

# Agenda

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## *Town of Fairview*



### **Agenda** Town Council Meeting September 10, 2024 @ 6:30 pm

*Meeting will be in the Fairview Town Hall Meeting Room*

- 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 Event August Draft Minutes *(No December Meeting)*
  - 5.D. Fairview Park Facility August Draft Minutes *(No December Meeting)*
  - 5.E. Planning Board August Draft Minutes *(No December Meeting)*
  - 5.F. Approve Council Minutes for August 13, 2024
  - 5.G. Approve Constitution Week Proclamation September 17 through September 23
- 6. Public Comments**

# Agenda

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7. **Presentations:** Union County Public Schools – November School Bond  
Susan Greene, Board of Education Member  
Tahira Stalberte, Asst. Superintendent Communications/Community Relations

8. **Items of Business:**

- 8.A. **Discuss** Non-Conforming #NC 24 068 request from Gregory and Jacqueline Sanders to build a home on a non-conforming lot and approve a building (50X100) to remain in the front yard of the property at 2906 East Brief Road, Monroe, parcel #08087004  
--- *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 the 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 the Non-Conforming #NC 24 068 request from Gregory and Jacqueline Sanders to build a home on a non-conforming lot because of a building in the front yard of the property at 2906 East Brief Road, Monroe, parcel #08087004.

*(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)

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**

# 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.

**Town of Fairview  
 Balance Sheet  
 As of August 31, 2024**

	Aug 31, 24	Aug 31, 23
<b>ASSETS</b>		
<b>Current Assets</b>		
Checking/Savings		
First National Bank	973,112.72	789,697.76
<b>Total Checking/Savings</b>	973,112.72	789,697.76
<b>Other Current Assets</b>		
Franchise Tax Receivable	29,411.05	29,411.05
Investments		
Investments NCCMT	1,168.53	1,113.77
<b>Total Investments</b>	1,168.53	1,113.77
Prepaid assets	3,116.00	0.00
Sales Tax Receivable	8,959.45	8,959.45
Sales tax refund	1,078.64	2,006.73
Sales tax refund - Park grant	1,356.75	1,316.03
Taxes receivable	952.99	999.37
Taxes receivable - ad valorem	-583.09	258.67
Taxes receivable - motor veh	1,217.10	1,217.10
<b>Total Other Current Assets</b>	46,677.42	45,282.17
<b>Total Current Assets</b>	1,019,790.14	834,979.93
<b>Fixed Assets</b>		
Accumulated Depreciation	-616,754.58	-616,754.58
Building and Improvements	1,413,376.32	1,413,376.32
Computer Equipment	10,073.66	10,073.66
Construction in Progress	33,455.27	33,455.27
Furniture and Equipment	1,698.00	1,698.00
Land	734,289.94	734,289.94
Land improvements	17,545.00	17,545.00
Park equipment	171,130.76	171,130.76
Rental House	137,436.59	137,436.59
<b>Total Fixed Assets</b>	1,902,250.96	1,902,250.96
<b>TOTAL ASSETS</b>	2,922,041.10	2,737,230.89
<b>LIABILITIES &amp; EQUITY</b>		
<b>Liabilities</b>		
<b>Current Liabilities</b>		
Accounts Payable		
Accounts Payable	9,645.94	9,483.12
<b>Total Accounts Payable</b>	9,645.94	9,483.12
<b>Other Current Liabilities</b>		
Accrued payroll	7,939.35	4,599.02
Deferred revenue - ad valorem	999.37	999.37
Payroll Liabilities	24.38	14.25
Prepaid taxes	13.13	19.28
Security deposit - rental house	1,450.00	1,450.00
<b>Total Other Current Liabilities</b>	10,426.23	7,081.92
<b>Total Current Liabilities</b>	20,072.17	16,565.04
<b>Long Term Liabilities</b>		
Cumulative rent reserve	26,701.50	6,520.00
Note payable on park land	440,000.00	440,000.00
<b>Total Long Term Liabilities</b>	466,701.50	446,520.00
<b>Total Liabilities</b>	486,773.67	463,085.04

**Town of Fairview**  
**Balance Sheet**  
**As of August 31, 2024**

	Aug 31, 24	Aug 31, 23
Equity		
Allocated equity rent reserve	-26,701.50	-6,520.00
Amount to be provided for LTD	-440,000.00	-440,000.00
Equity		
Fixed assets	1,902,250.96	1,902,250.96
Total Fund Balance	1,207,568.00	1,207,568.00
Total Equity	3,109,818.96	3,109,818.96
Retained Earnings	-136,350.29	-331,635.09
Net Income	-71,499.74	-57,518.02
Total Equity	2,435,267.43	2,274,145.85
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,922,041.10</b>	<b>2,737,230.89</b>



Town of Fairview  
 Operating Actual vs Budget  
 Year ended 06/30/25

Ordinary Income/Expense	<u>Operating</u>	Budget	Actual Fav to Budget
<b>Income</b>			
Ad Valorem taxes	1,031.55	116,000.00	-114,968.45
Alcoholic beverage	0.00	14,000.00	-14,000.00
Donation	2,022.20		2,022.20
Festival income - vendors, etc	190.00		190.00
Fund balance appropriated		49,556.00	-49,556.00
Interest on delinquent taxes	46.76		46.76
Investment income	731.91		731.91
Motor vehicle taxes	1,378.70	14,000.00	-12,621.30
Rent reserve for park capital items	1,840.00	20,000.00	-18,160.00
Sales and use tax	9,490.46	57,000.00	-47,509.54
Utility Franchise taxes	0.00	130,000.00	-130,000.00
Zoning fees	2,350.00	17,000.00	-14,650.00
<b>Total Income</b>	<u>19,081.58</u>	417,556.00	-398,474.42
<b>Expense</b>			
Advertising and Promotion	0.00	1,000.00	1,000.00
Audit fees	0.00	10,000.00	10,000.00
Bank Service Charges	0.00	500.00	500.00
Capital outlay - Office renovation	0.00	12,000.00	12,000.00
Debt repayment	0.00	55,600.00	55,600.00
Dues and Subscriptions	5,767.00	6,200.00	433.00
Festival expense	0.00	20,000.00	20,000.00
Grants	0.00	3,000.00	3,000.00
Insurance Expense	6,421.00	8,200.00	1,779.00
Internet and website	861.54	11,000.00	10,138.46
Legal fees	45.00	10,000.00	9,955.00
Miscellaneous Expense	0.00	2,000.00	2,000.00
Office expense	8,075.69	39,000.00	30,924.31
Office utilities	1,229.95	6,500.00	5,270.05
Park Maintenance	4,598.15	55,000.00	50,401.85
Park Utilities	1,167.74	5,200.00	4,032.26
Payroll Expenses	27,482.38	57,809.00	30,326.62
Payroll Taxes	0.00	10,422.00	10,422.00
Planning and zoning	0.00	56,981.00	56,981.00
Professional Fees	0.00	7,000.00	7,000.00
Rental house repairs, etc	90.74	2,000.00	1,909.26
Salaries - Park	0.00	21,444.00	21,444.00
Solid Waste Manage cost share	0.00	8,000.00	8,000.00
Tax collection fees	47.10	2,200.00	2,152.90
Telephone Expense	87.74	1,000.00	912.26
Training expense	0.00	500.00	500.00
Travel expense	0.00	0.00	0.00
Zoning administration	0.00	5,000.00	5,000.00

