

WHEREAS, in honor of these dedicated men and women, we pledge our continued defense of our nation so that their sacrifice will stand before the entire world as a tribute to the spirit and determination of a people dedicated to the principles of freedom and democracy; and

WHEREAS, on this patriotic occasion, let us all commit ourselves to the great need of fostering a spirit of rededication to the ideals that have served as the foundation of this great country – "One nation, under God, indivisible, with liberty and justice for all."

NOW, THEREFORE, I, Phillip Thomas, Mayor of the Town of Fairview, do hereby proclaim Friday, November 11, 2016, as:

Honor Our Veterans Day

in the Town of Fairview, and urge all our citizens to honor our veterans and rededicate themselves to the preservation of our liberties under the Constitution.



Phillip Thomas, Mayor of Fairview



**Town of Fairview
Regular Meeting
October 10, 2016**

The following Council members were present: Mayor Phil Thomas, Jerry Clontz, Bradley Purser, and Gary Wilfong. John Biggers was not present.

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 requested that approval of park construction pay application to Eagle Wood Inc. be added under Items of Business Item 1.

Approval of Agenda

Jerry Clontz made a motion to approve the agenda as amended. Gary Wilfong seconded the motion. Councilmen Clontz, Purser and Wilfong voted yes (3-0).

Public Comments

Pam DeMaria, Candidate for County Commission in Union County spoke briefly regarding her candidacy.

Consent Agenda

- a) Accept Financial and Tax Reports as Information
- b) Accept Land Use Report as Information
- c) Accept CRTPO Report as Information
- d) Approve Domestic Violence Awareness Proclamation
- e) Approve Council Regular Minutes for September 12, 2016

Darrell Baucom, Finance Officer, added pending bills totaling \$77,410.36 not included in the financial report provided in the agenda packet.

Bradley Purser made a motion to approve the consent agenda as amended. Gary Wilfong seconded the motion. Councilmen Clontz, Purser and Wilfong voted yes (3-0).

Items of Business

Item 1: Park Update

Jerry Clontz reported:

- Walkway areas have been graded and partially rocked
- Driveway has been rocked
- Parking lot has been rocked
- Playground equipment is due to be installed November 11th
- Restrooms are due to be started November 12th
- Swing and slide area has been graded

a) Approve Park rules:

The Council discussed the rules changes that were made at the September meeting. The Council and Attorney Joe McCollum discussed the firearms section of the rules.

Jerry Clontz made a motion to approve the Park rules as amended. Bradley Purser seconded the motion. Councilmen Clontz, Purser and Wilfong voted yes (3-0).

b) Approve third pay application for Eagle Wood Inc. in the amount of \$76,419.35:

Mayor Thomas stated that the third Application and Certificate for Payment totaling \$76,419.35 has been received from Eagle Wood Inc.

Gary Wilfong made a motion to approve the third Application and Certificate for Payment totaling \$76,419.35 to Eagle Wood Inc. Jerry Clontz seconded the motion. Councilmen Clontz, Purser and Wilfong voted yes (3-0).

Council Comments

Mayor Thomas stated that Jesse Hargett, Chairman of the Planning Board, had surgery today and is currently in intensive care. Mayor Thomas suggested that the town clerk send a flower or gift basket to Mr. Hargett.

Mayor Thomas stated that he had received a certified letter from the NC Floodplain Mapping Program regarding setting up a meeting, possibly in October, to get community comments.

Ed Humphries invited the Council to attend the upcoming Planning Board meeting on October 18th. Brian Matthews, Executive Director of Growth Management for Union County will be speaking.

Jerry Clontz made a motion to break for Council Closed Session. Gary Wilfong seconded the motion. Councilmen Clontz, Purser and Wilfong voted yes (3-0).

CLOSED SESSION

Gary Wilfong made a motion to come out of closed session. Jerry Clontz seconded the motion. Councilmen Clontz, Purser and Wilfong voted yes (3-0).

Jerry Clontz made a motion to adjourn. Bradley Purser seconded the motion. Councilmen Clontz, Purser and Wilfong voted yes (3-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Phil Thomas
Mayor

Approved this _____ day of _____, 2016

Public Hearing

Text Amendment
TC-16-049

Current Land Use Section

Section 148 Reserved

Section 149 Permissible Uses and Specific Exclusions.

