

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

The Planning Board of the Town of Unionville met on Monday, January 3, 2022, at Town Hall, 1102 Unionville Church Road, Monroe, NC. Chairman Jerry Adams, Board members Craig Rushing, Steven Outen, Barry Baucom, Ken Trull, Andy Fowler, Matt Price, Alternates Scott Barbee, and Devin Clontz were present.

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

Chairman Adams then opened the floor for discussion on the election of Chairman and Vice-Chairman for 2022. Ken Trull made a motion that Jerry Adams serve another year as Chairman and Barry Baucom seconded it. The motion passed unanimously. For Vice-Chairman, Barry Baucom made a motion for Matt Price. Matt Price stated that he was hesitant to accept due to his schedule. Matt Price made a motion for Steve Outen, seconded by Barry Baucom. The motion passed unanimously.

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

Next, Chairman Adams brought forward the consideration of the minutes of the August 2, 2021, Regular Meeting. After a motion made by Matt Price and seconded by Craig Rushing, the Board unanimously approved the minutes from the August 2, 2021 regular meeting.

In the next item of business, Chairman Adams brought forward the recommendations for expiring terms. Those with second terms expiring in February 2022 are Craig Rushing and Ken Trull. Barry Baucom's first term expires April 2022. Alternate Scott Barbee's second term expires April 2022. Steve Outen asked if they were filling the positions at this meeting. Barry Baucom stated that Roddie Baucom was in attendance, but the other two applicants were not present. Land Use Administrator Gaddy stated that the Board's role is to make recommendations for Council to consider. Ken Trull stated that historically, the Board will pull alternates to serve as full members, and then nominate new applicants to fill the alternate role. Ken Trull made a motion to recommend Scott Barbee to the Board. The motion was seconded by Barry Baucom and passed unanimously. Barry Baucom made a motion to recommend Devin Clontz to the Board. The motion was seconded by Matt Price and passed unanimously. Ken Trull asked for a point of clarification if the new members would take office in the next month. Land Use Administrator Gaddy stated that whomever Council chose would take office once it was approved by Council. Jerry Adams asked Barry Baucom if he would serve a second term, and he agreed. Matt Price made a motion, seconded by Craig Rushing, and the recommendation was unanimously approved by the Board.

Chairman Adams then invited Roddie Baucom to speak. Mr. Baucom stated that he was raised in the Fairview community and married Cathy Baucom. He has been in the insurance business for about 50 years and has retired from Farm Bureau after 30 years. He and Cathy have two children, Emily Belk and Natalie Newman. He is a member in a local Union County church, Mill Creek, where he serves on their planning board. He resides in Unionville on Lawyers Road across from the Greyfield subdivision.

Barry Baucom then made a motion to table the recommendations for filling alternate spots. The motion was seconded by Matt Price and passed unanimously.

Chairman Adams then introduced the next item, consideration of the following Subdivisions with Easements:

- a. Subdivision #SUB-21-11: Helms, Poplin Road – Mr. Helms was in attendance. Land Use Administrator Gaddy stated that this 2-acre subdivision is on Poplin Road. The parcel has no road frontage but does have a 20' exclusive easement. The request meets all criteria and they have received all approvals from Union County. There being no questions, the request for the subdivision passed with a motion made by Craig Rushing, seconded by Barry Baucom, and unanimous approval.
- b. Subdivision #SUB-21-12: Mullis, East Unionville-Indian Trail Road – Land Use Administrator Gaddy stated that this is a 2-acre subdivision that has a 20' dedicated easement and meets all the ordinance criteria. She stated that the landowner still needed to pay the fee and address a couple of changes noted on the plat, but the subdivision was ready to be voted on. Ken Trull clarified that the plat changes would not alter the approval of the subdivision. Land Use Administrator Gaddy verified that they would not. Upon a motion made by Barry Baucom, seconded by Matt Price, the subdivision was unanimously approved.
- c. Subdivision #SUB-21-13: Price, West Unionville-Indian Trail Road – Land Use Administrator Gaddy stated that this is a 2-acre tract with a 20' access easement for the exclusive use of the tract. It is located across 601. The request meets all ordinance criteria. There is no one from the family in attendance and Land Use Administrator Gaddy is awaiting the fee to be paid, but the Board can approve contingent upon receiving the fee. Matt Price requested to be recused from this vote due to potential conflict of interest. Barry Baucom made a motion to accept Matt Price's recusal. The motion was seconded by Craig Rushing and passed unanimously. Steve Outen made a motion that the subdivision be approved contingent upon payment. The motion was seconded by Barry Baucom and was passed unanimously.
- d. Subdivision #SUB-21-14: Kiker, Sikes Mill Road – Land Use Administrator Gaddy stated that this is a 5-tract subdivision. She is still waiting for comments from Union County, so it is not fully ready to be approved; however, it can be approved contingent on those comments. She stated that one tract is accessible by easement. There is a small tract that is too small to be a standalone tract but will be recombined with Darin and Kim Price's existing parcel. Ken Trull asked if the information from the County that we are waiting for is typically something received quickly. Kim Price said that the County office had the request for a month, but they are really backed up. Land Use Administrator Gaddy stated that they are just waiting for that approval, but the county can take a while. Ken Trull asked Darin and Kim if they were in support of the subdivision. They confirmed that they were. Matt Price asked how many tracts there were. Kim noted that Tract 3 is her grandmother's house. Tract 2 is next to that driveway on that property, which was also her dad's. Tract 1 is where her father lives. There is also a parcel of land on the other side. She and Darin are trying to combine the parcels that will be theirs. Land Use Administrator Gaddy stated that not counting Darin and Kim's parcel, the subdivision is starting out as three parcels. Kim's father is reworking some things and separating some tracts with different homes. After some additional confirmations, Ken

Trull made a motion to approve the subdivision contingent on the approval from Union County. Matt Price seconded the motion and it passed unanimously.

There being no other business, the meeting was adjourned at 7:53 pm.

Respectfully submitted,

Melody Braswell  
Deputy Clerk