

# *Town of Fairview*



**Town of Fairview  
Regular Town Council Meeting  
March 12, 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, John Biggers, Patricia Kindley, David Link and 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. John Biggers seconded the motion. Council members Biggers, Kindley, Link and Price voted yes (4-0).

**5. Approval of Consent Agenda:**

- 5.A. Financial and Tax Reports--- *Report Accepted as Information (including Pending Bills documentation provided at meeting)*
- 5.B. Land Use Report---*Report Accepted as Information*
- 5.C. Fund Balance Worksheet 2023-2024 --- *Report Accepted as Information*
- 5.D. Fairview Park Event February Draft Minutes (*Minutes Accepted as Information*)
- 5.E. Fairview Park Facility February Draft Minutes (*No February Meeting*)

- 5.F. Planning Board February Draft Minutes (*Minutes Accepted as Information*)
- 5.G. Approve Council Minutes for February 13, 2024
- 5.H. Approve Union County Interlocal Agreement (\$4,000 contribution approved at 8/8/23 Council meeting)
- 5.I. Re-appoint Mike Medlin to the Planning Board with the term expiring December 2026.  
Appoint Alex Karakosta to the Board of Adjustment from an alternate member to full member.

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

**6. Public Comments:** None

**7. Presentations:** None

**8. Items of Business:**

8.A. Discuss #L-I CUD 24 002 request from Haigler Farms 2 LLC

Ed Humphries presented the #L-I CUD 24 002 request from Haigler Farms 2 LLC to rezone a 38-acre tract, Parcel #08222011M to light industrial CUD (Conditional Use District). Any use in the district will be required to obtain a special use permit. The Council discussed.

**Mayor Opened Public Hearing**

**Public Comments:** List of speakers (see Appendix A). Some spoke in favor of the re-zoning and some voiced concerns including: drop in property value, storm water runoff, increased traffic, trash, light pollution.

**Mayor Closed Public Hearing**

**Decision:** John Biggers made a motion to approve #L-I CUD 24 002 from Haigler Farms 2 LLC to rezone a 38-acre tract, Parcel #08222011M to light industrial CUD (Conditional Use District) including the following conditions:

- All properties as they are approved with a Special Use Permit will be required to install a 30-foot buffer as required in the Fairview Land Use Ordinance, Section 308.
- NCDOT may require improvements as needed with change of uses.
- All properties shall be leased from Haigler Farms 2 LLC.
- Water to be supplied by the County to all uses within 2500 feet of current County water lines.
- All 38 acres will be subject to the North Carolina state storm water ordinance.

All uses will require a Special Use Permit and will include conditions as required by Fairview Land Use Ordinance.

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). David Link seconded the motion. Council members Biggers, Kindley, Link and Price voted yes (4-0).

**9. Council Comments:**

Spencer Cox informed everyone present about upcoming events at the park and the fact that the Event Committee can always use volunteers.

Ed Humphries announced that there will be a special called meeting of the Council on April 10, 2024 at 6:30 PM regarding a violation on Goose Creek.

David Link made a motion to go into closed session to include the following: Mayor and Council, Ed Humphries, Teresa Gregorius and Michael Starnes. John Biggers seconded the motion. Council members Biggers, Kindley, Link and Price voted yes (4-0).

**10. Closed Session: N.C.G.S. 143-318.11 (a)(6) -- Personnel**

John Biggers made a motion to come out of closed session. Patricia Kindley seconded the motion. Council members Biggers, Kindley, Link and Price voted yes (4-0).

John Biggers made a motion to hire Michael Starnes pending background check and defined duties at a rate of \$22.00 per hour for up to 30 hours per week. Kerry Price seconded the motion. Councilmen Biggers, Link, Kindley and Price voted yes (4-0).

**11. Adjournment**

David Link made a motion to adjourn. Patricia Kindley seconded the motion. Council members Biggers, Kindley, Link and Price voted yes (4-0).

Respectfully submitted,

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Teresa Gregorius  
Town Clerk

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Gary Wilfong  
Mayor

**Approved this 9<sup>th</sup> day of April 2024**