

Town of Fairview



Town of Fairview Regular Council Meeting September 9, 2025 @ 6:30 pm

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

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

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, 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 Facility August Draft Minutes (*No August Meeting*)
- 5.D. Planning Board August Draft Minutes (*No August Meeting*)
- 5.E. Approve Council Special Meeting Minutes for August 5, 2025
- 5.F. Approve Council Minutes for August 12, 2025

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

6. Public Comments: None

7. Presentations: None

8. Items of Business:

8.A. Discuss Non-Conforming #NC 25 070

Ed Humphries presented the Non-Conforming #NC 25 070 request from Pamela M. Rowell to enlarge the barn on her property at 9702 Heritage Lane, Parcel # 08246029 before Fairview was established. He explained that the barn was built in the front yard of her property, which made it nonconforming to current standards. Ms. Rowell was requesting to enlarge it, which required council approval through a quasi-judicial hearing.

Mayor Opened Public Hearing

Public Comments:

Don Donohue of 9715 Heritage Lane, spoke in favor of request

Mayor Closed Public Hearing

Finding of Fact:

1. John Biggers made a motion that the proposed special use will not materially endanger public health or safety because the changes are in line with the present surroundings. Patricia Kindley seconded the motion. Council members Biggers, Kindley, and Price voted yes (3-0).
2. Patricia Kindley made a motion that the proposed special use will not substantially injure the value of adjoining or abutting property because the changes are an upgrade. Kerry Price seconded the motion. Council members Biggers, Kindley, and Price voted yes (3-0).
3. Kerry Price made a motion that the proposed special use will be in harmony with the area in which it is to be located because the changes proposed are consistent with the surrounding properties. Kerry Price seconded the motion. Council members Biggers, Kindley, and Price voted yes (3-0).
4. John Biggers made a motion that the proposed special use will be in general conformity with the land use plan, thoroughfare plan, or other plan because this is an addition to an existing structure and an already existing structure. Patricia Kindley seconded the motion. Council members Biggers, Kindley, and Price voted yes (3-0).

Approval of Request:

John Biggers made a motion to approve the Non-Conforming #NC 25 070 request from Pamela M. Rowell to enlarge barn on her property at 9702 Heritage Lane, Parcel # 08246029. 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). Patricia Kindley seconded the motion. Council members Biggers, Kindley, and Price voted yes (3-0).

8.B. Re-appoint Planning Board Members

Teresa Gregorius explained that two Planning Board members' terms would expire in October: Sharon Clontz (regular member) and Rodney Stevens (alternate). Both had agreed to remain on the board, with new terms expiring in October 2028.

Patricia Kindley made a motion to approve the re-appointment of Sharon Clontz and Rodney Stephens (Alt.) to the Planning Board with terms to expire October 2028. Kerry Price seconded the motion. Council members Biggers, Kindley, and Price voted yes (3-0).

9. Council Comments:

Ed Humphries shared three items:

- He announced a meeting regarding the Macon property, tentatively scheduled for October 16th to discuss the 9/24/24 letter sent to Mr. Macon to develop a new strategy.
- Mr. Humphries discussed the paving of the floor at the new building. He explained that after further investigation with the mayor, it was determined they didn't have all the information needed for accurate bidding. After re-bidding the project with clearer specifications, they received four bids and recommended a contractor whose work they had observed at Rodd Price's property. The recommended bid would cost approximately \$1,200 more than previously approved. The total cost would be \$22,170 plus \$1,400 for the water tap.

John Biggers made a motion to approve an additional \$1,200 for the floor for the park building. Kerry Price seconded the motion. Council members Biggers, Kindley, and Price voted yes (3-0).

- Mr. Humphries mentioned that the planning board would begin reviewing and updating the town ordinance next week. He explained that Council members could either review the documents as the process proceeded or wait until the end to review the final recommendations. He noted he would send the documents to Council members for their review. He highlighted specific concerns being addressed in the ordinance update, including issues with home-based businesses with commercial vehicles, livestock in residential areas, and ensuring the table of uses remains current. Mr. Humphries shared an example of enforcement challenges with a resident who had free-range chickens causing problems for neighbors.

Mr. Humphries briefly mentioned a letter from the state regarding new FEMA maps and a 90-day comment period, which might affect the Macon property issue.

Spencer Cox stated that the Movie Night at the Park was a success despite weather problems earlier in the afternoon. She announced upcoming events: a yard sale on September 27th and the fall festival on October 4th.

Mayor Wilfong thanked Spencer for organizing events that bring positive attention to the park and town.

10. Adjournment

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

Respectfully submitted,

Teresa Gregorius
Town Clerk

Gary Wilfong
Mayor

Approved this 14th day of October, 2025