

Agenda

Town of Fairview



Agenda Council Retreat January 25, 2025 8:00 AM

Meeting will be in the Fairview Town Hall office

REVIEW OF LAST YEAR:

Park:

- \$250,000 new park grant (plus \$100,000 left over from previous park grant)
- Voted to spend \$180,000 on Park
- Purchase an ATV -- Complete
- Park pond fountain – electric service --- Complete
- Nature trail improvements (trash on trail) -- Complete
- Amphitheater – grading and site plan -- Complete
- Signage for Nature Trail – (in memory of Jerry) -- In Process
- Story Walk – Patricia -- On Hold
- Park Manager -- Hired Park employee
- LED lights for Community Room -- Complete
- Sign On Building -- Complete
- Parking Lot Additions (handicap) – use of back lot -- In Process
- Fire Department — septic for our building -- Complete

Agenda

DISCUSSION OF 2025/2026 ITEMS

- Retirement schedule for Ed and Teresa
- Use of old fire department
- Future Park plans
- Tax increase for “Park” expenses (.01Cent)
- Events/Festivals for coming years
- Parking for Town Hall
- Update UDO (Land Use Ordinance)
- Deer Hunting in Park
- Hudson Brothers property
- Brief Road @ Hwy. 601 – Traffic Signal
- Hwy. 218 @ Fairview Indian Trail Rd.
- Other topics that may arise

The retreat's purpose is for the Council to develop goals for the upcoming 25-26 budget year and strategic planning for the Town.

The Council may add to the agenda and act on any topic on the agenda.

This meeting is open to the public.

DRAFT

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Teresa Gregorius Leaving June 2026
 Ed Humphries Leaving December 2026

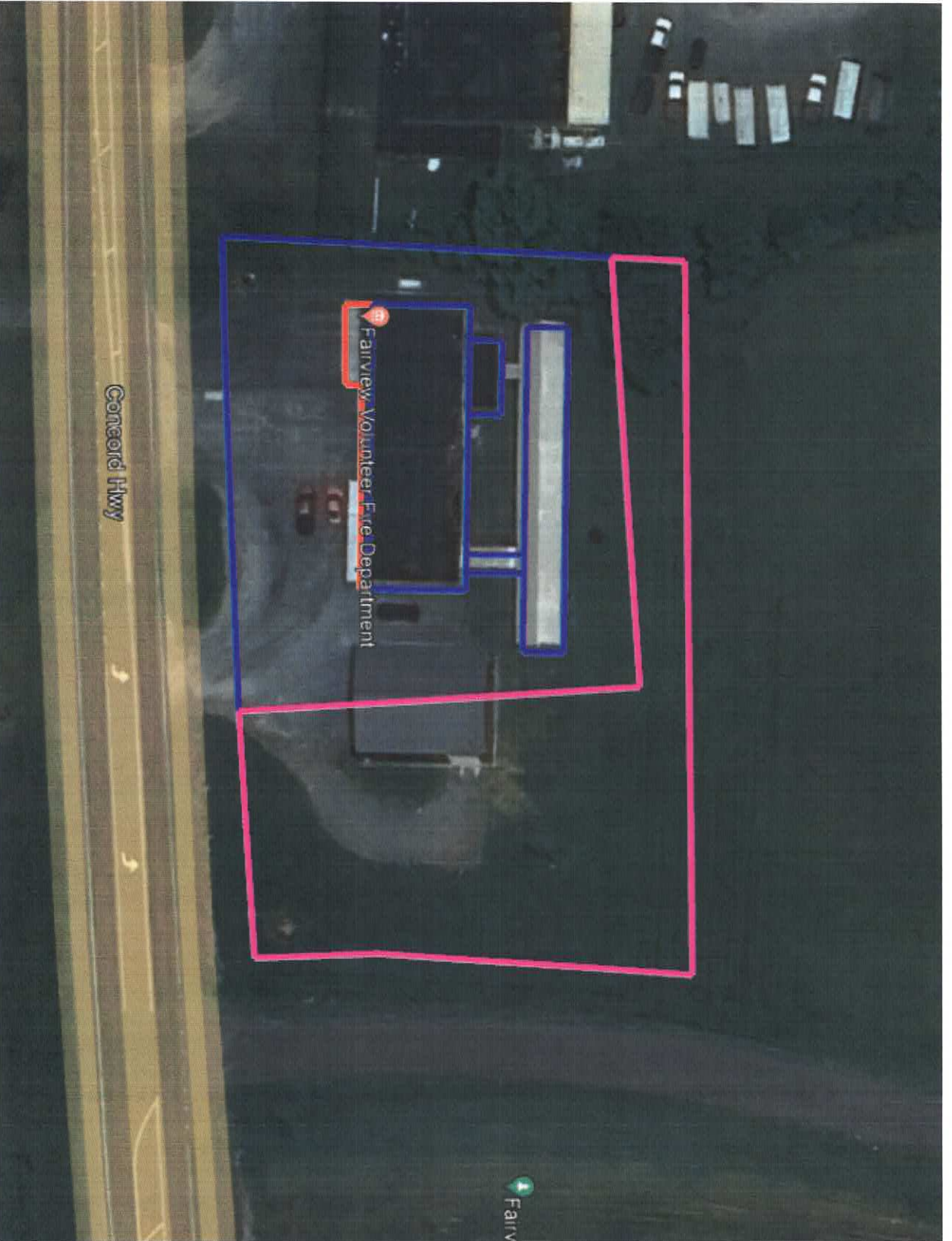
January 2025	Adopt plan
January - June 2025	Job review description -- Tax revaluation County 2025
June 2025	Increase tax from 2¢ to 3¢ (1¢ increase for Park Only)
February - April 2026	Decide person to become new clerk
June 1, 2026	New clerk start date (Assume salary of \$35,000)
September - December 2026	Hire new administrator/land use administrator
	Salary \$55,000; Retirement \$5,500; Insurance \$2,500 -- TOTAL \$63,000

