



**Town of Fairview
Council Retreat Meeting
January 26, 2019
(Provided by Facilitator Leamon Brice)**

The following Council members were present: Mayor Phil Thomas, John Biggers, Jerry Clontz, Patricia Kindley, and Gary Wilfong.

Others present: Leamon Brice, Facilitator/N-Focus Planning & Design Inc., Nancy Randall, Planning Board Chair, Ed Humphries, Land Use Administrator/Deputy Clerk, and Teresa Gregorius, Town Clerk

Following the invocation and Pledge of Allegiance Mayor Thomas opened the meeting, welcomed all attendees and recognized Leamon Brice to facilitate the retreat.

Brice explained the agenda was designed to allow the council to review progress on the 2018 goals, establish goals for 2019, and consider how growth might impact Fairview, what the current zoning ordinance might create and “What they want Fairview to be when it grows up?”.

Ed Humphries and the council presented the fact the town had accomplished their number one 2018 goal by purchasing the additional property of the park.

Councilman Biggers reported the event and park committee had been combined and events increased from 2 to 5 in 2018.

Goal number four was to lease and set up the school building as the town hall. The school has been converted to a very nice Council Meeting room and staff office. The retreat was held in the staff space.

Mayor Thomas reported he had talked to 3 county commissioners about buying the school facility and they were in favor. Being able to afford the facility had to be worked out.

Councilman Biggers reported he had talked to a local solid waste hauler about the prospect of Fairview franchising solid waste hauling in Fairview. No guarantee of getting all the business and reducing rates made it too risky for haulers. Possibly providing the service as a town service was discussed briefly and all decided it was consideration for the future.

Councilwoman Kindley reported that improving communications was more difficult than expected. Staff is collecting email addresses to improve the effort. The group suggested having town wide meetings with citizens to provide information about current events such as fire funding, the park land purchase, water issues, and to answer citizen questions.

Councilman Biggers informed the group that he had attended a fire department meeting and randomly visited with firefighters to continue to improve the town/fire relationship. Mayor Thomas reported he had met with Andy Williams (Chief) and relations seem to be good right now.

Mayor Thomas reported that the group has reviewed and updated 4 policies in 2018 in an effort to meet the goal of updating town policies. So far, the Junk Vehicle, Noise Ordinance, Nuisance Ordinance, and Rules of Procedure polices are complete.

Brice reported he had provided a CIP with last year's retreat notes. It appeared the town had accomplished everything on the CIP.

Brice then recorded individual council ideas for 2019 goals. The goals included the following in priority order:

DOTS	Item	Assignee
3 green	Update Park Plan	Humphries to get prices for an update
3 green	Prepare a long-term financial plan	Accountant, Humphries or hire someone
3 green	NC 218 traffic and safety	Mayor Thomas
Citizen involvement Items (3 items that fall under this category)		Councilwoman Kindley and Mayor Thomas
3 yellow	Convey Vision to citizens	
3 yellow	Town wide meeting	
1 green/1 yellow	Citizen involvement	
Other Items		
1 yellow	Create a succession plan for elected officials, planning board and staff	Mayor Thomas and Councilman Wilfong
1 yellow	601/218 intersection/west bound left turn at rush hour	Mayor Thomas

By consensus the group agreed to decide about fire funding soon and to make changes to the Park/Event committee so there were people assigned to both events and making park improvement suggestions to the council.

The group discussed the fact that many citizens had contacted them about improvements to the park and Councilman Clontz had a long list of possible improvements. The group decided they should list and prioritize park goals separately. By consensus the group agreed to get a price for the top priorities, adopt a donation/naming rights policy and create a list that could be presented to persons and companies interested in paying for the improvements in exchange for naming rights. The group provided and prioritized the following improvements:

DOTS	ITEM	Assignee
Agreed to but not assigned	Price high priority improvement items	Humphries?/ Park improvement group from park and event committee
Agreed to but not assigned	Create a Donation/Naming Rights Policy	Humphries?/Park improvement group from park and event committee
3 green and 1 yellow	Create hiking trails around the edge of the wooded areas on the new property	Park improvement group from park and event committee

- 3 green and 1 yellow Create additional parking per the plan
Park improvement group from park and event committee
- 2 green Provide lighting
Park improvement group from park and event committee
- 4 yellows Put picnic tables in wooded island
Park improvement group from park and event committee
- 1 green and 1 yellow Add events (fishing)
Event group from park and event committee
- 1 yellow Community Garden
Park improvement group from park and event committee
- 1 yellow Volleyball courts
Park improvement group from park and event committee
- 1 yellow Research park grants
Park improvement group from park and event committee

Other items listed (no dots)

- Pollenating garden for bees
Park improvement group from park and event committee
- Farmers market
Park improvement group from park and event committee
- Enter agreement with farmer
(Mayor Thomas is working on this)
- Disc Golf
Park improvement group from park and event committee

“What do we want to be when we grow up?”

Following the goal prioritizing Brice presented building permit information for 2015-2018 which shows a constant increase in both overall and new home permits. There also has been an increase in the number of small subdivisions being proposed. This data indicates people and developers are finding Fairview.

Brice showed statics which indicate that if 10,000 of Fairview’s 27,100 acres are developed there would be 10,000 new homes and 27,000 new residents.

Then the council looked at maps of the most recent subdivisions and older subdivisions such as Tallwood. Brice pointed out that these types of subdivisions can leave land in a land locked condition, residents stranded at the end of long cul-de-sacs by downed powerlines, trees or washed out streets, make it impossible to connect streets, and lots of driveways accessing main roads. There was discussion of 1 acre lots and whether the use of that kind of zoning was used to support septic systems, reduce growth or to preserve the rural area feel. Brice pointed out that one acre lots could potentially cover the entire jurisdiction and there would be no rural area left.

The Cluster and Smart Design sections from the current Fairview zoning ordinance were described. These ordinance sections were created to give density incentives for developers to provide certain public

improvements, street connectivity, and open space. The group looked at what this type development might look like on the ground and realized it still did not preserve much of the rural feel Fairview wants.

Many options for preserving real open space and a true rural feel were discussed. The group agreed they needed to begin to prepare for the growth pressure that will eventually reach Fairview. The first step is to determine what a comprehensive land use plan and a new ordinance with a lot of public involvement could cost and begin to identify funds to pay for a plan and an ordinance with provisions that would create the Fairview agreed up in the new comprehensive plan. Humphries would gather this information.

Conditional Zoning

Humphries presented the steps required in a conditional zoning process. The town currently uses the quasi-judicial process to handle conditional zoning cases. Humphries explained the quasi-judicial process prohibits council persons from discussing cases with anyone and requires them to make a decision only on the information presented during the hearing. The new conditional process would provide an opportunity for the citizenry to be involved and have Humphries to prepare a draft ordinance amendment for the planning board and council to consider.

Retreat Critique

Meeting space worked well
Food was great
Materials were good
All seemed pleased with what was accomplished
All seemed to have learned something

Teresa Gregorius
Town Clerk

Phil Thomas
Mayor

Approved this _____ day of _____, 2019