

Town of Fairview



**Town of Fairview
Regular Town Council Meeting
September 10, 2024 @ 6:30 pm**

Meeting will be in the Fairview Town Hall Meeting Room

1. Call the meeting to order: ---Mayor Wilfong

The following Council members were present: Mayor Gary Wilfong, Patricia Kindley, and David Link. Absent: John Biggers, Kerry Price

Others present: Darrell Baucom, Financial Officer; Ed Humphries, Land Use Administrator; Teresa Gregorius, Town Clerk and Spencer Cox, Administrative Assistant

2. Invocation

3. Pledge of Allegiance

4. Agenda Changes/Approval of Agenda

Patricia Kindley made a motion to approve the agenda as submitted. David Link seconded the motion. Council members Kindley and Link voted yes (2-0).

5. Approval of Consent Agenda:

- 5.A. Financial and Tax Reports--- *Report Accepted as Information*
- 5.B. Land Use Report---*Report Accepted as Information*
- 5.C. Fairview Park Event August Draft Minutes (*No December Meeting*)
- 5.D. Fairview Park Facility August Draft Minutes (*No December Meeting*)
- 5.E. Planning Board August Draft Minutes (*No December Meeting*)
- 5.F. Approve Council Minutes for August 13, 2024
- 5.G. Approve Constitution Week Proclamation September 17 through September 23

Patricia Kindley made a motion to approve the consent agenda as submitted. David Link seconded the motion. Council members Kindley and Link voted yes (2-0).

6. Public Comments - None

- 7. Presentations:** Union County Public Schools – November School Bond
Tahira Stalberte, Asst. Superintendent Communications/Community Relations and Sandra Greene, Board of Education Member
Information regarding the Bond Vote is available online at www.ucps.k12.nc.us/bond2024

8. Items of Business:

8.A. Discuss Non-Conforming #NC 24 068 request

Ed Humphries presented the Non-Conforming #NC 24 068 request from Gregory and Jacqueline Sanders to build a home on a non-conforming lot and approve a building (50X100) to remain in the front yard of the property at 2906 East Brief Road, Monroe, parcel #08087004.

Mayor Opened Public Hearing

Public Comments -- NONE

Mayor Closed Public Hearing

“Finding of Fact”:

1. David Link made a motion that the proposed special use will not materially endanger the public health or safety because the old chicken houses have been removed. Patricia Kindley seconded the motion. Council members Kindley and Link voted yes (2-0).
2. Patricia Kindley made a motion that the proposed special use will not substantially injure the value of adjoining or abutting property because they are building a new home on the property. David Link seconded the motion. Council members Kindley and Link voted yes (2-0).
3. David Link made a motion that the proposed special use will be in harmony with the area in which it is to be located because the building of the new home will enhance the property and area. Patricia Kindley seconded the motion. Council members Kindley and Link voted yes (2-0).
4. Patricia Kindley made a motion that the proposed special use will be in general conformity with the land use plan, thoroughfare plan, or other plan because of the conditions that have been put in place. David Link seconded the motion. Council members Kindley and Link voted yes (2-0).

Approval of Request:

Patricia Kindley made a motion to approve the Non-Conforming #NC 24 068 request from Gregory and Jacqueline Sanders to build a home on a non-conforming lot because of a building in the front yard of the property at 2906 East Brief Road, Monroe, parcel #08087004. The zoning amendment 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). David Link seconded the motion. Council members Kindley and Link voted yes (2-0).

9. Council Comments:

Spencer Cox reminded everyone of the upcoming Fall Festival on October 5th from 10:00 AM till 5:00 PM. Currently there are 51 vendors signed up.

Mayor Wilfong reported that the nature trail had been sprayed to kill the grass growing. Opening date for the trail will be announced in the near future.

10. Adjournment

Patricia Kindley made a motion to adjourn. David Link seconded the motion. Council members Kindley and Link voted yes (2-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Gary Wilfong
Mayor

Approved this 12th day of November 2024