

Agenda

Town of Fairview



Agenda Council Meeting **January 13, 2026 @ 6:30 pm**

Meeting will be in the Fairview Town Hall Meeting Room

Live Stream the meeting on YouTube.com, search: Town of Fairview NC - Council

- 1. Call the meeting to order: --- Mayor Wilfong**
- 2. Invocation**
- 3. Pledge of Allegiance**
- 4. Agenda Changes**
 - 4.A. Approval of Agenda
- 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. Fairview Park Facility December Draft Minutes *(No December Meeting)*
 - 5.D. Planning Board December Draft Minutes *(Accepted as Information)*
 - 5.E. Approve Council Minutes for December 9, 2025
- 6. Public Comments**
- 7. Presentations:**
- 8. Items of Business:**
 - 8.A. **Discuss Major Subdivision Permit # MDP 25-110** Tanner Estates requested by Sam Tanner to develop six (6) lots zoned RA-40 on 20+- acres located at 9515 Concord Highway, Indian Trail NC

Agenda

28079, Parcel #08180002. The Planning Board recommended approval by a vote of 4/1 --- *Ed Humphries*

Mayor to Open Public Hearing

Public Comments

Mayor to Close Public Hearing

Approve "Finding of Fact": Motion on Each:

1. The proposed special use will not materially endanger public health or safety because _____.
2. The proposed special use will not substantially injure the value of adjoining or abutting property because _____.
3. The proposed special use will be in harmony with the area in which it is to be located because _____.
4. The proposed special use will be in general conformity with the land use plan, thoroughfare plan, or other plan because _____.

Decision: Approve/Not Approve Major Subdivision Permit # MDP 25-110 Tanner Estates requested by Sam Tanner to develop six (6) lots zoned RA-40 on 20+- acres located at 9515 Concord Highway, Indian Trail NC 28079, Parcel #08180002

(Motion to approve would include the following zoning statement): The proposed zoning amendment under consideration is/is not 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)

8.B. Michael Harvey, NFocus, Discuss Future Land Use Plan

8.C. Jon Wood, Benesch, Discuss Proposal for Park Additional Parking/Electrical/
Amphitheater

9. Council Comments:

10. Adjournment

AS A COURTESY, PLEASE TURN CELL PHONES OFF WHILE MEETING IS IN PROGRESS

**** Public Comments are limited to 3 minutes ****

Public can address the Council on any issue other than the following:

- ❖ *Public Hearing items*
- ❖ *Matters which concern the candidacy of any person seeking public office, including the candidacy of the person addressing the Council*

Consent Agenda

A consent agenda is an effective means of managing the length of a meeting. It is normally made up of routine items that are not controversial in nature and upon which no further discussion is anticipated. Action on the consent agenda usually occurs early in the meeting with all items listed being approved by one motion and vote.

If any member of the governing body feels the need to discuss one or more of the items more fully, the item may be removed from the consent agenda and placed on the regular agenda.

9:59 AM

01/07/26

Accrual Basis

Town of Fairview
Balance Sheet
As of December 31, 2025

	Dec 31, 25	Dec 31, 24
ASSETS		
Current Assets		
Checking/Savings		
First National Bank	87,419.65	1,021,593.39
Total Checking/Savings	87,419.65	1,021,593.39
Other Current Assets		
Franchise Tax Receivable	29,239.48	29,370.52
Investments		
Investments NCCMT	520,276.66	1,192.34
Total Investments	520,276.66	1,192.34
Prepaid assets	0.00	3,201.00
Sales Tax Receivable	9,887.97	9,490.46
Taxes receivable	1,024.02	1,571.66
Taxes receivable - ad valorem	-241.66	-573.35
Taxes receivable - motor veh	1,414.17	1,350.31
Total Other Current Assets	561,600.64	45,602.94
Total Current Assets	649,020.29	1,067,196.33
Fixed Assets		
Accumulated Depreciation	-841,618.08	-726,892.15
Building and Improvements	1,476,987.55	1,425,017.90
Computer Equipment	8,962.00	8,962.00
Construction in Progress	276,696.91	42,615.27
Furniture and Equipment	1,698.00	1,698.00
Land	739,289.94	734,289.94
Land improvements	92,733.00	75,870.00
Park equipment	201,247.76	191,230.76
Rental House	159,953.84	137,436.59
Total Fixed Assets	2,115,950.92	1,890,228.31
TOTAL ASSETS	2,764,971.21	2,957,424.64
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable	-44,184.79	10,102.41
Total Accounts Payable	-44,184.79	10,102.41
Other Current Liabilities		
Accrued payroll	8,104.25	7,939.35
Deferred revenue - ad valorem	0.00	1,571.66
Payroll Liabilities	41.47	41.94
Prepaid taxes	0.00	27.03
Security deposit - rental house	1,450.00	1,450.00
Total Other Current Liabilities	9,595.72	11,029.98
Total Current Liabilities	-34,589.07	21,132.39
Long Term Liabilities		
Cumulative rent reserve	46,901.50	26,701.50
Note payable on park land	360,000.00	400,000.00
Total Long Term Liabilities	406,901.50	426,701.50
Total Liabilities	372,312.43	447,833.89
Equity		
Allocated equity rent reserve	-46,901.50	-26,701.50
Amount to be provided for LTD	-360,000.00	-400,000.00
Equity		

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Accrual Basis

Town of Fairview
Balance Sheet
As of December 31, 2025

	Dec 31, 25	Dec 31, 24
Fixed assets	2,115,950.92	1,890,228.31
Total Fund Balance	1,207,568.00	1,207,568.00
Total Equity	3,323,518.92	3,097,796.31
Retained Earnings	-474,777.55	-135,068.46
Net Income	-49,181.09	-26,435.60
Total Equity	2,392,658.78	2,509,590.75
TOTAL LIABILITIES & EQUITY	2,764,971.21	2,957,424.64

Town of Fairview
Operating Actual vs Budget
Year ended 06/30/26

	<u>Operating</u>	Budget	Actual Fav to Budget
Ordinary Income/Expense			
Income			
Ad Valorem taxes	104,540.79	179,000.00	-74,459.21
Alcoholic beverage		17,000.00	-17,000.00
Donation	1,230.62	0.00	1,230.62
Festival income - vendors, etc	1,005.00	0.00	1,005.00
Fund balance appropriated		36,612.00	-36,612.00
Interest on delinquent taxes	139.23		139.23
Investment income	9,068.89	17,500.00	-8,431.11
Motor vehicle taxes	7,017.24	15,000.00	-7,982.76
Rent reserve for park capital items	10,567.20	17,500.00	-6,932.80
Sales and use tax	29,909.03	60,000.00	-30,090.97
Summer camp fees	3,000.00		3,000.00
Utility Franchise taxes	64,043.07	128,250.00	-64,206.93
Zoning fees	8,575.00	15,000.00	-6,425.00
Total Income	239,096.07	485,862.00	-246,765.93
Expense			
Advertising and Promotion	238.80	1,000.00	761.20
Audit fees	11,700.00	11,400.00	-300.00
Bank Service Charges	280.00	500.00	220.00
Capital outlay - Park		0.00	0.00
Capital outlay - Park 2		0.00	0.00
Debt repayment	54,040.00	54,040.00	0.00
Dues and Subscriptions	5,918.00	6,500.00	582.00
Elections expense	4,644.65	5,000.00	355.35
Festival expense	20,646.50	17,500.00	-3,146.50
Grants	500.00	3,000.00	2,500.00
Insurance Expense	9,926.00	11,000.00	1,074.00
Internet and website	8,345.47	10,000.00	1,654.53
Legal fees	24,143.16	15,000.00	-9,143.16
Miscellaneous Expense	199.95	2,000.00	1,800.05
Office expense	11,942.08	37,000.00	25,057.92
Office utilities	3,901.68	9,000.00	5,098.32
Park Maintenance	25,846.07	50,000.00	24,153.93
Park Utilities	3,296.92	8,000.00	4,703.08
Payroll Expenses	96,219.42	78,776.00	-17,443.42
Payroll Taxes		13,504.00	13,504.00
Planning and zoning		60,000.00	60,000.00
Postage	11.35	0.00	-11.35
Professional Fees		7,500.00	7,500.00
Rental house repairs, etc		2,500.00	2,500.00
Salaries - Park		37,742.00	37,742.00
Solid Waste Manage cost share		8,000.00	8,000.00
Tax collection fees	1,423.36	3,000.00	1,576.64

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Town of Fairview
Operating Actual vs Budget
Year ended 06/30/26

	<u>Operating</u>	<u>Budget</u>	<u>to Budget</u>
Telephone Expense	263.22	1,000.00	736.78
Training expense		500.00	500.00
Travel expense	14.00	0.00	-14.00
Zoning administration	3,035.66	10,000.00	6,964.34
Zoning code update	11,200.00	22,400.00	11,200.00
Total Expense	<u>297,736.29</u>	<u>485,862.00</u>	188,125.71
Net Ordinary Income	<u>-58,640.22</u>	0.00	-58,640.22
Net Income	<u><u>-58,640.22</u></u>		

10:07 AM

01/07/26

Accrual Basis

Town of Fairview
Transactions by Account
As of December 31, 2025

Type	Date	Num	Adj	Name	Memo	Clr	Debit	Credit	Balance
First National Bank									84,517.18
Check	12/01/2025	Draft		Duke Energy	Remainder of power bill	X		269.71	84,247.47
Check	12/01/2025	Draft		Spectrum				250.00	83,997.47
Deposit	12/05/2025				Deposit	X	65,227.90		149,225.37
Bill Pmt -Check	12/05/2025	5019		CompuNetwork	Web hosting and email			376.78	148,848.59
Bill Pmt -Check	12/05/2025	5020		Cox Law Firm, PLLC	Legal fees, mostly Macon	X		6,213.28	142,635.31
Bill Pmt -Check	12/05/2025	5021		PMC Plumbing & Home I...	Urinal repair	X		375.00	142,260.31
Bill Pmt -Check	12/05/2025	5022		Taylor's Landscaping Se...	Mowing, etc.			3,558.33	138,701.98
Bill Pmt -Check	12/05/2025	5023		Taylor Stegall		X		200.00	138,501.98
Bill Pmt -Check	12/05/2025	5024		Vision Office Systems, Inc.	Copier repair	X		188.81	138,315.17
Bill Pmt -Check	12/05/2025	5025		Harry T. Haigler	Land debit payment			27,020.00	111,295.17
Bill Pmt -Check	12/05/2025	5026		Sandra Haigler	Land debit payment			27,020.00	84,275.17
Bill Pmt -Check	12/05/2025	104998		Briolive	June 12, 2026 festival	X		1,250.00	83,025.17
Bill Pmt -Check	12/05/2025	104999		Ed Humphries	December phone	X		43.87	82,981.30
Bill Pmt -Check	12/05/2025	105000		JB Watson & Co. PLLC	24-25 audit	X		11,700.00	71,281.30
Bill Pmt -Check	12/05/2025	105001		RLI Surety Bond	Public Official Name Sched...	X		200.00	71,081.30
Liability Check	12/08/2025			QuickBooks Payroll Serv...	Created by Payroll Service ...	X		10,845.06	60,236.24
Paycheck	12/09/2025	DD1046		Lisa S Thomas	Direct Deposit	X	0.00		60,236.24
Paycheck	12/09/2025	DD1047		Michael L. Starnes	Direct Deposit	X	0.00		60,236.24
Paycheck	12/09/2025	DD1051		Teresa Gregorius	Direct Deposit	X	0.00		60,236.24
Paycheck	12/09/2025	DD1035		Alexander L. Karakosta	Direct Deposit	X	0.00		60,236.24
Paycheck	12/09/2025	DD1036		Chrisie B. Black	Direct Deposit	X	0.00		60,236.24
Paycheck	12/09/2025	DD1037		Darrell H. Baucom	Direct Deposit	X	0.00		60,236.24
Paycheck	12/09/2025	DD1038		David M. Link	Direct Deposit	X	0.00		60,236.24
Paycheck	12/09/2025	DD1039		Doug Buchanan	Direct Deposit	X	0.00		60,236.24
Paycheck	12/09/2025	DD1040		Edward D. Humphries	Direct Deposit	X	0.00		60,236.24
Paycheck	12/09/2025	DD1041		Freddie D. Rogers	Direct Deposit	X	0.00		60,236.24
Paycheck	12/09/2025	DD1042		Gary H. Wilfong	Direct Deposit	X	0.00		60,236.24
Paycheck	12/09/2025	DD1043		Gary M. Medlin	Direct Deposit	X	0.00		60,236.24
Paycheck	12/09/2025	DD1044		John A. Biggers, Jr.	Direct Deposit	X	0.00		60,236.24
Paycheck	12/09/2025	DD1045		Kerry K. Price	Direct Deposit	X	0.00		60,236.24
Paycheck	12/09/2025	DD1048		Patricia H. Kindley	Direct Deposit	X	0.00		60,236.24
Paycheck	12/09/2025	DD1049		Spencer L. Thomas	Direct Deposit	X	0.00		60,236.24
Paycheck	12/09/2025	DD1050		Tania Hernandez Virgili	Direct Deposit	X	0.00		60,236.24
Bill Pmt -Check	12/09/2025	105002		Union County Board of E...	Fairview 2025 election	X		4,644.65	55,591.59
Bill Pmt -Check	12/09/2025	105003		Big Dave's Inflatables LLC	Festival	X		341.60	55,249.99
Bill Pmt -Check	12/09/2025	105004		Carlton Brock	Festival work	X		110.00	55,139.99
Bill Pmt -Check	12/09/2025	105005		Jeff Campagna	Festival Santa	X		275.00	54,864.99
Bill Pmt -Check	12/09/2025	105006		Ronald Thomas	Festival work and expenses	X		901.00	53,963.99
Bill Pmt -Check	12/09/2025	105007		Todd Donaldson	Festival expenses and work	X		250.09	53,713.90
Check	12/09/2025	105008		Taylor Stegall	Cleaning 12/09	X		100.00	53,613.90
Deposit	12/09/2025				Deposit	X	34,803.59		88,417.49
Deposit	12/09/2025				Deposit	X	5,022.02		93,439.51
Check	12/09/2025	Draft		Waste Management		X		149.99	93,289.52
Liability Check	12/10/2025	To Print		IRS	55-0789092	X		4,515.52	88,774.00
Liability Check	12/10/2025	To Print		NC Dept of Revenue	600391020	X		371.00	88,403.00
Check	12/10/2025	Bill pay		Anticimex Carolinas LLC	Pest control	X		150.94	88,252.06
Liability Check	12/11/2025			QuickBooks Payroll Serv...	Created by Payroll Service ...	X		1,785.00	86,467.06
Check	12/11/2025	Bill pay		AMLDCO Inc.	Backflow prevention in Park	X		209.90	86,257.16
Check	12/11/2025	Bill Pay		FNB Commercial Credit ...	Credit card payment	X		2,082.16	84,175.00
Check	12/11/2025	Bill pay		N Focus	Code enforcement	X		455.20	83,719.80
Bill Pmt -Check	12/11/2025	105009		Allison Plyler	Expense reimbursement	X		222.56	83,497.24
Bill Pmt -Check	12/11/2025	105010		Brian Minor	Festival work	X		750.00	82,747.24
Bill Pmt -Check	12/11/2025	105011		Ronald Thomas	Remainder of festival work	X		740.00	82,007.24
Deposit	12/11/2025				Deposit	X	300.00		82,307.24
Deposit	12/11/2025				Deposit	X	1,305.00		83,612.24
Paycheck	12/12/2025	DD1052		Darrell H. Baucom	Direct Deposit	X	0.00		83,612.24
Paycheck	12/12/2025	DD1053		Edward D. Humphries	Direct Deposit	X	0.00		83,612.24
Paycheck	12/12/2025	DD1054		Lisa S. Thomas	Direct Deposit	X	0.00		83,612.24
Paycheck	12/12/2025	DD1055		Michael L. Starnes	Direct Deposit	X	0.00		83,612.24
Paycheck	12/12/2025	DD1056		Spencer L. Thomas	Direct Deposit	X	0.00		83,612.24
Paycheck	12/12/2025	DD1057		Tania Hernandez Virgili	Direct Deposit	X	0.00		83,612.24
Paycheck	12/12/2025	DD1058		Teresa Gregorius	Direct Deposit	X	0.00		83,612.24
Bill Pmt -Check	12/12/2025	105012		Byrum Heating & AC, Inc.	HVAC repair for meeting ro...	X		429.67	83,182.57
Check	12/15/2025	Draft		Duke Energy	Office utilities			382.85	82,799.72
Deposit	12/18/2025				Deposit	X	300.00		83,099.72
Deposit	12/23/2025				Deposit	X	100.00		83,199.72
Deposit	12/24/2025				Deposit	X	550.00		83,749.72
Deposit	12/24/2025				Deposit	X	1,230.62		84,980.34
Deposit	12/24/2025				Deposit	X	1,305.00		86,285.34
Check	12/29/2025	Draft		Duke Energy	Office			269.71	86,015.63
Check	12/30/2025	Draft		Duke Energy	Storage building			43.78	85,971.85
Deposit	12/31/2025				Deposit	X	1,487.20		87,459.05
Check	12/31/2025				Service Charge	X		70.00	87,389.05
Deposit	12/31/2025				Interest	X	30.60		87,419.65
Total First National Bank							111,661.93	108,759.46	87,419.65
TOTAL							111,661.93	108,759.46	87,419.65

