

**Town of Fairview
Regular Meeting
November 11, 2013
7:00 p.m.**

The following Council members were present: Mayor Elizabeth Long, Bradley Purser, Jerry Clontz, B.B. Haigler and Arnold Price.

Others present: Joe McCollum, Town Attorney; Darnell Baucom, Financial Officer and Ed Humphries, Land Use Administrator and Town Clerk.

Special Note

The Mayor and Council consented to have this meeting (November 11, 2013) a “Special Meeting” due to the date of November 18, 2013 being on the Web Site as the November meeting (signed statement attached to minutes). The scheduled meeting on November 18 is cancelled.

Mayor Long opened the meeting by recognizing all Veterans by asking them to stand.

Agenda Changes

There were no agenda changes.

Bradley Purser made a motion to approve the agenda as stated. Jerry Clontz seconded the motion. Councilmen Clontz, Price, Haigler and Purser voted yes (4-0).

Public Comment

None

Reports

- Financial Report – Darrell Baucom gave the financial report.
- Land Use Report – Ed Humphries gave the Land Use report.
- Fire Department Report – Jerry Clontz stated that the true cost of the station is still being studied.
- Economic Development – Tony Helms explained that the County’s unemployment rate is now at 7%; also discussed the committee projects
- Social Committee – Phil Thomas stated we had 199 Likes on the Town Face Book site which he thought was good. Residents are using the site. Mary Ann Cuthbertson stated that she still needed people to provide information to post on the site.

New Business

Conditional use Permit #CUP 13-044:

The land use Administrator explained a request from Neil Ferrentino to amend his conditional use permit in order to build a home on the property.

The Planning Board has recommended the request and all the ordinance requirements have been met. The following conditions were presented:

#CUP 13-044 Parcel # 08252011B

Conditions

1. There will be no more than six (6) employees, including owner.
2. There will be no auto parts (engines, transmissions, etc.) stored outside the building.
3. No junk vehicles will be stored on premises (per Ordinance).
4. The proposed business will operate (open to public) from 8am to 5pm Monday through Friday and on Saturday 8am to 5pm by appointment only.
5. All waste will be collected, recycled, or disposed of by professional companies.
6. No fluids will be drained off the concrete, in order to protect the environment.

7. Old tires will be stored (up to 50) in a tire cage and be disposed of on a regular basis. Tires must be covered.
8. Grounds, including the pond will be maintained.
9. Well and septic tank will be installed on the property.
10. A 6' fence will be installed within the first year of operation to store vehicles that cannot be put into the building and must be secured to be located at rear of building.
11. Applicant may use the new lighted sign constructed on the property to advertise his business.
12. The newly created lot, subdivided out of the original lot # 05252011B, will revert back to RA-40 and will not be subject to the conditions of CUP13-044).

Mayor Long opened the Public Hearing.

Ed Humphries swore in Neil Ferrentino.

There was no public comment.

Mayor Long closed the Public Hearing.

At this time, Council voted on the Finding of Facts.

B.B. Haigler made a motion that the proposed conditional use will not endanger the public health or safety due to Mr. Ferrentino's building a home. Arnold Price seconded the motion. Councilmen Haigler, Clontz, Purser and Price voted yes (4-0).

Arnold Price made a motion that the proposed conditional use will not substantially injure the value of adjoining or abutting property because a home was being built – the zoning on the property. B.B. Haigler seconded the motion. Councilmen Haigler, Purser, Clontz and Price voted yes (4-0).

Jerry Clontz made a motion that the proposed conditional use will be in harmony with the area because it is a home being built. B.B. Haigler seconded the motion. Councilmen Haigler, Clontz, Price and Purser voted yes (4-0).

Jerry Clontz made a motion that the proposed conditional use will be in general conformity with the Land Use Plan, the Thoroughfare Plan or other plans because it requires a conditional use permit. Bradley Purser seconded the motion. Councilmen Haigler, Clontz, Price and Purser voted yes (4-0).

A. Decision on Conditional Use Permit CUP 13-044

Jerry Clontz made a motion to approve Conditional Use Permit CUP 13-044 with the stated conditions and including the following 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 September 13, 2010), and the Town of Fairview Land Use Ordinance (effective July 1, 2005)

B.B. Haigler seconded the motion. Councilmen B.B. Haigler, Purser, Price and Clontz voted yes. (4-0)

B. B.B. Haigler made a motion that the following equipment:

Dell Lap Top Inspiron/1150 cn-ok3227-12961-4C6 4878
HP Pavilion S/N; MXX73606QJ
One Dell Screen CN-0CNO078-72872-774-OATS

be declared surplus and of no value and authorize the Town Clerk to remove any hard drives and recycle the equipment. Bradley Purser seconded the motion. Councilmen Haigler, Purser, Clontz and Price voted yes. (4-0).

- a. B.B. Haigler made a motion to approve the Park Master Plan (both the illustrative site plan and the written master plan). Arnold Price seconded the motion. Councilmen Haigler, Price, Clontz and Purser voted yes (4-0).
- d. Jerry Clontz made a motion to take the PARTF project (scope and budget) to the public. B.B. Haigler seconded the motion. Councilmen Haigler, Price, Purser and Clontz voted yes (4-0).

- e. Jerry Clontz made a motion to call a Public Hearing December 9, 2013 at 7 p.m. to hear public comment and support for Phase 1 of the new park and the PARTF grant application. Bradley Purser seconded the motion. Councilmen Haigler, Clontz, Purser and Price voted yes (4-0).

C. **Old Business**

- a. Monroe By-Pass Resolution

Bradley Purser stated:

- The Council has not heard from any group in support of the By-Pass
- Does not feel Fairview should be involved

Jerry Clontz stated that two of three people in Union County work outside the County and the road is needed.

B.B. Haigler stated that he was against the resolution.

There was not a motion made regarding the Monroe B-pass Resolution.

Mayor Long asked the Council if they would like for her to have the NCDOT come to our meeting and talk about the Monroe By-Pass and the letter that she had received from them concerning Towns and NCDOT accepting streets for maintenance.

Jerry Clontz stated that the by-pass was being built to improve economic development. Jerry stated that he was for the road and thought it was needed.

BB Haigler stated we were wasting time talking about it. The town should not get in a debate with NCDOT.

The town attorney explained the letter we received from NCDOT about subdivision streets. It was decided that the town would not meet with NCDOT.

D. **Council Comments**

Jerry Clontz requested that everyone complete the survey on “Unioncountyyonevoice.com”. This survey wants information of how the County residents view the 2025 Plan to include growth in the County, water/sewer, transportation, housing, etc.

Bradley Purser thanked the public for their support of him in the recent election.

Minutes

Bradley Purser made a motion to approve the October 14, 2013 Regular Meeting minutes as presented. Arnold Price seconded the motion. Councilmen Haigler, Price, Purser and Clontz voted yes (4-0).

The Town Attorney explained that the website indicated that this meeting (on November 11) was to be held on November 18. All members of the Council signed a statement that the meeting of November 11, 2013 was a Special Meeting and the meeting on the 18th was cancelled.

Arnold Price made a motion that the meeting scheduled for the 18th of November is canceled for the reason as explained by the attorney.

Bradley Purser seconded the motion. Councilmen Haigler, Purser, Price and Clontz voted yes (4-0).

Jerry Clontz made a motion to adjourn. B.B. Haigler seconded the motion. Councilmen Haigler, Price, Purser and Clontz voted yes (4-0).

Respectfully submitted,

Ed Humphries
Town Clerk

Elizabeth Long
Mayor

Approved this 9th day of December, 2013.