



**Town of Fairview
Regular Town Council Meeting
January 14, 2019**

The following Council members were present: Mayor Phil Thomas, John Biggers, Jerry Clontz, Patricia Kindley, and Gary Wilfong

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

Agenda Changes

Mayor Thomas stated that he would like to add as Item 5 consideration of a donation in memory of Anne Cathey.

Lisa Thomas stated that she would like to add as Item 6 regarding park items.

Gary Wilfong stated that he would like to move Meeting Dates for 2019 from the Consent Agenda and add as Item 7.

Approval of Agenda

Gary Wilfong made a motion to approve the agenda as amended. John Biggers seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Presentation:

Michael James, Asst. County Manager gave a presentation on Fire Service Funding

Public Comments

None

Consent Agenda

- a) Accept Financial and Tax Reports as Information

- b) Accept Land Use Report as Information
- c) CRTPO – No Report
- d) Fairview School Choice Week Proclamation
- e) Park & Rec December Draft Minutes --- No December Meeting
- f) Planning Board December Draft Minutes --- Minutes Accepted as Information
- g) Approve Council Regular Minutes for December 10, 2018

Patricia Kindley made a motion to approve the consent agenda. Gary Wilfong seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Items of Business

Item 1: Appoint Mayor Pro-Tem

Gary Wilfong made a motion to re-appoint Jerry Clontz as Mayor Pro-Tem. Patricia Kindley seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Item 2: Conduct Public Hearing: Conditional Use Permit CUP 18-133 request by David Griffin to increase the size/operation of his business Griffin Surveying which is non-conforming. Nancy Randall, Chair of Planning Board presented the permit information to the Council.

Mayor Thomas to open Public Hearing

No Public Comments

Mayor Thomas to Close Public Hearing

“Finding of Facts”

- 1) Jerry Clontz made a motion that Conditional Use Permit #18-133 will not endanger the public health or safety because it is an addition no more than an outside storage building like others in the neighborhood. John Biggers seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).
- 2) Patricia Kindley made a motion that Conditional Use Permit #18-133 will not substantially injure the value of adjoining or abutting property because there is very little change to the landscape or the use of the property. Jerry Clontz seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).
- 3) John Biggers made a motion that Conditional Use Permit #18-133 will be in harmony with the area in which it is located because it is an addition to the existing property. Patricia Kindley seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).
- 4) Gary Wilfong made a motion that Conditional Use Permit #18-133 will be in general conformity with the land use plan, thoroughfare plan or other plan because

it is basically the same as previously grandfathered. John Biggers seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Discuss Approval of Request: Council members discussed the permit.

Gary Wilfong made a motion to approve Conditional Use Permit #18-133 with the following conditions (1) Building must be used as part of business, (2) Building will be 30 x 30 in size, (3) Will be used for storage, supplies, equipment and a small portion (12 x 12) is to be set aside for exercise equipment for employees only, (4) Building will have power, heat and air, but no bathroom or running water. 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 August 11, 2014), and the Town of Fairview Land Use Ordinance (effective July 1, 2005). Patricia Kindley seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Item 3: Public Hearing Text Change TC 18-138 Regulations for Small (Tiny) Houses. Nancy Randall, Chair of the Planning Board, presented information regarding the text change to the Council.

Mayor Thomas to open Public Hearing

Public Comment: Wendell Long

Mayor Thomas to Close Public Hearing

Discuss Approval of Request: Council members discussed the text change.

Patricia Kindley made a motion to approve Text Change TC 18-138 as amended. 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 August 11, 2014), and the Town of Fairview Land Use Ordinance (effective July 1, 2005). John Biggers seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Item 4: Review Noise Ordinance

Mayor Thomas tabled reviewing the ordinance until the February meeting.

Item 5: Donation In Memory of Anne Cathey

Mayor Thomas suggested that the Council consider making a donation in memory of Anne Cathey, Sheriff Cathey's wife, who passed away in December. The Council discussed and agreed to donate to Crime Stoppers in the amount of \$50.

Item 6: Park Update

Lisa Thomas, Chairman of the Park-Rec & Event Committee updated the Council regarding needs discussed and possible events at the park that the Committee discussed at their last meeting. The Committee agreed to do a Fall (October 5th) and Winter Festival (December 7th) in 2019. Items that the Committee would like the Council to be aware of are as follows: (1) The Town of Midland is not interested in selling their stage to the town, but we are welcome to keep the stage. He did not foresee that Midland would need the stage but did not want to give it up, (2) Additional lighting around the pond, (3) Drainage issue at the walking trail, (4) Need to gravel an overflow parking area.

Ms. Thomas stated the Committee discussed the purpose of the Park-Rec & Event Committee going forward would be God centered, show pride in our community, make sure that every event planned be a partnership between the citizens of Fairview and the businesses in the area, and our citizens instill a sense of ownership.

She presented two additional items the Committee had discussed doing at the park (1) Easter egg hunt in April and (2) Two music nights in June (13th and 27th). The Council was in favor of the additional items.

John Biggers made a motion to move the donations of \$4,098.75 made to the town for the Fall and Winter festivals to the Festival Expense Fund. Gary Wilfong seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Item 7: Discuss changing Council meeting date

Gary Wilfong opened the discussion to change the Council meeting date from the second Monday to the second Tuesday of each month. The Mayor suggested that a list of Tuesday dates be compiled and brought back to the February meeting for review.

Council Comments

Jerry Clontz reported that the walking trail around the pond has a drainage issue in two areas. He is in the process of getting quotes for fixing the problem.

John Biggers noted that the Christmas trees in the pond and Christmas signage at the park will be taken down on Thursday.

Gary Wilfong advised that while at Lowes he saw one of the landowners from Victoria Estates and he told Mr. Wilfong he was in the process of building now and was very excited and happy to be part of the Fairview community.

Mr. Wilfong suggested that the Council think about forming a committee to research and compile a "bucket" list of amenities to add to the park and recruit individuals/businesses to support these improvements.

Joe McCollum reported that the purchase of the Haigler property is complete.

Mayor Thomas stated that the Council Retreat will be January 26th. He also invited council members to sign up and attend the Union County Chamber Elected Officials Reception at Rolling Hills Country Club on February 7th and the Monroe-Union County Economic Summit at the Historic Monroe Armory on February 1st. He announced the Crimestoppers BBQ will be Friday, January 18th starting at 11:00 AM.

John Biggers made a motion to adjourn. Jerry Clontz seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Phil Thomas
Mayor

Approved this 11th day of February 2019