- (a) The Table of Uses lists numerous uses that are permissible within at least one zoning district within the Town. However, there are some uses which were not listed, which may have uses with similar impacts to a use already listed. In such circumstances, and where appropriate, the Land Use Administrator has the discretion to deem a new use to be similar to another listed use, and allow the new use to be permitted in the appropriate zoning district(s).
- (b) All uses that are not listed in the Table of Uses and that do not have impacts deemed by the land use administrator to be similar to those of the listed uses are prohibited. The Table of Uses found in Section 146 shall not be interpreted to allow a use in one zoning district when the use in question is more closely related to another specified use that is permissible only in other zoning districts.
- (c) Without limiting the generality of the foregoing provisions, the following uses are specifically prohibited in all districts:
 - (1) Any use that involves the manufacture, handling, sale, distribution, or storage of any highly combustible or explosive materials in violation of a fire prevention code adopted by the Town and/or County.
 - (2) Use of a travel trailer as a temporary or permanent residence outside of a campground, and use of a travel trailer as a permanent residence within a campground.
 - (3) Use of a motor vehicle parked on a lot as a structure in which, out of which, or from which any goods are sold or stored for commercial purposes, any commercial services are performed, or other business is conducted. (Situations that do not comply with this subsection on the effective date of this ordinance are required to conform within thirty days. See Section 129.)
 - (4) A manufactured home shall only be used as a residential dwelling, and shall not be used as an accessory structure or as a storage building. This does not apply to modular storage buildings not constructed as a residence.

Section 150 Accessory Uses.

- (a) The Table of Uses (Section 146) classifies different principal uses according to their different impacts. Whenever an activity (which may or may not be separately listed as a principal use in this table) is conducted in conjunction with another principal use and the former use (i) constitutes only an incidental or insubstantial part of the

New Additional Verbiage to be added to Section 149(a)

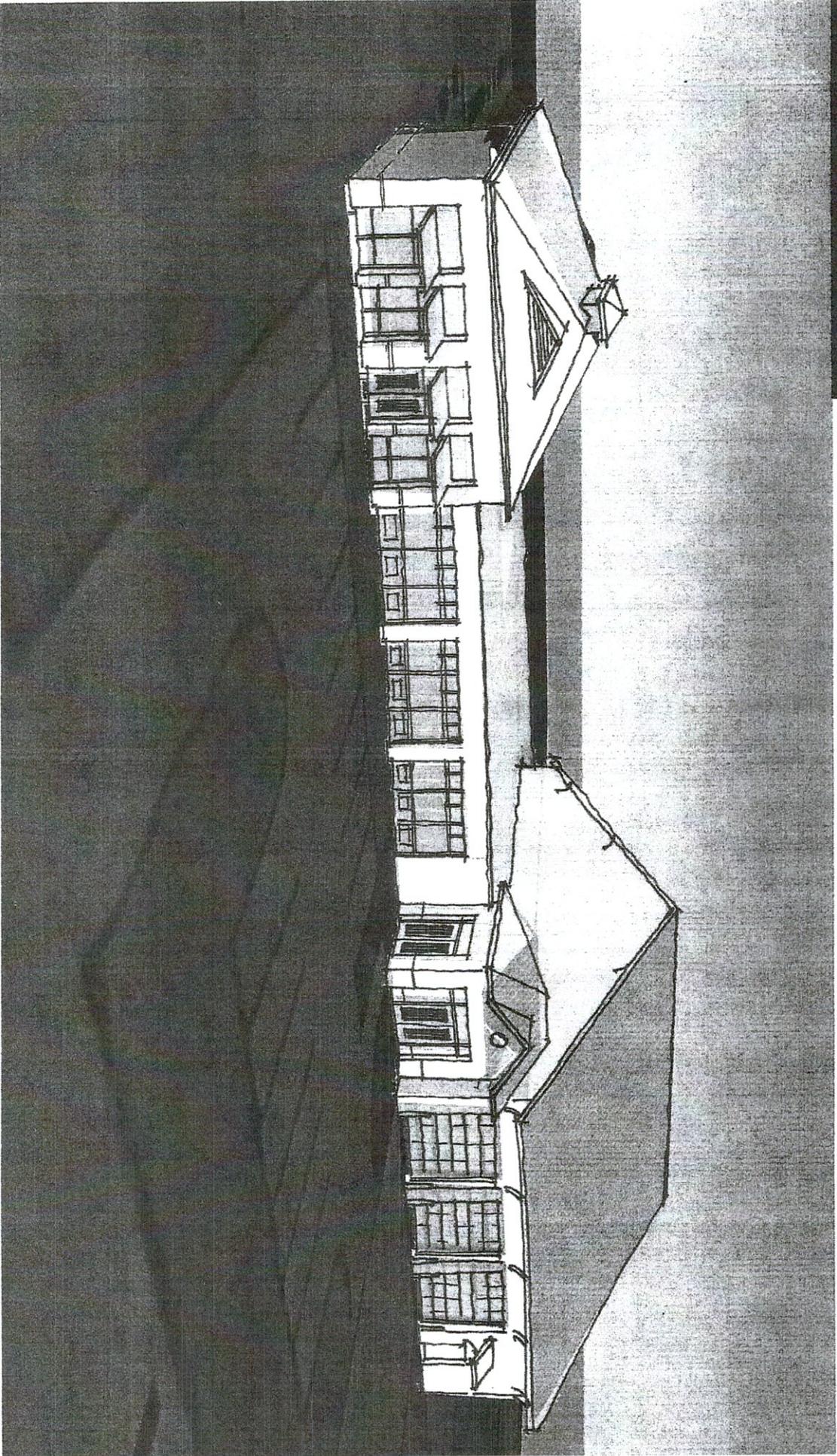
Criteria for Approving Unlisted Uses

In order 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, the Land Use Administrator shall assess all relevant characteristics of the proposed use, including but not limited to the following:

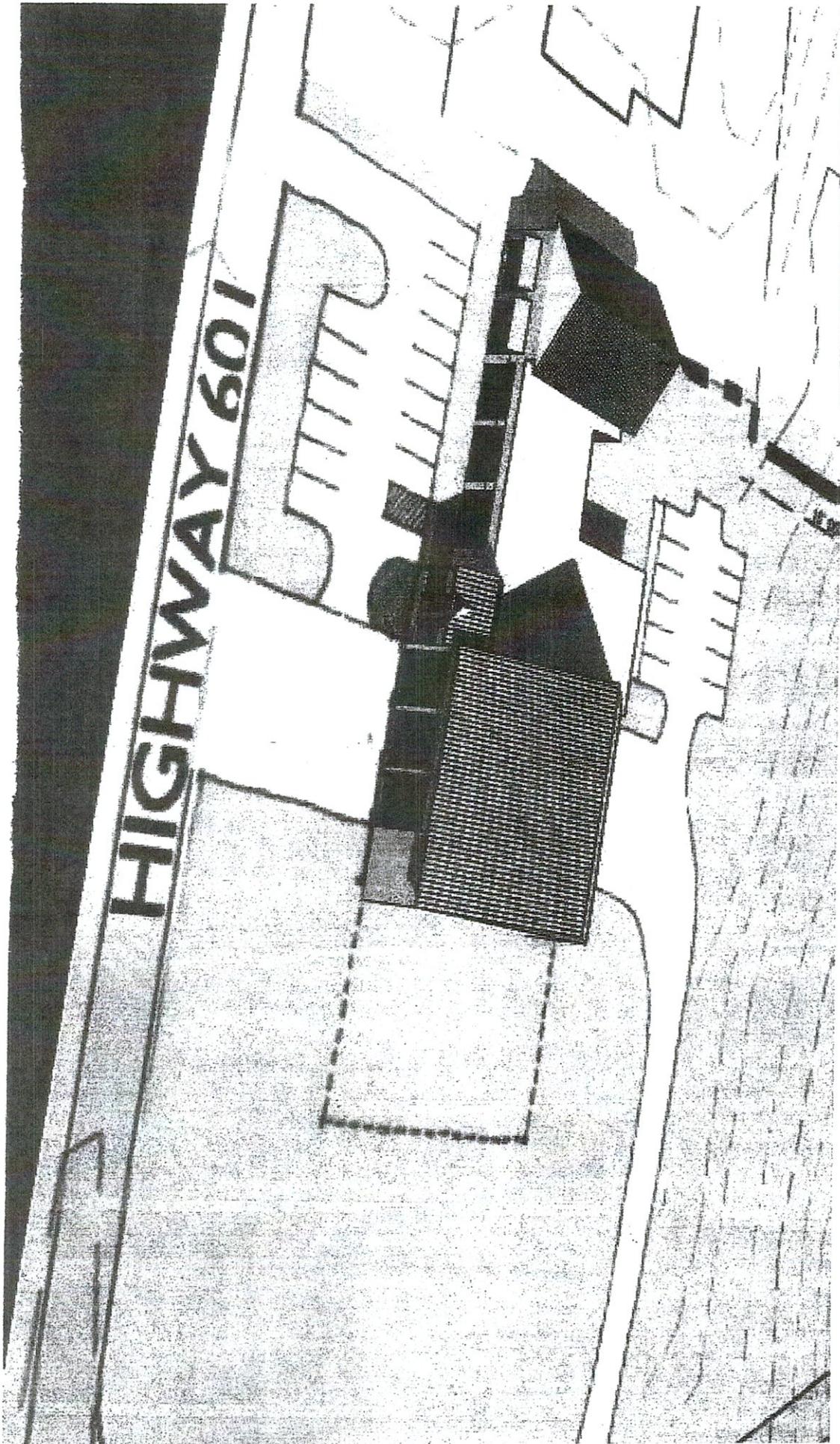
1. The volume and type of sales, retail, wholesale; size and type of items sold and nature of inventory on the premises;
2. Any processing done on the premises, including assembly, manufacturing, warehousing, shipping, distribution; any dangerous, hazardous, toxic, or explosive materials used in the processing; and
3. The nature and location of storage and outdoor display of merchandise; enclosed, open, inside or outside and principal building; and predominant types of items stored (such as business vehicles, work-in-process, inventory, and merchandise, construction materials, scrap and junk, and raw materials including liquids and powders); and
4. The type, size and nature of buildings and structures; and
5. The number and density of employees and customers per unit area of site in relation to business hours and employment shifts; and
6. Transportation requirements, including the modal split for people and freight, by volume type and characteristic or traffic generation to and from the site, trip purposes and whether trip purposes can be shared by other uses on the site; and
7. Parking requirements, turnover and generation, ratio of the number of spaces required per unit area or activity, and the potential for shared parking with other uses; and
8. The amount and nature of any nuisances generated on the premises, including but not limited to noise, smoke, order, glare, vibration, radiation and fumes; and
9. Any special public utility requirements for serving the proposed use, including but not limited to water supply, waste water output, pre-treatment of wastes and emissions required or recommended, and any significant power structures and communications towers or facilities; and
10. The impact on adjacent properties created by the proposed use will not be greater than that of other uses in the zoning district.