10:07 AM

01/07/26

Accrual Basis

Town of Fairview
Transaction Detail By Account
July 2025 through June 2026

Type	Date	Num	Adj	Name	Memo	Clr	Debit	Credit	Balance
Park Maintenance									
Bill	08/01/2025	4760		FNB Commercial Cr...	Credit card payment		1,143.22		1,143.22
Bill	08/06/2025	1824		Taylor's Landscapin...	Mowing office and park		2,933.33		4,076.55
Bill	08/06/2025	1824		Taylor's Landscapin...	Bushhog field		400.00		4,476.55
Bill	08/06/2025	1824		Taylor's Landscapin...	Mow VFD area		500.00		4,976.55
Bill	09/02/2025	1841		Taylor's Landscapin...	Monthly lawn maintenance		3,333.33		8,309.88
Bill	09/09/2025	4760		FNB Commercial Cr...	Payment on credit card		2,674.89		10,984.77
Bill	10/02/2025	1945		Taylor's Landscapin...	Mowing		3,633.33		14,618.10
Check	10/15/2025	Bill pay		PMC Plumbing & Ho...	Install water line to existing b...		1,600.00		16,218.10
Bill	11/03/2025	1856		Taylor's Landscapin...	Lawn maintenance		3,233.33		19,451.43
Check	11/11/2025	104997		FNB Commercial Cr...	Payment on credit card bill		80.02		19,531.45
Bill	12/02/2025	1859		Taylor's Landscapin...	Mowing, etc.		3,033.33		22,564.78
Check	12/11/2025	Bill pay		AMLDCO Inc.	Backflow prevention in Park		209.90		22,774.68
Check	12/11/2025	Bill Pay		FNB Commercial Cr...	Credit card payment		138.06		22,912.74
Bill	01/05/2026	1870		Taylor's Landscapin...			2,933.33		25,846.07
Total Park Maintenance							25,846.07	0.00	25,846.07
TOTAL							25,846.07	0.00	25,846.07

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01/07/26

Accrual Basis

Town of Fairview
Transaction Detail By Account
 July 2025 through June 2026

Type	Date	Num	Adj	Name	Memo	Clr	Debit	Credit	Balance
Office expense									
Bill	07/07/2025	07072...		Taylor Stegall	Cleaning		100.00		100.00
Check	07/08/2025	Draft		Waste Management	Garbage pick up		118.79		218.79
Bill	07/22/2025	07222...		Gary Wilfong	Vacuum cleaner for office		203.75		422.54
Bill	08/01/2025	4760		FNB Commercial Cre...	Credit card payment		303.09		725.63
Bill	08/05/2025	08052...		Taylor Stegall	Cleaning		100.00		825.63
Bill	08/06/2025	1824		Taylor's Landscaping ...	Normal		525.00		1,350.63
Check	08/06/2025	Draft		Waste Management			118.79		1,469.42
Bill	08/12/2025	25259		Brown Creek Graphic...	Signage for utility building		647.35		2,116.77
Bill	08/19/2025	08192...		Taylor Stegall	Cleaning		100.00		2,216.77
Bill	08/19/2025	4135454		Anticimex Carolinas L...	Pest control		150.94		2,367.71
Bill	09/02/2025	1841		Taylor's Landscaping ...	Monthly lawn maintenance		525.00		2,892.71
Bill	09/02/2025	09022...		Taylor Stegall	cleaning		100.00		2,992.71
Bill	09/09/2025	09092...		Gary Wilfong	Fairview open house (meeti...		64.02		3,056.73
Bill	09/09/2025	4760		FNB Commercial Cre...	Amazon prime		118.79		3,072.73
Check	09/09/2025	Draft		Waste Management	Garbage		26.00		3,191.52
Check	09/11/2025	104979		Union County Registe...	Pamela Rowell		100.00		3,217.52
Bill	09/15/2025	09152...		Taylor Stegall	Cleaning		219.31		3,317.52
Bill	09/16/2025	PR307...		Love Plumbing and Al...	Office repairs		100.00		3,536.83
Bill	09/30/2025	09302...		Taylor Stegall	Cleaning		525.00		3,636.83
Bill	10/02/2025	1845		Taylor's Landscaping ...	Mowing		118.79		4,161.83
Check	10/07/2025	Draft		Waste Management			48.81		4,280.62
Bill	10/09/2025	10092...		Ed Humphries	Office supplies		776.74		4,329.43
Check	10/14/2025	104989		FNB Commercial Cre...	Credit card payment		100.00		5,106.17
Bill	10/14/2025	10142...		Taylor Stegall	Cleaning		150.94		5,206.17
Check	10/15/2025	Bill Pay		Anticimex Carolinas L...	Pest Control		100.00		5,357.11
Bill	10/28/2025	10282...		Taylor Stegall	Cleaning		525.00		5,457.11
Bill	11/03/2025	1856		Taylor's Landscaping ...	Lawn maintenance		149.99		5,982.11
Check	11/06/2025	Draft		Waste Management	Garbage		992.38		6,132.10
Check	11/11/2025	104997		FNB Commercial Cre...	Payment on credit card bill		100.00		7,124.48
Bill	11/11/2025	11112...		Taylor Stegall	Cleaning		100.00		7,224.48
Bill	11/25/2025	11252...		Taylor Stegall	Cleaning		186.81		7,324.48
Bill	11/25/2025	AR173...		Vision Office Systems...	Copier repair		525.00		7,511.29
Bill	12/02/2025	1859		Taylor's Landscaping ...	Mowing, etc.		375.00		8,036.29
Bill	12/02/2025	12-01		PMC Plumbing & Ho...	Urinal repair		100.00		8,411.29
Check	12/09/2025	105008		Taylor Stegall	Cleaning 12/09		149.99		8,511.29
Check	12/09/2025	Draft		Waste Management			150.94		8,661.28
Check	12/10/2025	Bill pay		Anticimex Carolinas L...	Pest control		0.00		8,812.22
Check	12/11/2025	Bill pay		AMLDCO Inc.	Backflow prevention in Park		219.98		9,032.20
Check	12/11/2025	Bill Pay		FNB Commercial Cre...	Credit card payment		429.67		9,461.87
Bill	12/12/2025	34426		Byrum Heating & AC, ...	HVAC repair for meeting ro...		772.84		10,234.71
Bill	12/16/2025	AR174...		Vision Office Systems...	Toner		982.37		11,217.08
Bill	12/17/2025	34552		Byrum Heating & AC, ...	HVAC Repair		100.00		11,317.08
Bill	12/20/2025	12202...		Taylor Stegall	Cleaning		525.00		11,842.08
Bill	01/05/2026	1870		Taylor's Landscaping ...			100.00		11,942.08
Bill	01/06/2026	01062...		Taylor Stegall	Cleaning				
Total Office expense							11,942.08	0.00	11,942.08
TOTAL							11,942.08	0.00	11,942.08

10

10:07 AM

01/07/26

Accrual Basis

Town of Fairview
Transaction Detail By Account
July 2025 through June 2026

Type	Date	Num	Adj	Name	Memo	Clr	Debit	Credit	Balance
Festival expense									
Bill	07/13/2025	07132025		Gayle Brock	Food for Music in the Park...		18.95		18.95
Bill	08/01/2025	4760		FNB Commercial Cr...	Credit card payment		126.00		144.95
Bill	08/06/2025	BO 2535...		Swank Motion Pictur...	Widescreen DVD		380.00		524.95
Check	08/13/2025	104958		Mandi Maione	Summer camp instruction		7,400.00		7,924.95
Bill	08/25/2025	51358101		Big Dave's Inflatable...	Rental of inflatables		1,350.00		9,274.95
Bill	09/06/2025	52017375		Big Dave's Inflatable...	Rental for 09/06/25		555.10		9,830.05
Check	09/09/2025	104978		Signs Now	advertising		42.70		9,872.75
Bill	10/14/2025	10142025		Todd Donaldson	Festival, driving tractors		120.00		9,992.75
Bill	10/14/2025	10142025		Union County Antiqu...	Donation for Festival help		300.00		10,292.75
Bill	10/14/2025	10142025		Brian Minor	Fall Festival and parking		2,300.00		12,592.75
Check	10/14/2025	104989		FNB Commercial Cr...	Credit card payment		631.24		13,223.99
Bill	11/10/2025	1186528		Briolive	June 12, 2026 festival		1,250.00		14,473.99
Check	11/11/2025	104997		FNB Commercial Cr...	Payment on credit card bill		858.14		15,332.13
Bill	12/09/2025	12092025		Todd Donaldson	Festival expenses and work		250.09		15,582.22
Bill	12/09/2025	12092025		Big Dave's Inflatable...	Festival		341.60		15,923.82
Bill	12/09/2025	12092025		Carlton Brock	Festival work		110.00		16,033.82
Bill	12/09/2025	12092025		Jeff Campagna	Festival Santa		275.00		16,308.82
Bill	12/09/2025	12092025		Ronald Thomas	Festival work and expenses		901.00		17,209.82
Check	12/11/2025	Bill Pay		FNB Commercial Cr...	Credit card payment		1,724.12		18,933.94
Bill	12/11/2025	12112025		Brian Minor	Festival work		750.00		19,683.94
Bill	12/11/2025	12112025		Ronald Thomas	Remainder of festival work		740.00		20,423.94
Bill	12/11/2025	12112025		Allison Plyler	Expense reimbursement		222.56		20,646.50
Total Festival expense							20,646.50	0.00	20,646.50
TOTAL							20,646.50	0.00	20,646.50

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Town of Fairview
Park Budget versus Actual
Grant 10441 - No expiration date
6/30/2026

	<u>Budget</u>	<u>Actual</u>	<u>Budget Variance</u>
Income:			
Grant from SCIF	250,000.00	250,000.00	-
Interest income on Grant funds		3,270.43	3,270.43
Sales tax refund		1,316.03	1,316.03
Total income	250,000.00	254,586.46	4,586.46
Expenditures:			
Design and estimate	35,000.00	36,376.12	(1,376.12)
Walking trail	30,000.00	15,825.00	14,175.00
Other construction	185,000.00	131,967.46	
Install lights around pond		19,562.80	
Install receptacles around pond		26,000.00	
Tree removal		16,500.00	
Total expenditures	250,000.00	246,231.38	3,768.62

Town of Fairview
Park Budget versus Actual
Grant 10442 Expires 06/30/2026
6/30/2026

	<u>Budget</u>	<u>Actual</u>	<u>Budget Variance</u>
Income:			
Grant from OSMB	250,000.00	250,000.00	-
Interest income on Grant Funds		1,010.59	1,010.59
Sales tax refund		1,356.75	1,356.75
Total income	250,000.00	252,367.34	2,367.34
Expenditures:			
Site plan for stage area	30,000.00	36,293.53	(6,293.53)
Stage and site improvements	114,000.00	132,211.61	(18,211.61)
RTV for maintenance	22,000.00	21,456.75	543.25
Utility building for Park	32,000.00	30,000.00	2,000.00
Parking improvements for Town Hall	37,000.00	16,863.00	20,137.00
Install HVAC unit at Town Hall	15,000.00	15,542.45	(542.45)
Total expenditures	250,000.00	252,367.34	(2,367.34)

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[illegible]



**Town of Fairview
Planning Board Meeting
December 16, 2025**

1. Roll Call and Determination of Quorum --- Chairman Buchanan

The following Planning Board members were present: Doug Buchanan, Mike Medlin, Josh Presley, Bill Thomas, Rodney Stephens (Alt.) Absent: Chrisie Black, Sharon Clontz, Fred Rogers, and Alex Karakosta (Alt.).

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

2. Items of Business:

2.A. Discuss Major Subdivision Permit # MDP 25-110 Tanner Estates requested by Sam Tanner to develop six (6) lots zoned RA-40 on 20+- acres located at 9515 Concord Highway, Indian Trail NC 28079, Parcel #08180002

Ed Humphries presented the permit application for the Tanner Estates subdivision, explaining that the proposal involved a 6-lot subdivision on approximately 20 acres (noting a discrepancy in the application where the acreage was listed as both 20.096 acres and 23 acres). The property is located at 9515 Concord Avenue and is zoned RA-40. Mr. Humphries described the unusual configuration of the property, which consists of two parts - a front section and a back section with an existing house.

The development plan includes:

- Six residential lots with homes on septic systems
- A private road built to state standards but unpaved
- A 26-foot easement for access
- Two lots facing Highway 601 with a shared driveway
- Four lots accessing the property via the private road
- Potential future gate installation
- Required Homeowners Association (HOA)
- No curb, gutter, or sidewalk requirements

Board members raised several concerns and requested corrections to the application:

- An absorption/septic field was incorrectly shown within the floodplain on lot 4, which must be removed as this is not permissible.

