

**TOWN OF UNIONVILLE
TOWN COUNCIL
PUBLIC HEARING MINUTES
MARCH 21, 2022**

The Town of Unionville met for a Public Hearing at 6:45 p.m. on March 21, 2022, at Town Hall, 1102 Unionville Church Road, Monroe, NC. The purpose of the meeting was to hear public comments to consider Rezoning #ZC-22-01, located at 112 Baucom Deese Road, Monroe, NC for a rezoning from RA-40 to B-2. Mayor Pro-Tem Andrew Benton, Commissioners Gene Price, Chad Simpson, Jaren Simpson, and Jeff Broadaway were present. Absent was Mayor Randy Baucom.

Mayor Pro-Tem Benton welcomed all in attendance and called the meeting to order at 6:45 p.m.

Mayor Pro-Tem Benton then called on Land Use Administrator Sonya Gaddy to introduce the rezoning. She advised Council that this is a straight rezoning of a 1.68-acre lot currently zoned RA-40. The applicants are requesting a zoning change to B-2. It is one lot at 112 Baucom Deese Road. The applicants plan to recombine this lot with an adjoining lot currently zoned B-2 and will petition Board of Adjustment tonight for a Special Use Permit for a 24-hour convenience store with fuel sales on the property. It is identified as future commercial on the Future Land Use map and adjoining properties consist of commercial and residential parcels. Land Use Administrator Gaddy recommends approval of the rezoning. At their Planning Board meeting March 7, 2022, the Board unanimously recommends approval also. Letters have gone out to all adjoining property owners, the applicant and the owner; the hearing was advertised in the newspaper and the property has been posted regarding this hearing.

At that time, Mayor Pro-Tem Benton called on resident LaNae Haigler to speak. Ms. Haigler stated that the town needs this convenience store at that site. She noted that it met all the recommendations and criteria in our Land Use Plan as noted earlier. Due to rising fuel prices, we need to have a way to make America run again. She sees the Unionville Volunteer Fire Department trucks refueling at the Marathon in Town and they need a back-up plan. She asked Council to give the property rights to the owners to sell this land to a legal entity for a business that will benefit our community. She said that it is needed and as someone who lives next to a convenience store, she is in full support of this store. She stated that it would benefit everyone.

There being no one else in attendance wishing to speak, the public hearing was adjourned at 6:48 p.m.

Respectfully submitted,

Melody Braswell, Deputy Clerk