

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

The Planning Board of the Town of Unionville met on Monday, March 7, 2022, at Town Hall, 1102 Unionville Church Road, Monroe, NC. Chairman Jerry Adams, Board members Steven Outen, Barry Baucom, Andy Fowler, Matt Price, Roddie Baucom, Devin Clontz were present. Alternate Scott Barbee was absent.

Everyone stood and recited the Pledge of Allegiance to the United States flag, after which Barry Baucom led the prayer of invocation. Chairman Adams called the meeting to order at 7:31. He then called Devin Clontz and Roddie Baucom forward for Land Use Administrator Gaddy to issue their oaths of office.

Next, Chairman Adams brought forward the consideration of the minutes of the January 3, 2022, Regular Meeting. After a motion made by Matt Price and seconded by Steve Outen, the Board unanimously approved the minutes from the January 3, 2022, Regular Meeting.

Chairman Adams then opened the floor for the consideration of Subdivision #22-01, parcel #08240012J, located at 1609 Ridge Road. Land Use Administrator Gaddy stated that this parcel meets all the requirements of the Land Use Ordinance and recommended approval contingent on approvals from Union County Environmental Health and Public Works. It is a one-lot subdivision with no road frontage. According to the ordinance, all lots without road frontage must be two acres in size and have an dedicated easement for the exclusive use of the new lot. As far as Unionville is concerned, it does meet our criteria. Land Use Administrator Gaddy noted that it had been sent to the County for approval, but the Town had not received their response. She asked that they make their motion contingent on approvals from Union County. Upon a motion made by Barry Baucom to approve the subdivision contingent on approval from Union County Environmental Health & Public Works, which was seconded by Roddie Baucom, the subdivision was unanimously approved.

In the next item of business, Chairman Adams asked Land Use Administrator Gaddy to discuss the preliminary 2022 survey results. Land Use Administrator Gaddy stated that members should have received a spreadsheet of the results. She advised the Board that surveys were sent out with the tax bills to reach almost everyone in the town. The survey received 711 responses, which is about 10% of the town's population. Of those responses, 70% (502) did not want to see any growth. Of the 29.4% who were for growth, most of them responded that they wanted growth in the Highway 601 area, and overwhelmingly at the intersections on 601. We can use these responses as we make changes and updates to the Land Use Plan. Members have received the Land Use Plan and can look through it and make some notes to bring back to a later meeting. Jerry Adams made a motion to table the Land Use Plan until the Board had time to review it. Barry Baucom seconded the motion and it passed unanimously.

Chairman Adams then introduced the next item, the recommendation of Rezoning #ZC-22-01, parcel #0917006L, which is located at 112 Baucom Deese Road. The request is to rezone from RA-40 to B-2 for a 24-hour convenience store with fuel sales. Paul Lawler from Toxaway Properties addressed the Board. He stated that the rezoning was for one parcel on the proposed site. The front parcel is currently zoned B-2, and the rear property is zoned RA-40, approximately 1.6 acres. There is full access off Baucom Deese Road and proposed right-in, right-out off 601. Steve Outen asked if there would be a turn lane off Baucom Deese Road. Mr. Lawler stated that they had worked with NCDOT to complete an initial traffic study. He advised the Board that there is a right turn lane shown going into the Baucom Deese

access. Barry Baucom asked if it would be a right turn only onto 601. Mr. Lawler confirmed this. Barry Baucom then asked about the buffer. Mr. Lawler stated that there would be a ten-foot buffer with a six-foot fence around the southern property line. Jerry Adams asked about the signage, asking if there would be just one sign on the corner. Land Use Administrator Gaddy said that the ordinance states that there will be just one sign on Concord Highway. Jerry Adams then asked if that included the smaller directional signs depicted in the drawing. Mr. Lawler stated that those would be smaller (3' x 2') with an entrance arrow/logo. Land Use Administrator Gaddy confirmed that those signs would be fine. Jerry Adams asked if the name on the canopy would not be considered signage as well. Land Use Administrator Gaddy advised that it would be acceptable. Steve Outen asked if they had an artist rendering of the final building. Mr. Lawler stated that they were not that far into the process. He advised that they were still in the preliminary phases and trying to get through this before taking the project further along.

At that time, Taylor Seeloff spoke and stated that he represents the applicant. He stated that he was happy to work with the Town and hoped to work with them on the project. He has worked in jurisdictions across the southeast from Augusta to Hilton Head, so they can be flexible to make sure it is a product that looks good. Steve Outen asked if they had any questions regarding the conditions outlined in the staff report. Mr. Seeloff stated that he had reviewed them and had no questions.