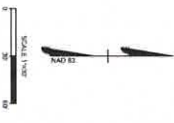
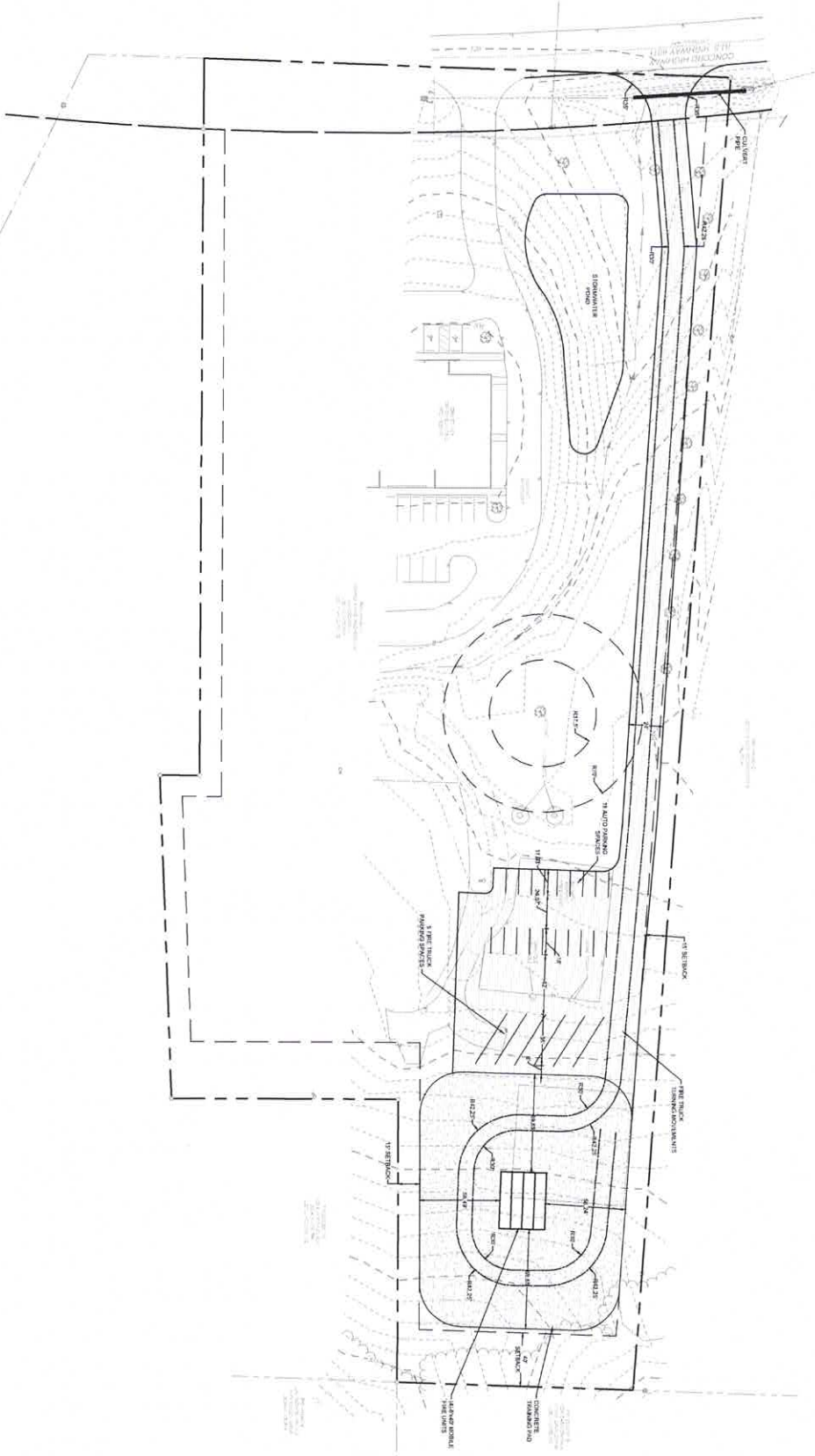
Possible New Office Hours -- Starting 2026