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Town of Fairview  
Operating Actual vs Budget  
Year ended 06/30/25

	<u>Operating</u>	<u>Budget</u>	<u>to Budget</u>
Total Expense	55,874.03	417,556.00	361,681.97
Net Ordinary Income	-36,792.45	0.00	-36,792.45
Net Income	<u><u>-36,792.45</u></u>		

10:40 AM

09/02/24

Accrual Basis

Town of Fairview  
**Transactions by Account**  
 As of August 31, 2024

Type	Date	Num	Adj	Name	Memo	Cl	Clr	Debit	Credit	Balance
<b>First National Bank</b>										1,004,145.79
Deposit	08/01/2024				Deposit		X	125.00		1,004,270.79
Deposit	08/02/2024				Deposit		X	60.00		1,004,330.79
Deposit	08/02/2024				Deposit		X	100.00		1,004,430.79
Bill Pmt -Check	08/09/2024	104561		Byrum Heating & AC,...			X		15,727.93	988,702.86
Bill Pmt -Check	08/09/2024	104562		CompuNetwork	Hosting and support		X		361.58	988,341.28
Bill Pmt -Check	08/09/2024	104563		Cox Law Firm, PLLC	Phone call		X		45.00	988,296.28
Bill Pmt -Check	08/09/2024	104564		Ed Humphries_	Reimbursement for cell p...		X		43.87	988,252.41
Bill Pmt -Check	08/09/2024	104565		Gary Wilfong_			X		661.66	987,590.75
Bill Pmt -Check	08/09/2024	104566		Perry Laney Septic T...			X		600.00	986,990.75
Bill Pmt -Check	08/09/2024	104567		Taylor's Landscaping...	Lawn care		X		3,458.33	983,532.42
Bill Pmt -Check	08/09/2024	104568		Taylor Stegall	Cleaning		X		100.00	983,432.42
Bill Pmt -Check	08/09/2024	104569		Teresa Clontz	Cleaning		X		100.00	983,332.42
Deposit	08/12/2024				Deposit		X	4,977.60		988,310.02
Paycheck	08/13/2024	104570		Darrell H. Baucom			X		1,786.20	986,523.82
Paycheck	08/13/2024	104576		Michael L. Starnes			X		1,930.64	984,593.18
Paycheck	08/13/2024	104578		Spencer L. Thomas			X		855.77	983,737.41
Paycheck	08/13/2024	104580		Teresa Gregorius			X		1,361.18	982,376.23
Paycheck	08/13/2024	104571		David M Link			X		138.52	982,237.71
Paycheck	08/13/2024	104572		Edward D Humphries			X		2,900.15	979,337.56
Paycheck	08/13/2024	104573		Gary H Wilfong			X		184.70	979,152.86
Paycheck	08/13/2024	104574		John A Biggers, Jr.			X		138.53	979,014.33
Paycheck	08/13/2024	104575		Kerry K Price			X		138.53	978,875.80
Paycheck	08/13/2024	104577		Patricia H. Kindley			X		138.53	978,737.27
Paycheck	08/13/2024	104579		Tania Hernandez Vir...			X		726.70	978,010.57
Liability Check	08/13/2024	To Print		IRS	55-0789092		X		3,428.74	974,581.83
Liability Check	08/13/2024	To Print		NC Dept of Revenue_	600391020		X		370.00	974,211.83
Check	08/13/2024	Debit		Government Window	Refund of Park rental de...		X		150.00	974,061.83
Check	08/13/2024	104581		FNB Commercial Cre...	Payment on credit card		X		3,511.21	970,550.62
Check	08/13/2024	104582		David Cunningham	Refund of park rental de...		X		50.00	970,500.62
General Journal	08/13/2024		*		Lost check 104384		X	819.47		971,320.09
General Journal	08/13/2024		*		Lost check 104525		X	43.87		971,363.96
Deposit	08/14/2024				Deposit		X	275.00		971,638.96
Check	08/14/2024	104584		Spencer L. Thomas	Replace lost check 104384		X		819.47	970,819.49
Check	08/14/2024	104585		Ed Humphries_	Replace lost check 104525		X		43.87	970,775.62
Deposit	08/14/2024				Deposit		X	125.00		970,900.62
Deposit	08/15/2024				Deposit		X	100.00		971,000.62
Deposit	08/15/2024				Deposit		X	124.20		971,124.82
Deposit	08/15/2024				Deposit		X	40.00		971,164.82
Deposit	08/15/2024				Deposit		X	600.00		971,764.82
Deposit	08/15/2024				Deposit		X	135.00		971,899.82
Deposit	08/15/2024				Deposit		X	1,017.03		972,916.85
Deposit	08/16/2024				Deposit		X	125.00		973,041.85
Deposit	08/20/2024				Deposit		X	75.00		973,116.85
Check	08/21/2024	Draft		Spectrum	Aug to Sept bill		X		249.98	972,866.87
Deposit	08/22/2024				Deposit		X	150.00		973,016.87
Bill Pmt -Check	08/25/2024	104586		William L. Davis Jr.	Advance on painting cont...		X		800.00	972,216.87
Deposit	08/27/2024				Deposit		X	225.00		972,441.87
Deposit	08/29/2024				Deposit		X	200.00		972,641.87
Deposit	08/31/2024				Interest		X	470.85		973,112.72
<b>Total First National Bank</b>								<b>9,788.02</b>	<b>40,821.09</b>	<b>973,112.72</b>
<b>TOTAL</b>								<b>9,788.02</b>	<b>40,821.09</b>	<b>973,112.72</b>





10:42 AM

09/02/24

Accrual Basis

**Town of Fairview**  
**Transaction Detail By Account**  
July 2024 through June 2025

Type	Date	Num	Adj	Name	Memo	Debit	Credit	Balance
<b>Park Maintenance</b>								
Bill	07/25/2024	07252024		Gary Wilfong_	Supplies from Lowes	624.70		624.70
Bill	07/26/2024	1701		Taylor's Landscapin...	Lawn care	2,933.33		3,558.03
Bill	08/06/2024	08062024		Gary Wilfong_	Park supplies	36.96		3,594.99
Check	08/13/2024	104581		FNB Commercial Cr...	Payment on credit card	1,003.16		4,598.15
Total Park Maintenance						4,598.15	0.00	4,598.15
<b>TOTAL</b>						<b>4,598.15</b>	<b>0.00</b>	<b>4,598.15</b>

