

Fairview Town Council Meeting
January 14, 2013
7:00 p.m.

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

Others present: Joe McCollum, Town Attorney; Darrell Baucom, Finance Officer, Tana McConnaughey, Tax Collector and Ed Humphries, Land Use Administrator and Town Clerk.

Agenda Changes and Approval

B.B. Haigler stated he would like to add a discussion of “Highway 218 Traffic” as (d) under New Business.

Bradley Purser made a motion that the agenda be approved as amended. Jerry Clontz seconded the motion.

Councilmen Haigler, Clontz, Purser and Price voted yes (4-0).

Public Comments

Doug Buchanan spoke for the “Heritage View residents in attendance and suggested possible changes to the Land Use Ordinance.

SEE EXHIBIT “A”

Mike Perry, Jeff Dulin, Randy Cook and Anita Hudson all addressed subdividing “Heritage Estates” as not a good idea.

Reports

Darrell Baucom gave the Financial Report.

Jerry Clontz made a motion not to put an upcoming maturing certificate of deposit (CD) in another term certificate, wanting to have the money more liquid in the event we need to use it.

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

Tana McConnaughey gave a Tax Report.

Ed Humphries gave the Zoning Report.

New Business

Public Hearing and CUP 12-049

Mayor Long opened the Public Hearing :

*****this hearing will be conducted in a Quasi-Judicial procedure*****

To receive public comment:

on a request by Jessica O'Neal for a **Conditional Use Permit (Permit #CUP-12-049)** to operate a **Beauty Salon operated by Jessica O'Neal** on Parcel # 08186009B. Property is located at 8002 Concord Highway Monroe 28110 and Vickie and Jimmy McAlister.

Conditions for CUP -12 044

1. -Located at 8002 Concord Hwy. (Fairview)
2. -Hair salon (State licensed) with up to 4 (State licensed) stylists as independent contractors
3. -Plan for updating building (see attached)
4. -Total employees: up to 5
5. -Hours of operation: Tues- Thurs 9am-8pm Fri and Sat 8am-4pm closed Sunday and Monday
6. -A **raised sign** will be used as per the ordinance
7. -10 parking spaces (1972 sq ft: one place for each 200 ft required)
8. -Present landscaping will remain

Ed Humphries, Land Use Administrator, explained the request by Jessica O'Neal to open a beauty salon on Parcel #08186009B. The building was once used as a florist.

Ed Humphries stated that the application was complete and proper advertisements were given.

Everyone who wanted to speak was sworn in.

Jessica O'Neal explained her request. There were **no comments in opposition to the request.**

Mayor Long closed the Public Hearing.

Findings of Facts CUP 12-049

- 1) Bradley Purser made a motion that the requested conditional use would not materially endanger the public health or safety because it is a beauty salon and because of its location. The motion was seconded by B.B. Haigler. Councilmen Haigler, Purser, Price and Clontz voted yes **(4-0)**.

- 2) B.B. Haigler made a motion that the requested conditional use would not substantially injure the value of adjoining or abutting property because the building had been there for many years. Arnold Price seconded the motion. Councilmen Clontz, Haigler, Price and Purser voted yes **(4-0)**.
- 3) Jerry Clontz made a motion that the requested conditional use will be in harmony with the area in which it is to be located because it has been there for years. Bradley Purser seconded the motion. Councilmen Clontz, Haigler, Price and Purser voted yes **(4-0)**.
- 4) Jerry Clontz made a motion that the requested conditional use will be in general conformity with the Land Use Plan, has met all the requirements of the CUP and the building has been there for a long time. Arnold Price seconded the motion. Councilmen Clontz, Haigler, Price and Purser voted yes (4-0).

B.B. Haigler made a motion to **approve the CUP #12-049**, the request by Jessica O'Neal with the following conditions:

1. -Located at 8002 Concord Hwy. (Fairview)
2. -Hair salon (State licensed) with up to 4 (State licensed) stylists as independent contractors
3. -Plan for updating building (see attached)
- 4.-Total employees: up to 5
- 5.-Hours of operation: Tues- Thurs 9am-8pm Fri and Sat 8am-4pm closed Sunday and Monday
- 6.-A **raised sign** will be used as per the ordinance
- 7.-10 parking spaces (1972 sq ft: one place for each 200 ft required)
- 8.-Present landscaping will remain

And to include 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)

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

Holidays

Jerry Clontz presented the State 2013 holiday schedule for Fairview to decide what holidays the Town would designate and dates the Town office would be closed.

Mayor Long stated that she thought the Federal holiday schedule would work better.

It was decided that the Town Clerk would place this item on the next agenda with a table of meeting dates and possible holidays the office would be closed.

Jerry Clontz made a motion that the Council would meet the next Monday, if a meeting date fell on a holiday. Bradley Purser seconded the motion. Councilmen Haigler, Clontz, Price and Purser voted yes (4-0).

Council Comments

B.B. Haigler stated that Paul Petrea had collected around 156 signatures on a petition to lower the speed limit on Highway 218 between Mill Grove Road and Goose Creek from 55 mph to 45 mph.

Arnold Price stated that he thought that lowering the speed limit would make it more dangerous.

Jerry Clontz suggested that we contact the police for more control in the area.

Mayor Long stated that she would again contact the police and NCDOT, as she had before, to see if anything could be done.

Mayor Long explained that she had received a request to support the “Clean Water Management Trust Fund” and that she would send a letter of support for Fairview.

Mayor Long reminded the Council of the Chamber’s Reception for Elected Officials on January 24, 2013 from 5 – 7 p.m. at the Chamber office.

Mayor Long also reminded the Council of the Economic Summit on Ground Hog Day this year, February 2, 2013.

Mayor Long stated that she and Tony Helms met with the County (Matthew Delk) and with Economic Development. Fairview should have a vote on the Economic Development Commission.

Mayor Long received the Municipal Agreement contract from NCDOT for the replacement of the 218 Bridge to begin October 15, 2013. B.B. Haigler made a motion to authorize the Mayor to sign the “City Agreement” with NCDOT regarding the 218 Bridge. Jerry Clontz seconded the motion. Councilmen Haigler, Clontz, Price and Purser voted yes (4-0).

B.B. Haigler stated that he had talked with Brian Wilson regarding the Fire Department and has asked Darrell Baucom to explain to the Council how much the Board could spend on a fire department. Baucom explained a one page summary (**See Exhibit “B”**) showing that the Town could afford to borrow approximately \$1.25 million without raising taxes. Darrell suggested that the Town also put \$500,000 with the borrowed amount for a total of \$1.75 million as a maximum loan amount; he suggested the Town could commit to this amount. Jerry Clontz also suggested that the Town support a fire tax for Fairview.

Minutes

Jerry Clontz made a motion to approve the minutes of the Regular Meeting of December 10, 2012 with corrections. Bradley Purser seconded the motion. Councilmen Haigler, Clontz, Price and Purser voted yes (4-0).

Bradley Purser made a motion to approve the minutes of the Special meeting of December 17, 2012 with corrections. Jerry Clontz seconded the motion. Councilmen Haigler, Clontz, Price and Purser voted yes (4-0).

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

Respectfully submitted,

Ed Humphries
Town Clerk

Elizabeth Long
Mayor

Approved the 11th day of Feb., 2013.