

# *Town of Fairview*



**Town of Fairview  
Regular Council Meeting  
January 14, 2025 @ 6:30 pm**

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

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

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**

Kerry Price made a motion to approve the agenda as submitted. Patricia Kindley seconded the motion. Council members Kindley, Link and Price voted yes (3-0).

**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 December Minutes (*Minutes Accepted as Information*)

5.D. Fairview Park Facility December Minutes (*Minutes Accepted as Information*)

5.E. Planning Board December Minutes (*Minutes Accepted as Information*)

5.F. Approve Council Minutes for December 10, 2024

5.G. Approve Resolution to Amend Congressional Bill H.R. 8753 regarding a Town Zip Code

Patricia Kindley made a motion to approve the consent agenda as amended. David Link seconded the motion. Council members Kindley, Link and Price voted yes (3-0).

**6. Public Comments: None**

**7. Presentations: None**

## 8. Items of Business:

### 8.A. Discuss Rezoning and Conditional-Special Use Permit #24 097

Ed Humphries presented the rezoning and Conditional-Special Use Permit #24 097 requests from Rodd and Rita Price as follows:

- 1) Rezone new 6-acre parcel (Subdivided from #08225012C) to Light Industrial (L-I)
- 2) Conditional-Special Use Permit #24 097 on the new parcel will be used as contractor offices and storage yard. The use is permitted in L-I to operate “Contractor Offices and Storage Yard”.

The Conditional-Special Use request includes the following conditions:

- The enclosed building to be up to 60’ x 60’ structure and must be approved by County Building Standards (3600 sq. ft.)
- Times of operations -- 6 am to 9 pm
- Building can be anywhere on the property with requirements per the ordinance depending on where septic is located
- Area not used in the operation will continue to be farmed
- Parking, lighting and storm water requirements will be per the ordinance
- Proper fencing and gates will be installed per the ordinance
- Lean-to on either side of the building can be up to 60’ x 40’ (both sides of the building)
- Any approval is contingent on all permits being obtained

#### **Mayor Opened Public Hearing**

#### **NO Public Comments**

#### **Mayor Closed Public Hearing**

**Decision 1): David Link** made a motion to rezone the new 6-acre parcel (Subdivided from #08225012C) to Light Industrial (L-I). 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). Kerry Price seconded the motion. Council members Kindley, Link and Price voted yes (3-0).

**Decision 2): Patricia Kindley** made a motion to approve the Conditional-Special Use Permit #24 097 on the new 6-acre parcel to be used as contractor offices and storage yard, which is permitted in L-I including the following conditions:

- The enclosed building to be up to 60’ x 60’ structure and must be approved by County Building Standards (3600 sq. ft.)
- Times of operations -- 6 am to 9 pm
- Building can be anywhere on the property with requirements per the ordinance depending on where septic is located
- Area not used in the operation will continue to be farmed
- Parking, lighting and storm water requirements will be per the ordinance

- Proper fencing and gates will be installed per the ordinance
- Lean-to on either side of the building can be up to 60' x 40' (both sides of the building)
- Any approval is contingent on all permits being obtained

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 Kindley, Link and Price voted yes (3-0).

**8.B. Appoint Board of Adjustment members and Planning Board Member**

Teresa Gregorius presented the following persons to be appointed or reappointed to the following committees:

**Board of Adjustment**

Reappoint -- Josh Presley, Bill Riffle and Jim Brewer (Alternate) with terms expiring February 2027

Reappoint -- Chrisie Black and Doug Buchanan with terms expiring February 2028

Appoint Nobie Thrasher (application in packet) for a vacancy (Alex Karakosta) on the board with term to expire February 2028

**Planning Board**

Appoint Fred Rogers (currently alternate) to regular member to replace Greg Morgan with term to expire September 2025.

Appoint Alex Karakosta to fill the alternate member vacancy with term to expire September 2025.

Kerry Price made a motion to approve the appointment and reappointment of the persons as listed above. Patricia Kindley seconded the motion. Council members Kindley, Link and Price voted yes (3-0).

**8.C. Discuss Repair of Septic System for Rental House**

Ed Humphries reported that the current septic system at the rental house has been repaired several times since it was installed and is currently not working properly. UC Environmental Health provided a site sketch with the construction permit for the new septic system. Carolina Septic Services quote to replace the entire system is \$12,500 (including deposit of \$7,000). The Council discussed.

David Link made a motion to approve \$12,500 for Carolina Septic Services to install a new septic system at the rental house. Patricia Kindley seconded the motion. Council members Kindley, Link and Price voted yes (3-0).

**8.D. Discuss Contract from Benesch to Monitor Amphitheater Site Work \$17,500**

Ed Humphries presented the contract from Benesch to monitor the amphitheater bidding and site work at a cost of \$17,500. The Council discussed.

Patricia Kindley made a motion to approve the contract from Benesch to monitor the amphitheater bidding and site work at a cost of \$17,500. David Link seconded the motion. Council members Kindley, Link and Price voted yes (3-0).

**8.E. Discuss Animal Control in Park --- *Ed Humphries***

Ed Humphries reported that Eddie Barnhardt (farming the park property) had a problem with deer eating the crops. Phil Thomas will oversee bow hunting during the urban archery season and the nature trail will be closed during this time.

**9. Council Comments:**

Darrell Baucom reported that he had moved \$500,000 to Capital Trust

Teresa Gregorius reminded everyone of the Retreat on January 25<sup>th</sup>

**10. Adjournment**

Patricia Kindley made a motion to adjourn. Kerry Price seconded the motion. Council members Kindley, Link and Price voted yes (3-0).

Respectfully submitted,

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Teresa Gregorius  
Town Clerk

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Gary Wilfong  
Mayor

Approved this 11<sup>th</sup> day of February 2025