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10:41 AM

09/02/24

Accrual Basis

**Town of Fairview**  
**Transaction Detail By Account**  
 July 2024 through June 2025

Type	Date	Num	Adj	Name	Memo	Debit	Credit	Balance
<b>Office expense</b>								
Bill	07/08/2024	07082024		Perry Laney Septic Tank	pump septic tank	300.00		300.00
Bill	07/09/2024	07092024		Teresa Clontz	Cleaning town hall	100.00		400.00
Bill	07/16/2024	07162024		William L. Davis Jr.	Deposit on painting job	1,800.00		2,200.00
Bill	07/19/2024	07192024		Perry Laney Septic Tank	Pump septic tank	300.00		2,500.00
Bill	07/22/2024	07222024		Taylor Stegall	Cleaning	100.00		2,600.00
Check	07/25/2024	Draft		Great American Financial Ser...	Copier lease	178.11		2,778.11
Bill	07/26/2024	1701		Taylor's Landscaping Service...	Lawn care	525.00		3,303.11
Check	07/31/2024	Draft		Great American Financial Ser...	Copier	178.11		3,481.22
Bill	07/31/2024	07312024		Teresa Clontz	Cleaning	100.00		3,581.22
Bill	08/01/2024	21997		Byrum Heating & AC, Inc.	HVAC repair	185.48		3,766.70
Bill	08/02/2024	08022024		Perry Laney Septic Tank	Pump septic tank	300.00		4,066.70
Check	08/13/2024	104581		FNB Commercial Credit Card	Payment on credit card	2,508.05		6,574.75
Bill	08/19/2024	08192024		Perry Laney Septic Tank	Pump septic tank	300.00		6,874.75
Bill	08/22/2024	08222024		Patricia Kindley_	Reimburse for gift cards	50.00		6,924.75
Bill	08/25/2024	08252024		William L. Davis Jr.	Advance on painting contract	800.00		7,724.75
Bill	08/27/2024	08272024		Taylor Stegall	Cleaning Town Hall	100.00		7,824.75
Bill	08/29/2024	5724335		Killingsworth Environmental	Pest control	150.94		7,975.69
Bill	09/10/2024	09102024		Teresa Clontz	Clean Town Hall	100.00		8,075.69
Total Office expense						8,075.69	0.00	8,075.69
<b>TOTAL</b>						<b>8,075.69</b>	<b>0.00</b>	<b>8,075.69</b>

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Town of Fairview  
 Park Budget versus Actual  
 Grant 10441  
 6/30/2025

	<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		2,763.50	2,763.50
Sales tax refund		1,316.03	1,316.03
Total income	250,000.00	254,079.53	4,079.53
Expenditures:			
Design and estimate	35,000.00	33,500.27	1,499.73
Walking trail	30,000.00	15,825.00	14,175.00
Other construction	185,000.00		
Install lights around pond		19,562.80	
Install receptacles around pond		26,000.00	
Tree removal		16,500.00	
Total expenditures	250,000.00	111,388.07	138,611.93

Town of Fairview  
 Park Budget versus Actual  
 Grant 10442 Expires 06/30/2026  
 6/30/2025

	<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		412.27	412.27
Sales tax refund		1,356.75	1,356.75
Total income	250,000.00	251,769.02	1,769.02
Expenditures:			
Site plan for stage area	30,000.00	25,202.49	4,797.51
Stage and site improvements	114,000.00	4,569.00	109,431.00
RTV for maintenance	22,000.00	21,456.75	543.25
Utility building for park	16,000.00	-	16,000.00
Parking improvements for Town Hall	53,000.00		53,000.00
Install HVAC unit at Town Hall	15,000.00	15,542.45	(542.45)
Total expenditures	250,000.00	66,770.69	183,229.31

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**Town of Fairview  
Transaction Detail By Account  
July 2021 through June 2025**

Type	Date	Num	Adj	Name	Memo	Class	Clr	Debit	Credit	Balance
<b>Capital Outlay - SCIF, Park</b>										
Bill	06/24/2022	215667		Alfred Benesch & ...	Project 17000514.00	Park		8,123.05		8,123.05
Bill	07/22/2022	218141		Alfred Benesch & ...	Master Plan Update for Par...	Park		4,839.25		12,962.30
Bill	08/19/2022	220959		Alfred Benesch & ...	Master plan update	Park		644.00		13,606.30
Bill	08/23/2022	0823...		Patricia Kindley_	Reimburse for open house ...	Park		45.00		13,651.30
Bill	09/15/2022	223239		Alfred Benesch & ...	Master Plan update	Park		4,275.00		17,926.30
Bill	10/14/2022	226566		Alfred Benesch & ...	Master plan update	Park		2,198.13		20,124.43
Bill	11/10/2022	228291		Alfred Benesch & ...	Master plan update	Park		3,662.00		23,786.43
Bill	12/09/2022	231524		Alfred Benesch & ...	Update Master Plan	Park		1,764.00		25,550.43
Bill	01/06/2023	233349		Alfred Benesch & ...	Master Plan update	Park		2,608.75		28,159.18
Bill	02/05/2023	236334		Alfred Benesch & ...	Master plan update and RT...	Park		2,254.00		30,413.18
Bill	03/03/2023	238866		Alfred Benesch & ...	RTP Grant assistance	Park		2,535.09		32,948.27
Bill	03/08/2023	N480...		Duke Energy_	1316 03 sales tax	Park		19,562.80		52,511.07
Bill	03/29/2023	240819		Alfred Benesch & ...	RTP assistance	Park		552.00		53,063.07
General Journal	06/30/2023				Record sales tax refund for ...	Park			1,316.03	51,747.04
Bill	08/09/2023	6254...		Hinson Electric Inc.	Receptacles around pond a...	Park		26,000.00		77,747.04
Bill	09/12/2023	7553		Samson Tree LLC	Tree removal at Park	Park		16,500.00		94,247.04
Bill	10/06/2023	419		T&J Land Mainten...	Mulch out Walking trail	Park		8,000.00		102,247.04
Check	02/13/2024	104389		Across Town Dum...	Clear out debris from Park	Park		5,825.00		108,072.04
Bill	04/07/2024	518		T&J Land Mainten...	Weedcat and remove trees	Park		2,000.00		110,072.04
Total Capital Outlay - SCIF, Park								111,388.07	1,316.03	110,072.04
<b>TOTAL</b>								<b>111,388.07</b>	<b>1,316.03</b>	<b>110,072.04</b>

10:50 AM

09/02/24

Accrual Basis

### Town of Fairview Transaction Detail By Account

July 2021 through June 2025

Type	Date	Num	Adj	Name	Memo	Class	Clr	Debit	Credit	Balance
<b>Capital Outlay, SCIF, Park 2</b>										
Bill	04/16/2024	WG0...		Brooks Sales Inc.	RTV for park; grant 2	Park 2		21,456.75		21,456.75
Bill	04/30/2024	V12X30		Better Built	Deposit on Building	Park 2		1,410.51		22,867.26
Bill	06/17/2024	285285		Alfred Benesch & ...	Amphitheater Design project	Park 2		9,160.00		32,027.26
General Journal	06/30/2024		*		Refund of deposit on storage buil...	Park 2			1,410.51	30,616.75
General Journal	06/30/2024				Sales tax refund	Park 2			1,356.75	29,260.00
Bill	07/08/2024	21012		Byrum Heating & ...	Install hallway HVAC	Park 2		15,542.45		44,802.45
Bill	07/10/2024	5008-M		Hinson Electric Inc.	Park Fountain	Park 2		4,569.00		49,371.45
Bill	07/19/2024	289161		Alfred Benesch & ...	Design of amphitheater	Park 2		15,542.49		64,913.94
Bill	08/16/2024	292024		Alfred Benesch & ...	Consulting on Amphitheater design	Park 2		500.00		65,413.94
Total Capital Outlay, SCIF, Park 2								68,181.20	2,767.26	65,413.94
<b>TOTAL</b>								<b>68,181.20</b>	<b>2,767.26</b>	<b>65,413.94</b>