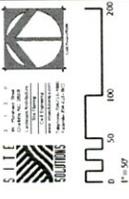
Fire Department Presentation

Design Overlay



Model Aerial View



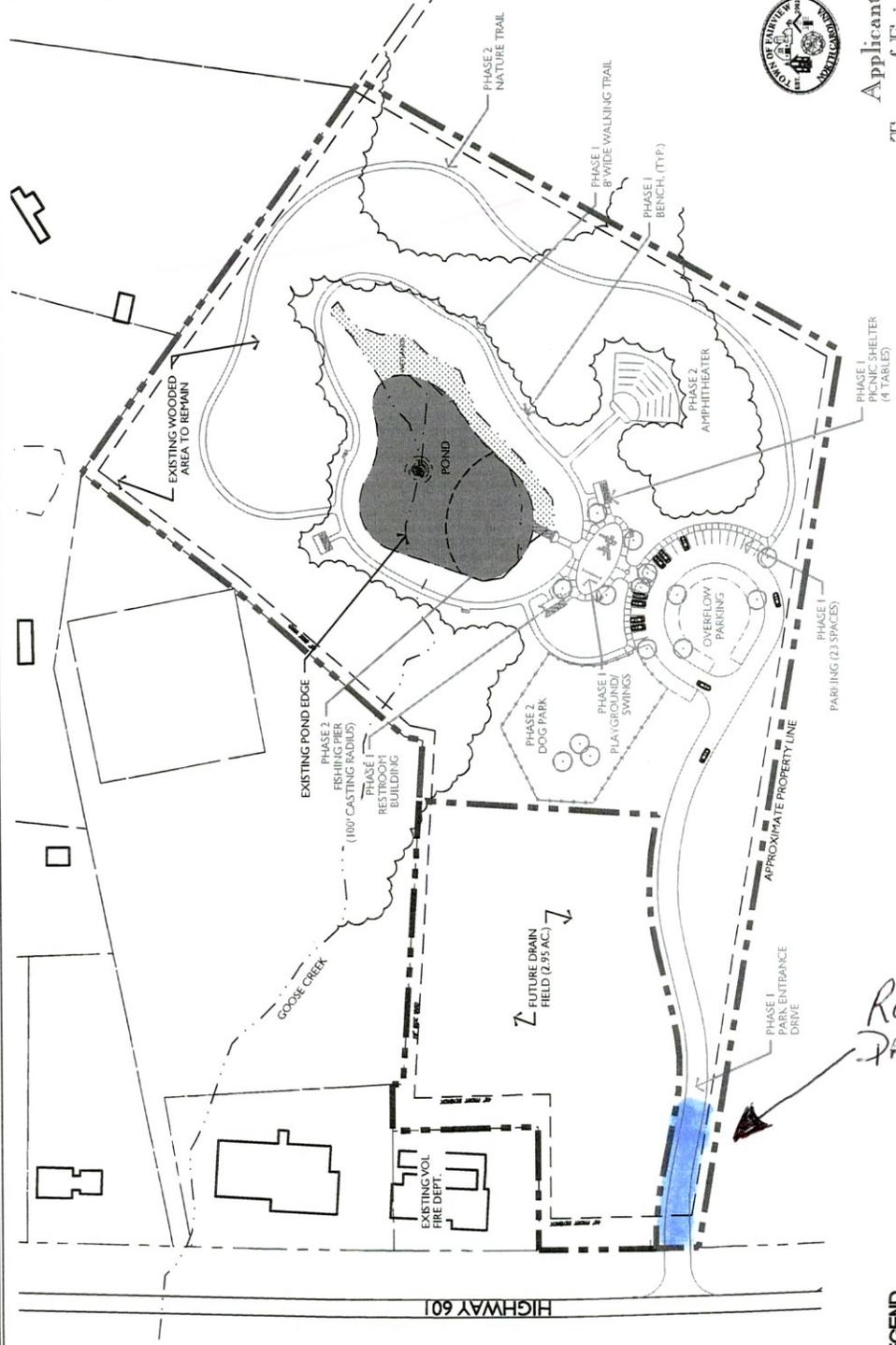


Applicant:
 Town of Fairview
 Union County, North Carolina

Fairview Park

PART F Site Plan

December 1, 2013



- LEGEND**
- PARK BOUNDARY
 - EXISTING FACILITIES
 - PART F FUNDED FACILITIES
 - FUTURE FACILITIES
 - EASEMENTS
 - WETLANDS/STREAMS/PONDS
- PART F SITE ACREAGE: 13.4 ACRES

- LEGEND**
- = BOUNDARY CORNER
 - (S) = SET
 - (F) = FOUND
 - C.P. = COMPUTED POINT
 - = ELECTRIC LINES
 - = EXISTING FENCE

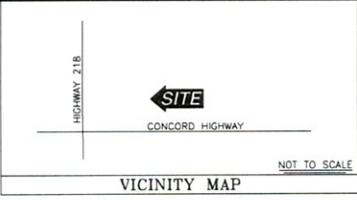
Certificate of Subdivision Type

I hereby certify that the survey is of another category, such as recomputation of existing parcels, a court-ordered survey, or other exception to the definition of subdivision:

Surveyor

CURVE	ARC LENGTH	TANGENT	CHORD	BEARING	CHORD LENGTH
C1	170.37	340.74	170.37	S 89°50'15" W 108.11'	340.74
