

TOWN OF UNIONVILLE
MINUTES OF REGULAR PLANNING BOARD MEETING

The Planning Board of Town of Unionville met on Monday, July 1, 2019, at Town Hall, 1102 Unionville Church Road, Monroe, NC. Chairman Ken Trull, Board members Jerry Adams, Barry Baucom, Andy Fowler, Craig Rushing, Joe Medlin, and Alternates Scott Barbee and Matt Price were present. Absent was Jeff Broadaway.

Everyone stood and recited the Pledge of Allegiance to the United States flag, after which Barry Baucom led the prayer of invocation.

Chairman Trull called the meeting to order and welcomed all to the meeting at 7:33 p.m. Chairman Trull asked Alternate Matthew Price to fill in for Jeff Broadaway on the Board.

Chairman Trull then asked for any questions on the minutes of the June 3, 2019, Regular Meeting. After a motion by Barry Baucom, seconded Joe Medlin, the Board unanimously approved the minutes from the June 3, 2019, Regular Meeting.

Next, Chairman Trull moved on to the next item, the consideration of Serena Hill Phase II. This is a six-lot major subdivision on C. J. Thomas Road. Chairman Trull noted that Mr. Helms would be available by phone if there were any questions. Chairman Trull asked Land Use Administrator Gaddy to speak about the subdivision. She advised the Board that this was similar to Phase I, noting that Mr. Helms would have to run water and install a fire hydrant. Due to the expense of the hydrant, he would have a bond of credit, so Council will approve this final plat. Joe Medlin stated that it looked like Lots 11, 12, and 13 had driveways that went across the septic repair area. He stated that it did not look like a good idea. Land Use Administrator Gaddy stated that she sent it to DOT and they did not raise any concerns. In addition, the Town has never had driveway standards, so that is not something that we regulate. Craig Rushing stated that it will be up to the inspector to approve or deny.

Matthew Price asked if water did not run down C. J. Thomas Road. Land Use Administrator Gaddy stated that it does not. The ordinance states that if any portion of a subdivision is within 300 feet of water service, then water must be run to the entire subdivision. She stated that they had to bore under Unionville-Indian Trail Road to run the water. It will be run to the six lots within the subdivision that front on C. J. Thomas Road, but that would be the only place it would go.

Chairman Trull asked if this would be the last of the lots within this subdivision. Land Use Administrator Gaddy stated that it would be. There being no other questions and upon a motion duly made by Jerry Adams, seconded by Craig Rushing, the Board unanimously approved the Serena Hill Phase II subdivision.

Next, Chairman Trull opened the floor for discussions and recommendations for updating the Town's Land Use Plan and Future Land Use Map. Chairman Trull noted that the recommendations from the last meeting had been added and sent back out to the Board. Land Use Administrator then advised the Board of the changes that were made. Chairman Trull stated that there were not a lot of changes

made. He asked the Board if they would like to go ahead and vote to recommend the changes to council or if they wanted to bring their copies to the next meeting and review it once more. Land Use Administrator Gaddy advised the Board to review it once more before making a recommendation. Andy Fowler asked if they should review changing the lot sizes from R-40 to R-60, as was recommended by Mr. Flowe. Land Use Administrator Gaddy stated that making a change like that would require a text amendment and change of the Land Ordinance. Chairman Trull stated that he did not think this would be the forum to make such a change. Land Use Administrator Gaddy advised that it would have to be done through the Text Amendment process, which would require advertising, public hearings, and a decision from Council. Joe Medlin made a motion to table the review of the Land Use Plan and Future Land Use Map until the next meeting. The motion was seconded by Matthew Price and passed unanimously.

In other business, Land Use Administrator Gaddy updated the Board on the Conditional Use Permit from Tim Keziah. The public hearing scheduled for last month has been postponed to Monday, July 15th at 6:30 p.m. due to a supporting witness experiencing a death in the family. The Council will make a decision during their 7:30 p.m. regular meeting.

There being no other business, and upon motion made by Joe Medlin, the meeting was adjourned at 7:47 p.m.

Respectfully submitted,

Melody Braswell

Deputy Clerk