

**Town of Fairview
Regular Meeting
February 10, 2014**

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

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

Agenda Changes

There were no agenda changes.

Bradley Purser made a motion to approve the agenda. John Biggers seconded the motion. Councilmen Clontz, Biggers, Purser and Price voted yes (4-0).

Public Comments

There was no public comment.

Reports

Darrell Baucom gave the monthly financial report.

John Biggers asked about the checks in previous years that have not been cashed. Baucom stated that he thought he could add the checks dated 2009 back into income. He will check on the other checks.

Ed Humphries gave the permit report and the tax collection report.

Jerry Clontz presented the fire department project report, stating that the committee will be working with architects in the next two months to determine a project cost.

Tony Helms gave the economic development report:

1. The Cooper Tool building will likely belong to Monroe.
2. The County and School Board are still working on their court case.
3. February 5th "Ground Hog Summit"
4. 2014 should be *a more normal* year. NC unemployment rate is better than the nation's rate.
5. Union County employment rate is 5.4%.

Jerry Clontz gave the park and recreation report, stating that the PARTF Grant application was sent and we should hear something by July, 2014.

New Business

Conduct a Public Hearing for **CUP 14-005**.

John Biggers made a motion to excuse him from this item due to his relationship to the applicant, Alan Biggers. Jerry Clontz seconded the motion. Councilmen Clontz, Biggers, Purser and Price voted yes (4-0).

Mayor Long opened the Public Hearing.

Ed Humphries, Land Use Administrator, stated that this was a Quasi-Judicial procedure and asked that Alan Biggers be sworn in. Humphries explained the request from Alan Biggers, developer of Biggers Farm subdivision, is to amend in CUP approved in 2007 (CO7-001). The request is to remove the #10 of the conditions which reads: "Lot 8A is a drain field lot only serving Lot #8 and is not a building lot. Lot 8 and 8A are to be deeded together only".

The amendment (under a new Permit CUP 14-005) would state: "Lot 8A is to be combined with Lot #2 as shown on the new survey of Lot #2. All other conditions of the CUP # C07-001 approved in 2007 are to remain in effect.

Humphries stated that required advertising and notice was given. The Planning Board unanimously recommended the request.

There was no public comment.

Mayor Long closed the Public Hearing.

Finding of Facts: Motion on each

1. Jerry Clontz made a motion that the proposed Conditional Use Permit will not endanger the public health or safety because there was only a combination of lots. Bradley Purser seconded the motion. Councilmen Clontz, Purser and Price voted yes (3-0).
2. Arnold Price made a motion that the proposed Conditional Use Permit will not substantially injure the value of adjoining or abutting property because it would increase the value of the combination of lots. Bradley Purser seconded the motion. Councilmen Clontz, Purser and Price voted yes (3-0).
3. Jerry Clontz made the motion that the proposed Conditional Use Permit will be in harmony with the area in which it is located because there will be no visible changes to the subdivision. Bradley Purser seconded the motion. Councilmen Clontz Purser and Price voted yes (3-0).
4. Jerry Clontz made a motion that the proposed Conditional Use Permit use will be in general conformity with the Land Use Plan, Thoroughfare Plan or other plan

because it complies with the Land use Ordinance. Arnold Price seconded the motion. Councilmen Clontz, Purser and Price voted yes (3-0).

Decision on CUP 14-005

Jerry Clontz made a motion to approve CUP 14-005, stating Condition #10 on recorded Conditional Use Permit approved September 17, 2007 will be removed:

#10. "Lot 8A is a drain field lot only serving Lot 8 and is not a building lot. Lot 8 and 8A are to be deeded together only". New condition to be added: Lot 8A is to be combined with Lot #2 as shown on the new survey of Lot #2 (attached). All other the conditions of C07-001 approved in 2007 are to remain in effect.

Arnold Price seconded the motion. Councilmen Clontz, Purser and Price voted yes (3-0).

Approve the following "Reasonable and Consistent" statement

Biggers – CUP 14-005

Jerry Clontz made a motion to approve the following statement in connection with the approval of the above Conditional Use Permit request:

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 Clontz, Purser and Price voted yes (3-0).

At this time, Councilman John Biggers rejoined the Council.

Discussion of Space and Equipment

Jerry Clontz explained that he needed information of what was needed if the Town put a town hall meeting room and offices on the second floor of the new fire department. Clontz stated that the information was needed to estimate costs.

Bradley Purser stated the meeting room should be large enough and there should be separate offices from the fire department.

Jerry Clontz stated the plan would include the Town could use the fire department bay area if additional space was needed for a meeting.

Jerry Clontz stated that he hoped to have additional information within the next two months.

Bradley Purser stated that he had checked with the CRTPO staff and wanted to go on record to say that John Biggers could be appointed by the Council as the Fairview alternate member from Fairview as previous positions were filled by appointments.

Bradley Purser stated that he planned to be at all the meeting but could miss one due to circumstances.

Mayor Long stated that John had no training and she wanted him 'to get his feet wet first'.

John Biggers stated that Mary Ann Culbertson (administrator of town face book page) had contacted him about putting additional information on the Face book page. Biggers asked if maybe the agenda could be put on the page.

There was discussion about putting the information about the meeting on the page or the minutes of the meeting.

Bradley Purser stated he thought the agenda would be good on the site.

Jerry Clontz stated that he didn't have a problem with information as long as it did not give personal opinions on the site.

Attorney Joe McCollum stated that putting minutes on the site might be confused with the approved minutes on the website.

It was decided that the agenda would be fine in the face book site but the site would refer people to the website for the minutes of the meetings.

Minutes

Bradley Purser made the motion to approve the January 13, 2014 minutes with corrections. John Biggers seconded the motion. Councilmen Biggers, Clontz, Purser and Price voted yes (4-0).

Bradley Purser made a motion to approve the Closed Session meeting minutes of January 13, 2014. Jerry Clontz seconded the motion. Councilmen Clontz, Biggers, Purser and Price voted yes (4-0).

Bradley Purser made a motion to "open to the public" the January 13, 2014 Closed Session meeting minutes. Jerry Clontz seconded the motion. Councilmen Clontz, Biggers, Purser and Price voted yes (4-0).

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

Respectfully submitted,

Ed Humphries
Town Clerk

Elizabeth Long
Mayor

Approved this 10th day of March 2014.