13







## CONSTITUTION WEEK PROCLAMATION

**WHEREAS:** The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

**WHEREAS:** September 17, 2024, marks the two hundred and thirty-seventh anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

**WHEREAS:** It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

**WHEREAS:** Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

**NOW, THEREFORE I,** Gary Wilfong by virtue of the authority vested in me as Mayor of the Town of Fairview do hereby proclaim the week of September 17 through 23, 2024 as

### CONSTITUTION WEEK

and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

**IN WITNESS WHEREOF,** I have hereunto set my hand and caused the Seal of the Town of Fairview to be affixed this tenth day of September in the year of our Lord two thousand twenty-four.

Signed \_\_\_\_\_  
Gary Wilfong, Mayor

SEAL

Attest \_\_\_\_\_

# Town of Fairview



**Town of Fairview  
Regular Town Council Meeting  
August 13, 2024 @ 6:30 pm**

*Meeting will be in the Fairview Town Hall Meeting Room*

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

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

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

**2. Invocation**

**3. Pledge of Allegiance**

**4. Agenda Changes/Approval of Agenda**

Kerry Price made a motion to approve the agenda as submitted. John Biggers seconded the motion. Council members Biggers, Link and Price voted yes (3-0).

**5. Approval of Consent Agenda:**

- 5.A. Financial and Tax Reports--- *Report Accepted as Information*
- 5.B. Land Use Report---*Report Accepted as Information*
- 5.C. Fairview Park Event July Draft Minutes (*Minutes Accepted as Information*)
- 5.D. Fairview Park Facility July Draft Minutes (*No July Meeting*)
- 5.E. Planning Board July Draft Minutes (*No July Meeting*)
- 5.F. Approve Council Minutes for July 9, 2024
- 5.G. Approve Charge for Union County to Collect Taxes for Fairview for the FY 2024/2025 and Authorize Mayor to Sign Agreement
- 5.H. Charlotte Regional Transportation Planning Organization (CRTPO) Memorandum of Understanding and Authorize Mayor and Clerk to Sign



5.I. Special Called Meeting on September 11, 2024 with landowner, Michael Macon, 6802 West Duncan Road Violation Letter

Kerry Price made a motion to approve the consent agenda. David Link seconded the motion. Council members Biggers, Link and Price voted yes (3-0).

**6. Public Comments: None**

**7. Presentations: None**

**8. Items of Business: None**

**9. Council Comments:**

David Link updated the Council regarding the street paving in Tallwood.

John Biggers updated the Council regarding the statute in memory of Jerry Clontz. It should be ready sometime in September. John met with the Clontz family and ha decided on where to place the statute. Members of Zion Methodist Church will assist with constructing the concrete pad and installation as well as landscaping around the area. Once this has been completed a date will be set for the dedication.

Darrell Baucom stated that J.B. Watson is working on the audit, and it should be completed on time.

Mayor Wilfong reported that a huge tree branch has broken off near the picnic shelter. Caution tape has been put around it, but it is going to take several people to get it cut down.

Mayor Wilfong reminded the Council of the Special Called Meeting regarding the 6802 West Duncan Road violation on September 11, 2024 beginning at 5:00 (light dinner).

**10. Adjournment**

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

Respectfully submitted,

\_\_\_\_\_  
Teresa Gregorius  
Town Clerk

\_\_\_\_\_  
Gary Wilfong  
Mayor

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024

# Presentation Union County Public Schools



Union County Public Schools (UCPS) is committed to ensuring that all students receive a quality education in safe and efficient learning environments.

On Nov. 5, Union County residents will vote on **\$39,421,448** in school bonds. This bond package will address aging facilities at Parkwood High and East Union Middle. The schools were built in the 1950s and 1960s, and are inadequate for modern-day teaching and learning.

This bond will invest in pre-construction for a new Parkwood High School and a construction project that will relocate East Union Middle to the Forest Hills High campus. The 2024 bond will build on previous commitments and investments to provide modern schools for our students. For Parkwood High, the funding will address design work, assessments and land surveys. For the East Union Middle project, the funding will provide demolition, additions and building renovations to accommodate middle school academic and athletic programming.

With a successful bond, more projects will move up on the priority list for capital needs and future bonds. All communities benefit when we value public schools. District improvements increase safety, support evolving educational programs and practices, modernize aging facilities and directly impact the quality of life in Union County.

## BOND PROJECTS \$39,421,448



### EAST UNION MIDDLE REPLACEMENT SCHOOL PROJECT

Approximately \$27,567,447

- Original East Union Middle was built in the 1950s
- Construction to relocate East Union Middle to the Forest Hills High campus
- Repurpose the current Forest Hills High building for East Union Middle
- Demolition, additions and renovations to accommodate middle school academic and athletic programming
- Classroom and outdoor space to align with the AgTech program



### PARKWOOD HIGH PRE-CONSTRUCTION PROJECT

Approximately \$10,705,804

- Original Parkwood High was built in the 1960s
- Pre-construction services will include:
  - Design services for a replacement school
  - Environmental studies, land surveys and traffic impact analysis
  - Geotechnical testing to identify soil and subsurface materials
  - Site development and construction permits

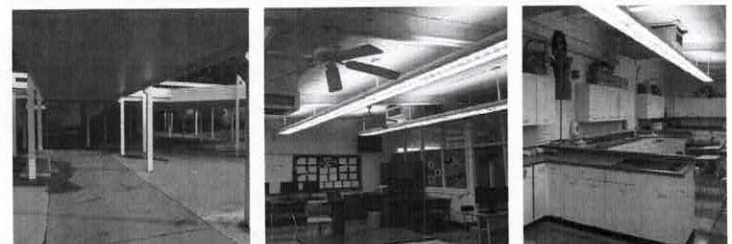


### PROGRAM CONTINGENCY/MANAGEMENT

(\*This applies to both projects)  
Approximately \$1,148,197

- Cost of over runs, unforeseen conditions, changes in scope on construction

STAY CONNECTED [www.ucps.k12.nc.us/bond2024](http://www.ucps.k12.nc.us/bond2024)





# FREQUENTLY ASKED QUESTIONS

## Q. WHAT IS A **BOND**?

A. A bond is a loan that is issued by a local government agency to finance long-term construction projects. Union County would sell bonds over a period of time to finance the renovations and additions that our schools need. Bonds are the most cost-effective method to finance school facilities.

## Q. WHY DO WE NEED BONDS TO **RENOVATE SCHOOLS**?

A. School renovation and construction projects are very expensive to fund at one time. Bonds spread the cost of major capital improvements over a number of years. This is similar to securing a mortgage on a home and spreading the cost of home buying over a period of years.