Jerry Adams then asked if any neighbors were present and desired to speak. Lawrence Cowey spoke and said that he has lived in a neighborhood off Baucom Deese Road for about two and a half years. He expressed his concern about the amount of traffic there. With the planned diesel sales in the back of the property, it will mean that trucks will come off 601 to refuel. Steve Outen asked if a representative of the applicant could speak to the concerns raised. He also asked that since the site is not a truck stop if there would be room for trucks. Mr. Seeloff advised the Board that there would be signage to make sure trucks use the 601 entrance. The trucks will also be redirected to take a left onto Baucom Deese. It is not a truck stop because it will not have bathrooms, showers, laundry, or a large parking lot for overnight parking. The concept is for local truck traffic, run in, grab a snack or drink, and no overnight parking. Jerry Adams reiterated concerns about vehicles making a left turn onto Baucom Deese. Mr. Seeloff stated that they would wait for the traffic study to be completed and based on those recommendations, any improvements on that road will be analyzed by the NCDOT to make sure those turning lanes will work. Currently, the study they have done has not crossed those thresholds, but future studies may meet those thresholds. Jerry Adams asked if the traffic study had been provided. Land Use Administrator Gaddy stated that she had a copy and could make it available if needed. Mr. Lawler stated that the big findings were right turn lanes into the site from Highway 601. He said that this will put more traffic on Baucom Deese and as soon as they get through this process, they will work with NCDOT and have a thorough traffic study at that point. Jerry Adams clarified that at this point there would be no truck parking other than pumps. Mr. Lawler confirmed that there would be no truck parking. Roddie Baucom asked how many pumps there would be. Mr. Lawler stated that there would be six in the front and three in the back. Matt Price asked if this was an area identified for future commercial growth. Land Use Administrator Gaddy confirmed that it was, and that the neighboring property is already zoned B-2. The front parcel is currently zoned B-2 and was zoned B-2 since before Unionville took over zoning in 2003. She advised the Board that the back parcel is what they were discussing for this rezoning. Steve Outen asked if the property across 601 was zoned B-2. Land Use Administrator Gaddy advised that the property across 601 in City of Monroe is zoned conditional use for a mixed-use development. Jerry Adams asked if the adjoining property owners knew about the public hearing. Land Use Administrator Gaddy stated that the Council had set a public hearing for this at 6:45 on March 21<sup>st</sup>. The Board of Adjustment will hear the Special Use application that night as well. Letters had gone out to adjoining property owners and advertising had been done per the ordinance requirements. There being no other questions or comments,

Steve Outen made a motion that the requested rezoning was reasonable, in the public interest, and consistent with the Land Use Plan adopted March 2006, therefore it should be accepted. The motion was seconded by Barry Baucom and passed in a 6-1 split vote.

Chairman Adams then introduced the next item of business, the recognition of planning board applicants in attendance. James “Doug” Helms addressed the Board and stated he had met a few of the members. He lives on Love Mill Road and has been here for 30 years. He grew up in the area. He got introduced to the Planning Board with rezonings happening and has belonged to a couple of other organizations. He stated that he wanted to get involved with the community and get started. He would like to see us keep Unionville the way it is and wants to serve and help in any aspect. Jordan Edwards introduced himself. His mother taught at Unionville, and he grew up on Fowler Road. He built on the corner of Ridge Road and Duncan Road and grew up on the land. He stated that he hoped things would stay that way. He stated that he was trying to offer the same for his kids that he had. Kevin “JR” Hayes has lived in town for 5 years. He stated that he liked Unionville and does not want to see it commercialized. He lives off Ridge Road and wants to be involved in the community.

Chairman Adams then called for recommendations for the expiring terms of Planning Board member Barry Baucom and Alternate Scott Barbee. They did not need to make a recommendation for Barry Baucom’s expiring term. Matt Price clarified that they needed one currently and one in April. Steve Outen made a motion to recommend Doug Helms be accepted as an alternate. Andy Fowler seconded the motion and it passed unanimously. Matt Price asked for some additional time and made a motion that we table the last two until April. Devin Clontz seconded the motion and it passed unanimously.

There being no other business, the meeting was adjourned at 8:06 pm.

Respectfully submitted,

Melody Braswell, Deputy Clerk