

**TOWN OF UNIONVILLE
MINUTES OF TOWN COUNCIL PUBLIC HEARING**

The Town Council of the Town of Unionville held a public hearing on Monday, November 15, 2021, at 7:15 PM at Town Hall at 1102 Unionville Church Road, Monroe, NC 28110. Mayor Baucom, Andrew Benton, Ken Brown, Jeff Broadaway, Gene Price and Jaren Simpson were present. Town Attorney Ken Helms was also present.

Mayor Baucom welcomed everyone in attendance and called the hearing to order at 7:17 PM.

Mayor Baucom opened the floor for public comments regarding Text Amendment #TC-20-03, a text amendment to Section 220 of the Land use Ordinance regarding easement lots.

Mayor Baucom asked Land Use Administrator Gaddy to discuss the background. She reported that this is a text change to section 220 for easements on lots that do not have access to a public road. The current verbiage states that the parent parcel would only allow for two lots with easements out of the original parent parcel that was established in 2003. The proposed changes would allow for more leeway on creating easement lots, in that it would allow a maximum of two easement lots on any existing parcel. She advised Council that Nadine Bennett, our former land use advisor, was not in favor of this because it would allow for more easements; however, Planning Board was in favor of it and recommended the text change.

Next, Mayor Baucom called on Tim Keziah to speak. He stated that it was his understanding a 30-acre parcel was discussed being divided into 2-acre lots and each lot would have to have its separate easement. He asked Council why owners would have to have separate easements, rather than a shared easement. He stated that a shared easement would be a safer option than having 7-8 driveway easements on one tract of property. He stated that he felt it was just the Town's attempt to discourage subdividing the parcels and that people and farms need to learn to co-exist.

Then, Mayor Baucom called on Douglas Kiker. He stated he was concerned about the land use and this was one of his main issues that he has talked about in his campaign for Council. He stated that he did not feel that this would be fair to citizens that do not own land that doesn't adjoin a public road. He asked for Town Council and Planning Board to work on this and come up with a better program. He stated that it was not fair to get penalized for owning property that doesn't have highway frontage. The ordinance needs to reflect the citizens of Unionville that have property. He wanted to see if there isn't something that can't be done about it, as he owns property with a 30-foot right-of-way and three lots with easements.

There being no further comments, the public hearing adjourned at 7:24 pm. The regular meeting would begin at 7:30 pm.

Respectfully submitted,

Melody S. Braswell
Deputy Clerk