- Driveways were not clearly marked on the plans, particularly for the two lots facing Highway 601.
- The shared driveway for the Highway 601 lots should be more clearly delineated.
- No consultation with NCDOT regarding driveway permits was documented, raising concerns about safety given the high speeds on Highway 601.
- The application checked items that weren't shown on the plans, including contour lines, utility easements, and fire hydrants.
- Adjacent property zoning was not completely shown on the plans.

Chairman Buchanan expressed concern about traffic safety on Highway 601, noting that vehicles regularly exceed the 55 mph speed limit. The board discussed whether NCDOT might require a turning lane for the development.

Mr. Humphries clarified that the trees along Highway 601 would remain except where needed for driveway access, and that approximately 8 acres of floodplain would serve as undevelopable open space.

The board also discussed general subdivision requirements. Mr. Humphries explained that for this rural development with only six lots, sidewalks, curbs, gutters, and lighting would not be appropriate or required.

Josh Presley made a motion to recommend to the Council the Major Subdivision Permit # MDP 25-110 Tanner Estates with the corrections discussed. Ron Stephens seconded the motion. Board members Medlin, Presley, Thomas, Stephens voted yes, Buchanan voted no (4-1).

3. Public Comments:

Steve Grzybek of 518 Heritage View addressed the board regarding concerns about his neighbor's activities.

4. Approval of Minutes:

Mike Medlin made a motion to approve November 18, 2025 minutes. Ron Stephens seconded the motion. Board members Buchanan, Medlin, Presley, Thomas, Stephens voted yes (5-0).

5. Adjournment

Chairman Buchanan adjourned the meeting.

Respectfully submitted,

Teresa Gregorius
Town Clerk

Doug Buchanan
Chairman

Approved this _____ day of _____ 2025

Town of Fairview



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

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

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

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

2. Invocation

3. Pledge of Allegiance

4. Agenda Changes/Approval of Agenda

Mayor Wilfong noted that he would like to amend the agenda and delete the presentation noted.

Patricia Kindley made a motion to approve the agenda as amended. Kerry Price seconded the motion. Council members Kindley and Price 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 Facility November Draft Minutes (*Accepted as Information*)
- 5.D. Planning Board November Draft Minutes (*Accepted as Information*)
- 5.E. Approve Council Special Meeting Minutes for November 6, 2025
- 5.F. Approve Council Minutes for November 11, 2025
- 5.G. Council meeting dates for 2026 and days town office will be closed
- 5.H. Town Planning Retreat will be February 7, 2026 from 8:00 AM – 12:00
- 5.I. Town of Fairview Community Room Policy

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

6. Public Comments: None

7. Presentations: None

8. Items of Business:

8.A. Installation/Oath of Office of Newly Elected Council member Patricia Kindley

Spencer Cox administered the oath of office to Patricia Kindley.

8.B. Present the 2024-2025 Town Audit

Deneal Bennett from J.B. Watson & Co., PLLC presented the 2024-2025 Town Audit. She began by thanking the town for choosing their firm and complimenting the staff for their cooperation.

Ms. Bennett explained that their firm was contracted to audit the town's financial statements, not every transaction, and to determine if the financial statements were materially correct. She stated that the audit resulted in an unmodified or "clean" opinion, indicating the financial statements were materially correct.

She noted that since the town spent more than \$100,000 in federal and/or state grant funds, the audit was conducted in accordance with government auditing standards in addition to generally accepted auditing standards. She informed the council that the threshold for requiring a single audit would increase to \$1 million for the coming year.

Ms. Bennett reviewed key aspects of the financial statements and the town's capital assets, outstanding contracts with Benesch and Rushing for the amphitheater improvements and with InFocus for the unified development ordinance, and the status of the town's debt.

She concluded by providing a separate analysis comparing Fairview's financial position with other municipalities of similar size.

She also noted that the town's property valuation increased by about \$23 million (3.5%) from the previous year, representing growth since it was not a revaluation year.

Kerry Price made a motion to accept the audit as presented. Patricia Kindley seconded the motion. Council members Kindley and Price voted yes (2-0).

9. Council Comments:

Patricia Kindley reported that the winter festival was phenomenal. She also announced that the judging of the Christmas lights contest had been completed on Sunday evening. They would be awarding first, second, and third prizes, as well as three honorable mentions. She had ordered yard signs for the winners and would be working with Teresa to compile a list of addresses so residents could tour the decorated homes.

Spencer Cox reported that the winter festival was the biggest one they had ever had. While it was freezing, the weather was good, and it wasn't raining. They announced an upcoming bow hanging class on Thursday with over 10 women signed up.

Mayor Wilfong remarked that the winter festival was well-attended, with people still coming in after 5:30 PM even though Santa arrived at 4:45 PM. He thanked everyone involved and was pleased to see the different churches participating.

The mayor also mentioned that Unionville would be celebrating the U.S. 250th birthday on June 27, 2026, with a major event that would include a drone show and bounce houses. He suggested council members consider whether Fairview might want to participate in some way.

Darrell Baucom brought up the annual Christmas bonuses for staff, noting that last year the town provided a net amount of \$250 to each staff member.

Kerry Price made a motion to provide bonuses for all staff with a net amount equaling \$250 each. Patricia Kindley seconded the motion. Council members Kindley and Price voted yes (2-0).

Ed Humphries reminded the council about the upcoming retreat on February 7, 2026, and asked members to think about what they would like to discuss. He noted that both he and Teresa planned to retire next year, and the retreat would be a good time to discuss the transition.

Mr. Humphries also called attention to materials from Michael Harvey regarding the land use plan update that would be discussed at the January meeting.

Mayor Wilfong asked for updates on the legal situation regarding the property on West Duncan. Mr. Humphries explained that the next court date would likely be around Christmas. The town has initiated legal action to prevent commercial vehicle use of a bridge on the property, and signs would be placed to that effect. It was noted that there are two separate lawsuits - the towns against the property owner and the owner's against the town and FEMA.

The mayor wished everyone a Merry Christmas and Happy New Year

10. Adjournment

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

Respectfully submitted,

Spencer Cox
Administrative Assistant

Gary Wilfong
Mayor

Approved this _____ day of _____, 2025

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**Discuss Major
Subdivision
Permit # MDP
25-110**

Town of Fairview Staff Report for: Cpuncil DATE—1-13-2026	
--CASE : Major 25 110	Major Subdivision -- Special Use Permit
Applicant(s):	Sam Tanner 1024 Biggers Farm Road Indian Trail NC 28079
Property Owner(s): N/A	Tanner Properties LLC (Sam and Maggie Tanner) 1025 Biggers Farm Road Indian Trail NC 28079
Requested Action:	To approve: 6 new homes on 20 acres located on Concord Highway (Highway 601). This will form a Major Subdivision . Parcel 08180002
Existing Zoning:	RA-40
Requested Zoning:	RA-40 Major Subdivision with six lots
Location:	9515 Concord highway
Property Size:	23 .09 Ac
Tax Parcel(s):	08180002
Purpose/Narrative:	To build a subdivision containing 6 lots
Surrounding Area Zoning:	Residential and Farming
Existing Conditions:	All homes will have well and septic fields. All septic fields will be on the lot with no easements.
Land Use Plan Recommendation:	Must go through the Special use permit process under the present Fairview Land use ordinance. (Quasi-Judicial Hearing with Town Council. All requirements for Major Subdivision Must be met.
Compliance with Zoning Ordinance:	Yes: Major Subdivision special use permit process required. Planning and Zoning Meeting will be held on December 16 th 2025 at 6:00pm
Staff Comments on Special Use Permit Application:	Decision will be made at the regular meeting of the Town Council on Jan 13 th 2026 in a Quasi-Judicial

	<p>hearing after voting on the "Finding of Facts"</p> <p>Application complete</p> <p>Map complete</p> <p>Planning Board voted to recommend approval 4 to 1</p>
<p>Conditions for the Special Use Permit Application:</p>	<ul style="list-style-type: none"> • Will Have HOA ((TBD)) • All said property shall be used for single family residential purposes only. • No trailer, modular home, mobile home, tent, shack, or similar structure shall be erected or maintained on any lot. • No portion of any lot shall be used or maintained as a dumping ground for rubbish or other refuse. • No unlicensed, uninspected, or inoperative, stripped, partially wrecked motor vehicle or junk motor vehicle shall be permitted to be parked or shall be permitted to be kept on any lot or any street within the Subdivision. • STREET TO BE BUILT TO NCDOT REQUIREMENTS/STANDARDS STREET TO REMAIN PRIVATE AT THIS TIME

Town of Fairview

7516 Concord Highway
Monroe NC 28110

MAJOR DEVELOPMENT PERMIT APPLICATION

\$600

Name of Development: Tanner Estates (TBD) Date of Submission: 11/4/2025 Check if Conditional Use Permit is associated with this application: ☒ **MDP**

Applicant Information

Contact Name: Sam TannerContact Phone/Fax: 704.441.3739Email: t4buildinggroup@gmail.comAddress: 1024 Biggers Farm Ct., Indian Trail NC 28079Engineer/Surveyor: Jamie DavisPhone: 704.291.6801

Owner Information

If different from applicant, specify legal relationship of the applicant to the owner that entitles the applicant to make application and provide contact info below:

Contact Name: Tanner Properties LLC - Sam and Maggie TannerAddress: 1024 Biggers Farm Ct., Indian Trail NC 28079Contact Phone/Fax: 704.441.3739 / 704.506.3748

Provide summary statement of the development proposed:

6 Single Family Homes - Major 5k

Property Information

Property Location: 9515 Concord Hwy., Indian Trail NC 28709Tax Parcel Number: 08180002Existing Zoning: RA-40Existing Use: Farm Land Proposed Use: Residential Single Family HomesExisting Buildings Floor area: N/A Proposed Buildings Floor area: 6 - Single Family HomesProperty Size (square feet) 23,777.48

Fee amounts: (per Land Use Administrator)

Attached? Yes ☒ No ☐Checklist Completed and attached? Yes ☒ No ☐

I, the undersigned owner or authorized representative, hereby submit this application with the attached information and understand that any engineering review fees incurred by the Town will be paid by me. The information and documents provided are complete and accurate to the best of my knowledge.

[Signature]
SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

11/4/2025
DATE

BELOW TO BE COMPLETED BY TOWN OF FAIRVIEW

It is anticipated that this plat will be reviewed by (date):

Anticipated Planning Board Date: 12/16This Permit is [approved / denied] by Town Council on (date): 1/13/2026

Signature of Authorized Town Official:

Town of Fairview

MAJOR DEVELOPMENT PERMIT CHECKLIST

Please complete the following MAJOR DEVELOPMENT PERMIT CHECKLIST developed from Appendix A of the Town of Fairview Land Use Ordinance.

If the item is included in the development site plan, check the space provided. If the item is not applicable or not included, please write N/A in the space provided and make any explanation in the comments area following each section.

Graphic Materials Required for Plans

- ☐ 1. Name of development
- ☐ 2. Title block containing the subdivision name and the name of the owner
- ☒ 3. The name, address and phone # of the subdivider/preparer of plat
- ☒ 4. The names, addresses and telephone number of all owners, mortgages, registered land surveyors, developers, land planners, architects, landscape architects, and professional engineers responsible for the subdivision.
- ☒ 5. Location (including address, township, county and state)
- ☒ 6. Date or dates survey was conducted and plat prepared
- ☒ 7. A scale drawing in feet per inch listed in words and figures (drawing shall not be at a scale less than 1" equals 200')
- ☒ 8. A sketch vicinity map with north arrow showing the relationship between the proposed subdivision and surrounding area at a scale of 1" = 2000'
- ☒ 9. A Bar graph scale
- ☒ 10. North Arrow and orientation (North arrow shall be oriented to the top of the plat where applicable)

Comments/Explanation for items not checked in section above:

1, 2 are TBD

Existing Natural, Man-Made and Legal Features

- ☒ 1. Tree line of wooded areas.
- ☐ 2. Individual tree eighteen inches in diameter or more identified by common or scientific name.
- ☐ 3. Orchards or other agricultural groves by common or scientific name.
- ☒ 4. Streams, ponds, drainage ditches, swamps, boundaries of floodways and floodplains.
- ☒ 5. (If the proposed development is a subdivision or mobile home park of more than fifty lots or if more than five acres of land are to be developed), base flood elevation data (See Article XVI, Part F).
- ☒ 6. Contour lines (shown as dotted lines) with no larger than five foot contour intervals. (As indicated in Subsection A-6 (2t), proposed contour lines shall be shown as solid lines.)
- ☐ 7. Vehicle accommodation areas (including parking areas, loading areas and circulation areas, see Section 290), all designated by surface material and showing the layout of existing parking spaces and direction of travel lanes, aisles, or driveways.
- ☒ 8. Streets, private roads, sidewalks, and other walkways, all designated by surface material.
- ☐ 9. Curbs and gutters, curb inlets and curb cuts, and drainage grates.
- ☒ 10. Other storm water or drainage facilities, including manholes, pipes, and drainage ditches.
- ☒ 11. Underground utility lines, including water, sewer, electric power, telephone, gas, cable television.

Town of Fairview - Major Development Permit Checklist

- ☒ 12. Above ground utility lines and other utility facilities.
- ☒ 13. Fire hydrants.
- ☐ 14. Buildings, structures and signs (including dimensions of each).
- ☐ 15. Location of exterior light fixtures.
- ☐ 16. Location of dumpsters.
- ☒ 17. The zoning of the property, including zoning district lines where applicable.
- ☒ 18. Property lines (with dimensions identified).
- ☒ 19. Street right-of-way lines.
- ☒ 20. Utility or other easement lines.

Power Line
DOT

Comments/Explanation for items not checked in section above:

items are not applicable or not determined as of yet.

Proposed Changes in Existing Features or New Features

- ☒ 1. The number of square feet in every lot created by a new subdivision.
- ☒ 2. Lot dimensions, including lot widths measured in accordance with Section 183.
- ☐ 3. The location and dimensions of all buildings and freestanding signs on the lot, as well as the distances all buildings and freestanding signs are set back from property lines, streets or street right-of-way lines (see Section 184).
- ☐ 4. Principal side(s) building elevations for typical units of new buildings or exterior remodeling of existing buildings, showing building heights (see Section 186) and proposed wall sign or window sign area;
- ☐ 5. Elevation in relation to mean sea level of the proposed lowest floor (including basement) of all structures.
- ☐ 6. Elevation in relation to means sea level to which any non-residential structure will be flood-proofed.
- ☐ 7. Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development.
- ☐ 8. The location and dimensions of all recreational areas provided, with each area designated as to type of use;
- ☒ 9. Areas intended to remain as open space or designated buffer areas (Section 265.)
- ☐ 10. Streets, labeled by classification (see Section 210) and street name showing whether curb and gutter or shoulders and swales are to be provided and indicating street paving widths. Private roads in subdivisions shall also be shown and clearly labeled as such.
- ☐ 11. Curbs and gutters, curb inlets and curb cuts, drainage grates, and other storm water or drainage facilities, including manholes, pipes, drainage ditches, retention ponds, etc.
- ☐ 12. Sidewalks and walkways, showing widths and surface material.
- ☐ 13. Bridges.
- ☐ 14. Outdoor illumination with lighting fixtures sufficiently identified to demonstrate compliance with Section 242.
- ☒ 15. Underground utility lines, including water, sewer, electric power, telephone, gas, cable television. Water and sewer pipeline signs shall be labeled.
- ☒ 16. Aboveground utility lines and other facilities.
- ☒ 17. Fire hydrants.
- ☐ 18. Dumpsters.
- ☒ 19. New contour lines resulting from earth movement (shown as solid lines) with no larger than five foot contour intervals (existing lines should be shown as dotted lines).
- ☐ 20. Scale drawings of all signs requiring permits pursuant to Article XVII, together with an indication of the location and dimensions of all such signs.
- ☐ 21. Vehicle accommodation areas (including parking areas, loading areas, and circulation areas, see Section 290), all designated by surface material and showing the dimensions and layout of proposed parking spaces and the dimensions and direction of travel of lanes, aisles, and driveways.