20 hours per week (10 am - 3 pm)	Monday/Tuesday/Wednesday/Thursday -- Off Friday
30 hours per week (8 am - 4 pm)	Monday/Tuesday/Wednesday/Thursday (Friday off at 2 pm)
32 hours per week (8 am - 4 pm)	Monday/Tuesday/Wednesday/Thursday -- Off Friday
36 hours per week (8 am - 5 pm)	Monday/Tuesday/Wednesday/Thursday -- Off Friday

* Each month the clerk will attend Council, Planning Board, Park Event and Park Facility Committee meetings - approx. total hours - 8

** Each month the land use administrator will attend Council and Planning Board - approx. total hours - 4





Scale: 1/4" = 10'

Legend:

- 1. Proposed Building Footprints
- 2. Proposed Pavement Areas
- 3. Proposed Tracks
- 4. Proposed Setbacks
- 5. Existing Topography
- 6. Utility Lines
- 7. Easement Lines
- 8. Property Lines

PROJECT: UNION COUNTY FIRE TRAINING FACILITY
DATE: 11/14/14
SCALE: 1/4" = 10'
PROJECT NO.: 15000012
CLIENT: UNION COUNTY
DESIGNER: PROGRESSIVE COMPANIES
PROJECT MANAGER: [Name]
DATE PLOTTED: 11/14/14
SCALE: 1/4" = 10'

