

# *Town of Fairview*



**Town of Fairview  
Regular Town Council Meeting  
June 11, 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, Patricia Kindley, and Kerry Price. Absent: John Biggers and David Link

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**

Patricia Kindley made a motion to approve the agenda as submitted. 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.D. Fairview Park Event May Draft Minutes (*Report Accepted as Information*)
- 5.E. Fairview Park Facility May Draft Minutes (*No December Meeting*)
- 5.F. Planning Board May Draft Minutes (*No December Meeting*)
- 5.G. Approve Council Minutes for May 14, 2024

Kerry Price made a motion to approve the consent agenda. Patricia Kindley 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. Discuss Non-Conforming #NC 24 042 Request**

Ed Humphries presented the non-conforming #NC 24 042 request from Warren Early to add a living room to his home at 6119 Sikes Mill Rd. The “non-conforming” aspect of the property is an accessory building in the rear of the property that does not meet the Land Use Ordinance setback requirements of 5 feet from the property line. The home and accessory building were built before the town was established. The Council discussed.

**Mayor Opened Public Hearing**

**Public Comment:** Robert Stegall spoke in favor of the special permit

**Mayor Closed Public Hearing**

**“Finding of Fact”:**

1. Kerry Price made a motion that the proposed special use will not materially endanger the public health or safety because adding the living room to the home will have no impact on the health or safety. Patricia Kindley seconded the motion. Council members Kindley and Price voted yes (2-0).
2. Patricia Kindley made a motion that the proposed special use will not substantially injure the value of adjoining or abutting property because will only improve the value of other properties. Kerry Price seconded the motion. Council members Kindley and Price voted yes (2-0).
3. Kerry Price made a motion that the proposed special use will be in harmony with the area in which it is to be located because this a residential area and residential improvements. Patricia Kindley seconded the motion. Council members Kindley and Price voted yes (2-0).
4. Patricia Kindley made a motion that the proposed special use will be in general conformity with the land use plan, thoroughfare plan, or other plan because the land use does not change. Kerry Price seconded the motion. Council members Kindley and Price voted yes (2-0).

**Approval of Request:**

Patricia Kindley made a motion to approve the Non-Conforming #NC 24 042 request from Warren Early to add a living room to his home at 6119 Sikes Mill Rd. The zoning amendment under consideration is 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). Kerry Price seconded the motion. Council members Kindley and Price voted yes (2-0).

**8.B. Discuss/Approve budget amendments for the 2023-2024 Budget**

Darrell Baucom presented the 2023-2024 Budget Amendment 1 to the Council. The Council discussed.

Patricia Kindley made a motion to approve the 2023-2024 Budget Amendment 1. Kerry Price seconded the motion. Council members Kindley and Price voted yes (2-0).

**8.C. Public Hearing on Proposed 2024-2025 Town Budget**

Darrell Baucom presented the 2024-2025 town budget to the Council. The Council discussed.

**Mayor Opened Public Hearing  
Budget for the Town of Fairview**

**No Public Comments**

**Mayor Closed Public Hearing**

**8.D. Discuss/Adopt 2024-2025 Budget Ordinance for fiscal year and Update fees for Nuisance Ordinance and Picnic Shelter Rental**

Darrell Baucom presented the 2024-2025 budget ordinance. Teresa Gregorius presented the updated fees for the Nuisance Ordinance and Picnic Shelter Rental (see Appendix A). The Council discussed.

Patricia Kindley made a motion to adopt the 2024-2025 Budget Ordinance and approve the updated fees as presented. Kerry Price seconded the motion. Council members Kindley and Price voted yes (2-0).

**8.E. Discuss/Review Park Amphitheater Site Plan**

Jon Wood, Senior Project Manager, Benesch, presented the site plan for the park amphitheater. The Council discussed. Mr. Wood was asked to give the

town an estimate for managing the site preparation in addition to the contract already in place for the site plan drawings/specs.

**9. Council Comments:**

Patricia Kindley stated that the fountain in the pond at the park looks nice and expressed her appreciation to Love Well & Pump Supply for donating the fountain.

Mayor Wilfong stated that he would like to Council to think about allowing fishing at the park and what policies and procedures they would like to put into place.

Mayor Wilfong called the Council into Closed Session

**10. Closed Session: Statute 143-318.11 Section 85**

Mayor Wilfong opened the regular Council meeting after the Closed Session

**11. Adjournment**

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

Respectfully submitted,

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Teresa Gregorius  
Town Clerk

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Gary Wilfong  
Mayor

**Approved this 9<sup>th</sup> day of July 2024**