



**Town of Fairview  
Regular Town Council Meeting  
April 13, 2021**

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**

None

**Approval of Agenda**

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

**Presentation**

Allison Drake, PE, Highway Group Leader with RS&H -- Hwy. 601 Brief Road Intersection Design Concepts (Presentation was virtual)

**Public Comments**

None

**Consent Agenda**

- a) Financial and Tax Reports--- *Report Accepted as Information (including Pending Bills documentation provided at meeting)*
- b) Land Use Report---*Report Accepted as Information*
- c) Fund Balance Worksheet 2020-2021 --- *Report Accepted as Information*
- d) Fairview Park Event March Draft Minutes (*No March Meeting*)
- e) Fairview Park Facility March Draft Minutes (*Minutes Accepted as Information*)
- f) Planning Board March Draft Minutes (*Minutes Accepted as Information*)
- g) Approve Council Minutes for March 9, 2021

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

## **Items of Business**

### **Item 1: Discuss Major Development Permit #MS 20-097**

Ed Humphries presented Major Development Permit #MS 20-097 request by Drew Helms Construction for a Conditional Zoning District to build 8 single family homes on 11.96 acres (Parcel #08087001H) located on Brief Road East, Monroe, NC with the conditions/covenants noted in the staff report:

- All said property shall be used for single family residential purposes only.
- No more than one garage or accessory structure customarily incidental to residential use shall be allowed on each lot.
- No trailer, modular home, mobile home, tent, shack, or similar structure shall be erected or maintained on any lot.
- No residence in the Subdivision shall be erected or allowed to remain on any of the lots which is less than one thousand four hundred (1,400) square feet of heated space, exclusive of garages and porches.
- No portion of any lot shall be used or maintained as a dumping ground for rubbish or other refuse.
- No unlicensed, uninspected, or inoperative, stripped, partially wrecked motor vehicle or junk motor vehicle shall be permitted to be parked or shall be permitted to be kept on any lot or any street within the Subdivision.
- No tractor-trailer rigs, trailers, dump trucks or buses shall be stored or parked on any lot or street of the Subdivision.
- Owners of lots that require separate septic lots (if any) shall maintain those lots and keep the grass cut on said lots.
- The subdivision of any lot is specifically prohibited.
- STREET TO BE BUILT TO NCDOT REQUIREMENTS AND PAVED AND BONDED (PERFORMANCE) PER THE ORDINANCE

Mr. Humphries noted that the Planning Board recommended the permit by a 4 to 3 vote.

Mayor Thomas to open Public Hearing

Public Comment: Alexander Karakosta questioned conditions for major subdivisions

Mayor Thomas to Close Public Hearing

The Council discussed. Gary Wilfong made a motion to approve Major Development Permit #MS 20-097 with the conditions noted. 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 March 9, 2021), and the Town of Fairview Land Use Ordinance (effective July 1, 2005).

### **Item 2: Approve 2021 Audit Contract with J.B. Watson & Co., PLLC**

Darrell Baucom presented the 2021 audit contract with J.B. Watson & Co., PLLC in the amount of \$8,530.00.

The Council discussed. Jerry Clontz made a motion to approve the 2021 audit contract with J.B. Watson & Co., PLLC in the amount of \$8,530.00. John Biggers seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

### **Item 3: Discuss Forming Social Media Committee**

Mayor Thomas stated that currently the only social media platforms the town uses are the town website and Facebook. He suggested that the town form a Social Media Committee to research and recommend additional media platforms that the town may want to participate in. He suggested a 5-member committee.

The Council discussed. Patricia Kindley made a motion to form a Social Media Committee of 5 members to research and recommend additional media platforms that the town may want to participate in. John Biggers seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

### **Council Comments**

Patricia Kindley thanked the Fairview Park Event Committee for the Easter Egg Hunt at the Park stating it was a fabulous event and well attended.

Jerry Clontz reported that Senate Bill 349 and House Bill 401 would change single family zoning (do away with conditional zoning), taking some zoning out of the hands of the town, and he feels that Fairview should oppose these bills. Mayor Thomas suggested that the town do a resolution opposing the bills and residents send letters to their representatives.

Mr. Clontz said there would be a park cleanup day on April 24<sup>th</sup> beginning at 8:00 AM

Attorney McCollum reported on the bill to the House asking that municipalities have the authority to declare a state of emergency in order to have virtual meetings. Representative Arp did not want the bill to include all municipalities, so only the City of Monroe will be included in the bill going forward.

Jerry Clontz made a motion to adjourn. John Biggers 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 11<sup>th</sup> day of May 2021**