Town of Fairview - Major Development Permit Checklist

- ☐ 22. Proposed plantings or construction of other devices to comply with the screening requirements of Article XIX, Part I, as well as proposed plantings of trees to comply with the shading requirements of Article XIX, Part II. Plans shall label shrubbery by common or scientific name, show the distance between plants and indicate the height at the time of planting and expected mature height and width. Plans shall label trees by common or scientific name, show the circles of the mature crowns (major trees shall be drawn at diameter = 30'; dwarf or decorative trees shall be drawn at their actual mature crown), and indicate the height at the time of planting.

Comments/Explanation for items not checked in section above:

Items are not applicable or undetermined at this time.

Documents and Written Information in Addition to Plans

- ☒ 1. Documentation confirming that the applicant has a legally sufficient interest in the property proposed for development to use it in the manner requested, or is the duly appointed agent of such a person.
- ☐ 2. Certifications from the appropriate agencies that proposed utility systems are or will be adequate to handle the proposed development, as set forth in Article XV, and that all necessary easements have been provided.
- ☐ 3. For proposed non-residential flood proofed structures, or for enclosed areas below the lowest floor that are subject to flooding, certification from a registered professional engineer or architect that the proposed structure meets the criteria in Article XVI, Section 254(d), (f).
- ☐ 4. Certification and supporting technical data from a registered professional engineer demonstrating that any proposed use within a floodway if permitted under Article XVI, Section 253, shall not result in any increase in flood levels during occurrence of the base flood discharge.
- ☐ 5. Legal documentation establishing homeowners associations or other legal entities responsible for control over required common areas and facilities.
- ☐ 6. Bonds, letters of credit, or other surety devices.
- ☐ 7. Stamped envelopes containing the names and addresses of all those to whom notice of a public hearing must be sent to comply with Section 22, 102, or 323.
- ☐ 8. Complete documentation justifying any requested deviation from specific requirements established by this ordinance as presumptively satisfying design standards.
- ☐ 9. Written evidence of permission to use satellite-parking spaces under the control of a person other than the developer when such spaces are allowed pursuant to Section 298.
- ☐ 10. Written evidence of good faith efforts to acquire satellite parking under the circumstances set forth in Section 299.
- ☐ 11. Verification that Manufactured Goods, Class 1 and 2 uses will meet the supplementary standards set forth in Article XI. Such verification shall be made by a licensed engineer or other qualified expert unless it is utterly apparent from the nature of the proposed development that such expert verification is unnecessary.
- ☐ 12. Time schedules for the completion of phases in staged development, as required by Section 61.
- ☐ 13. The environmental impact of a development, including its effect on historically significant or ecologically fragile or important areas.
- ☐ 14. The traffic of a development, including its effect on pedestrian or vehicular traffic or congestion.

Comments/Explanation for items not checked in section above:

Not applicable or undetermined.

A-1

Town of Fairview Subdivision Policy

MINOR Subdivision – 5 lots or Less

MAJOR Subdivision – 6 lots or More

Requirements for MINOR Subdivisions

- Access built to state requirements
- Each lot must have own septic system and well approved by Union County Environmental
- Public water, if available on the road you access
- Maintenance agreement on road serving property (if not built to NCDOT standards)
- Street connectivity:
 - Needed in minor and major depending on street layout to main access

DRAF Requirements for MAJOR Subdivisions

- Public water and sewer, if available
 - Available would mean within 2500 ft. and built to Union County Public Works requirements. NO package plants
 - If not available: well and septic system permit required by Union County Environmental Health Union County
- All public utilities must be underground
- Streets must be built to state (NCDOT) standards
- HOA required if subdivision has common grounds
- 10% open space * Road medians would count toward requirement.
- Curb/gutter/sidewalk. * No curb required, if not needed.
- Sidewalk on one side of street, if Curb is required
- Street connectivity:
 - Needed in minor and major depending on street layout to main access
- Street trees-if needed (plan review)
- Streetlights-if needed (plan review)

Approved by Council this ____ day of _____ Oct. 2021

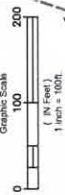
Planning Board Policy

When any rezoning, CUP or other requests are heard by the planning board, and before a recommendation is given by the planning board makes to the Fairview Council;

The land use administrator will notify (by mail) the effected property owners within 500 feet of the request and invite public comment at the meeting.

Jan 2019

FUTURE OWNER:
TANNER PROPERTIES LLC
1024 BIGGERS FARM CT
INDIAN TRAIL NC 28079
704-441-3739



N/T
ROGER & TRACY
HARRIS
INDIAN TRAIL
ZONED RA-40

CURRENT AND FUTURE PROPERTY OWNERS THAT
UTILIZE THE PROPERTY FOR MAINTAINING THE PRIVATE DRIVE.

HATCHED AREA IS NOT PART OF THIS SURVEY.

PROPOSED LOT 3
TOTAL ACRES: 1.92

PROPOSED LOT 2
TOTAL ACRES: 2.70

PROPOSED LOT 1
TOTAL ACRES: 3.03

PROPOSED LOT 4
TOTAL ACRES: 11.57

PROPOSED LOT 5
TOTAL ACRES: 1.18

PROPOSED LOT 6
TOTAL ACRES: 1.07

PROPOSED LOT 7
TOTAL ACRES: 1.07

PROPOSED LOT 8
TOTAL ACRES: 1.07

PROPOSED LOT 9
TOTAL ACRES: 1.07

PROPOSED LOT 10
TOTAL ACRES: 1.07

PROPOSED LOT 11
TOTAL ACRES: 1.07

PROPOSED LOT 12
TOTAL ACRES: 1.07

PROPOSED LOT 13
TOTAL ACRES: 1.07

PROPOSED LOT 14
TOTAL ACRES: 1.07

PROPOSED LOT 15
TOTAL ACRES: 1.07

PROPOSED LOT 16
TOTAL ACRES: 1.07

- GENERAL NOTES:
- DEED BOOK: 9252, PAGE 453, DEED BOOK: 8836, PAGE 672, PLAT CABINET N, FILE 852.
 - FEMA FIRM PANEL: 371054200J EFFECTIVE DATE NOVEMBER 16, 2018, PORTION OF PARCEL APPEARS TO BE LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA.
 - THE SURVEY WAS CONDUCTED BY THE SURVEYOR IN CONJUNCTION WITH AN ATTORNEY. PROPERTY MAY BE SUBJECT TO UNRECORDED RIGHT-OF-WAY, EASEMENTS OR CONDITIONS NOT OBSERVED OR SHOWN HEREON.
 - ALL DISTANCES ARE IN FEET (US SURVEY FOOT) AND DECIMALS THEREOF. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNRECORDED EASEMENTS OR CONDITIONS.
 - SETBACKS ARE SUBJECT TO VERIFICATION AND INTERPRETATION BY GOVERNMENT AGENCIES. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNRECORDED EASEMENTS OR CONDITIONS.
 - THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNRECORDED EASEMENTS OR CONDITIONS.
 - PROPERTY IS ZONED RA-40.
 - BUILDING SETBACKS FOR RA-40 ARE: 40' FRONT, 15' SIDE AND 40' REAR.
 - AREAS DETERMINED BY COORDINATE COMPUTATION.
 - THE LOCATION OF UTILITIES AS SHOWN HEREON, WHETHER PUBLIC OR PRIVATE, ARE BASED ON LOCATION OF VISIBLE APURTANCES ONLY. OTHER UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. PEAK SURVEYING, PLLC CANNOT ASSUME RESPONSIBILITY FOR ANY DAMAGE TO UTILITIES OR PERSONS OR PROPERTY CAUSED BY ANY CONSTRUCTION.
 - ALL DISTANCES ARE IN FEET (US SURVEY FOOT) AND DECIMALS THEREOF. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNRECORDED EASEMENTS OR CONDITIONS.
 - THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNRECORDED EASEMENTS OR CONDITIONS.
 - IF OVERHEAD LINE IS NOT MOVED, THE SEPTIC FIELDS FOR LOT 1 WILL NEED TO BE RELOCATED.
 - IF THE SEPTIC SUPPLY LINE FOR LOT 1 CROSSES THE RELOCATED DUK ENERGY OVERHEAD UTILITY LINE, AN ENCROACHMENT AGREEMENT FROM DUK ENERGY MAY BE REQUIRED.
 - VERIFY WITH CLOSING ATTORNEY THAT ADDITIONAL LOTS CAN USE EXISTING INGRESS/EGRESS EASEMENT.
 - NEW DRIVEWAYS ACCESSING NODOT'S RIGHT OF WAY WILL REQUIRE APPROVAL/PERMITS FROM NODOT.
 - SEPTIC FIELDS PROVIDED BY STAMPER SOIL SERVICES.

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PUBLIC HEARING NOTICE

The Fairview Town Council will conduct a Public Hearing starting at 6:30 pm on Tuesday **Jan.13, 2026** at its monthly meeting of Council at the Town Hall (location address: 7516 Concord Highway, Monroe, NC).

The purpose of this Public Hearing is: Here public comment on:

A Major Subdivision Permit # MDP 25-110 Tanner Estates
Requested by Sam Tanner, to develop six (6) lots zoned RA-40 on
20+- acres located at 9515 Concord Highway, Indian Trail NC 28079
Parcel # 08180002

The Public is invited to attend the public hearing and make comments. For more information, call Teresa Gregorius, Town Clerk at (704) 753.1981 during business hours. (Tuesday and Thursday 9:00am to 5:00pm)

The Town of Fairview does not discriminate based on disability. If you need an auxiliary aid or service or other accommodation in order to attend or fully participate at this meeting, please contact Teresa Gregorius at (704) 753.1981 as far in advance of the meeting as possible so that your request can be considered.

Discuss Future Land Use Plan

COMMUNITY PROFILE

The development of a Town Plan first requires that identification and analysis of certain key growth factors be performed. The intent of the analysis is to ensure that policies contained in the Town Plan address current problems, trends, and issues facing the community, including the immediate area. The key growth factors included for analysis are discussed in several subject areas within the Town Plan. Collectively, these key growth factors summarize past and present conditions, while providing the essential yardsticks for estimating future conditions.

Population

3.1.1 Population Profile

The U.S. Census Bureau prepares a detailed statistical portrait for local governments, counties and states of their respective social, economic, housing, and demographic characteristics through the 5-year American Community Survey (ACS) products. The ACS 5-year estimates are constructed as period estimates and reflect the average characteristics over the five-year period. In general, unless a user knows how the estimate for each characteristic is trending over time, it is not accurate to consider the 5-year estimate as an estimate at any given point within the 5 year period. However, under certain conditions, the ACS estimates can serve as a proxy.

Figures from the U.S. Census Bureau 2019-2023 American Community Survey (ACS) 5-year estimates, released on December 12, 2024, were used in the Community Profile for the Town of Fairview, as detailed in this section. Rather than refer to the 5-year period (2019-2023) throughout the narrative in this section, the last year of 2023, may be used for brevity in some locations, but the full five-year period will be noted as the source for tables and charts.

In their methodology of defining what is a current residence in the American Community Survey, the U.S. Census Bureau considers everyone who is currently living or staying at an address for more than two months is considered a current resident of that address. This means that their expected length of stay is more than two months, not that they have been staying in the housing unit for more than two months at the time when the survey is conducted. Persons away from their residence for two months or less, whether in the United States or overseas, on a vacation or on a business trip, are considered to still be a resident at the address, and the unit is classified as occupied and eligible for inclusion in the survey. Persons away from their residence for more than two months are considered not to be a resident. For the ACS, if no one is determined to be a current resident in the sampled housing unit, it is classified as vacant.

Data contained with this element is derived from two (2) sources:

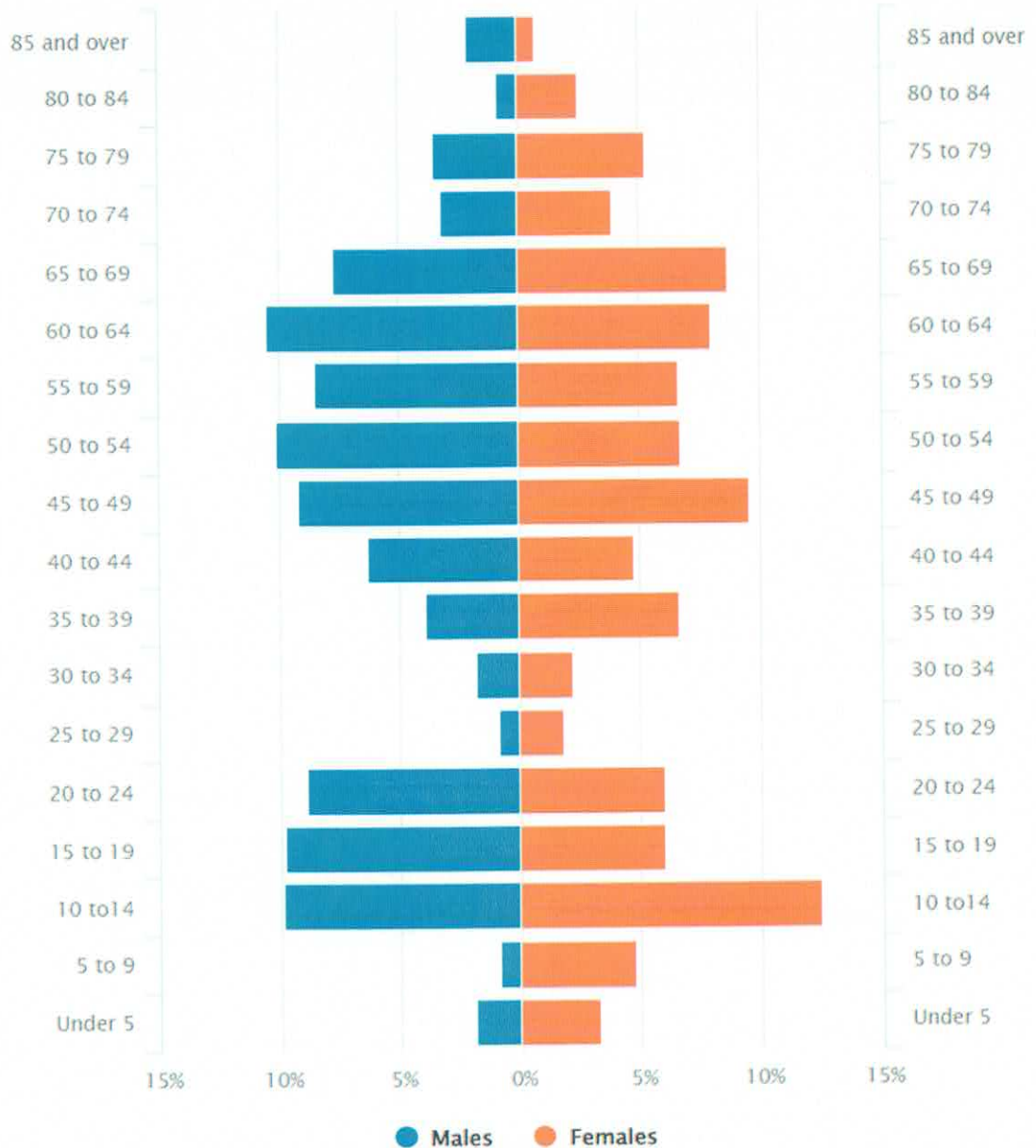
1. The 2020 Decennial Census; and
2. The 2019-2023 American Community Survey (ACS) 5-year estimates.