C2	115.28	230.56	115.28	S 89°50'15" W 108.11'	230.56
C3	35.55	71.10	35.55	S 89°50'15" W 108.11'	71.10
C4	13.92	27.84	13.92	S 89°50'15" W 108.11'	27.84

- NOTES:**
1. THIS PROPERTY IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA MAPS FOR THIS LOCATION.
 2. ALL DISTANCES ARE SURFACE HORIZONTAL DISTANCES.
 3. AREA WAS COMPUTED BY COORDINATE METHOD.
 4. IRONS SET AT ALL CORNERS UNLESS NOTED OTHERWISE.



I, DAVID E. GRIFFIN, certify that this plot was drawn under my supervision from an actual survey made under my supervision, that the boundaries not surveyed are clearly indicated as drawn from the information found in engineers deeds, that the ratio of precision as calculated is 1:150000. This property shown herein may be subject to easements, restrictions of which the undersigned has no knowledge of.

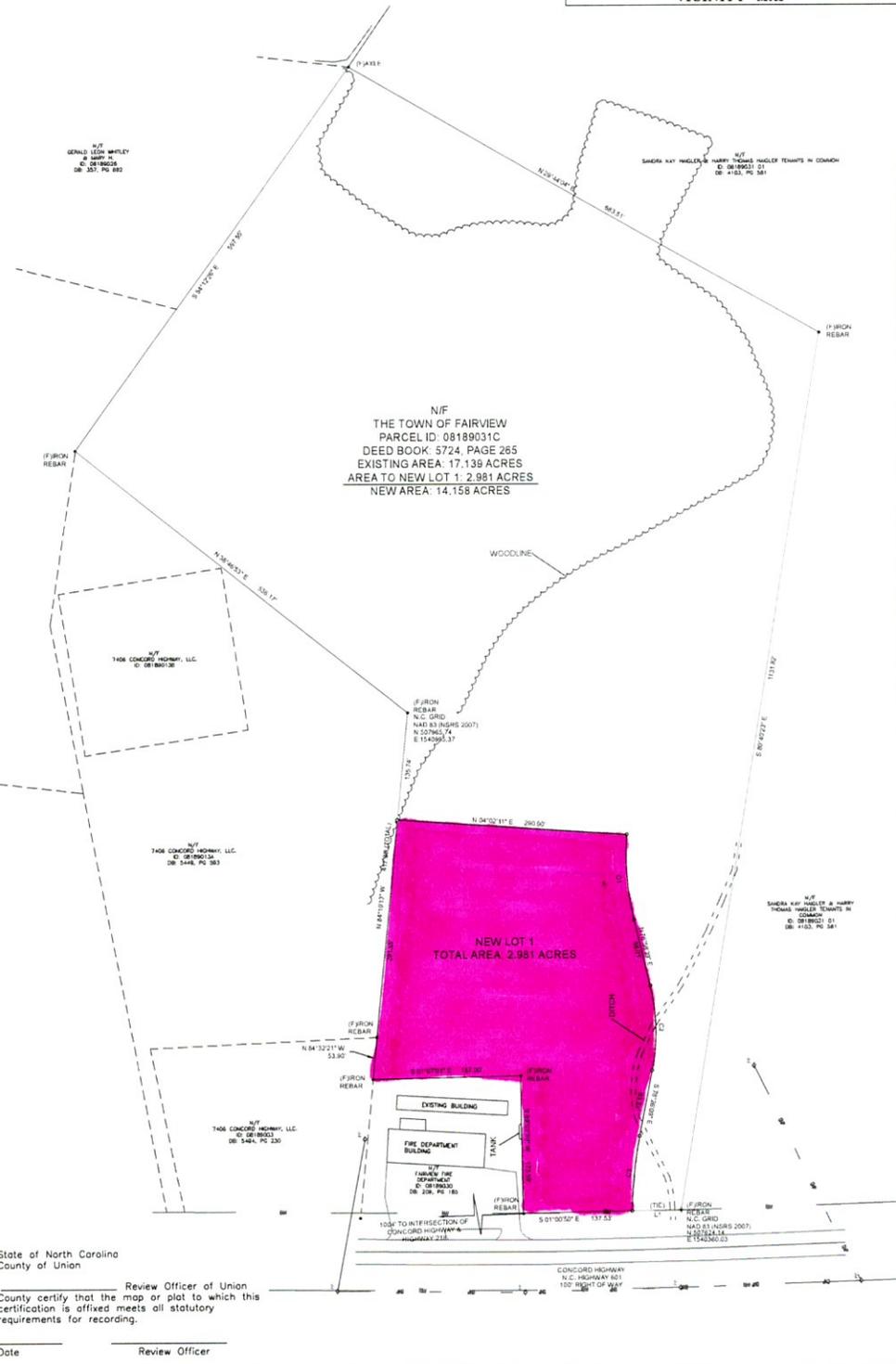
Witness my original signature this _____ day of _____, 20 A.D.

