

**TOWN OF UNIONVILLE
PLANNING BOARD
MINUTES OF REGULAR MEETING**

The Planning Board of the Town of Unionville met on Monday, August 2, 2021, at Town Hall, 1102 Unionville Church Road, Monroe, NC. Chairman Jerry Adams, Board members Craig Rushing, Steven Outen, Barry Baucom, Ken Trull, Alternates Scott Barbee and Devin Clontz were present. Absent were Andy Fowler and Matt Price.

Everyone stood and recited the Pledge of Allegiance to the United States flag, after which Ken Trull led the prayer of invocation. Chairman Adams called Scott Barbee and Devin Clontz to fill in for the two absent members.

Chairman Adams called the meeting to order and welcomed all to the meeting at 7:31 p.m.

Next, Chairman Adams brought forward the consideration of the minutes of the May 3, 2021, Regular Meeting. After a motion made by Barry Baucom and seconded by Craig Rushing, the Board unanimously approved the minutes from the May 3, 2021 regular meeting.

Chairman Adams then opened the floor for discussion on the Land Use Survey Results. Deputy Clerk Braswell discussed that they had received 220 unduplicated responses. Of those, 65% responded that they did not want to see growth in the Town of Unionville. Of the 35% who do want to see growth, 14 responded that they wanted to see industrial growth, 72 responded that they wanted to see commercial growth, and 32 responded that they wanted to see residential growth. She then shared the results of the locations and the comments that were made on the survey responses. Ken Trull asked if we knew what percentage of the Town's population had completed the survey. Land Use Administrator Gaddy stated that it was approximately 3%. She advised the Board that the purpose of the survey was to get comments from the citizens to update the Town's Land Use Plan and Land Use Map. Both items serve as guides and are not the actual law of the Town, but it does give a good guide or starting place when considering changes in the town. N-Focus advises that we make updates every 5-10 years, but it's been 15 years since this plan and map have been updated, so it is very outdated in some spots, especially when discussing the Monroe Express Bypass. Land Use Administrator Gaddy advised Planning Board that they could come up with suggestions of what changes needed to be made on the Land Use Plan. She told the Board that they could discuss it, give some bullet points to work on, or approach it in any way they choose. Devin Clontz asked how much it cost to complete the survey. Land Use Administrator Gaddy stated that other than Deputy Clerk Braswell's hours, it was free. Devin Clontz stated that he felt that the timing may not have been ideal with COVID, schools, and so on. Scott Barbee stated that he agreed with Devin but was concerned that it would be another delay. Land Use Administrator Gaddy asked the Board what their suggestion would be to get the word out more so than what we did. Scott Barbee asked if the criteria requiring the respondent include their name might have held anyone back. Land Use Administrator Gaddy stated that it was required to ensure that the respondent was in the Town. Also, Council decided to add in the birthdates to verify that the respondent was an adult. Ken Trull asked about the potential of creating a direct mailer to households. He asked if there was a way to figure out what the cost would be. Land Use Administrator Gaddy stated that she did not know but could research that. Craig Rushing asked what kind of response we had in the past when it was done by direct mailing. He felt like it would have been higher than 3%. Land Use Administrator Gaddy stated that she thought so. It was quite a job to compile. Ken Trull then made a motion to investigate the cost for a direct mailer. Land Use Administrator Gaddy confirmed that if they asked the same questions, it would only be one sheet of paper and they should be able to cheaply do a bulk mailing. Scott Barbee seconded the motion and it passed

unanimously. Deputy Clerk Braswell advised the Board that there may be some delay on the turnaround. Scott Barbee requested that Land Use Administrator Gaddy also looking into including a prepaid envelope. Land Use Administrator Gaddy stated that she would price it with and without a prepaid envelope.

In the next item of business, Chairman Adams brought forward the consideration of Land Use Plan and Future Land Use Map updates. Due to the decision made previously of looking into a second survey, this item was tabled.

Chairman Adams then introduced the next item, consideration of Subdivision #SUB-21-06, one new lot with an easement on Unionville Brief Road, contingent on approval from Union County Environmental Health and Public Works. Land Use Administrator Gaddy stated that it met all criteria of the ordinance and was a two-acre tract with no road frontage. As of this evening, Land Use Administrator had not received approvals from Union County, but she has been told that they will be sent. Ken Trull clarified that the Board would approve the subdivision contingent on the county's approval. Steve Outen asked why this request was being brought before the Board. Land Use Administrator Gaddy cited Section 220 of the Land Use Ordinance that requires Board approval for lots with easements. Upon a motion made by Craig Rushing, seconded by Steve Outen, the Board unanimously approved #SUB-21-06 contingent upon the county's approval.