It is important to understand the differences between these two data sources:

- Decennial Census data represents a 'physical count' of all residents occurring every ten years;
- American Community Survey (ACS) produces population, demographic and housing unit estimates based on data samples (i.e. does not represent a physical count of all residents). Data is collected on either a monthly or annual (i.e. yearly) basis.

The U.S. Census Bureau 2020 Decennial Census reported the Town of Fairview 's total population in 2020 was 3,463 persons. According to the U.S. Census Bureau's 2019-2023 American Community Survey (ACS), Fairview 's residents were 48.5% female and 51.5% male. The median age was 48.2 years. An estimated 22.5% of the population was under 18 years, 23.6% was 18 to 44 years, 34.7% was 45 to 64 years, and 19.2% was 65 years and older.

Figure 3.1.1: Population by Age and Sex for Fairview in 2019-2023



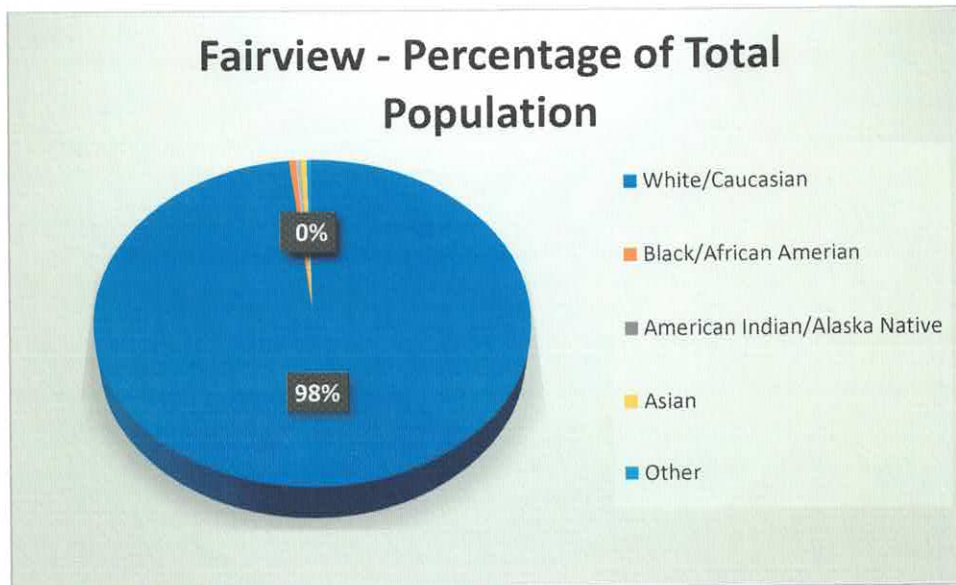
Source: U.S. Census Bureau, American Community Survey 2019-2023

For people reporting one race alone:

- 98.1% were White;
- 0.6% were Black or African American;
- 0.3% were American Indian and Alaska Native; and
- 0.4 % were Asian;

No respondents identified as Native Hawaiian and Other Pacific Islander.

Approximately 0.3% of the Town's population identified as 'some other race'. An estimated 0.3% of the population identified as two or more races. An estimated 2.8% of the people in Town identified as being Hispanic with an estimated 96.2% of respondents identifying as White non-Hispanic. People of Hispanic origin may be of any race.



3.1.2 Population Growth and Projections

Population Growth

As reported by the U.S. Census Bureau, the population of the Town of Fairview has continued to increase over the last four decades as illustrated in the following table and figure.

Table 3.1.2.A: Town of Fairview Decennial Population Estimates and Growth Rates

Year	Town of Fairview Population	Between Years	Percentage Increase/Decrease
1990	1,830		
2000	2,495	1990-2000	36.3%
2010	3,324	2000-2010	33.2%
2020	3,463	2010-2020	2.2%

Source: U.S. Census Bureau's 1990-2020 Decennial Census

The following table illustrates the percentage of the Town's population to the total population of Union County throughout the past 30 years. The Town's population as a percentage of the County's overall population for the U.S. Census Bureau's 2010 and 2020 Decennial Census has remained stable at approximately 2%.

Table 3.1.2.B: Town of Fairview to Guilford County Population Comparison

Year	Fairview	Union County	Fairview 's Population to Union County's Population
1990	1,830	84,211	.022%
2000	2,495	123,677	.022%
2010	3,324	201,292	0.016%
2020	3,463	238,267	0.014%

Source: U.S. Census Bureau's 2000-2020 Decennial Census

Population Projections

The North Carolina Office of State Budget and Management (OSBM) State Demographer publishes population projections annually for each county using complex methodology tailored to each county's birth, death, and migration rates.

The Town's population has remained approximately 0.02% of Guilford County's total population for the past two decades. To project the Town's population in 2030 and 2040, the 0.02% was applied to the State Demographer's County population projections of Union County for years 2030 (projection of 269,242) and 2040 (projection of 304,242). Using this methodology, the anticipated population projection for the Town in year 2030 is 3,533 and in year 2040 is 3,604 persons.

Table 3.1.2.C: Town of Fairview Population – Estimates and Projections

Year	Population Estimates and Projections
1990	1,830
2000	2,495
2010	3,324
2020	3,463
2030	3,533
2040	3,604

*Sources: 1990 through 2020 Estimates: US Census Bureau's Decennial Census
2030 & 2040 Projections: Average population percentage of Fairview to Union County's population (0.02%) using US Census data combined with the NC OSBM population projection*

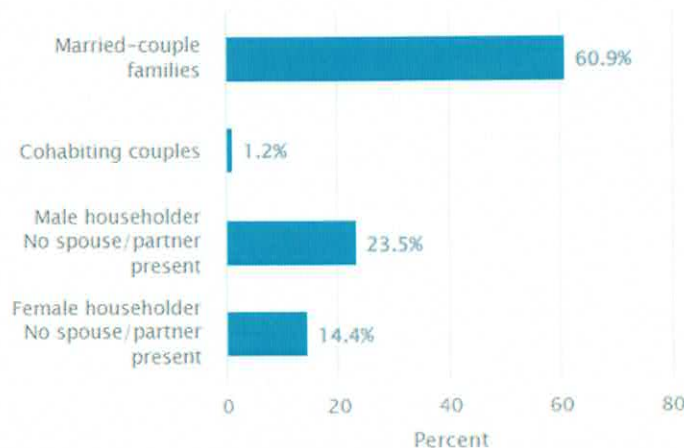
3.2 Housing

3.2.1 Households and Families

In 2020-2023 there were 1,451 households in the Town with an average household size was 2.60 people.

Married-couple households made up 61% of the total households while cohabiting couple households made up 1.2%. Female householder families with no spouse or partner present and own children under 18 years were 1.2% of all households, while 4.1% of households were male householder families with no spouse or partner present and own children under 18 years.

Of people living alone, 16.0% were male householders, and 10.5% were female householders, for a total of 26.5% of all households. 29.1% of all households have one or more people under the age of 18 while 33.6% of all households have one or more people 65 years and over.

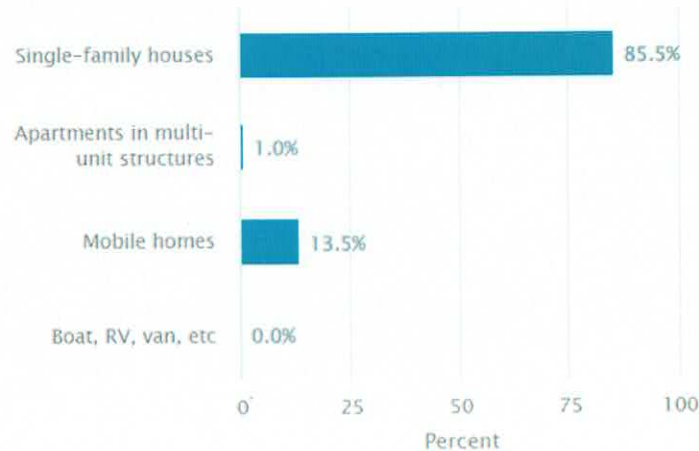


3.2.2 Housing Inventory Characteristics

In 2019-2023, Fairview had a total of 1,677 housing units. Of these housing units:

- 85.5% were single-family houses either not attached to any other structure or attached to one or more structures (commonly referred to as "townhouses" or "row houses");
- 1.0% were located in multi-unit structures, or those buildings that contained two or more apartments.
- 13.5% were mobile homes, while any remaining housing units were classified as "other," which included boats, recreational vehicles, vans, etc.

Figure 3.2.2: Types of Housing Units in Fairview in 2019-2023



Source: U.S. Census Bureau, American Community Survey 2019-2023

2.6% of the housing inventory was comprised of houses built since 2010, while 6.3% of the houses were first built in 1939 or earlier. The median number of rooms in all housing units was 6.7 rooms, and of these housing units 80.5% had three or more bedrooms.

3.2.3 Occupied Housing Characteristics

In 2019-2023, Fairview had 1,451 housing units that were occupied or had people living in them, while the remaining 226 were vacant. Of the housing units occupied, the percentage of these houses occupied by owners (also known as the homeownership rate) was 82.6% while renters occupied 17.4%. The average household size of owner-occupied houses was 2.57 and in renter-occupied houses it was 2.74.

9.5% of householders of these occupied houses had moved into their house since 2017, while 23.6% moved into their house in 1989 or earlier. Households without a vehicle available for personal use comprised 1.0% and another 38.7% had three or more vehicles available for use.

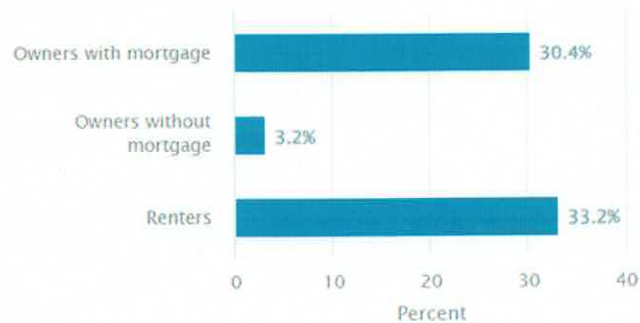
3.2.4 Financial Characteristics and Housing Costs

In 2019-2023, the median property value for owner-occupied houses was \$253,400.

Of the owner-occupied households, 67% had a mortgage while 21% owned their houses "free and clear," (i.e., without a mortgage or loan on the house). The median monthly housing costs for owners with a mortgage was \$1,635 and for owners without a mortgage it was \$401.

For renter-occupied houses, the median gross rent was \$593. Gross rent includes the monthly contract rent and any monthly payments made for electricity, gas, water and sewer, and any other fuels to heat the house.

Households that pay thirty percent or more of their income on housing costs are considered cost-burdened. Cost-burdened households in Fairview accounted for 30.4% of owners with a mortgage, 3.2% of owners without a mortgage, and 33.2% of renters.

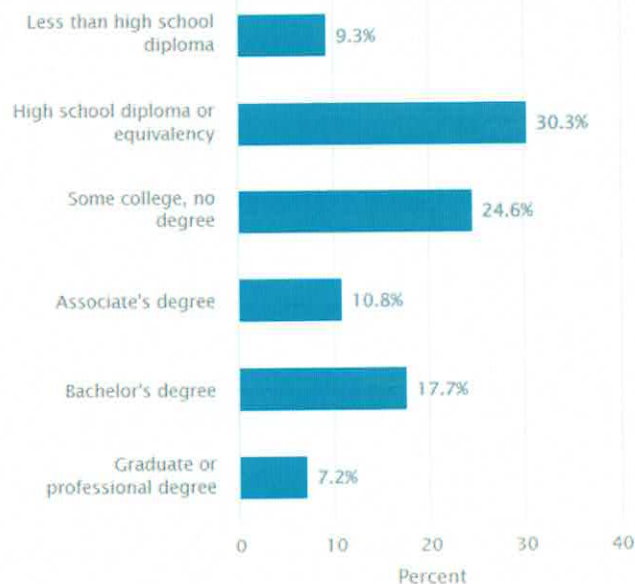


3.3 Education

3.3.1 Educational Attainment

In 2019-2023, 90.6% of people 25 years and over had at least graduated from high school and 24.8% had a bachelor's degree or higher. An estimated 9.3% did not complete high school. The total school enrollment was 913 residents. Nursery school enrollment was zero with kindergarten through 12th grade enrollment at 784. College or graduate school enrollment was 129 residents.

Figure 3.3.1: Educational Attainment of People in Fairview in 2019-2023



Source: U.S. Census Bureau, American Community Survey 2019-2023

3.4 Income

3.4.1 Income

The median income of households in Fairview was \$63,365. An estimated 4.4% of households had income below \$10,000 a year while 9.2% had income over \$200,000 or more.

Figure 3.4.1: Household Income in Fairview in 2019-2023



Source: U.S. Census Bureau, American Community Survey 2019-2023

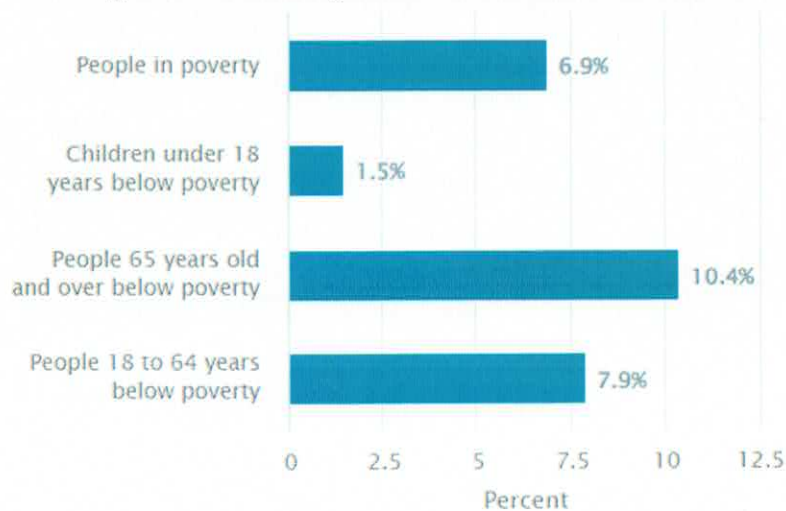
Median earnings for full-time year-round workers was \$55,278. Male full-time year-round workers had median earnings of \$57,839. Female full-time year-round workers had median earnings of \$51,813.

