

**Town of Fairview
Special Meeting
March 3, 2014**

Mayor Long called this special meeting. Below please find the purpose and agenda of the special meeting:

Agenda
Town Council **Special Meeting**
March 3, 2014
6:30 pm

*Meeting to be held in the Fellowship Hall at Hopewell's Legacy Campus
Church is located at 420 Hopewell Church Road Monroe NC 28110*

1. **Call the meeting to order: ---Mayor Long**
2. **Fairview DRAFT Small Area Plan – Richard Flowe, N-Focus Planning**
 - a. Presentation by Richard Flowe of N*Focus of the **DRAFT Fairview ‘Small Area Plan’** within a half mile radius of the intersection of Highway 218 and 601 – Action requested: none
 - i. Background, Findings & Conclusions
 - ii. Planning Board Recommendation
 - b. Discuss Schedule of Public Information Meetings, Presentations and Public Input – Action requested: approve schedule of public information meetings, presentations and input sessions
3. **Adjourn**

The following Council members were present: Mayor Elizabeth Long, Bradley Purser, Jerry Clontz and Arnold Price. John Biggers was not present. Others present: Joe McCollum, Town Attorney and Ed Humphries, Land Use Administrator and Town Clerk.

The meeting was held at Hopewell Baptist Church’s Legacy Campus, located at 420 Hopewell Church Road, Monroe, NC 28110.

Approximately sixty people were in attendance. The meeting was not recorded.

Reverend Lee Pigg welcomed everyone to the Church facility.

Mayor Long opened the meeting and turned the meeting over to Richard Flowe of N*Focus who presented the small area plan.

Mr. Flowe explained how his company was hired by the Council to study the town area (1/2 radius of the intersection of Highways 218 and 601 (Concord Highway). Mr. Flowe explained

where Fairview was in relation to the State and what he found out was its purpose: Residential and Farming. Mr. Flowe used maps showing our community in relation to creeks, homes and the two highways, 218 and 601. Mr. Flowe stated that he and the Planning Board worked for approximately eight months to develop a “Small Area Plan” that would work if everything came together, i.e., water, sewer, properties sold, zoning, etc. He explained that it was a conceptual plan and if it happened (and when), in his opinion, it would look similar to the plan. Mr. Flowe explained the plan by breaking it down into four quadrants and explaining the reasons for development in each quadrant. Mr. Flowe then opened the floor for questions and answered them according to how and why the plan developed the way it did. He took questions first from the Council.

The following are questions and comments from the Council and Public:

Jerry Clontz: What was the reason the location of the fire department changed?

Arnold Price: had safety concerns regarding traffic on 218 and the needed road improvements.

Phil Thomas (Chairman, Planning Board): explained how the Planning Board was involved in the process.

Carl Bradley: What is the reason for one fourth and one half acres lots in residential?

Jerry Clontz: explained the County Plan for water and sewer.

Mayor Long: stated that she had talked to Union County about the sewer being just for business.

Richard Flowe: explained how a zoning district (overlay) could work.

Phil Thomas: explained how the “Future Land Use Plan” was developed and is reviewed.

Fred Rogers: stated that Fairview had a “good quality of life”. He made the statement that he likes Fairview the way it is.

Ramona Lambley: stated that private land is not for sale. She could not understand why owners of the properties in the study area were not contacted.

Phil Thomas, Planning Board Chair: explained how the area was chosen (1/2 mile radius of the intersection of 218 and 601). Property lines were not used in the study.

Mary Lou Starnes: stated she did not trust the Town. She was afraid the Town Council would adopt a plan without giving the public a chance for input.

Richard Flowe: stated he was hired to help the community make decisions as change occurs.

Mayor Long: stated she was hearing a concern regarding tax revenue to provide services. She also stated she would like to keep the tax rate low and keep low density.

Richard Flowe: stated the Town Council would make those decisions. Flowe stated it might be a good idea to have an agreement putting the Town in charge as to when sewer will be provided and where. Clear Creek will be discussed in future years regarding sewer.

Mayor Long: explained Goose Creek Basin and past conversations regarding sewer with the County. Mayor Long stated that we tried to get an agreement with the County Commission in 2009, 2010 and 2011.

Arnold Price: stated that people in Fairview wanted water and sewer.

Fred Rogers stated: Who wanted sewer?

Sandra Creasy: stated that the Planning Board is looking to the future and she could have come to the meetings.

Ramona Lambley: stated there was not enough density for a plan like this one.

Bradley Purser: stated that the plan is #1 “ a concept plan only” and #2 “ land owners control their land”.

Holly Haslit (?): stated that she was against growth; did not want taxes raised; and we didn't need a post office; and yes, she was a Yankee; just don't mess up what you have.

Annette Kennedy: asked about the website and the information on the site.

Allen Walker: stated that he was not against growth; it just needed to be “smart growth”.

Sandra Roberts: stated we needed to keep Fairview like it is.

Richard Flowe ended his presentation.

Mayor Long asked for a motion to adjourn

Jerry Clontz made a motion to adjourn the Special meeting. Arnold Price seconded the motion. Councilmen Price, Purser and Clontz voted yes (3-0).

Respectfully submitted,

Ed Humphries
Land use Administrator
Town Clerk

Elizabeth Long
Mayor

Approved this 14th day of April, 2014.