DAVID E. GRIFFIN
L-3850
REGISTRATION No.

NORTH CAROLINA
UNION COUNTY

I, JOSHUA B. WATKINS a Notary Public of the County and State aforesaid, certify that _____ DAVID E. GRIFFIN personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of September, A.D. 2013.

Notary Public
4/29/2018
My Commission expires



CERTIFICATION OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property described herein, which property is located within the subdivision jurisdiction of UNION COUNTY; that I hereby freely adopt this plan of subdivision and dedication to public use of areas shown on this plot as streets, alleys, walks, parks, open space, and that I will maintain all such areas until the offer of dedication is accepted by the appropriate public authority. As property shown on this plot as dedicated for a public use shall be deemed to be dedicated for any other public use authorized by law when such other use is approved by the Board of Commissioners in the public interest.

DATE	OWNER

NORTH CAROLINA
UNION COUNTY

I, JOSHUA B. WATKINS a Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, A.D. 2013.

Notary Public
My Commission expires

Certificate of Approval - Lot Revision

I hereby certify that the Lot Revision shown on this plot is in all respects in compliance with the Town of Fairview Land Use Ordinance, and that therefore this plot has been approved by the Town of Fairview Land Use Administrator, subject to its being recorded in the Office of the Union County Register of Deeds within ninety days of the date below.

Date _____ Land Use Administrator _____

PURPOSE OF THIS MAP IS TO DIVIDE LOT 1, OUT OF EXISTING TOWN OF FAIRVIEW PROPERTY - AREA TAKEN FOR NEW LOT 1 IS 2.981 ACRES - NEW TOTAL AREA FOR THE TOWN OF FAIRVIEW PROPERTY IS 14.158 ACRES.



State of North Carolina
County of Union

I, _____ Review Officer of Union County certify that the map or plot to which this certification is affixed meets all statutory requirements for recording.

Date _____ Review Officer _____

GRIFFIN SURVEYING SERVICES, PA

FIRM #: C-1671
1310 Brief Road East Monroe, NC 28110
QUALITY IS OUR PRIORITY

PH: (704) 753-5008 E-MAIL: david@griffinsurveying.net FAX: (704) 753-9041

**MINOR SUBDIVISION FOR:
THE TOWN OF FAIRVIEW PROPERTY
7216 CONCORD HIGHWAY**

GOOSE CREEK TOWNSHIP UNION COUNTY, NORTH CAROLINA

PREPARED FOR
**THE TOWN OF FAIRVIEW
MONROE, NC**

DRAWING NAME: 12-13 R46
SCALE: 1" = 100'
TAX ID #: 08189031C
SURVEYED BY: GSS
DRAWN BY: JW
CHECKED BY: DG
DATE: 12/20/13



EAGLE WOOD, INC.