## Q. WHY DO WE NEED **THIS BOND**?

A. To address aging facilities. UCPS has more than \$1.1 billion in facility needs to address renovations, upgrades, and future planning. The 2024 bond will build on previous investments and provide adequate facilities for students and staff.

## Q. WHAT'S INCLUDED IN THE 2024 **BOND PROJECT LIST**?

A. This bond will invest in pre-construction for a new Parkwood High School and a construction project that will relocate East Union Middle to the Forest Hills High campus. For Parkwood High, the funding will address design work, assessments and land surveys. For the East Union Middle project, the funding will provide demolition, additions and building renovations to accommodate middle school academic and athletic programming.

## Q. WHAT HAPPENS IF THE **BOND DOESN'T PASS**?

A. The Board of Education will work with the county to develop an alternative plan to address aging facilities, renovations, upgrades and capacity. This will delay capital improvement projects on the long-range planning list.

## Q. IF THE BOND PASSES ON NOV. 5, **WHEN WILL THE PROJECTS BEGIN**?

A. Renovation and construction for the relocation of East Union Middle to the Forest Hills High campus will begin when Forest Hills High has relocated to the new building and any items in the existing Forest Hills High are salvaged. We expect this process to begin in September 2025.

The design work for Parkwood High is contingent on when funds are provided by Union County Government. Typically, this occurs five to seven months after election day.

**Q. WHAT ARE THE PLANS FOR THE CURRENT EAST UNION MIDDLE BUILDING?**

A. The Board of Education has not made a decision on future plans for this facility.

**Q. HOW WERE THE PROJECTS SELECTED FOR THE 2024 SCHOOL BOND?**

A. The Board of Education recommended several projects from the long-range capital planning list to the Union County Board of Commissioners (BOCC) to be considered for the 2024 bond referendum.

These two projects were approved for this bond by the BOCC.

**Q. MY CHILD'S SCHOOL IS NOT ON THIS BOND, WHY SHOULD I BE CONCERNED ABOUT THESE PROJECTS?**

A. Union County Public Schools is committed to ensuring that all students receive a quality education in safe and efficient learning environments. All schools benefit when we value public schools. District improvements increase safety, support evolving educational practices, modernize aging facilities and directly improve the quality of life in Union County. With a successful bond, more projects will move up on the priority list for capital needs and future bonds.

**Q. WHAT IS THE ESTIMATED TAX INCREASE?**

A. According to the Union County Board of Commissioners, the estimated maximum annual debt service impact is \$4,077,755 beginning in FY 2026. The annual estimated amount of property tax liability increases for each \$100,000 of property tax value to service the cumulative cost over the life of the bond is estimated at \$8.00 (based on 0.80 cents increase in the ad valorem property tax rate). This estimate is based on the legislative requirements of NC Session Law 2022-53 for bond referendums.

**Example:** For each \$100,000 in value, there would be an impact of approximately \$8.00.

**Q. WHEN IS THE VOTE FOR THE SCHOOL BOND?**

A. Nov. 5, 2024. Additional information is available at [ucps.k12.nc.us/bond2024](https://ucps.k12.nc.us/bond2024)

Visit <https://www.unioncountyncelections.gov/> for information about voting and registering to vote.





UNION COUNTY PUBLIC SCHOOLS

2024  
BOND

VOTE

NOV. 5

# COMMUNITY MEETINGS

## DATES AND LOCATIONS

SEPTEMBER 12  
FOREST HILLS HIGH - 6 P.M.

SEPTEMBER 19  
PARKWOOD HIGH - 6 P.M.

OCTOBER 3  
PARKWOOD HIGH - 6 P.M.

OCTOBER 17  
EAST UNION MIDDLE - 6 P.M.



STAY CONNECTED



[www.ucps.k12.nc.us/bond2024](http://www.ucps.k12.nc.us/bond2024)

**Discuss  
Non-Conforming  
#NC 24 068  
Request**



**Town of Fairview  
Staff Report for:  
Council**

DATE: Sept 10th<sup>th</sup> 2024

<b>CASE #: NC 24 068</b>	
<b>Applicant(s):</b>	Gregory and Jacqueline Sanders 2906 East Brief Road Monroe NC 28110
<b>Property Owner(s):</b>	same
<b>Requested Action:</b>	To be able to build a home on non-conforming lot because building in the front yard. Survey on File
<b>Existing Zoning:</b>	RA-40
<b>Requested Zoning:</b>	RA-40 (Special Use Permit for 'non-conforming lot')
<b>Location:</b>	2609 East Brief Road
<b>Property Size:</b>	4.06Ac
<b>Tax Parcel(s):</b>	08087004
<b>Purpose/Narrative:</b>	<p>The Applicant is asking the town to approve an enlargement of a 'non-conforming lot' to build a home at the property.</p> <p>The 'non-conforming' is an accessory building (50X100) on the front of the property that does not meet the requirements of 'No accessory structure in the front yard'. <b>This building is part of an old 'Chicken house'</b></p> <p>The Fairview Council Can approve a 'special use permit' Under Section 124 (e)(g)(h)</p>
<b>Surrounding Area Zoning:</b>	Residential/Farming
<b>Existing Conditions:</b>	Not being used at this time
<b>Compliance with Zoning Ordinance:</b>	Section 124 (e)(g)(h) Extension or enlargement of Non-Conforming Situations
<b>Special Use Permit Conditions:</b>	If approved, the order will allow the accessory in the front yard to remain, and a building permit be issued to build a home on the back of the property building Structure in front yard meets the setback requirements
<b>Staff Recommendation on Application:</b>	Recommend Approval with special use permit As presented

**Parcel Number**

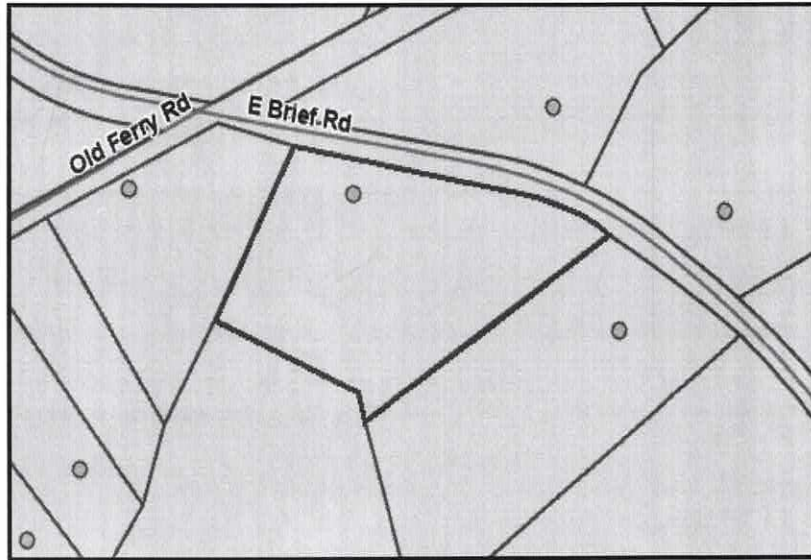
08087004A

**Owner**

SANDERS GREGORY SANDERS JACQUELINE

**Mailing Address**

2906 E BRIEF RD  
MONROE  
NC, 28110



**Account Information**

Land Value	\$85,400.00	Description	#2 OPCQ407
Building Value	\$91,800.00	Situs Address	2906 E BRIEF RD
Total Value	\$177,200.00	Property Class	RESIDENTIAL
Acreeage	4.6170		