NOT FOR CONSTRUCTION

**UNION COUNTY
 FIRE TRAINING FACILITY**

15000012 11/14/14 11/14/14

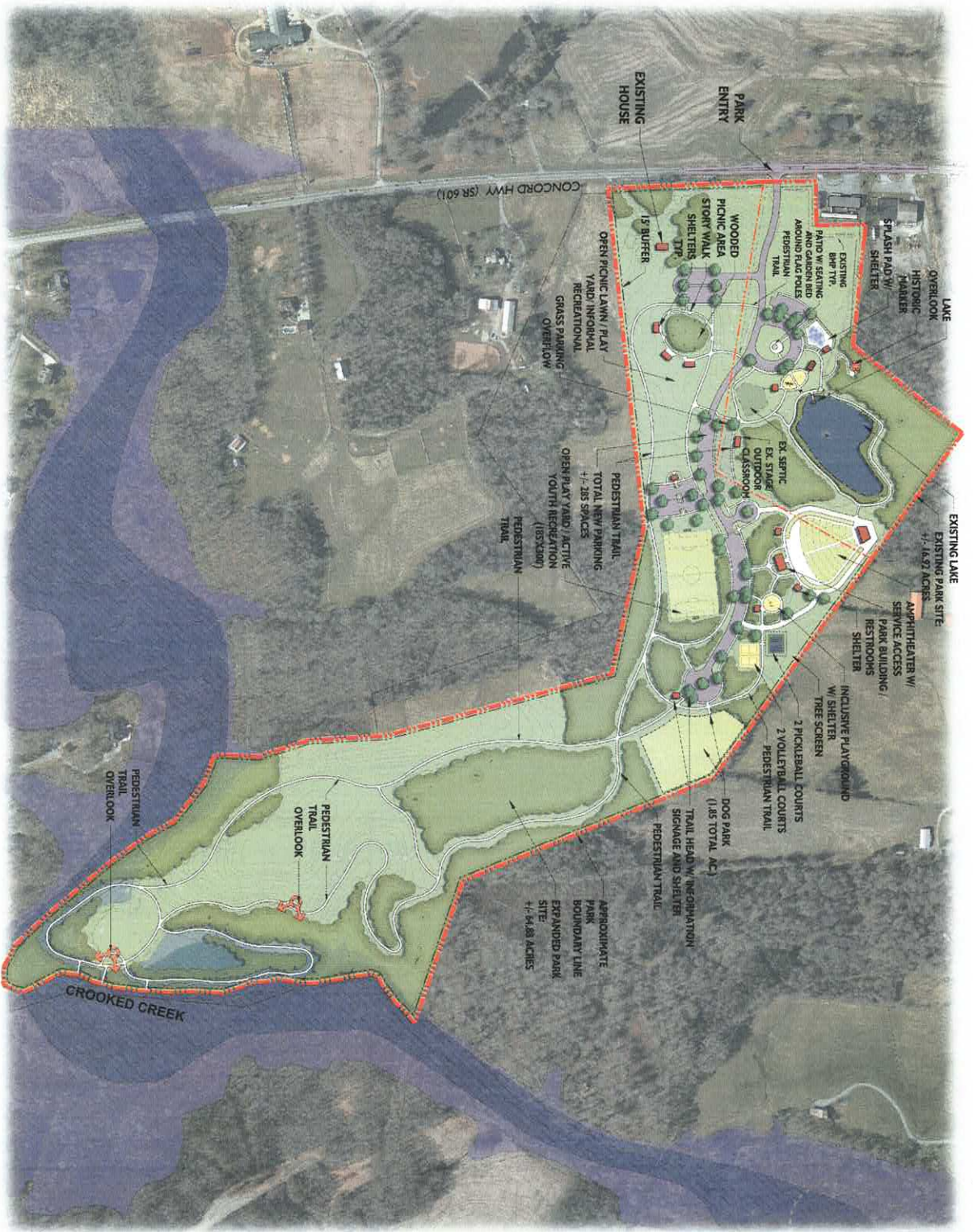
PROGRESSIVE COMPANIES

Charlotte, NC | Detroit, MI | Grand Rapids, MI
www.progressive.com

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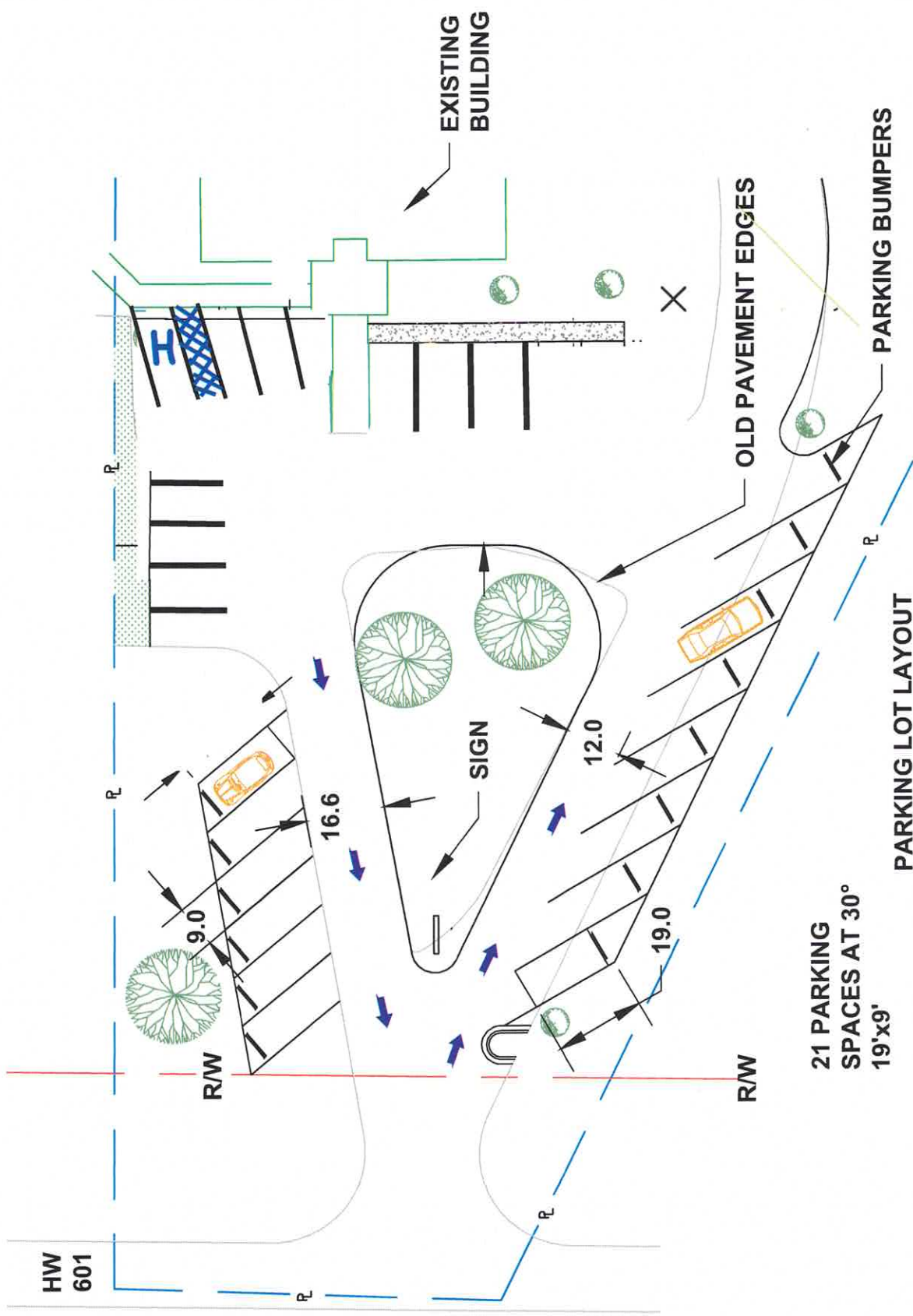
Fairview Park | Preliminary Master Site Plan

7350 Concord Highway (601) Fairview, North Carolina



Union County | 06.14.2022
REV 08.28.2022





21 PARKING SPACES AT 30°
19'x9'
PARKING LOT LAYOUT
SCALE: 1"=30'

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FAIRVIEW **NORTH CAROLINA**

December 12, 2024

Wendell Long
11223 Blair Rd.
Charlotte, NC 28227

RE: Zoning Verification - 1508 W. Hwy 218 – Parcel #08252009 (Union County NC)

The purpose of this letter is to verify the current land use status of the property referenced above.

