

FAIRVIEW TOWN COUNCIL MEETING
JANUARY 11, 2010
OLD FAIRVIEW SCHOOL
7:00 PM

The following members were present, constituting a quorum: Mayor Elizabeth Long, Bradley Purser, Bill Thomas and Jerry Clontz and B.B. Haigler

Bobby Griffin was the Attorney present.
Others present; Jan Carter Clerk, Ed Humphries Land Use Administrator and Darrell Baucom Finance officer, and Tana McConnaughey tax collector.

The meeting was opened by the Mayor Elizabeth Long.

Bradley made a request to add **E** under **New Business** “the appointing Board of Adjustments members.”

Elizabeth Long wants to add a Closed Session at the end of the meeting.

Bill Thomas made a motion to approve the agenda as corrected. Bradley Purser seconded it. Clontz, Thomas, Haigler and Purser voted yes.

Public Comments:

Eric and Patti Freeman presented an update concerning the Fire Dept along with a treasurer report. The Fire Department wishes to thank the Council for their financial help. These funds are paying expenses such as truck repairs and monthly expenses.

The Public Comments were closed by the Mayor Long.

Tom Moyer, the town’s auditor, discussed the audit and he presented the prior year records and financial statements (Annual Report).

Monthly financial reports were handed out by Darrell Baucom. He will be using QuickBooks software for the Town’s record keeping. Darrell discussed the balance Sheet; budget and expenses. Tana McConnaughey discussed the tax reports and a cash receipt report.

Old Business

Mayor Long opened the first **Public Hearing** meeting:

Request from Primax Properties to rezone Parcel #08189012D from RA40 to B4 to construct a Dollar General Store. Permit#RZ-09-01

Ed Humphries discussed the rezoning of this land for the Dollar General. This public hearing has been advertised and adjacent properties were notified. Mr. Jonathan Green with Primax Properties explained to the Council about the project.

Tommy Aldridge, owner of the property, addressed the Council about the request. The building will face Hwy. 218 and he would like to see the zoning changed. There was some discussion about the entrance. Justin Peren with Primax Properties discussed the building's entrance and sewage system. They will be on public (County) water. The lights on the building, landscaping, and NCDOT requirements for the entrance from 218.

The Public Hearing was closed by Mayor Long.

Decision on request:

Bill Thomas made a motion to approve the request by Primax. Jerry Clontz Seconded it. Clontz, Purser, Haigler and Thomas voted yes.

Bill Thomas made a motion that the proposed zoning amendment under consideration to be reasonable and consistent with the recommendation of the Towns land use Plan adopted April 18, 2005 and the Town's Land Use Ordinance effective July 1, 2005. Bradley Purser seconded it. Thomas, Purser, Clontz and Haigler voted yes.

Public Hearing Continuation (of Public hearing opened at the last meeting):

Opened by Mayor Long

Request to Amend Section 180N of the LUO by adding "Requirements for Shopping Centers". Permit TC-09-01

Land Use Administrator Ed Humphries discussed these proposed text changes requirements to the Land Use Ordinance
Phil Thomas, Chairman of Planning Board, explained this Change with the Council. The Planning Board wants some guidelines for Shopping Centers. These guidelines of would cover Shopping centers over 50,000 square feet in size. The Council discussed the change. This ordinance could be amended in the future and conditional use permits could be used for future development.

Mayor Long Closed the Public Hearing

Decision on request:

Jerry Clontz made a motion to approve this text change (Permit TC-09-01). B.B.Haigler seconded it. Clontz, Thomas, Purser and Haigler voted yes.

Bill Thomas made a motion that the zoning amendment under consideration is found to be reasonable and consistent with the recommendations of the Town's adopted Land Use Plan, adopted April 18, 2005 and the Land Use Ordinance, effective July 1, 2005. Jerry Clontz seconded. Thomas, Clontz, Purser and Haigler voted yes.

New business:

Discussion concerning Board of Adjustment.

Bradley Purser made a motion that he would like to resign from the Board of Adjustment effective immediately. BB.Haigler seconded it. Haigler, Thomas, Clontz and Purser voted yes.

Bill Thomas made a motion to appoint Louise Black and Elizabeth Rabb as members to the Board of Adjustment and make Bradley Purser an alternate to the board. Bradley Purser seconded it.

Haigler, Thomas and Purser voted yes. Jerry Clontz voted no.

Approval of minutes: Dec.21 and Nov.23, 2009

Bill Thomas made a motion to approve the Nov. 23 minutes as amended. Bradley Purser seconded it. Thomas, Clontz, Purser and Haigler voted yes.

Bill Thomas made a motion to approve the December 21 minutes as amended. B.B.Haigler seconded it. Thomas, Purser, Haigler and Clontz voted yes.

Council Comments:

The Council discussed some issues about developments, sewer, donations to the schools, parks, a town office and asking people for their opinions.

Darrell Baucom asked the Council if he needed to pay the Fire Department any money. Mr. Shaver from the Fire Dept. talked to the Council about the trucks repair. Mr. Moyer (auditor) discussed some of the fire department money issues

Bill Thomas made a motion to continue the payment to the Fire Dept through the month of January of \$6,075.00. B.B. Haigler seconded it. Haigler, Clontz, Purser and Thomas voted yes.

Bradley Purser made the motion to go into Closed Session. Jerry Clontz seconded it. Purser, Clontz, Thomas and Haigler voted yes.

Bill Thomas made a motion to come out of Closed Session. BB Haigler seconded it. Haigler, Thomas, Clontz and Purser voted yes.

The Regular meeting was reopened by Mayor Long.

Attorney Griffin discussed how the mail is sent to the Town of Fairview . The Town now receives mail at the Town Office at the Fire Department. The Council discussed how the mail should be received and dated. Mayor Long will work on having job descriptions and certain duties for all employees.

Jerry Clontz made a motion to have BB Haigler review the town’s bank statements every month.

Bill Thomas seconded it. Thomas, Clontz, Purser and Haigler voted yes.

Jerry Clontz made a motion to adjourn the meeting. Bradley Purser seconded it. Thomas, Clontz, Haigler and Purser voted yes .

Respectfully Submitted:

Mayor Elizabeth Long

Town Clerk Jan Carter

Approved by Council this ____ of _____, 2010