**Sales Information**

<b>Sale Date</b>	<b>Sale Amount</b>	<b>Book &amp; Page</b>	<b>Grantor</b>
02/23/2022	\$70,000.00	8406 889	MIDLAND TURF AND LANDSCAPES, LLC

**Location Information**

<b>Municipal Administration</b>	Fairview	<b>12 Mile Service Area</b>	No
<b>County Zoning Code</b>	CITY	<b>School</b>	<u>School Assignment Information</u>
<b>Zoning Administration</b>	Fairview	<b>Census Tract Number</b>	202.04
<b>ETJ</b>		<b>FEMA Panel</b>	5551
<b>Fire District</b>	Fairview	<b>FEMA Zone</b>	
<b>Soils</b>	GsB,CmB,BaB		

**Building Information [View Real Property Site](#)**

Total Living Area	00
Year Build	0

**District Voting Assignments (Jurisdictions)**

<b>Polling Place</b>	BETHLEHEM PRESBYTERIAN CHURCH	<b>School District</b>	4	<b>Congressional District</b>	9
<b>Precinct District</b>	#12	<b>State House</b>	69	<b>Senate District</b>	35



NC 24068

# Town of Fairview

7516 Concord Highway  
Monroe NC 28110

## Change in Use, Non-Conforming (Special Use Permit)

FEE: \$500

Date of Application 8/1/24

Applicant's Name HARVINY & JACQUELINE SANDERS  
 Applicant's Mailing Address 2906 E. BRIEF RD. MONROE, NC 28110  
 Business Phone # 414 Home Phone # 414  
 Cell # 704.946.1623 Email: STORKYFUN@AOL.COM

Property Owner's Name HARVINY & JACQUELINE SANDERS  
 Property Owner's Mailing Address \_\_\_\_\_  
 Business Phone # \_\_\_\_\_ Home Phone # \_\_\_\_\_  
 Cell # \_\_\_\_\_ Email Address (SAME AS ABOVE)

Relationship of Applicant to Property Owner SELF

### Property Information

Location 2906 E. BRIEF RD. MONROE, NC 28110  
 Tax Map Parcel Number 08-087-004  
 Deed Book & Page Number 6204 1469 Acreage 4.617  
 Current Zoning District \_\_\_\_\_ Flood Hazard Area (Y/N) NO  
 Proposed Zoning District \_\_\_\_\_

### Attachments - The following shall be attached to this application:

- 1) If the property proposed for rezoning is less than the entire lot or tract as currently recorded in the Union County Register of Deeds Office, then three (3) copies of a survey and a legal description for the area to be re-zoned should be attached; OR, if an entire lot or tract is proposed for rezoning, then three (3) copies of a survey map or Union County Tax Map for the property should be attached;
- 2) The names and addresses of all adjoining property owners including those across streets and highways as currently registered in the Union County Tax Assessor's Office.
- 3) Any other information that may be needed to insure that this application is in compliance with all provisions of the Land Use Ordinance.
- 4) A fee (in cash or a check made payable to the Town of Fairview) in the amount of \$500.00 shall be submitted to the Town of Fairview, 7516 Concord Highway, Monroe, NC 28110.

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Hello Fairview Community!

My name is Jackie Sanders. My husband and I recently purchased acreage from our children's farm in hopes to build next door. Our land is located at 2906 E. Brief Road Monroe, NC 28110. Many of you might have noticed us tearing down turkey houses, a medicine room, and a litter shed over the spring and summer.

It is our hope to be able to keep a small portion of one turkey house. It is 50 feet wide x 100 feet deep. We have cleaned it out and are storing our tractor, yard tools, etc. It is our hope to be able to keep it on a permanent basis. If permission is granted we will wrap it in a nice metal to be appealing to the eye.

We are seeking a Special Use Permit through the Town of Fairview. We will have a hearing in September regarding this matter. I welcome you to attend should you have questions and/or concerns.

Kindly,

Jackie Sanders

NC24068

Old Ferry Road LLC  
5160 / 882



Surveyed By: Flowe and Son Land Surveying  
11316 Brief Road  
Charlotte, N.C.  
28227  
(704) 309-6130  
Email: gsflowe@gmail.com

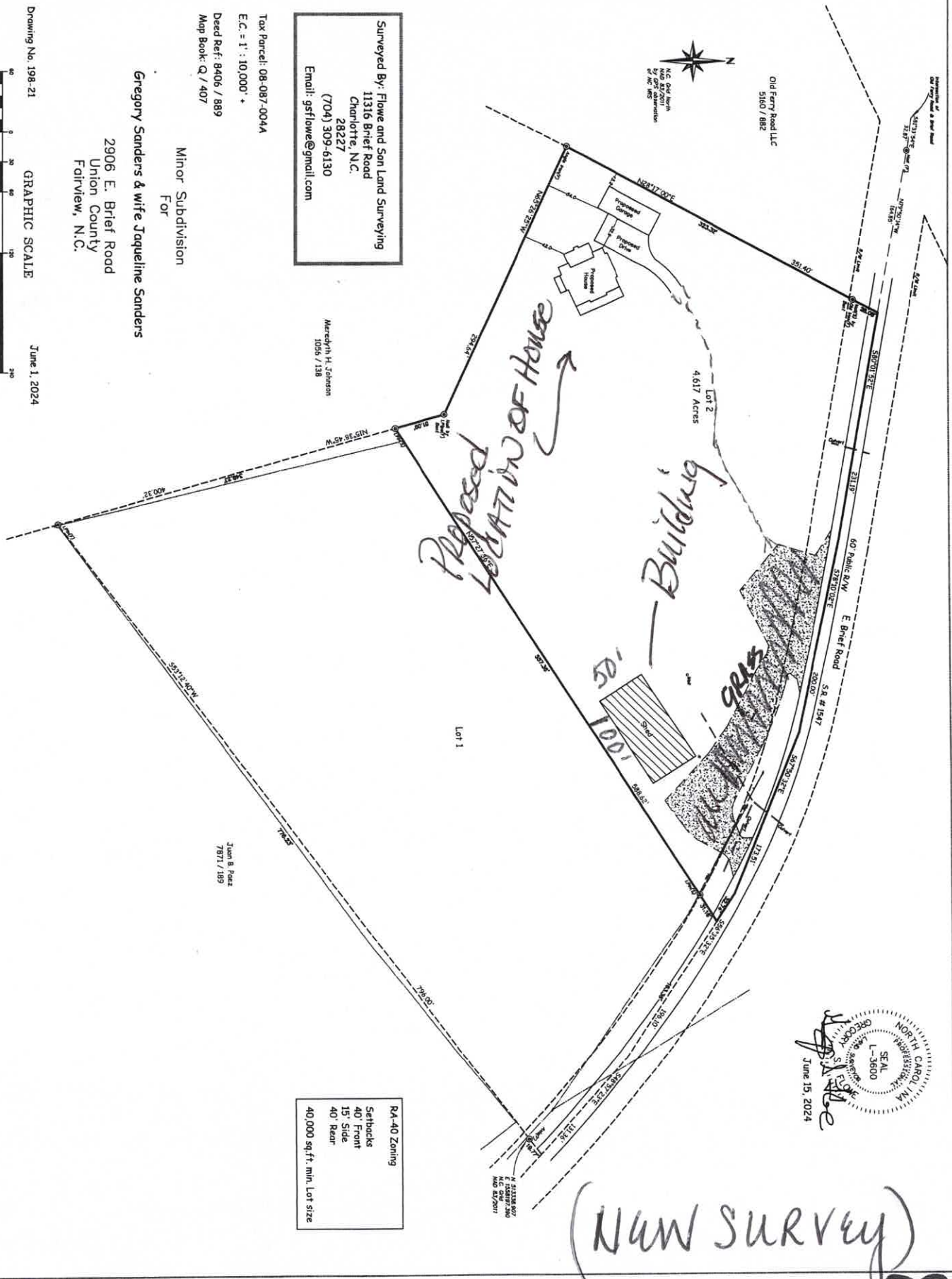
Tax Parcel: 08-087-0044  
E.C. = 1' : 10,000' +  
Deed Ref: 8406 / 889  
Map Book: Q / 407

