

**TOWN OF UNIONVILLE  
MINUTES OF PUBLIC HEARING**

The July 20, 2020 7:10 p.m. public hearing considering comments regarding Text Amendment #TC-20-02 was held at Town Hall, 1102 Unionville Church Road, Monroe, NC. Mayor Baucom and Commissioners Andrew Benton, Jeff Broadaway, Ken Brown, and Gene Price were present. Town Attorney Ken Helms was also present. Commissioner Jaren Simpson was absent.

Mayor Baucom called the public hearing to order and welcomed everyone at 7:12 p.m.

Next, Mayor Baucom asked Sonya Gaddy, Town of Unionville's Land Use Administrator, to introduce the Text Amendment #TC-20-02. Land Use Administrator Gaddy stated that a subdivision has been submitted that has three smaller lots provided with septic easements that do not meet the 40,000 square-foot minimum in RA-40. These lots were designated as unbuildable septic lots for three of the lots in the subdivision. The surveyor advised that they do this type of lot frequently in Union County. Land Use Administrator Gaddy spoke to the gentleman in Union County, and he stated that it is allowed throughout the county, but it is not recorded in the county's Land Use Ordinance. Land Use Administrator Gaddy then reached out to the Planning Board chairman and he felt that if we are going to have something like this, then it needs to be put in the ordinance. Land Use Administrator Gaddy stated that she agreed with the Planning Board Chairman and stated that she would not feel comfortable approving a lot like this and not have documentation within the Land Use Ordinance to fall back on. The proposed amendment is wording to go into the ordinance to allow unbuildable septic lots that are smaller than 40,000 square feet in RA-40 zoning when they are labeled as "Unbuildable for Septic Use Only." Rick Flowe from N-Focus helped with the wording of the text amendment and it would apply to the entire town, not just these few lots.

There being no additional comments, Mayor Baucom declared the public hearing closed at 7:15 p.m.

Respectfully submitted,

Melody S. Braswell  
Deputy Clerk