7680 Townsend Drive • P.O. Box 1046 • Denver, N.C. 28037-1046 • Telephone (704) 483-5853

Date: 11/2/2016

Project Name: Fairview Park

**Scope of Change: 250 LF - New
Paving Section from R/W Past Entrance to Fire Station
Summary of Cost Breakdown**

Prime Contract Labor (Per Attached)	\$ 67.84
Materials (Per Attached)	\$ -
Rental Equipment (Per Attached)	
Company Owned Equipment (Per Attached)	\$ -
Subtotal Prime Contract Cost	\$ 67.84

Subcontract Cost (Per Attached)	\$ 14,372.00
Additional 59 tons ABC + 695 SY of 3" 9.5C	
Total Subcontract Cost	\$ 14,372.00
Subtotal Cost of Change	\$ 14,439.84
Profit and Overhead @ 15%	\$ 2,165.98
Bond at 1%	\$ 166.06
Total Cost of Change	\$ 16,771.87

Addition Time Added to Contract This Change 0.00 Days

Breakdown of Cost

Date: 11/2/2016

Project Name: Fairview Park

Scope of Change: 250 LF - New Paving

Section from R/W Past Entrance to Fire Station

Prime Contractor Costs

	<u>Man Hrs</u>	<u>Rate</u>	<u>Total</u>
Superintendence	1	\$ 28.00	\$ 28.00
Project Manager	0.5	\$ 50.00	\$ 25.00
Operators	0		\$ -
Labors	0		\$ -
		Subtotal	\$ 53.00
		Labor Burdon @ 28%	\$ 14.84
Total Prime Contract Labor			\$ 67.84
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
Total Prime Contractor Cost			\$ 67.84
Subcontract			
Barton Contracting			\$ 14,372.00
3" 9.5C, 2" ABC Paving Section			
<u>Subcontract Cost</u>			\$ 14,372.00
Subcontract Labor			
	<u>Man Hrs</u>	<u>Rate</u>	<u>Total</u>
		Subtotal	\$ -
		Labor Burdon	\$ -
		Survey/Layout	\$ -
Subcontractor Rental Equipment (Per Quote)			\$ -
Subcontract Owned Equipment (Per Quote)			\$ -
Subcontract Material (Per Quote)			\$ -
Total Subcontract Cost			\$ 14,372.00

Park Report

502

APPLICATION AND CERTIFICATE FOR PAYMENT Page 1 of 3

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:

CONTRACT FOR: FAIRVIEW PARK

CONTRACT DATE: 5-Jul-16

APPLICATION NO:	4	Distribution to:
APPLICATION DATE:	11/3/2016	OWNER
PERIOD TO:	10/31/2016	ENGINEERS
CONTRACTOR:		

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 \$456,282.93

- 5. Retainage:
 - a. 5 % of Completed Work \$ 23,314.15
 - b. 0 % of Stored Material \$0.00

- Total Retainage (Line 5a + 5b or) \$ 23,314.15
- 6. TOTAL EARNED LESS RETAINAGE \$442,968.78
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$246,008.29
- 8. CURRENT PAYMENT DUE \$196,960.49

9. BALANCE TO FINISH, INCLUDING RETAINAGE \$833,211.67

CHANGE ORDER SUMMARY	
ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$ -
Total approved this Month	\$ -
NET CHANGES by Change Order	\$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: 11/8/16

State of: North Carolina
County of: Lincoln
Subscribed and sworn to before me this 3rd day of November 2016

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



In accordance with the Contractor Documents, based on on-site observations and the knowledge, information and belief the Work had progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED \$196,960.49

By: [Signature] The AMOUNT CERTIFIED is payable only to the Contractor named herein and acceptance of payment hereunder shall constitute acceptance of the terms and conditions of the contract.