An estimated 71.3% of households received earnings (i.e., work-force income). An estimated 38.2% of households received Social Security (i.e., retirement/pension) and an estimated 27.6% of households received retirement income other than Social Security. The average income from Social Security was \$21,288. These income sources are not mutually exclusive; that is, some households received income from more than one source.

3.4.2 Poverty and Participation in Government Programs

In 2019-2023, 6.9% of the Town's population were considered to be 'in poverty'. An estimated 1.5% of children under 18 were below the poverty level, compared with 10.4% of people 65 years old and over. An estimated 7.9% of people 18 to 64 years were below the poverty level.

Figure 3.4.2: Poverty Rates in Fairview in 2019-2023



Source: U.S. Census Bureau, American Community Survey 2019-2023

In 2019-2023, 5.2% of households received SNAP (the Supplemental Nutrition Assistance Program). An estimated 14.7% of households that received SNAP had children under 18, and 85.3% of households that received SNAP had one or more people 60 years and over. An estimated 45.8% of households receiving SNAP had two or more workers in the past 12 months.

3.4.2 Public Schools

Residents within the Town are served by the Union County School System through seven institutions including:

3.4.3 Colleges and Universities

Fairview is conveniently located in proximity to the following public and private two and four year colleges and universities:

Table 3.4.3: Colleges and Universities

College / University	Distance From Fairview (in miles)
American International University - Global	9.3
Macedonia Baptist College	10.9
Wingate University	19

UNC – Charlotte	21
Central Piedmont Community College	21.5
Stanley Community College	26.4
South Piedmont Community College	27.6
Rowan Cabarrus Technical College	49
High Point University	78.8
Wake Forest University	82.9
UNC – Greensboro	91.5

3.5 Workforce

3.5.1 Employment

In Fairview, 54.4% of the population 16 and over were employed while 40.9% were not currently in the labor force. An estimated 73.0% of the people employed were private wage and salary workers; 16.0% were federal, state, or local government workers; and 10.9% were self-employed in their own (not incorporated) business.

Class of worker	Number	Percent
Private wage and salary workers	1,195	73.0
Federal, state, or local government workers	262	16.0
Self-employed workers in own not incorporated business	179	10.9

Table 3.5.1.A: Occupations for the Civilian Employed Population 16 Years and over in Fairview in 2019-2023

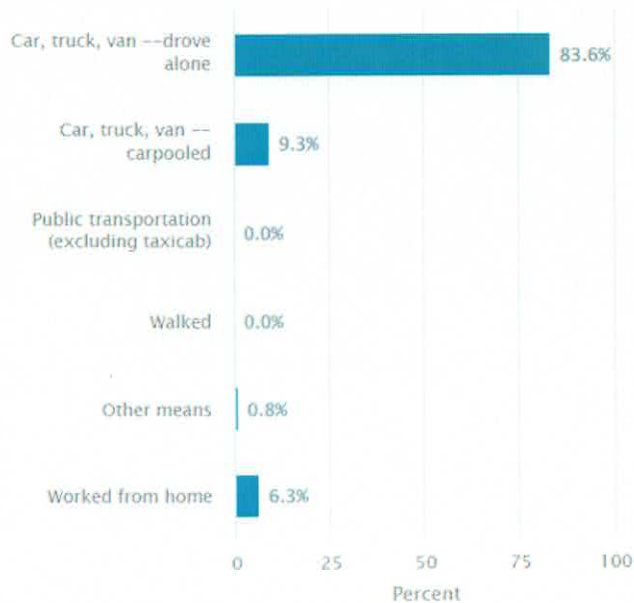
Civilian employed population 16 years and over	Number	Percent
Management, business, sciences, and arts occupations	614	37.5
Service occupations	205	12.5
Sales and office occupations	365	22.3
Natural resources, construction, and maintenance occupations	243	14.9
Production, transportation, and material moving occupations	209	12.8

Source: U.S. Census Bureau, American Community Survey 2019-2023

3.5.2 Commuting to Work

An estimated 83.6% of workers drove to work alone in 2019-2023, with 9.3% of workers choosing to carpool. Among those who commuted to work, it took them on average 26.1 minutes to get to work from home.

Table 3.5.2: Percent of Workers 16 and over Commuting by Mode in Fairview in 2019-2023



Source: U.S. Census Bureau, American Community Survey 2019-2023

3.5.3 Unemployment

Labor statistics specifically for Fairview are not available through the U.S. Bureau of Labor Statistics.

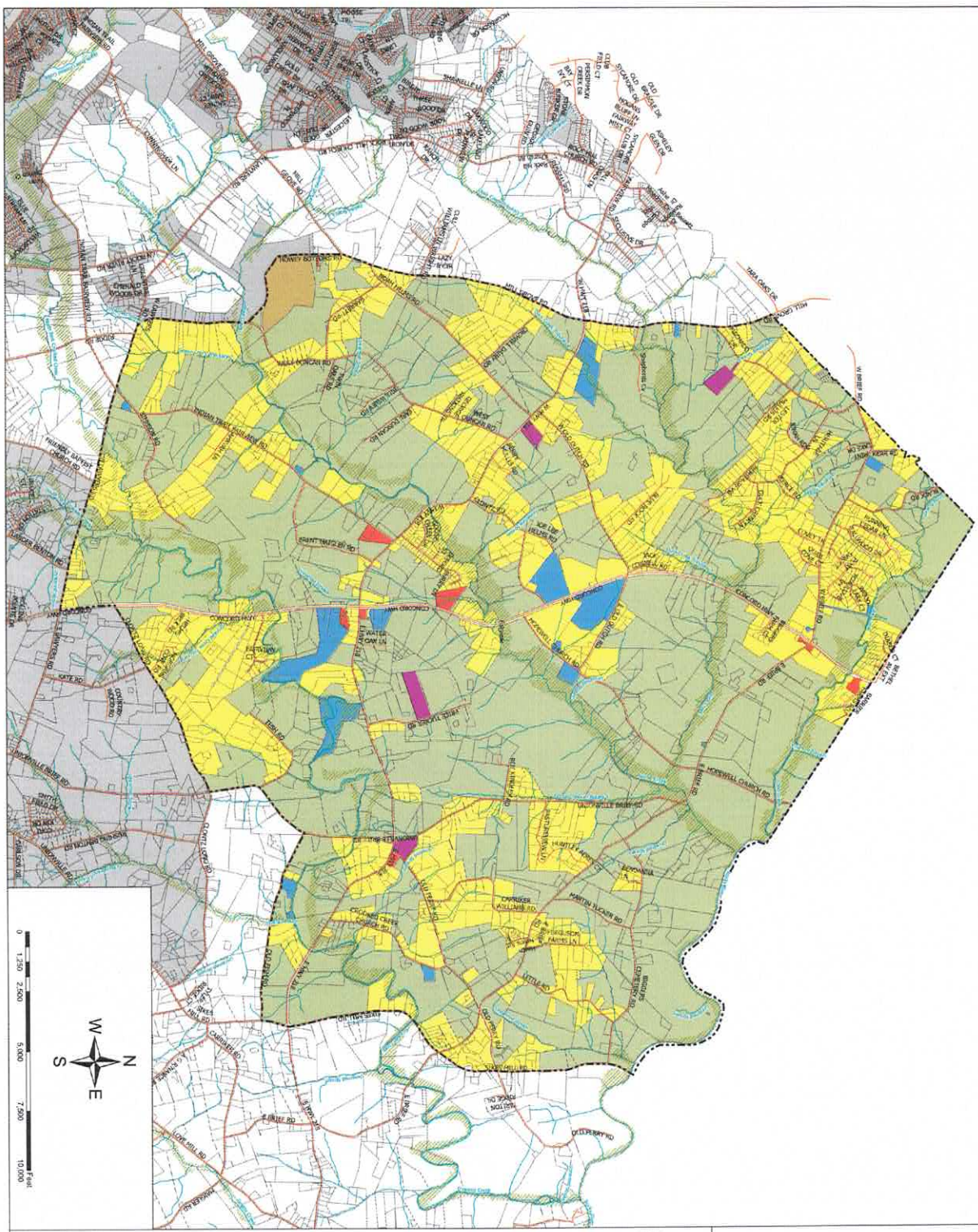


Fairview Town Plan 2045 Future Land Uses Map

August 11, 2025 DRAFT

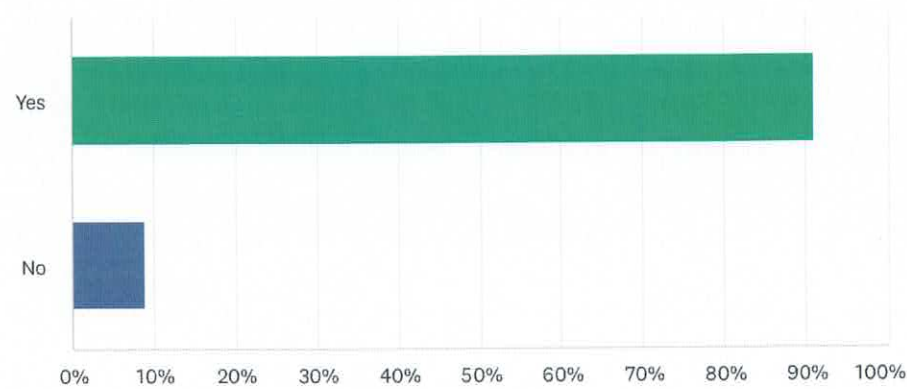
LEGEND

- Fairview Town Limit
 - Surrounding Jurisdictions
 - 2025 Tax Parcels
 - Roads
 - Stream Centerline
 - Outline of Water Bodies
 - Flood Zone
 - Future Land Use Classifications**
 - Rural
 - Neighborhood (NHD)
 - Transitional Neighborhood (TN)
 - Civic (CIV)
 - Mixed Use (MU)
 - Downtown (DWTN)
 - Commercial (COM)
 - Employment/Manufacturing (E/M)
- Sources:
Parcel Data: Urban County, NC GIS, July 2025
N-Focus, Inc., August 11, 2025
Package: Fairview_20250811_95044_Legend_Fairview_20250811.pdf
PCF: Fairview - Future Land Use Map 20250811.pdf



Q1 Do you reside within the Town of Fairview?

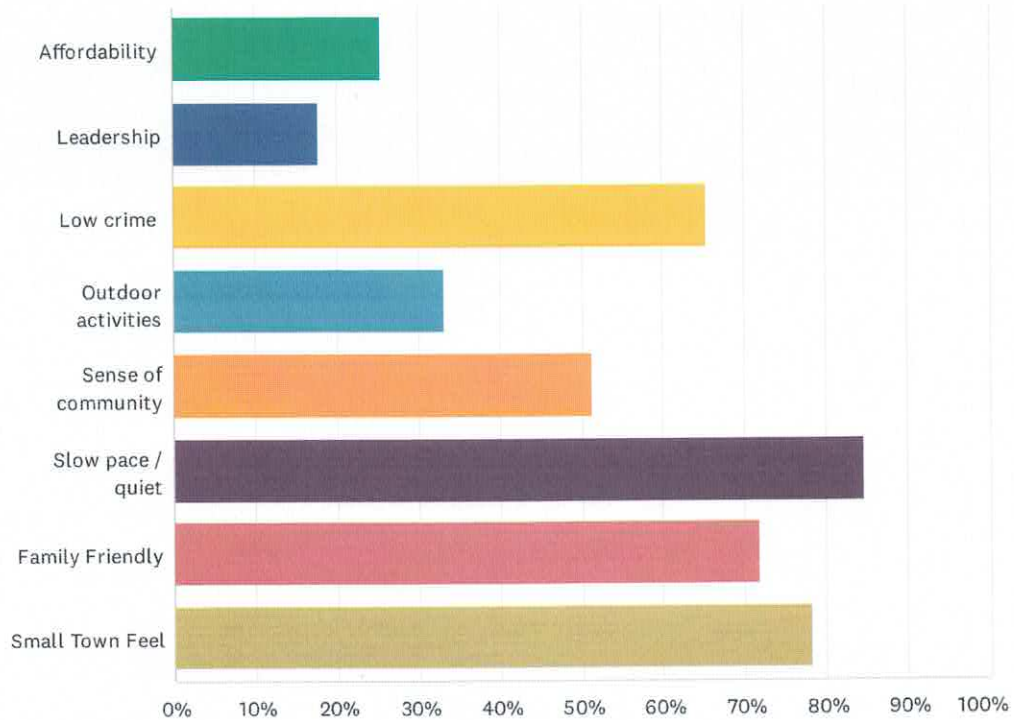
Answered: 78 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	91.03%	71
No	8.97%	7
TOTAL		78

Q2 ABOUT THE PRESENT, WHERE WE ARE TODAY What do you LIKE about Fairview? ... what do you like about your community?

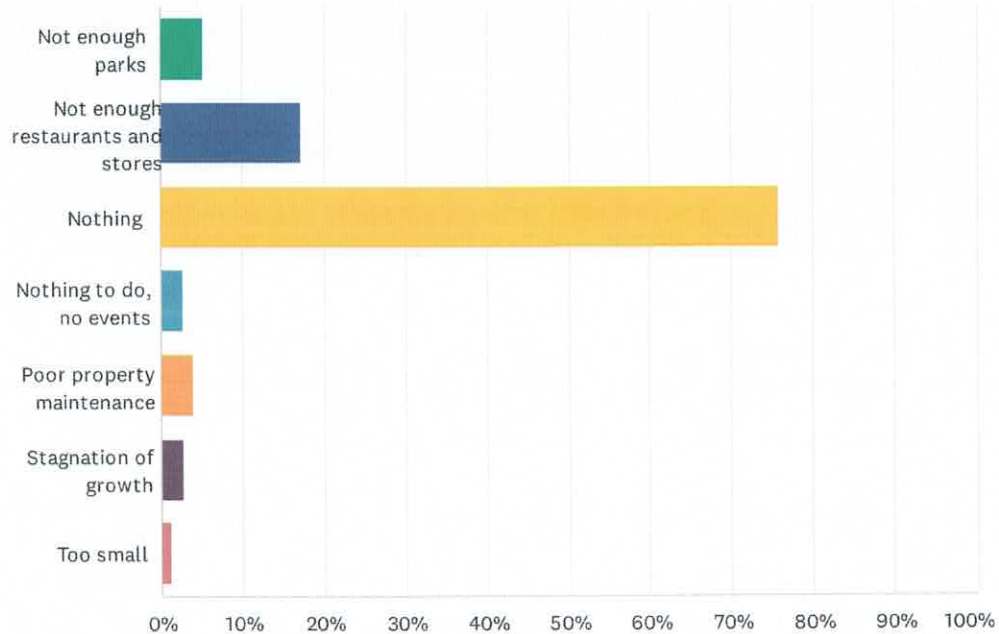
Answered: 78 Skipped: 0



ANSWER CHOICES	RESPONSES	
Affordability	25.64%	20
Leadership	17.95%	14
Low crime	65.38%	51
Outdoor activities	33.33%	26
Sense of community	51.28%	40
Slow pace / quiet	84.62%	66
Family Friendly	71.79%	56
Small Town Feel	78.21%	61
Total Respondents: 78		

Q3 ABOUT THE PRESENT, WHERE WE ARE TODAYWhat do you DISLIKE about Fairview? ... what do you dislike about your community?