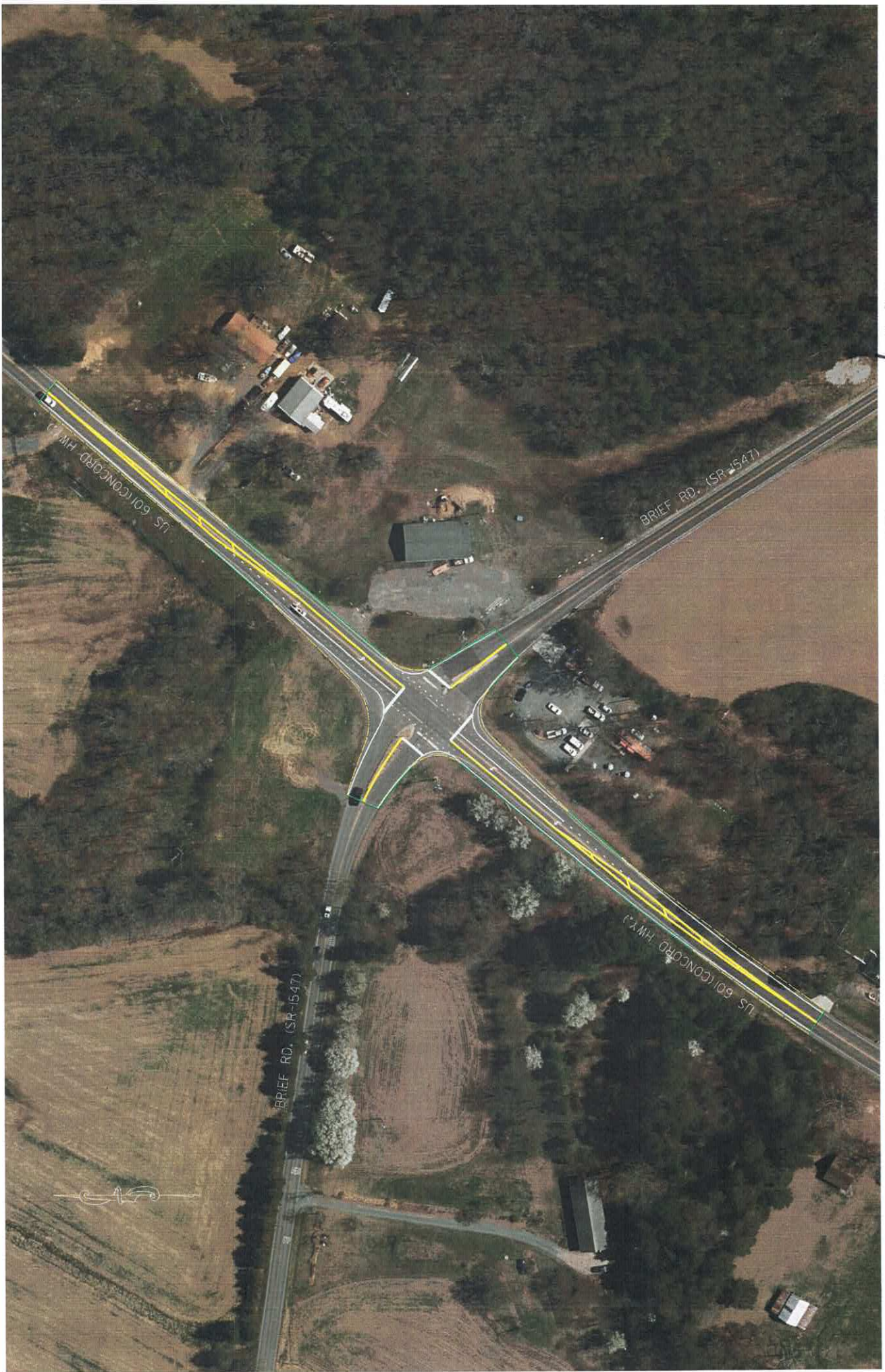
USE of the property referenced: The property referenced herein above is currently developed with a history of industrial uses related to the auto racing industry. These uses included ancillary characteristics including outside storage of vehicles, equipment and materials used in association with the activity conducted within various enclosed structures existing through the date of this verification. The most recent active “use” of the property is consistent with uses listed in the L-I zoning district of the current Fairview Zoning Ordinance (FZO). Based upon this finding, the property may continue for the quiet enjoyment of the owner and/or their tenant(s) for any and all legitimate uses listed in the FZO “Table of Uses” appearing in Article 10 – Permissible Uses, beginning on page 123 of the FZO for the L-I district. All new business enterprises establishing an eligible use upon the premise shall obtain a Zoning Permit from the Town prior to commencing occupancy and/or operations.

DEVELOPMENT of the property referenced: Records indicate several of the improvements (e.g. buildings, graveled and unpaved maneuvering and parking areas) were established prior to the adoption and applicability of the current Fairview Zoning Ordinance (FZO). The “improvements” to the property in existence as of the date of this verification may or may not satisfy the current standards & specifications for site development contained within the FZO; however, are recognized as legitimate non-conformities where such non-conformity exist. From and after the date of this Zoning Verification any and all future site development improvements must comply with the applicable provisions of the FZO for uses by right and/or uses requiring quasi-judicial procedures prior to issuance of development approvals. Furthermore, future improvements shall comply with all applicable local, state and federal regulations as may be applicable at the time of application for development.

