

TOWN OF UNIONVILLE
MINUTES OF REGULAR PLANNING BOARD MEETING

The Planning Board of the Town of Unionville met on Monday, October 7, 2019, at Town Hall, 1102 Unionville Church Road, Monroe, NC. Chairman Ken Trull, Board members Jeff Broadaway, Barry Baucom, Craig Rushing, Joe Medlin, Andy Fowler, and Alternate Matt Price were present. Absent were Jerry Adams and Alternate Scott Barbee.

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 7:31 p.m. Chairman Trull asked Matt Price to fill in for Jerry Adams on the Board. He then welcomed everyone who came out to the meeting.

Chairman Trull then asked for any questions on the minutes of the September 9, 2019, Regular Meeting. After a motion by Barry Baucom, seconded by Joe Medlin, the Board unanimously approved the minutes from the September 9, 2019, Regular Meeting.

Next, Chairman Trull moved on to the next item, the consideration of #SUB-19-11, a 2.185-acre lot served by a 20-foot dedicated easement on Clontz Long Road. Chairman Trull asked if anyone had any questions for Land Use Administrator Gaddy on this. Chairman Trull asked if everything met the requirements of the ordinance, including the 20-foot easement. Land Use Administrator Gaddy confirmed that the subdivision did meet the requirements. After a motion made by Joe Medlin, seconded by Barry Baucom, the Board unanimously approved SUB-19-11.

Next, Chairman Trull brought forward the next item on the agenda, the recommendation of Text Amendment #TC-19-04, a text change to reverse septic restrictions to Sections 238 and 239, requiring on-site sewage disposal facilities, in compliance with House Bill 495, which was tabled from last month. Chairman Trull stated that this was in reference to a text amendment that was recommended to Council and it was accepted a few months ago. Now, we are probably going to recommend to Council to rescind the motion based on the State of North Carolina. He advised the Board that they have three options. The first is that they not do anything. Second, change the wording back to what it was prior to making the amendment. Third, re-word the original text. Andy Fowler asked if they could talk to Rick Flowe again to see what his recommendation would be on it. Land Use Administrator Gaddy stated that they could, but they have his recommendation, which was approved last time. She asked if the Board thought Mr. Flowe would give them some other suggestions. Andy Fowler stated that he would like to see what Mr. Flowe says. Land Use Administrator Gaddy said that she could contact him. Chairman Trull asked Andy if he would like to put that request in the form of a motion. Andy Fowler then made a motion that Land Use Administrator Gaddy contact Mr. Flowe and see if he can attend the next meeting. The motion was seconded by Jeff Broadaway and passed unanimously. Chairman Trull asked if they needed to have any further discussion from the Board, or if they should wait until they have Mr. Flowe's suggestions. Land Use Administrator Gaddy stated that she would reach out and see if Mr. Flowe would be available for the November 4th meeting. Chairman Trull asked if anyone had any thoughts after thinking about it

for a month. Matt Price asked some questions for clarification regarding the text amendment and the departments who oversee this area. Land Use Administrator Gaddy stated that the County's Department of Health and Human Services is the area that ultimately has to approve or deny a septic easement. Chairman Trull advised the Board to think of the questions they want to ask Mr. Flowe for next month's meeting.

Chairman Trull then recognized Town Clerk Gaddy to discuss the Town's Christmas Parade and Tree Lighting on Saturday, December 7, 2019. Clerk Gaddy encouraged the Board to attend the event which starts at 3 p.m. on Saturday, December 7. The parade will be at 4 p.m., tree lighting at 4:30 p.m., and refreshments will be provided in Town Hall.

In other business, Jeff Broadway asked about the status of the Future Land Use Map. Land Use Administrator Gaddy stated that Nadine Bennett is attending a conference and has some updates on the new regulations from the state. Once we get that from them, we will have a clear direction for the Future Land Use Map. Chairman Trull stated that one of the comments made at the Council meeting for the Keziah hearing was in direct relation to updating the Future Land Use Map. He encouraged the Board to think about their opinions of expanding the areas zoned for Light Industrial or Commercial Use (or not).

Chairman Trull then invited the community to share any comments or concerns that they had. Darrell Baucom stated that he felt that N-focus (Rick Flowe) gave the recommendation before to limit the common area of septic. He should have known that the Health Department regulates septic tank approval. He said that in his opinion the advice previously given was not good. Chairman Trull thanked Mr. Baucom and told him that the Board did want to hear what Mr. Flowe had to say.

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

Respectfully submitted,

Melody Braswell

Deputy Clerk