

FAIRVIEW TOWN COUNCIL MEETING  
PUBLIC HEARING  
MARCH 17, 2008  
7:00 PM

The following members were present, constituting a quorum: Mayor Richard Williams, Mayor ProTem Elizabeth Long, Bradley Purser, Bill Thomas and Jerry Clontz

Personnel: Attorney Joe McCollum, Tax Collector Tana McConnaughey, Finance Officer Christine Surratt, Land Use Administrator Jason Wager and Town Clerk Jan Carter

The meeting was opened by the Mayor Williams at 7:10 pm. The minutes were discussed. Councilwoman Long wants to wait and she made a motion to delay the approval of the minutes to the next meeting. Councilman Thomas seconded it. Councilman Clontz voted against it. It passed.

Financial Reports were handed out. Tana McConnaughey said we are only 5% off of tax collections. She wants to run an advertisement article in the paper. Councilman Clontz made a motion to allow the Tax Collector to put these late payment advertisement in the paper. Councilwoman Long seconded it. It passed unanimously.

Finance Officer Christine Surratt asked if the Town Council would like to have a budget meeting. Councilman Clontz is in favor of it. A public hearing could be in June after the workshop for the budget. April 29<sup>th</sup> Tuesday at 7:00 pm was agreed upon to be the time for this workshop.

The Public hearing was opened by the Mayor Williams.

**TC-08-001 APFO=ADEQUATE PUBLIC FACILITIES ORDINANCE**

Administrator Jason Wager passed out a staff report. He discussed his recommendations. Appendix J will have the Text Change as the requested action. He explained the changes for the Text Changes. He discussed developments, the County's overview and multi family dwelling. The County would back Fairview up in the event of any legal problems. The Planning fees stay in this area, by district. The County has a spreadsheet to work on fees that is available. Mayor Williams noted that the schools are not growing as fast as they expected. The Planning Board wants this to go to this area. Administrator Wagers explained Number 367 on page 16. Councilman Clontz stated that he is against this also. Jesse Hargett said the money stays in the district. Mayor Williams opened the floor for opinions. B.B. Haigler stated that this is good start. He is concerned with increased traffic on roads, waters issues and schools. He noted that a lot of land will be sold for schools and houses. He does not want to see overgrown schools. Councilman Thomas said the County will handle the legal expense. Councilman Clontz discussed the money, the tax increases and the attendance area. Mayor Williams asked for any more comments. Then the Public Hearing was closed.

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The regular meeting was reconvened. Councilman Thomas noted that five towns have signed this ordinance. After some more discussion, Councilman Thomas made a motion to approve the APFO as submitted. Councilwoman Long seconded. It passed unanimously.

Old Business:

**THE NATURAL GAS PIPE LINES.** Councilwoman Long noted that the Council's resolution was sent to the County's Board of Commissioners and all landowners. We have not received any response from the County Commissioners. Councilman Thomas noted that he talked to someone at PSNC Piedmont Services. Councilwoman Long sent a request for a map of the gas pipe lines. She has no response yet.

**TC-07-003 UNION COUNTY PUBLIC SCHOOL STANDARDIZED ZONING REGULATIONS TEST CHANGE.** Administrator Wager passed out additional information. The Council had turned this over to the Planning Board mainly due to the stucco issue. Councilman Thomas discussed the stucco's danger. The Planning board is against the stucco. The Planning Board recommendations are:

- a. The proposed amendment would help to ensure reasonable design of school facilities and to reduce the time required in the approval process.
- b. The proposed amendment would need to disallow some specific elements of the proposed language such as synthetic stucco and lights that are not downcast.

Jesse Hargett stated that the whole Text Change could be sent back to the Planning Board for reexamination. They don't want to have the stucco as a building option.

Administrator Wager noted that we would need another public hearing. If the stucco will be dangerous, this needs to be changed. This will become a CUP. Some standards can be changed. Councilman Thomas is against the synthetic stucco and the tower. Councilman Clontz is in favor of the CUP and By Rights. He wants more schools and he knows what the labor costs can do. He wants to approve this. Councilman Thomas disagreed. Councilman Purser is in favor of it. Councilman Thomas mentioned the turning lanes that are needed at the new Fairview School. Councilman Clontz discussed the synthetic stucco again, and he made a motion to approve this with the changes that the Planning Board made. Councilman Purser seconded it. Attorney McCollum asked Administrator Wager a question about another hearing and it is not needed. Councilmembers Clontz, Purser and Mayor Williams voted in favor of the motion. Councilwoman Long and Councilman Thomas voted against it. The motion passed.

Administrator Wager discussed the Land Use Administration Contract. He asked for an increase for \$6100.00. There were 6 to 10 Conditional Use Permits that he handled this year. There are a lot of developments for the future. Councilman Clontz stated that the extra money may not be in the budget. Finance Officer Surratt said that there was some extra money in the budget. Bill Dustin explained these issues concerning the increases.

Councilman Clontz asked some questions. After some discussion, the Council decided to put this off until the next meeting when Administrator Wager gives them more information.

Councilman Clontz talked about the new phone line and fax lines. He made a motion to have the town to buy a phone and a fax machine. No one seconded it.

Councilman Clontz next talked about the Agenda. He wants copies of the agenda put on the board. He noted that he had talked to Ed Davis about renting the old school. They do not plan to repair the school. The Council may be able to rent this building again for a year. Councilman Clontz next mentioned that someone wanted to be annexed.

**PUBLIC COMMENTS:**

Councilman Thomas wants Public Comments to be moved up to the top of the agenda, after the financial reports and minutes approval. A limit should be 3 minutes per person. Councilman Clontz made a motion to have comments moved and be limited to 3 minutes. Councilman Thomas seconded and the motion passed. Attorney McCollum noted that the Public Hearings should be next.

Doug Cox asked about the Budget workshop. There will have to be a public hearing to approve the budget. Attorney McCollum discussed the website and the minutes. Councilman Purser made a motion to have Administrator Jason Wager check on the buildings of the old school being used as storage to see if this is in compliance with the zoning restrictions. Jesse Hargett has concerns about the buildings. Councilman Thomas seconded the motion. It passed unanimously.

Mayor Williams discussed having an outside mail box. Next Councilman Clontz made a motion to close the meeting. Councilwoman Long seconded it. It passed unanimously and the meeting closed.

Respectfully submitted:

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Mayor Richard Williams

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Town Clerk, Jan Carter