Regards,

Ed Humphries
Town of Fairview Land Use Administrator

Reviewed and Approved by Town Attorney



Hwy 601 - Brief Rd.

WBS :

TIP:

Type of Work: LTL WITH SIGNAL

County: UNION

Location: INTERSECTION OF CONCORD HWY (US-601) AND BRIEF RD. (SR-1547)

LINE NO.	DESC. NO.	MASTER ITEM NO.	SEC. NO.	ITEM DESCRIPTION	EST. QTY.	UNIT	UNIT PRICE	TOTAL AMOUNT
	1			PE	1	LS	\$150,000.00	\$150,000.00
				0% CONTINGENCY	1	LS	\$0.00	\$0.00
	1			ROW/UTILITY	1	LS	\$2,000.00	\$2,000.00
				0% CONTINGENCY	1	LS	\$0.00	\$0.00
	1			CONSTRUCTION	1	LS	\$590,000.00	\$590,000.00
				10% CONTINGENCY	1	LS	\$59,000.00	\$59,000.00
	1			BSIP ENGINEERING AND INSPECTION	1	LS	\$116,820.00	\$116,820.00
ROW/UTILITY BREAKDOWN								
1	424	3389400000-E	865	ROW ACQUISTION	1	LS	\$1,000.00	
2	426	3389600000-N	865	UTILITY RELOCATION	1	LS	\$1,000.00	
CONSTRUCTION BREAKDOWN								
1	1	0000100000-N	800	MOBILIZATION	1	LS	\$35,000.00	
2	33	0043000000-N	226	GRADING	1	LS	\$150,000.00	
3	263	1891500000-N	SP	ASPHALT (INCLUDES PATCHING UNDER ISLAND REMOVAL AREA)	1	LS	\$125,000.00	
4	322	2474000000-N	SP	DRAINAGE	1	LS	\$25,000.00	
5	614	4457000000-N	SP	TRAFFIC CONTROL	1	LS	\$100,000.00	
6	641	4685000000-E	1205	THERMOPLASTIC PAVEMENT MARKINGS	1	LS	\$20,000.00	
7	1045	6133000000-N	SP	EROSION	1	LS	\$20,000.00	
8	1304	7985000000-N	SP	SIGNAL	1	LS	\$115,000.00	
				DATE: 12-5-2024				
				COMPLETE BY: JASON BROOKS				
TOTAL ESTIMATE FOR PROJECT								\$917,820.00
This estimate was completed with no plans for reference.								

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**RESOLUTION IN SUPPORT OF
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
PROJECT FOR INTERSECTION IMPROVEMENTS AT
US 601 AND SR 1547 (BRIEF RD)**

WHEREAS, the North Carolina Department of Transportation (hereinafter "N.C.D.O.T.") is proposing to improve the intersection of US 601 and SR 1547 (Brief Rd) by building northbound and southbound left turn lanes on US 601 and installing a traffic signal; and

WHEREAS, the estimated cost for the Project funding is \$917,820.00; and

WHEREAS, N.C.D.O.T. intends to request Spot Safety funds in the amount of \$400,000.00; and

WHEREAS, N.C.D.O.T. has intends to provide \$417,820.00 in High Impact/Low Cost (Hi/Lo) funds to cover the amount over the \$400,000 max that Spot Safety funds can provide;

NOW, THEREFORE, BE IT RESOLVED, that the Town of Fairview, Town Council supports this project and the use of these funding sources for the project;

BE IT FURTHER RESOLVED that the Town of Fairview, Town Council authorizes its Mayor and the Clerk to the Council to sign this Resolution and attach the Town seal thereto, and to forward a copy of the same to N.C.D.O.T.

Adopted this 25th day of January 2025, by the Town of Fairview, Town Council.

Gary Wilfong, Mayor

Attest:

Teresa Gregorius, Town Clerk

Option 2

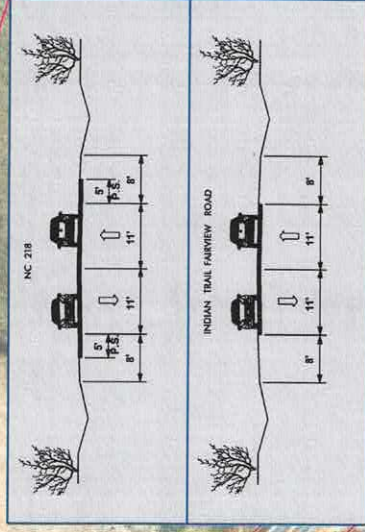
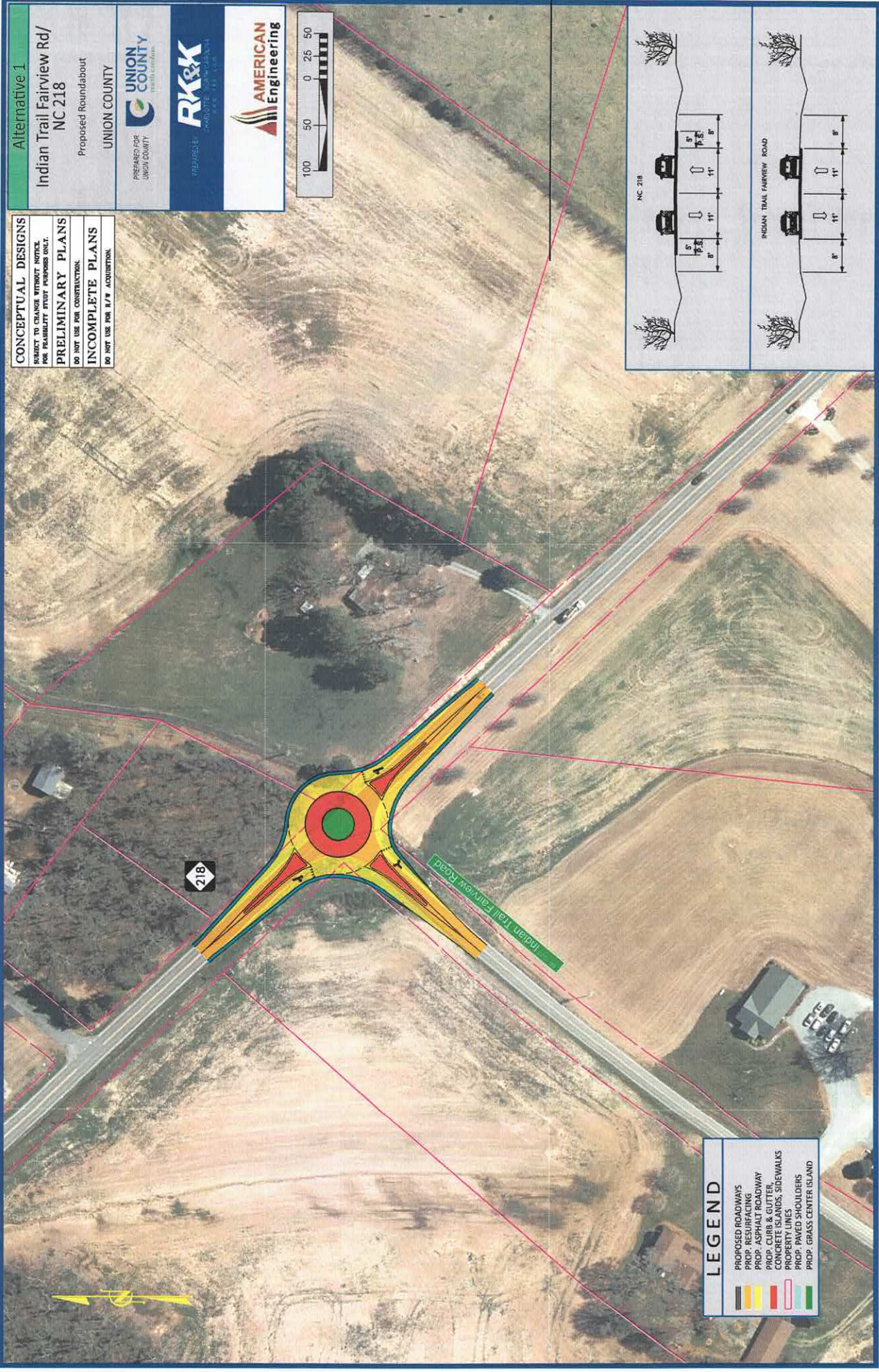
CONCEPTUAL DESIGNS
 SUBJECT TO CHANGE WITHOUT NOTICE
 FOR PRELIMINARY STUDY PURPOSES ONLY.
 PRELIMINARY PLANS
 DO NOT USE FOR CONSTRUCTION.
 INCOMPLETE PLANS
 DO NOT USE FOR R/W ACQUISITION.

Alternative 1
 Indian Trail Fairview Rd/
 NC 218
 Proposed Roundabout
 UNION COUNTY

UNION COUNTY
 PREPARED FOR
 UNION COUNTY

RK&K
 CONSULTANTS & ENGINEERS

AMERICAN
 Engineering



LEGEND

- PROPOSED ROADWAYS
- PROP. RESURFACING
- PROP. ASPHALT ROADWAY
- PROP. CONCRETE ROADWAY
- PROP. CONCRETE ISLANDS, SIDEWALKS
- PROPERTY LINES
- PROP. PAVED SHOULDERS
- PROP. GRASS CENTER ISLAND

Option 1

CONCEPTUAL DESIGNS
 SUBJECT TO CHANGE WITHOUT NOTICE
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PRELIMINARY PLANS
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INCOMPLETE PLANS
 DO NOT USE FOR R/F ACQUISITION.

