

TOWN OF UNIONVILLE
MINUTES OF REGULAR PLANNING BOARD MEETING

The Planning Board of Town of Unionville met on Monday, March 4, 2019, at Town Hall, 1102 Unionville Church Road, Monroe, NC. Chairman Ken Trull, Board members Joe Medlin, Jeff Broadaway, Aaron Tarlton, Craig Rushing, Andy Fowler, Jerry Adams, and Alternates Barry Baucom and Scott Barbee were present.

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

Chairman Trull called the meeting to order and welcomed all to the meeting at 7:30 p.m. After a motion by Jeff Broadaway, seconded by Joe Medlin, the Board unanimously approved the minutes from the February 4, 2018, regular meeting.

Chairman Trull introduced the first item of business, the consideration of Subdivision #19-02, owned by Larry McGee, for one new parcel on Concord Highway. Land Use Administrator Gaddy stated that Mr. McGee is present and available to answer questions. The new subdivision proposed is a 5.24 acre tract without road frontage, with a 20-foot dedicated easement. Land Use Administrator Gaddy stated that everything is in order for the subdivision and meets the town and county requirements. Upon a motion made by Joe Medlin, seconded by Jerry Adams, Subdivision #19-02 was approved unanimously.

Chairman Trull then brought forward the next item of business, the consideration of Subdivision #17-11, owned by Rick Harris Helms, for one new parcel on Poplin Road. Land Use Administrator Gaddy stated that this subdivision had a change of ownership since February. The proposed subdivision is a 2 acre tract without road frontage and 60-foot right of way. She noted that this request for subdivision had been received back in 2017, but remained incomplete until recently. The subdivision meets the town and county requirements. Upon a motion made by Aaron Tarlton, seconded by Joe Medlin, Subdivision #17-11 was approved unanimously.

Chairman Trull then brought up Aaron Tarlton's expiring term in April 2019. Aaron Tarlton said he would be living in Unionville for about another year. He is willing to do whatever is best, but didn't know if it would be reasonable for him to be involved and then abruptly uninvolved. He stated that he would be glad for one of the alternates to move on and he would rotate off. Land Use Administrator Gaddy stated that he can continue to serve until the Council appoints the term. Chairman Trull stated that Council had the date wrong at their last meeting. Aaron stated that he did not want to resign, rather he would just like to roll off. He asked when he would need to make a firm decision. Chairman Trull asked if anyone had thoughts or opinions. Jeff Broadaway stated that it would be Aaron's call and he needed to act on whatever he was comfortable with. He stated that Aaron would be here until he moved, so he would be just as eligible as anyone to serve. Aaron asked if he could take some additional time to think it over. Chairman Trull stated that it would be tabled until the next meeting and we would add it to that agenda. He then thanked Aaron for considering staying on.

In other business, Land Use Administrator Gaddy stated that she has found the applications for Planning Board, but none of them are technically valid any longer. She brought some spare applications, if the Board members want to share them. Aaron stated that he had spoken with Matt Price earlier and he is interested in filling an alternate position if/when one should come available. Chairman Trull asked Land Use Administrator Gaddy if she would reach out to the applicants to determine their continued interest. She agreed to do so.

Chairman Trull asked Land Use Administrator Gaddy for any update on the septic easement amendment and ordinance in regards to the text amendment that was discussed at the last meeting. She stated that she had not seen any bills from the legislature that she has recognized that would pertain to the text amendment. It seemed to be a pressing issue, but did not know if it had become a bill in Raleigh or not. While she said that she hadn't been reading all of the bills, she is reviewing the titles of the bills.

Jeff Broadaway stated that the Board needed to set a timetable for re-doing the Land Use Plan. He proposed we start reviewing sections and add them to the agenda. Land Use Administrator Gaddy asked if she should email it to the Board for work to begin. She noted that it certainly had information that needed to be updated. She asked the Board members to review the current Land Use Plan and strike out some things, make comments, etc. on the file and we will start working on it.

Chairman Trull asked Land Use Administrator Gaddy if there had been anything new on the proposed zoning change for the storage buildings owned by Mr. Keziah. Land Use Administrator Gaddy stated that he wanted it to be on the April agenda, but she didn't know if he would have that done within that timeframe.

Ricky Helms asked the Board about the Yadkin pipeline coming through. Alternate Barry Baucom stated that it was a water line, and there would be a meeting in Unionville on the 28th. Land Use Administrator Gaddy noted that they could keep track on the town website for information.

There being no other business, and upon motion duly made by Joe Medlin, seconded by Craig Rushing, the Board unanimously adjourned the meeting at 7:43 p.m.

Respectfully submitted,

Melody Braswell
Deputy Clerk