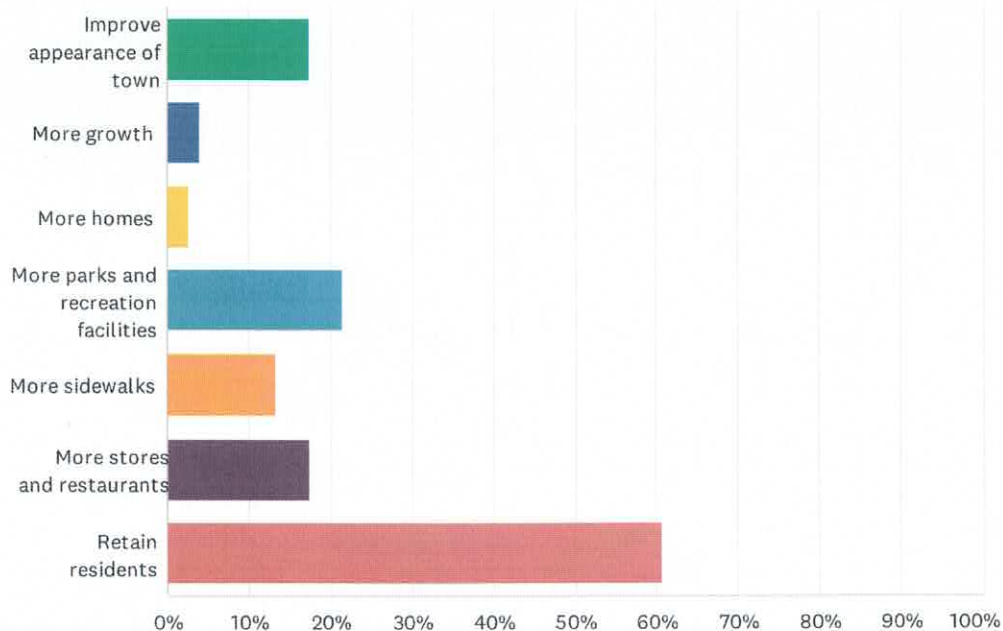
Answered: 75 Skipped: 3



ANSWER CHOICES	RESPONSES	
Not enough parks	5.33%	4
Not enough restaurants and stores	17.33%	13
Nothing	76.00%	57
Nothing to do, no events	2.67%	2
Poor property maintenance	4.00%	3
Stagnation of growth	2.67%	2
Too small	1.33%	1
Total Respondents: 75		

Q4 ABOUT THE FUTURE, WHERE WE WILL BE IN THE FUTUREWhat do you WISH for Fairview? ... what do you WISH for your community's future?

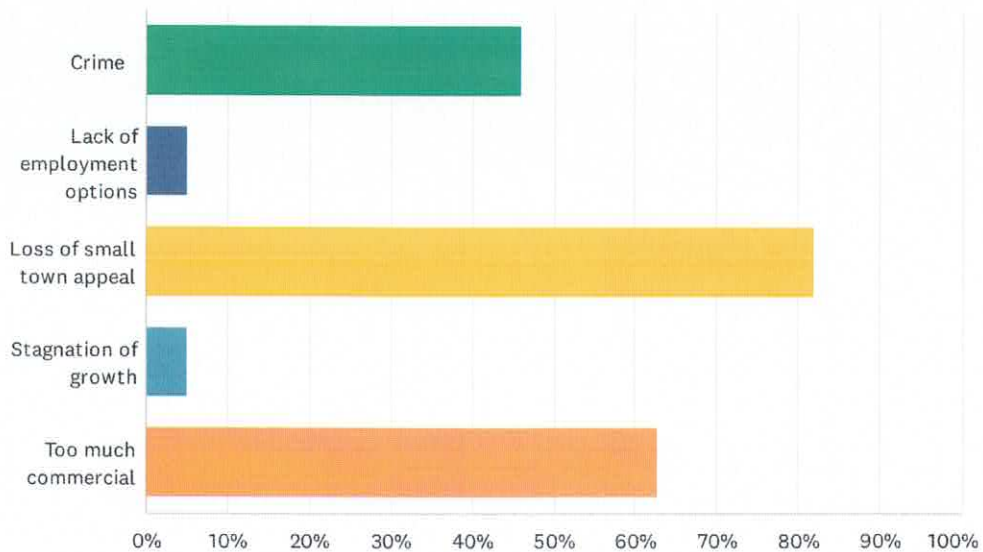
Answered: 74 Skipped: 4



ANSWER CHOICES	RESPONSES	
Improve appearance of town	17.57%	13
More growth	4.05%	3
More homes	2.70%	2
More parks and recreation facilities	21.62%	16
More sidewalks	13.51%	10
More stores and restaurants	17.57%	13
Retain residents	60.81%	45
Total Respondents: 74		

Q5 ABOUT THE FUTURE, WHERE WE WILL BE IN THE FUTUREWhat do you FEAR for Fairview? ... what do you FEAR for your community's future?

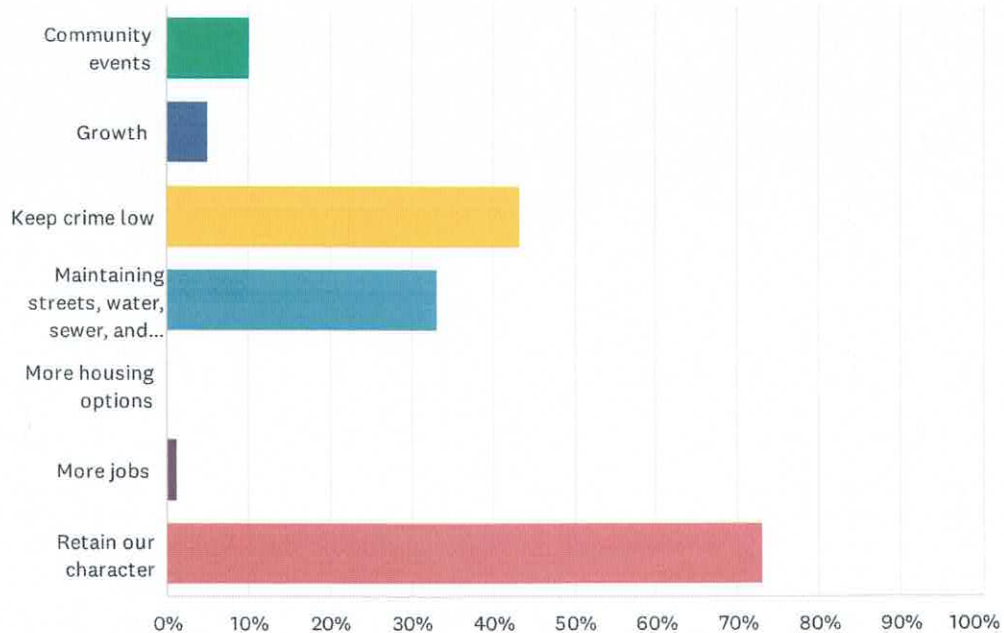
Answered: 78 Skipped: 0



ANSWER CHOICES	RESPONSES	
Crime	46.15%	36
Lack of employment options	5.13%	4
Loss of small town appeal	82.05%	64
Stagnation of growth	5.13%	4
Too much commercial	62.82%	49
Total Respondents: 78		

Q6 ACROSS THE BOARD What should be the #1 PRIORITY for Fairview moving forward? ... what is your Priority One?

Answered: 78 Skipped: 0



ANSWER CHOICES	RESPONSES	
Community events	10.26%	8
Growth	5.13%	4
Keep crime low	43.59%	34
Maintaining streets, water, sewer, and roads	33.33%	26
More housing options	0.00%	0
More jobs	1.28%	1
Retain our character	73.08%	57
Total Respondents: 78		

SAMPLE Land Use Definitions for Town Board review:

One of the fundamental planning tools used to achieve the stated goals and objectives of the Comprehensive Plan in the Town of Fairview (hereafter 'the Town') is the design, application, and implementation of a Future Land Use Map (FLUM). FLUM implementation is accomplished primarily through the application of zoning, although a variety of land use ordinances are available for various aspects of implementation. A key feature of land use planning in the Town is the requirement for consistency between the FLUM and the application of zoning.

The Land Use and Zoning Matrix (Appendix ____) matches each of the Land Use Plan classifications with compatible zoning districts. If a zoning district is not listed as compatible with a land use classification in the Matrix, re-zoning cannot take place unless the FLUM or Comprehensive Plan is amended.¹

The FLUM defines the location of coordinated and appropriate land use classes and is designed to accommodate a particular combination of land uses that would achieve a desired pattern of development. It serves as the primary tool for staff, the Planning Board, and elected officials during review of re-zonings to ascertain the appropriateness of a development proposal and provides the development community with clear guidance to the locations where development activity may and may not be appropriate.

There are eight (8) basic land use categories/classification system(s) meeting the specific development needs of the Town, namely:

- **Rural** – Land in rural areas of the community appropriate for low intensity/low density residential development (i.e. not less than 1 dwelling unit per acre of property) not dependent on urban services (i.e. water/sewer). The category further identifies lands used for agricultural production, agriculturally based businesses and related activities needing protection from high intensity development activity. As indicated, development activity is typically low intensity in nature to encourage preservation of agricultural lands, environmentally sensitive areas, and open space while discouraging large lot residential subdivision type developments.
- **Neighborhood** – Identifies areas within a community where existing residential development has/is occurring at moderate to medium densities (i.e. 1 to 2 dwelling units per acre of property based on utility services) and where urban services (i.e. water/sewer) may be available. Residential development activities typically include single-family and duplex (i.e. two-family) homes and their appropriate accessory land uses. Residential neighborhoods are the dominant land use in this category, but development can include open space preservation, parks and recreation activities, and limited institutional land

¹ NFOCUS will be developing a matrix/table outlining which general use zoning districts are permitted within the various land use categories defined under the updated Comprehensive Plan.

uses (i.e., schools, government land uses, protective services such as fire/police offices, etc.).

- **Mixed Use** – The 'Mixed Use' land use category is established to provide opportunities for both compatible and sustainable re-development of both residential and non-residential land uses where underutilized commercial properties already exist as well as infill sites where site specific land planning of new development creates opportunities for businesses and various housing designs sharing community amenities and enhancements. Land located in this category is anticipated for development at urban densities and/or intensities where urban services (i.e. water/sewer) is available. Permitted non-residential land uses are designed to augment residential land uses, not detract from them. As a result manufacturing or traffic intensive commercial operation are prohibited.

A range of housing types (i.e. duplex, multi-family, etc.) are possible based on the availability of urban services. Streets shall be interconnected and shall typically include sidewalks and bicycle lanes providing connections to adjacent commercial and civic land uses as well as other mixed-use and transitional neighborhood districts.

- **Civic** – Land use category providing location(s) for educational, medical, governmental, religious, and other institutional uses. Urban services (i.e. water/sewer) are typically available but not required and pedestrian access (i.e. sidewalks, bicycle lanes, greenways, nature trails, etc.) are integral parts of development projects.
- **Town Center** – The Town Center land use category provides for the development, revitalization, reuse, and infill development of the Town's defined 'core downtown area'. A broad array of non-residential and residential land uses are typically permitted enabling the needs of residents and visitors to be met. Land located in this category is anticipated for development at urban densities and/or intensities where urban services (i.e. water/sewer) are available but not necessarily required to support development projects.

Desired development pattern(s) associated with this category seeks to integrate shops, restaurants, services, workplaces, civic, educational, and higher density housing in a compact, pedestrian-oriented environment. The Town Center land use category is intended serve as defining the 'hub' of surrounding neighborhoods and of the broader community.

- **Commercial** - Providing opportunities for compatible, resilient, and sustainable non-residential development with a specific focus on retail and other similar commercial land uses. The category is typically located along major road intersections, or near major transportation routes, where urban services (i.e. water/sewer) are available or there is sufficient land area supporting on-site wastewater treatment.
- **Employment/Manufacturing** - Land in areas specifically targeted for economic development activity consisting of employment centers, industrial/manufacturing land uses, distribution centers, office, service/retail uses, and flex space (typically one-story buildings designed, constructed, and marketed as suitable for use as offices but able to accommodate other uses such as a warehouse, showroom, manufacturing assembly, or

similar operations.) Such areas are located adjacent to interstate/major highways where urban services (i.e. water/sewer) are available or there is sufficient land area supporting on-site wastewater treatment. Typically, this land use category is reserved for uses requiring very large buildings and/or large parking and loading facilities for support. Small scale manufacturing and storage that is compatible with less intensive land uses are typically located within the Commercial or Mixed-Use land use categories.

Discuss Proposal for Additional Park Parking/Electrical / Amphitheater

Teresa Gregorius

From: Ed Humphries
Sent: Wednesday, January 7, 2026 4:01 PM
To: Teresa Gregorius
Subject: Fw: Fairview Park - Next Phases
Attachments: Fairview Town Council Presentation_01.13.2026.pdf

Ed Humphries

Town of Fairview
Land Use Administrator
7516 Concord Highway
Monroe NC 28110
704.564.3412
ehumphries@fairviewnc.gov



From: Wood, Jon <JWood@benesch.com>
Sent: Wednesday, January 7, 2026 2:04 PM
To: Ed Humphries <ehumphries@fairviewnc.gov>
Subject: Fairview Park - Next Phases

Ed,

Please see the attached pdf for your meeting Tuesday evening. I took this simplified approach for the meeting. We can write a more formal proposal contract for any of the tasks that are selected.