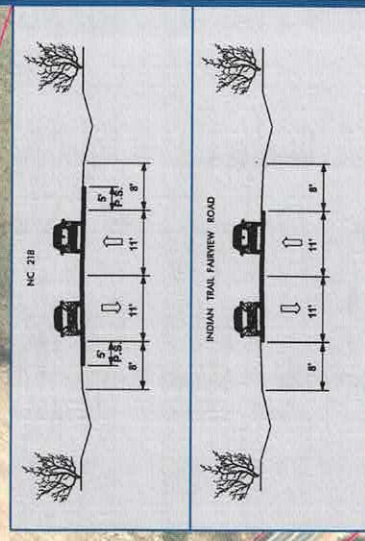
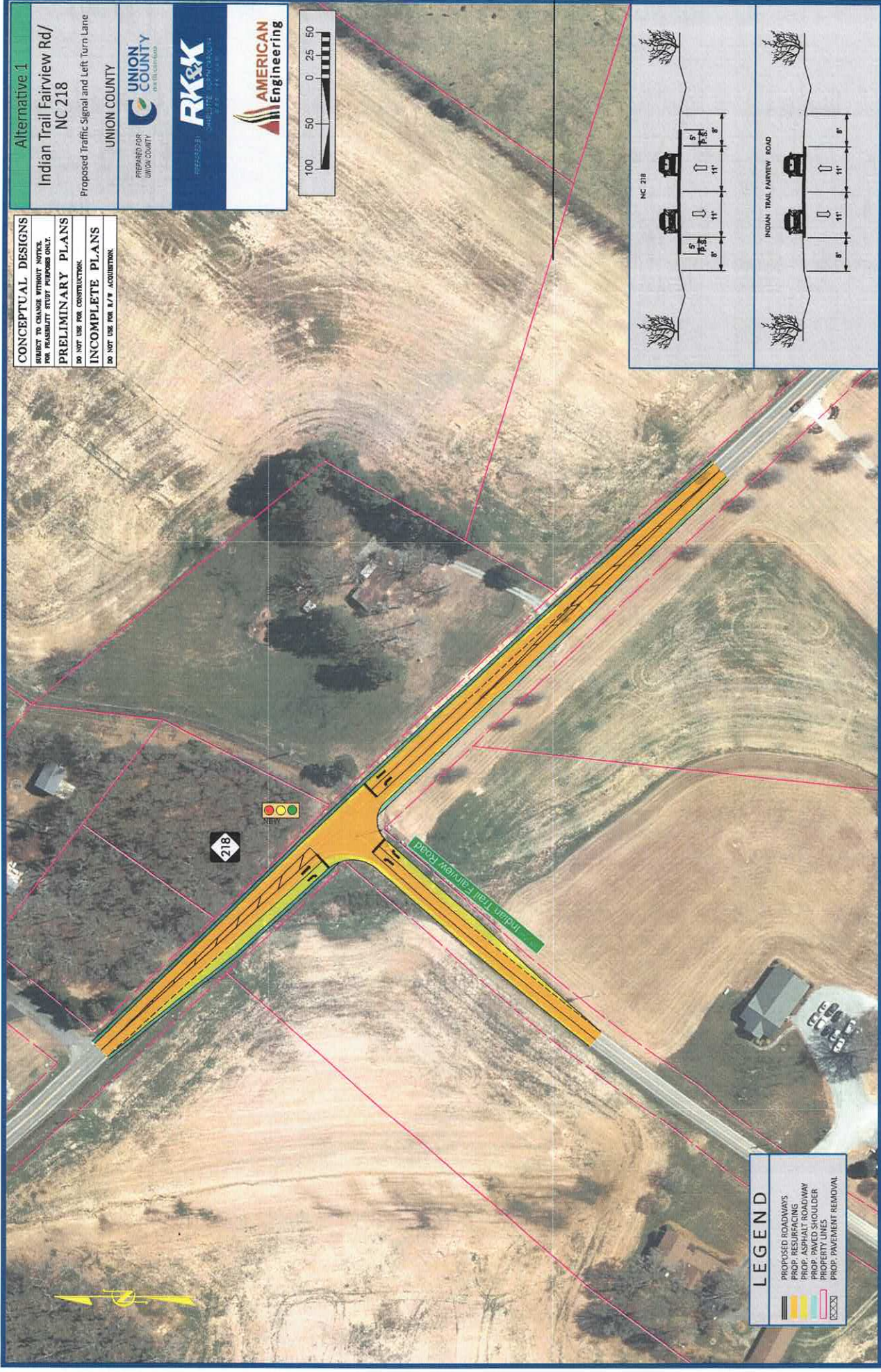
Alternative 1
 Indian Trail Fairview Rd/
 NC 218
 Proposed Traffic Signal and Left Turn Lane

UNION COUNTY

UNION COUNTY
 PREPARED FOR
 UNION COUNTY
 ROAD DEPARTMENT

RK&K
 CONSULTING ENGINEERS & ARCHITECTS
 1000 W. WILSON AVENUE
 SUITE 200
 RAYLEIGH, NC 27604
 (919) 487-2231

AMERICAN
 Engineering



LEGEND

- PROPOSED ROADWAYS
- PROP. RESURFACING
- PROP. NEW DRIVEWAY
- PROP. PAVED SHOULDER
- PROPERTY LINES
- PROP. PAVEMENT REMOVAL