

TOWN OF UNIONVILLE
MINUTES OF REGULAR PLANNING BOARD MEETING

The Planning Board of Town of Unionville met on Monday, July 6, 2020, at Town Hall, 1102 Unionville Church Road, Monroe, NC. Vice-Chairman Craig Rushing, Board members Jerry Adams, Matt Price, Andy Fowler, Joe Medlin (virtually), and Alternate Steve Outen were present. Absent were Chairman Ken Trull, Barry Baucom, and Alternate Scott Barbee.

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

Vice-Chairman Rushing called the meeting to order and welcomed all to the meeting at 7:32 p.m.

Vice-Chairman Rushing then asked for any questions on the minutes of the June 1, 2020, Regular Meeting. After a motion by Jerry Adams, seconded by Matt Price, the Board unanimously approved the minutes from the June 1, 2020, Regular Meeting.

Next, Vice-Chairman Rushing presented the consideration of Subdivision #SUB-20-09, a two-lot subdivision with easements for Douglas Kiker. Vice-Chairman Rushing made sure the Board had the request available and then asked Land Use Administrator Gaddy if the lots had the proper rights-of-way available to get back to the lots. Land Use Administrator Gaddy stated that the owners actually did a recombination and then divided that into two lots for grandsons. They have two easements to serve each lot, each being twenty feet. They even had the gentleman who granted easements to sign the plat as well, which may be a practice we wish to suggest in the future. The subdivision meets all the criteria of the ordinance. Matt Price asked if Land Use Administrator Gaddy had the original plat and if he could review it. Matt Price then confirmed with Land Use Administrator Gaddy that this meets all criteria. Land Use Administrator Gaddy stated that it did. Upon a motion made by Matt Price, seconded by Andy Fowler, the Board unanimously approved Subdivision #SUB-20-09.

Then, Vice-Chairman Rushing introduced the recommendation on Rezoning #ZC-20-01 from CUD-B-2 for a Piedmont High School student parking lot to CUD-B-2 for a work trailer parking lot at 3102 Love Mill Road. Matt Price confirmed that Land Use Administrator Gaddy is the staff person who makes the recommendations in the staff report. Land Use Administrator Gaddy stated that she looks at the Land Use Ordinance and makes sure that it adheres to the ordinance and meets all requirements, or if there are any potential restrictions in regards to lighting, signs, or screening that would be required by the ordinance. She advised the Board that three years ago, the Laneys wanted to transform the old carwash to a parking lot for Piedmont High School students. It was a two-step process - a Conditional Use District for rezoning and then a Conditional Use Permit is granted after that - and conditions pertaining to student parking specifically were applied to the Conditional Use Permit. These conditions stay with the property until it is rezoned. So when Mr. Constante came forward with an interest in purchasing the lot, he could not use it for a trailer parking lot. He now needs the property rezoned to suit his purposes of parking work trailers in the lot. As outlined in the proposed conditions, he wants to park no more than ten trailers which are no longer than twenty feet each. The lighting will be maintained and will not be obtrusive to neighboring property owners. The hours of operation will be from 7:00 a.m. to 6:00 p.m. Monday through Friday. There will be no business conducted at the site as it will only serve as a parking lot for the trailers. The lot will be secured with a gate when it is not in use, and an opaque Type A screen is required to be installed. Ms. Payne, his realtor, was with Mr. Constante at the meeting and confirmed that Mr. Constante has