3 Tasks being presented:

- 1 – Site Electrical Design
- 2 – Parking Expansion
- 3 – Stage Structure Design

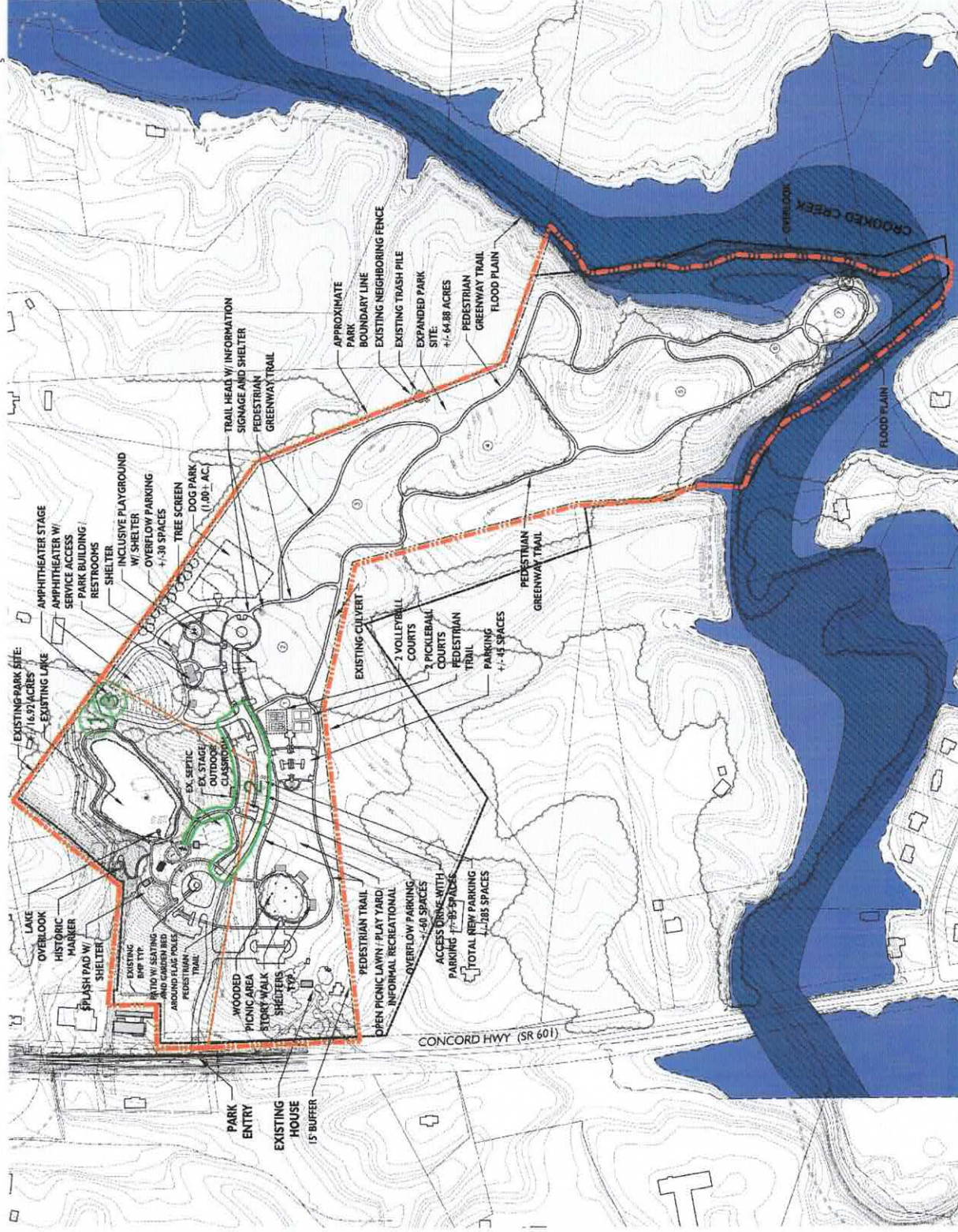
For the trail GPS work, we estimate two days of Michael's time (1 field day/1 office day) to complete the work. This equates to around \$2,200. I can write a separate proposal for that work.

Let me know if you have any questions.

Jon Wood, PLA
Senior Project Manager
jwood@benesch.com



NO.	LOOP PAIR DISTANCES	
	FEET	MILES
1	780	0.15
2	3,329	0.26
3	2,343	0.44
4	3,879	0.38
5	3,727	0.52
6	1,488	0.27
7	732	0.14
TOTAL 19,846 3,802/34 = 0.111 = 0.27 mi.		



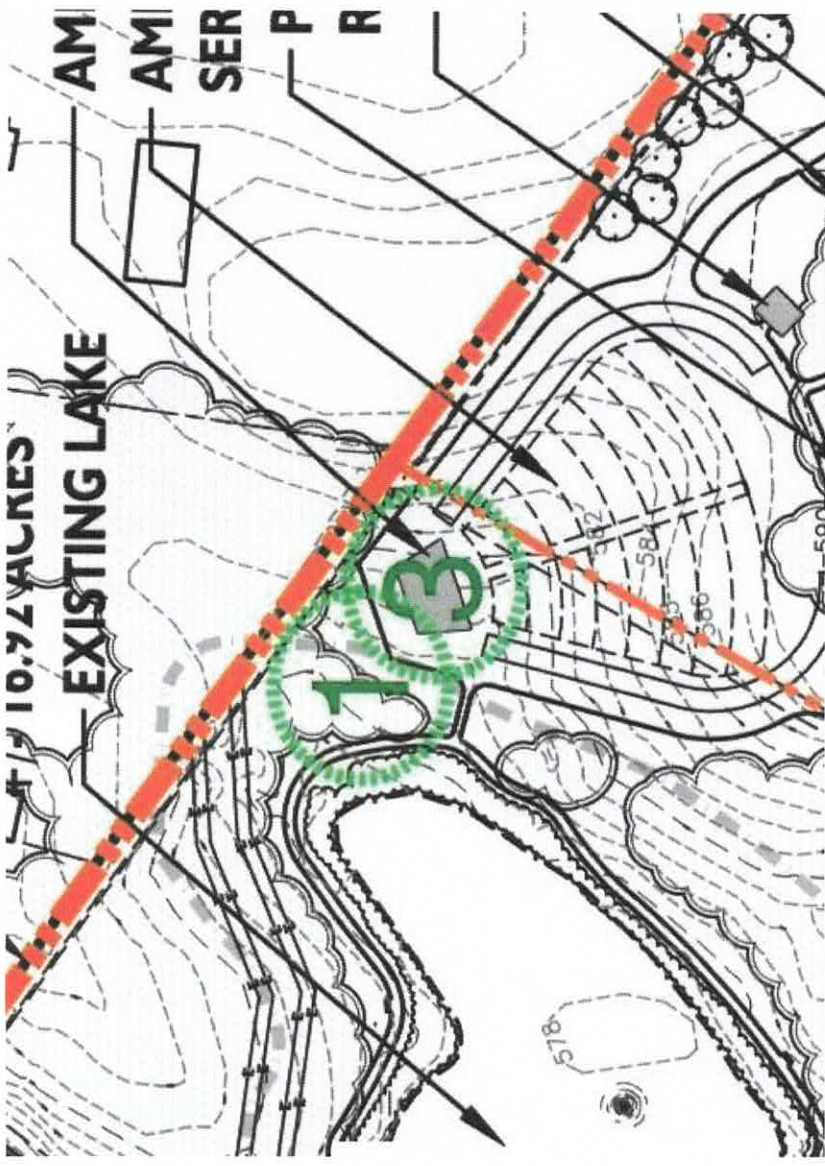


Task 1 - Site Electrical Design -

\$11,900

Provide new site electrical design (thru Quality Consulting Engineers) for the amphitheater stage to include:

- Electrical engineering associated with standard 120V 20A receptacles on a stage, while reusing existing electrical transformer and services available at pond.
- One (1) Site visit during Design Phase to meet with Power Company and investigate existing conditions.
- Electrical specifications on drawings for the above.
- Submit final design set for review, coordination, and permit approval.
- Respond to review comments.
- (1) Virtual Preconstruction Meeting,
- (1) Construction phase visit and field report.
- Conduct one (1) informal electrical work bid period.

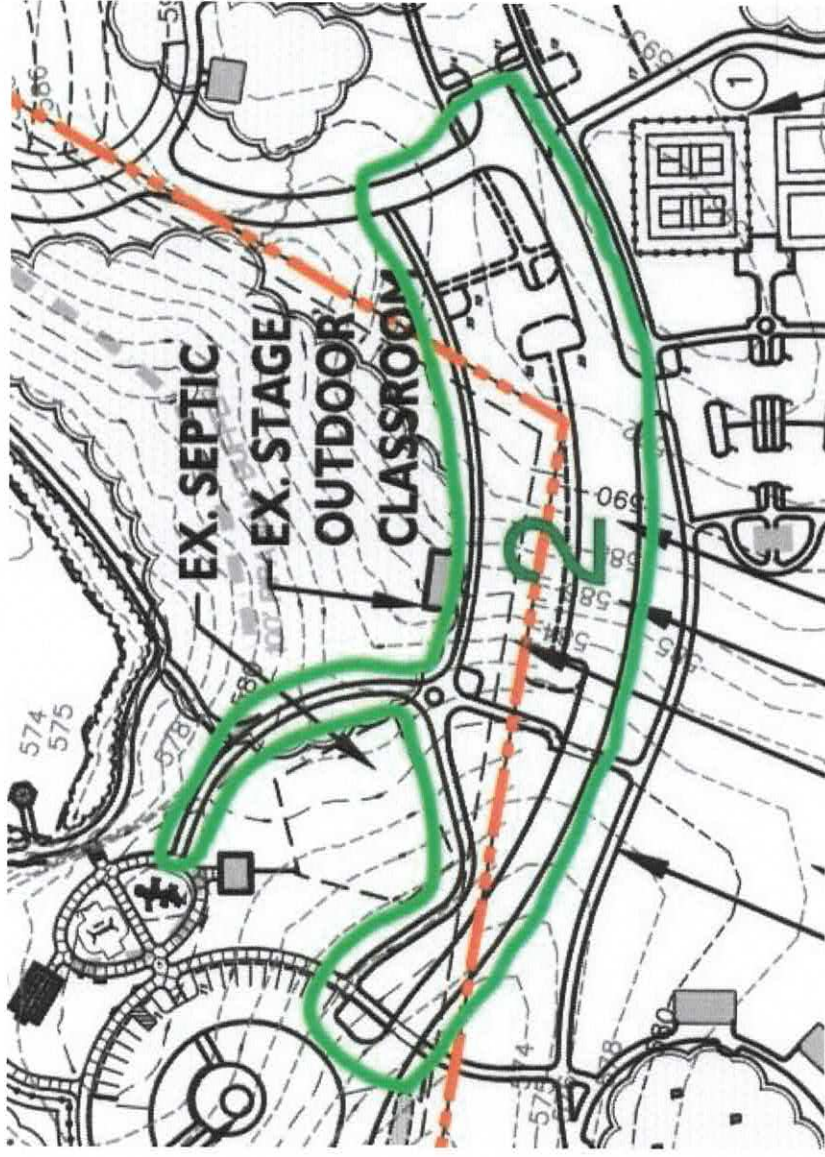


Task 2 – Parking Expansion-

\$40,000*

Design Scope would include extension of the park drive from existing parking lot to the turn in for the amphitheater, new parking areas (adding 75-90 spaces) and associated sidewalk connectivity. It is assumed that the extended drive and parking will be gravel surfaced whereas the sidewalks will be concrete surfaced.

- Prepare construction documents package.
- Conduct one (1) informal site work bid period.
- Construction Phase (2 months) – 3 site inspections, plus 2 final walkthroughs, Review RFIs, contractor submittals and pay apps.

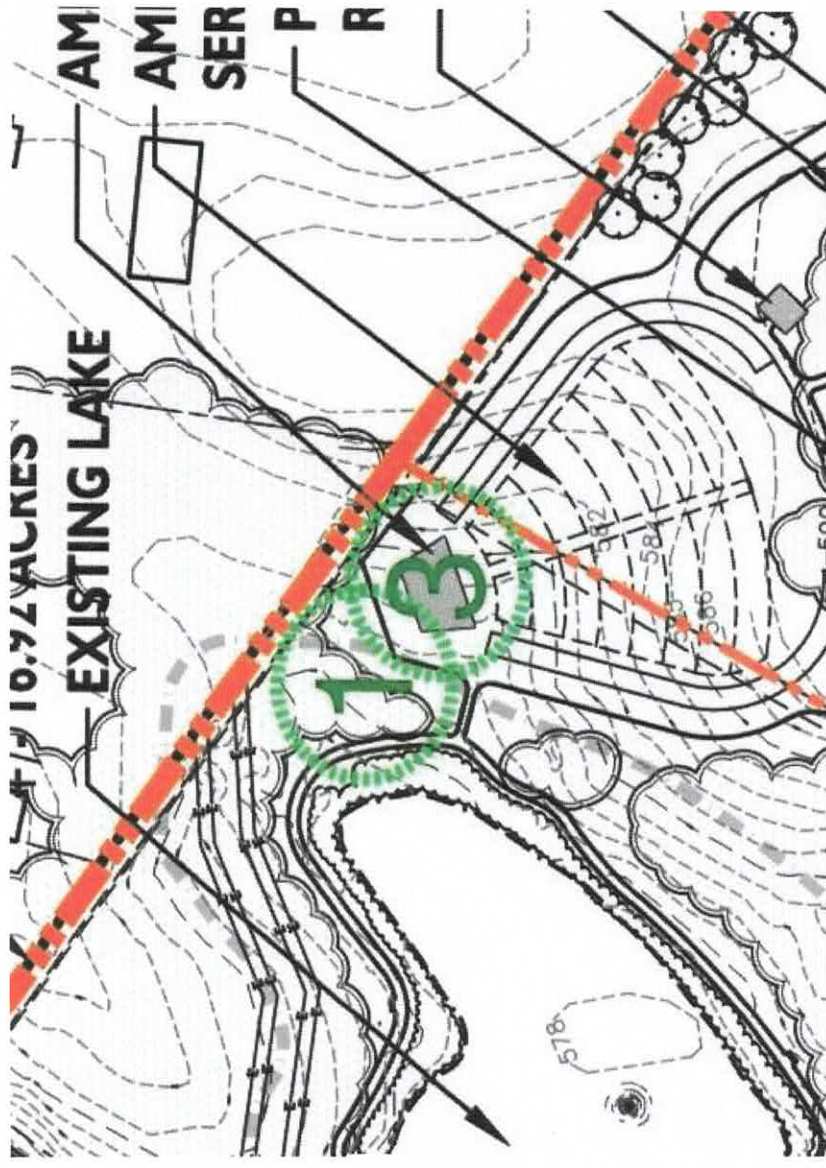


**Note: Still need to determine w/NCDEQ if additional stormwater managements will be required. Based on conversations w/NCDEQ during the amphitheater project, we were on the fringe, so we kept that project under an acre. We think it will be required with any future development, so would plan to re-use the basin design for the amphitheater.*

Task 3 – Stage Shelter Structure- \$9,000

Work with Churchich Recreation & Design (CRD) and Poligon, [poligon.com] to design, engineer, manufacture, and install a pre-engineered shelter structure* for the existing stage pad. Benesch will work with, coordinate, and collaborate project details with CRD and Poligon on behalf of the Town.

- The shelter structure will be no larger than 38' x 38' to fit inside the existing 40' x 40' concrete pad.
- Design a short height screen wall in the rear of the stage pad to screen the electrical panel(s). It is assumed the screen wall will be freestanding and not exceed 42" in height.
- Construction Phase (6 months) – 2 site inspections, plus 2 final walkthroughs, Review RFIs, contractor submittals and pay apps.



**Actual cost of the pre-engineered shelter structure to be determined during the design process*