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		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)
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
1	Mobilization	\$63,809.02	57.50%	10.00%		\$ 43,071.09	67.50%	\$ 20,737.93	\$ 2,153.55
2	Surveying	\$9,500.00	23.20%	11.00%		\$ 3,249.00	34.20%	\$ 6,251.00	\$ 162.45
3	Site Preparation - Incl (Clearing, Grading, Storm and Erosion)	\$191,629.58	60.10%	30.00%		\$172,658.25	90.10%	\$ 18,971.33	\$ 8,632.91
4	Water, Sanitary Sewer and Electric Utilities	\$115,129.56	77.20%	14.00%		\$104,998.16	91.20%	\$ 10,131.40	\$ 5,249.91
5	Parking Lot - Paved for 23 cars and Entrance Rd	\$78,629.58		60.00%		\$ 47,177.75	60.00%	\$ 31,451.83	\$ 2,358.89
6	Walking Trail - Paved Trail with 2 Benches	\$96,607.11		70.00%		\$ 67,624.98	70.00%	\$ 28,982.13	\$ 3,381.25
7	Playground (Play equipment, accessible surface 2 benches)	\$130,124.15				\$ -	0.00%	\$ 130,124.15	\$ -
8	Picnic Shelter - 25 x 25 feet, (2 grills, 4 picnic tables, and 2 trash receptacles)	\$50,000.00		0.00%	\$ 5,337.50	\$ 5,337.50	10.68%	\$ 44,662.50	\$ -
9	Restroom Building, 750 SF	\$212,850.00		0.00%	\$ 10,675.00	\$ 10,675.00	5.02%	\$ 202,175.00	\$ -
10	Landscaping	\$23,750.00				\$ -	0.00%	\$ 23,750.00	\$ -
11	Road Widening	\$228,000.00		5.04%		\$ 11,491.20	5.04%	\$ 216,508.80	\$ 574.56
12	Construction Testing Allowance	\$2,000.00				\$ -	0.00%	\$ 2,000.00	\$ -
13	Electrical Allowance	\$6,000.00				\$ -	0.00%	\$ 6,000.00	\$ -
14	PVC Conduit	\$7,500.00				\$ -	0.00%	\$ 7,500.00	\$ -
15	Contingency	\$60,651.45		0.00%		\$ -	0.00%	\$ 60,651.45	\$ -
						\$ 466,282.93	#DIV/0!	\$ 809,897.52	\$ 22,513.52

ITEM NO.	DESCRIPTION OF WORK			SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN DORE)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%	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				\$ -	0.00%	\$ 4,022.76	\$ -
3	Adjust Valve Boxes	1 LS		\$122.13				\$ -	0.00%	\$ 122.13	\$ -
4	Box Out for Road Widening	1 LS		\$9,505.29				\$ -	0.00%	\$ 9,505.29	\$ -
5	Clearing	1 LS		\$4,321.96				\$ -	0.00%	\$ 4,321.96	\$ -
6	Driveway Reconstruction	1 LS		\$15,034.87				\$ -	0.00%	\$ 15,034.87	\$ -
7	Imported Fill	1 LS		\$16,439.26				\$ -	0.00%	\$ 16,439.26	\$ -
8	Inlet Protection (Block and Gravel)	1 LS		\$2,347.21				\$ -	0.00%	\$ 2,347.21	\$ -
9	Leveling/Wedging (Allowance)	1 LS		\$30,394.65				\$ -	0.00%	\$ 30,394.65	\$ -
10	Milling	1 LS		\$3,780.26				\$ -	0.00%	\$ 3,780.26	\$ -
11	Pavement 2" 9.5C Overlay	1 LS		\$48,278.04				\$ -	0.00%	\$ 48,278.04	\$ -
12	Pavement 8" B25.0C	1 LS		\$31,594.05				\$ -	0.00%	\$ 31,594.05	\$ -
13	Pavement 3" 119.0C	1 LS		\$13,533.39				\$ -	0.00%	\$ 13,533.39	\$ -
14	RCP 18"	1 LS		\$6,391.55		100.00%		\$ 6,391.55	100.00%	\$ -	\$ 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%	\$ 11,158.92	\$ -
17	Relocate Existing Manholes	1 LS		\$1,557.05				\$ -	0.00%	\$ 1,557.05	\$ -
18	Rip-Rap Aprons	1 LS		\$1,114.03		100.00%		\$ 1,114.03	100.00%	\$ -	\$ 55.70
19	Rock Pipe Inlet Protection	1 LS		\$1,265.95				\$ -	0.00%	\$ 1,265.95	\$ -
20	Sawcut Pavement	1 LS		\$2,009.96				\$ -	0.00%	\$ 2,009.96	\$ -
21	Silt Logs	1 LS		\$1,436.84				\$ -	0.00%	\$ 1,436.84	\$ -
22	Silt Fence	1 LS		\$619.68				\$ -	0.00%	\$ 619.68	\$ -
23	Striping	1 LS		\$9,364.25				\$ -	0.00%	\$ 9,364.25	\$ -
	Traffic Control	1 LS		\$9,724.41				\$ -	0.00%	\$ 9,724.41	\$ -
								\$ 11,489.07		\$ 216,510.93	\$ 574.45

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, **OCTOBER 1, 2016** to **OCTOBER 31, 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.; WESSON
SEPTIC TANK SERVICE, INC.

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.

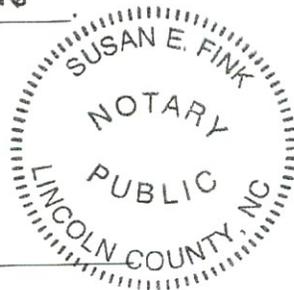
Andrea C. Turner
Signature

Eagle Wood, Inc.
General Contractor

Appeared and subscribed before me

this 3rd day of November, 2016.

S.E. Fink
Notary Public



My commission expires: August 15, 2018

Closed Session