Minor Subdivision  
For  
Gregory Sanders & wife Jaqueline Sanders  
2906 E. Brief Road  
Union County  
Fairview, N.C.

Drawing No. 198-21

GRAPHIC SCALE

June 1, 2024



RA-40 Zoning  
Setbacks  
40' Front  
15' Side  
40' Rear  
40,000 sq. ft. min. Lot size



(NEW SURVEY)





- (c) For purposes of subsection (b), compliance with applicable building setback requirements is not reasonably possible if a building that serves the minimal needs of the use proposed for the nonconforming lot cannot practicably be constructed and located on the lot in conformity with such setback requirements. However, mere financial hardship does not constitute grounds for finding that compliance is not reasonably possible.
- (d) This section applies only to undeveloped nonconforming lots. A lot is undeveloped if it has no substantial structures upon it. A change in use of a developed nonconforming lot may be accomplished in accordance with Section 126.
- (e) Reserved

### **Section 124 Extension or Enlargement of Nonconforming Situations.**

- (a) Except as specifically provided in this section, no person may engage in any activity that causes an increase in the extent of nonconformity of a nonconforming situation.
- (b) A nonconforming use may be extended throughout any portion of a completed building that, when the use was made nonconforming by this ordinance, was manifestly designed or arranged to accommodate such use. However, a nonconforming use may be extended to additional buildings or to land outside the original building only in accordance with subsection (e) or Section 128 (Nonconforming Projects).
- (c) A nonconforming use of open land may not be extended to cover more land than was occupied by that use when it became nonconforming only in accordance with subsection e) or Section 128 (Nonconforming Projects).
- (d) The volume, intensity, or frequency of use of property where a nonconforming situation exists may be increased and the equipment or processes used at a location where a nonconforming situation exists may be changed if these or similar changes amount only to changes in the degree of activity rather than changes in kind and no violations of other paragraphs of this section occur.
- (e) Subject to subsection (f), the Town Council may issue a special use permit to allow:
  - (1) A structure within which a nonconforming use is conducted to be enlarged; or
  - (2) Additional structures to be built on the lot where the nonconforming use is located, within which structures the nonconforming use can be enlarged; or



- (3) A nonconforming use of land to be extended beyond geographical bounds in which it has been conducted.
- (f) A complete application for a special use permit shall be submitted to the Administrator for a public evidentiary hearing and decision by the Town Council. The public hearing shall be advertised by Section.
- (g) The Town Council shall have the authority to issue the special use permit, along with any fair and reasonable conditions to assure conformance with this Ordinance, other plans adopted by the Town Council, and compatibility with surrounding properties. All additional conditions imposed by the Council in association with the special use permit shall be agreed upon by the applicant prior to final consideration.

Notice of the public hearing shall be given as follows:

- Such notice shall be published once a week for two successive weeks in a newspaper having general circulation in the Town. The first notice shall be published not less than ten days nor more than twenty-five days before the date fixed for the hearing. In computing this period the date of publication shall not be counted but the date of the hearing shall be.
  - The owner of that parcel of land as shown on the county tax listing, and the owners of all parcels of land abutting that parcel of land as shown on the county tax listing shall be mailed a notice of the public hearing by first class mail at the last addresses listed for such owners on the county tax abstracts. This notice must be deposited in the mail at least ten (10) but not more than twenty-five (25) days prior to the date of the public hearing.
- (h) Once the public hearing has been concluded, The Town Council may issue the permit described if it finds that:
    - (1) The action authorized would not adversely affect the health or safety of persons residing or working in the neighborhood of the nonconforming use; and
    - (2) The action authorized would not substantially impair the value of nearby properties; and
    - (3) No useful purpose would be served by the strict application of the provisions or requirements of this ordinance to which the use does not conform; and
    - (4) The permittee will comply with the provision of Section 125(d)(2).

Without limiting the foregoing, the Town Council may attach to a permit a condition limiting the permit to a specified duration. All additional conditions or requirements

shall be entered on the permit. All additional conditions or requirements authorized by this section are enforceable, in the same manner and to the same extent as any other applicable requirement of this ordinance.

A vote may be taken on application conditions or requirements before a vote is taken on the "findings" listed herein.

- (i) Notwithstanding subsection (a), any structure used for single-family residential purposes and maintained as a nonconforming use may be enlarged or replaced with a similar structure of a larger size, so long as the enlargement or replacement does not create new nonconformities or increase the extent of existing nonconformities with respect to such matters as setback and parking requirements. In particular, a manufactured home may be replaced with a larger manufactured home, and a "single-wide" manufactured home may be replaced with a "double-wide". This paragraph is subject to the limitations stated in Section 127 (abandonment and discontinuance of nonconforming situations).
- (j) Notwithstanding subsection (a), whenever: (i) there exists a lot with one or more structures on it; and (ii) a change in use that does not involve any enlargement of a structure is proposed for such lot; and (iii) the parking or loading requirements of Article XVIII that would be applicable as a result of the proposed change cannot be satisfied on such lot because there is not sufficient area available on the lot that can practicably be used for parking or loading, then the proposed use shall not be regarded as resulting in an impermissible extension or enlargement of a nonconforming situation. However, the applicant shall be required to comply with all applicable parking and loading requirements that can be satisfied without acquiring additional land, and shall also be required to obtain satellite parking in accordance with Section 297 if: (i) parking requirements cannot be satisfied on the lot with respect to which the permit is required; and (ii) such satellite parking is reasonably available. If such satellite parking is not reasonably available at the time the permit is granted, then the permit recipient shall be required to obtain it if and when it does become reasonably available. This requirement shall be a continuing condition of the permit.
- (k) Notwithstanding any other provision of this ordinance, additional right-of-way along an existing street may be condemned, and a property owner may at the request of the Town or State dedicate additional right-of-way even if such condemnation or dedication results in the creation or exacerbation of a nonconforming situation.

