

Fairview Town Council Meeting
March 14, 2011
7:00 p.m.

The following members were present, constituting a quorum: Mayor Elizabeth Long, Bradley Purser, Bill Thomas, B.B. Haigler and Jerry Clontz.

Others present: Joe McCollum, Attorney; Ed Humphries, Land Use Administrator/Clerk and Darrell Baucom, Finance Officer

Public Comments: None

Reports

Darrell Baucom presented a financial and tax collection report.

Ed Humphries gave the zoning and permit report, explaining permit activity.

Old Business

Mayor Long opened a public hearing to hear public comments on a rezoning request by Ron Dalcher and Aspire Investments to rezone two parcels (#0825001A and #08258002 from RA-40 to B-4 Commercial).

Ed Humphries, Land Use Administrator, explained the request to the Council: The request is to rezone approximately 12 acres from RA-40 to B-4 (Commercial) on West Duncan Road to attract businesses from the Hickory Business Park in Indian Trail, displaced by the planned new " toll" road planned to go through the park.

Mr. Dalcher has no firm purchase contract(s) for the property in hand .

Mr. Humphries explained that the Planning Board heard the request at their January, 2011 meeting and **did not recommend the rezoning** for the following reasons: what could be put on the property by right, water and sewer, stormwater requirements, the proximity to Goose Creek and possible changes needed for West Duncan Road.

There is a written protest from an adjacent property owner requesting the request to be denied.

Ron Dalcher explained his request.

Mayor Long asked if there were public comments.

Dave Moore addressed the Council. Mr. Moore stated he is the part owner of Charlotte National Golf Club with approximately 269 acres. Mr. Moore stated that he had always planned to do residential around the course. Moore stated that he would be opposed to businesses on West Duncan Road.

Robert Grier of Twin Oaks Road stated he was concerned about the zoning request due to traffic issues and Goose Creek being close by.

Mayor Long closed the Public Hearing.

Comments from Council concerning the Public Hearing

Jerry Clontz stated that he would be OK with the zoning if there were a conditional use permit.

B.B. Haigler stated that there were 234 business uses that are allowed in B-4 zoning.

New Business

Bill Thomas made a motion to **deny the petition** (Permit #Z-11-002) a request is to rezone approximately 12 acres from RA-40 to B-4 (Commercial) on West Duncan Road. B.B. Haigler seconded the motion. The following statement is also included in the motion :

The proposed zoning amendment under consideration **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 September 13, 2010), and the Town of Fairview Land Use Ordinance (effective July 1, 2005)

Councilmen Purser, Haigler and Thomas voted yes. Councilman Clontz abstained (under 160A-75, the abstain vote is a yes vote).

Bill Thomas made a motion to **approve the contract with Moyer, Smith and Roller, PA for audit services** for the period beginning July 1, 2010 and ending June 30, 2011. B.B. Haigler seconded the motion. Councilmen Thomas, Haigler, Purser and Clontz voted yes.

Council Comments

Bill Thomas stated that he had contacted the Boy Scout that wanted to do his Eagle Scout Project in Fairview with another project needed in Monroe.

Bill Thomas gave a report regarding his attendance at the Union County Transportation Committee meeting. Thomas stated that there were four items on the agenda:

1. Widening Old Monroe Road between Stallings and Indian Trail
2. Rea Road
3. Rail Line in Charlotte
4. Bridge on 218 West. It is hoped that the bridge will be replaced.

Mayor Long thanked Bill Thomas and B.B. Haigler for their work on the survey mailings.

Jerry Clontz stated he would like to have an update from the Fire Department. Ed Humphries was asked to put this presentation on the April 11, 2011 agenda.

Approval of Minutes

Bradley Purser made a motion to approve the **February 14, 2011** Council Meeting minutes as amended. Bill Thomas seconded the motion. Councilmen Thomas, Haigler, Purser and Clontz voted yes.

B.B. Haigler made a motion to approve the **February 8, 2011 "Special Meeting"** minutes as presented. Bill Thomas seconded the motion. Councilmen Thomas, Purser, Haigler and Clontz voted yes.

Ed Humphries
Clerk

Elizabeth Long
Mayor

Approved this 11th day of April, 2011.