agreed to the proposed conditions that are on the staff report. Land Use Administrator Gaddy stated that she has reached out to Mr. Stamey at Piedmont High School because she was concerned with parking limitations at the school and a copy of the email sent is included in the meeting packet sent to the Board. After the first rezoning, Union County Schools did purchase 17.7 acres that adjoins the school property and has road frontage on Love Mill Road across from the parking lot. Matt Price confirmed that this land is on the same side of the road as the school. Craig Rushing stated that it is and the property includes the pines behind the baseball field. Land Use Administrator Gaddy stated that it was a large lot and to her knowledge, they have not developed it, but they do have access to it for parking if they want to use it. Land Use Administrator Gaddy stated that Chuck Laney has advised that they have no applicants for parking next year. Chuck Laney stated that they have talked to about three people, but he told them that he could not provide an answer until sometime in August. Matt Price asked if Chuck Laney and Danny Morgan were in agreement with this proposal. They both confirmed that they were. Matt Price went on to state that he felt that it was dangerous for students to be crossing the street there. Danny Morgan asked if he could speak. He stated that when they came three years ago, they appreciated all the help and support from the town. The sophomores could not get a parking spot. They would wait until March every year until the lot would be half full. Mr. Constante is a businessman who lives in Unionville and they were trying to help him to keep his trailers. He was already planning to put a fence and gate up. There are lights on the lot, and he can add lights if need be. They are leaving the cameras on the building as well for security. He stated that they were available to answer any questions. Jerry Adams asked if Mr. Constante was purchasing the lot. Danny Morgan confirmed that it was for purchase. Jerry Adams then asked if the lot will fall under the contractor/commercial vehicle storage in the Table of Uses. Land Use Administrator Gaddy stated that she was looking it up as a parking lot. Matt Price confirmed that the property would meet the requirements for its use based on the recommendations. Land Use Administrator Gaddy stated that she does recommend approval based on the conditions outlined in the Staff Report. She advised the Board that the Council will have the final decision on this. There is a public hearing scheduled at 7:20 p.m. on July 20th for the rezoning. Jerry Adams asked Mr. Constante if any of the equipment and supplies for cable installation would be delivered to this location. Mr. Constante advised that the supplies are delivered to the companies he works for and would not be delivered to this site. Matt Price stated that he would use this solely to store trailers. Mr. Constante confirmed this and stated that his home is less than four minutes from the property. He also advised that he is willing to install a fence and whatever else the Town requests. He had about six trailers to park at the site. Steve Outen asked if it would only be the trailers and no pickup trucks. Mr. Constante confirmed that it would just be the trailers. Jerry Adams stated that he was concerned about the hours of operation due to the proximity of the high school. Steve Outen asked Mr. Constante when his workday would start. Mr. Constante stated that it starts at 7 a.m. Matt Price stated that the high school traffic intersection south of the dump could be difficult. He advised that it would be easier to turn right out of the parking lot in order to avoid high school traffic. It would be easier not to turn left in the mornings when trying to leave. Mr. Constante understood and stated that he thought it would be safer to turn right as well. Danny Morgan stated that they had a "No Left Turn" clause as part of their student contract. Land Use Administrator Gaddy asked if the Board wanted to add that as a condition in the Staff Report or if it was just a suggestion. Matt Price stated that it was just a suggestion. At that time, Matt Price made a motion to recommend the Rezoning #ZC-20-01 as the request is reasonable, in the public interest, and consistent with the Town's Land Use Plan adopted in 2006. The motion was seconded by Joe Medlin and passed unanimously.

Vice-Chairman Rushing then asked for recommendations for Joe Medlin's expiring Planning Board term. Land Use Administrator Gaddy stated that there were three applicants. Vice-Chairman Rushing advised the Board the three applicants were: Samuel Harris, Gary Salek, and Devin Clontz. Matt Price asked if they could pull from either of the alternates and the applicants. He then asked if they could fill the alternate tonight if one is

pulled. Land Use Administrator Gaddy stated that they could make those recommendations. Matt Price then asked if Steve Outen would be interested. Steve Outen first asked if anyone had talked to Scott Barbee and his level of interest in continuing. Land Use Administrator Gaddy stated that she had not. Steve Outen then asked how long Scott Barbee had served as an alternate. Land Use Administrator Gaddy advised that he had served for five years. Steve Outen stated that since Scott Barbee had served longer, he did not mind continuing to serve as an alternate if the Board wanted to recommend Scott Barbee. Matt Price asked Steve Outen if he was making a recommendation of Scott Barbee. Steve Outen stated that he was just making a suggestion. Vice-Chairman Rushing made a recommendation to Council that Steve Outen serve as a member of the Planning Board. Matt Price asked Steve if he was willing. Steve Outen stated that he would be willing to do so. Matt Price seconded the motion, which passed unanimously. Vice-Chairman Rushing then asked for recommendations for an alternate to replace Steve Outen's vacancy. Matt Price made a motion to recommend Devin Clontz for the vacant alternate position. The motion was seconded by Jerry Adams and passed unanimously.

In other business, Steve Outen asked if there was any update concerning the text change regarding the Arrowoods with the gunsmith and gun repair business. Land Use Administrator Gaddy stated that there would be a Public Hearing on July 20 at 7:05 p.m. She stated that anyone could come and make comments. Steve Outen asked if the Public Hearing would be available online. Land Use Administrator Gaddy stated that the hearings would not be posted online, but open to the public and masks are suggested. She went on to advise the Board that there would be four public hearings on July 20. At 7 p.m. there is a hearing regarding the public nuisance ordinance; at 7:05 p.m. the hearing for gunsmith/ gun repair will be held; at 7:10 p.m. the hearing for unbuildable septic lots will be held; and 7:20 p.m. the hearing for Mr. Constante's rezoning request for the trailer parking lot (CUD-B-2) will be held. Following the public hearings at 7:30 p.m., Council will then hold their regular meeting.

Joe Medlin then stated that he enjoyed being a part of the Planning Board and appreciated the experience.

There being no other business and upon a motion by Andy Fowler, seconded by Matt Price, the meeting adjourned at 7:57 p.m.

Respectfully submitted,

Melody Braswell

Deputy Clerk