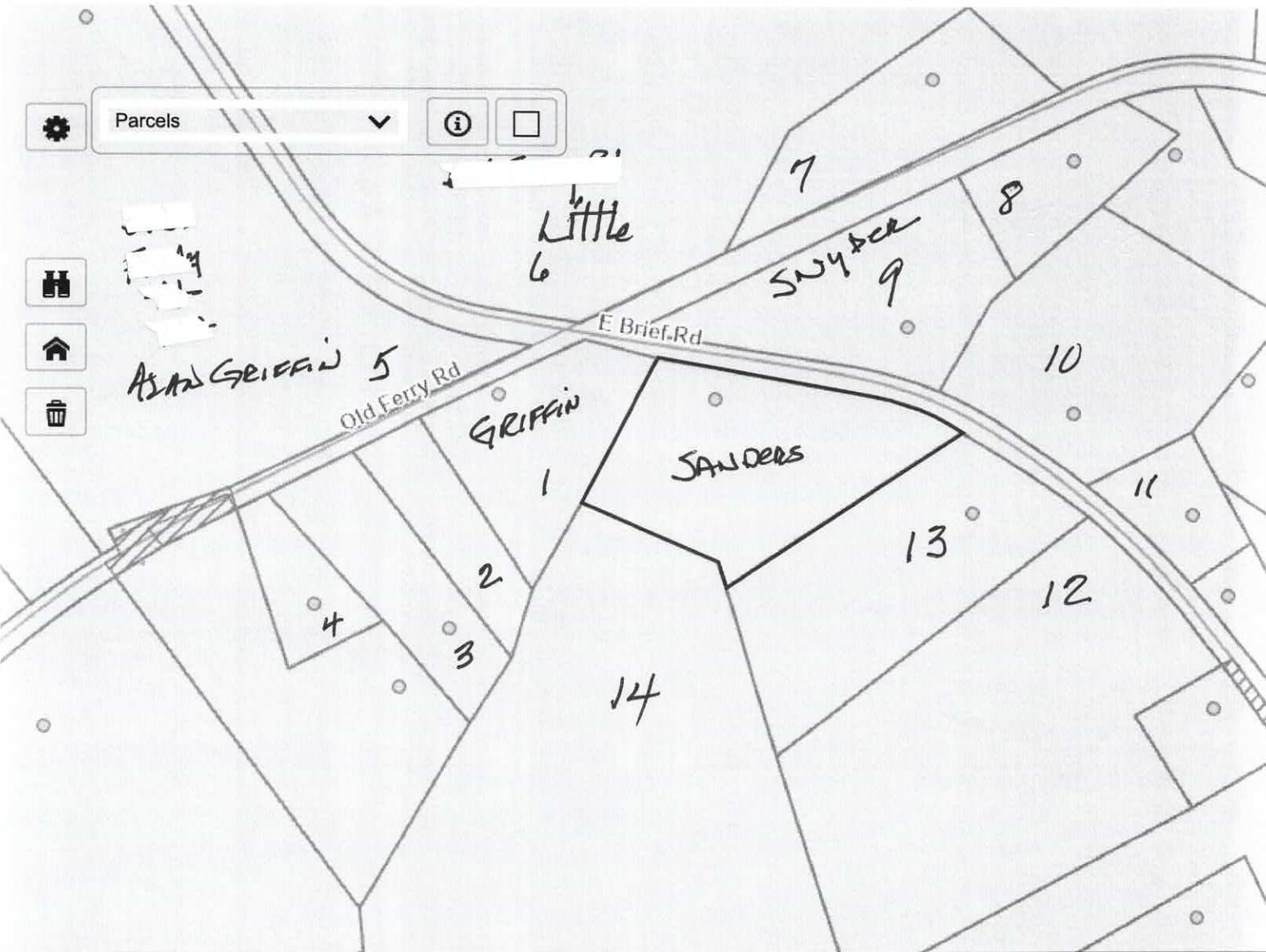
### **Section 125 Repair, Maintenance and Reconstruction.**

- (a) Minor repairs to and routine maintenance of property where nonconforming situations exist are permitted and encouraged. Major renovation, i.e., work estimated to cost more than twenty-five percent of the appraised valuation of the



- ✓ 1. Alan Griffin  
3206 E. Hwy. 218  
Monroe, NC 28110
- ✓ 2. Butch Kiker  
9921 Old Ferry Road  
Monroe, NC 28110
- ✓ 3. Lynn Kiker  
53 Winter Green Drive  
Beaufort, SC 29906
5. ~~Alan Griffin~~  
~~3206 E. Hwy. 218~~  
~~Monroe, NC 28110~~
- ✓ 6. John Little & Amy Griffin  
8919 Old Ferry Road  
Monroe, NC 28110
- ✓ 7. Michael Stencil  
8903 Old Ferry Road  
Monroe, NC 28110
- ✓ 8. Lauren Collura  
8901 Old Ferry Road  
Monroe, NC 28110
- ✓ 9. Lance & Michelle Snyder  
616 Clontz Road  
Indian Trail, NC 28079
- ✓ 10. Randle Hukill, Trustee  
3001 E. Brief Road  
Monroe, NC 28110
- ✓ 11. Horace W. Helms  
3011 E. Brief Road  
Monroe, NC 28110
- ✓ 12. Tamara Odaechuk Igor  
3018 E. Brief Road  
Monroe, NC 28110
- ✓ 13. Matthew & Ashley Eudy  
3000 E. Brief Road  
Monroe, NC 28110
14. Meredyth Johnson  
Susan Haigler  
225 Red Hill Lane  
New Hill, NC 27562

JACKIE SANDERS 08087004A NC24068





## Ed Humphries

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**From:** EJ Legal Ads <ejlegalads@gmail.com>  
**Sent:** Tuesday, August 20, 2024 11:16 AM  
**To:** Ed Humphries  
**Subject:** Re: Fairview  
**Attachments:** 71034141\_00000009.pdf

A copy of your ad scheduled for 8/28 & 31 is attached, cost is \$134.32.  
Please let me know if you have any questions or changes.

Thank you,  
*Janie Ervin*  
Legal Account Representative for  
The Enquirer Journal  
1508 Skyway Dr.  
Monroe, NC 28110  
336-888-3584

On Tue, Aug 20, 2024 at 10:01 AM Ed Humphries <ehumphries@fairviewnc.gov> wrote:

Could you put in the paper on the 28<sup>th</sup> of Aug and the 31<sup>st</sup> of Aug?

----Edh

*Ed Humphries*

Town of Fairview

Land Use Administrator

7516 Concord Highway

Monroe NC 28110

704.564.3412

[ehumphries@fairviewnc.gov](mailto:ehumphries@fairviewnc.gov)