Chairman Adams then introduced the next item of business, the recommendation of Text Amendment #TC-21-02, to remove mini-warehouses and commercial vehicle storage and/or operations centers from the Land Use Ordinance definitions and Table of Uses and remove Solid Waste Vehicle Storage Facility and two Warehouse uses from the Table of Uses. Land Use Administrator Gaddy stated that this is coming from Town Council. She told the Board that the appeal from the mini-warehouse decision has not been responded to by the applicant and Council is asking the judge to drop the appeal. Council has recommended Planning Board to move forward with this consideration. Land Use Administrator Gaddy stated that she had included the strikethroughs in their materials. Steve Outen questioned why this was being brought forward. Land Use Administrator Gaddy stated that every application for this type of request has been denied, but the allowance has never been removed from the Ordinance. Steve Outen expressed his concern about this action. Ken Trull stated that he agreed and felt this was setting a precedent. Scott Barbee asked what would happen if it were removed and someone put in a request for one of these things. Land Use Administrator Gaddy stated that it would not be allowed unless someone petitioned for a text amendment. Steve Outen again stated his concern. He said that he was not necessarily in favor of mini-warehouses but felt that the board should take it on a case-by-case basis. Scott Barbee expressed his concern over this change. Barry Baucom stated that he thought they needed to listen to the next survey. Ken Trull stated that he thought his feelings would be the same, no matter the issue in the ordinance. With the timing of redoing the ordinance after 15 years, he felt it was just a bad precedent.

Chairman Adams then opened the floor for public comments. LaNae Haigler of 1521 Tom Helms Road stood to speak. She stated that all the Board members were sent an email today, which she read. The email pertained to request not to accept the text amendment. She asked the Board to focus on the good and to be optimists instead of pessimists. Tim Keziah of 623 Sikes Mill Road, quoted Mr. Trull, stating that storage facilities are a legal use of properties. He stated that he was tired of local government restricting owners with how they use their land. Then, Charlie Griffin of 4801 Unionville Road spoke saying that he agreed with the Board and did not think the text amendment was the right idea. He stated

that he went before the Board, everyone was polite, but they didn't want an outdoor storage. He stated that any other community of this size would have three of these facilities and they would be full of stuff. These facilities do not create noise, traffic jams, drug deals, or kids to send to school. If properly done or put in place, they could be a benefit to the community. He stated that it is a typical, normal use that we see in a community of this size. Acting on this could open the Board up to a lot of problems. Then, Councilman Andrew Benton made a comment, clarifying that the Council was not directing Planning Board to act on this. He stated that Commissioner Price asked for the Board to review the information and was seeking input, and if they would constantly be voted down, they wanted Planning Board to look at it and provide feedback. Council genuinely wanted their thoughts. He stated that it was not meant as an overreach. Land Use Administrator Gaddy stated that she located the minutes from the Council meeting and confirmed Councilman Benton's statement saying it was meant to be a consideration. Ken Trull stated that it should be considered each time. Councilman Benton stated that he agreed with Ken Trull. Mr. Keziah then commented again to note that the Town Council does not always follow Planning Board's recommendation. Mrs. Haigler then expressed her concerned over the wording of the agenda for this action item. She called Craig Rushing to express her concerns over that wording. Steve Outen stated that the Board has a history of listening to the public, and he thought they ought to continue to listen to the public. Ken Trull then made a motion that they leave things as they are and approve things on an as-requested basis, continuing to make recommendations to Council. He stated that it was not reasonable and not consistent with the Town's Land Use Plan adopted 2006. Scott Barbee seconded the motion and it passed unanimously.

In other business, Land Use Administrator Gaddy reminded the Board about the training on September 14th 5:30-8:00 pm.

Steve Outen asked about the House Bill 401/Senate Bill 349, and Land Use Administrator Gaddy stated that she had not heard, but Council did send a letter to our representatives.

Next, LaNae Haigler had some suggestions for the Land Use Survey. She asked the board to consider who would be qualified to respond. She also asked them to think about sending the survey out via direct mail. She also asked about sending them to taxpayers and not renters; however, Charlie Griffin stated that he did not think that would be legal. Ken Trull stated that we would need to hear from renters who reside in the community as well as the owners. Barry Baucom stated that there is no perfect way to conduct a survey, but the Board does want to hear back from the community. He stated that these ideas will be taken into consideration.

There being no other business, the meeting was adjourned at 8:22 pm.

Respectfully submitted,

Melody Braswell
Deputy Clerk