

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

The Planning Board of the Town of Unionville met at 7:30 p.m. on Monday, April 4, 2022, at Town Hall, 1102 Unionville Church Road, Monroe, NC. Chairman Jerry Adams, Board members Steven Outen, Barry Baucom, Andy Fowler, Devin Clontz, Roddie Baucom, and Alternate Doug Helms were present. Matt Price and Alternate Scott Barbee were absent.

Everyone stood and recited the Pledge of Allegiance to the United States flag, after which Devin Clontz led the prayer of invocation. Chairman Adams called the meeting to order at 7:31 p.m. He then called Alternate Doug Helms forward for Land Use Administrator Gaddy to issue his oath of office. Chairman Adams then called Doug Helms to sit on the Board upon completion of his oath.

Next, Chairman Adams brought forward the consideration of the minutes of the March 7, 2022 Regular Meeting. After a motion made by Steve Outen and seconded by Devin Clontz, the Board unanimously approved the minutes from March 7, 2022 Regular Meeting.

Chairman Adams then opened the floor for the recommendation for the expiring term of Planning Board Alternate Scott Barbee. There are two applicants, Jordan Edwards and Kevin JR Hayes, both of whom have addressed the Board. Barry Baucom made a motion to recommend Kevin JR Hayes, seconded by Steve Outen. The motion passed unanimously.

In the next item of business, Chairman Adams opened the floor for the consideration of Land Use Plan 2022. Land Use Administrator Gaddy stated that all towns had to adopt the new language for Land Use Ordinances, which we have already done, and update their Land Use Plans. Our Land Use Plan has not been changed since 2006, when it was originally developed. The new Land Use Plan must be adopted by June 30, 2022. It informs the Town of what we want in the Town. The recommended changes were made based on the survey response. Of the responses, 70% did not want growth, 30% did want growth, and those who did report wanting growth overwhelmingly desired to see it on the Highway 601 corridor. She recommended the Board to take some time to look over the document and recommendations being made, along with the survey responses to guide their decisions on this. Steve Outen clarified the timeline for the changes. The Board will be making recommendations to Council, who will then decide on the final proposed changes. Chairman Adams then called on those who had signed up to address the Board with their concerns.

Tom Crouch, representative of The Moser Group, was here to give his opinion on the new recommendations. He feels that it would be a disservice to the surrounding neighborhood. They work with grocery stores, and it should continue to have high density. The area on 601 is not proposed to have sewer, and it would hinder their ability to bring commercial development to the area. He said that Five Points is the best place for grocery stores, and the businesses always want to go to Five Points.

Chairman Adams then recognized David Daniel of Tom Helms Road; his property adjoins the Moser property. He has lived in the county his whole life, had the opportunity to live in the Indian Trail and Waxhaw areas, and now lives in Unionville. He's seen people dig in for no growth and saw what happened in Indian Trail and Waxhaw. There is a happy medium between no growth and pro-growth groups. He told the Board that right now they have the power, and the guys who put them there. He said that it was an opportunity for smart growth. They have the power to say to constituents and townspeople that maybe we want a grocery store, but the Town will do it our way. It will have to be done the way we want it in the town. It could be creative. If we listen to both sides, we could have some good old-

fashioned growth. We have the zoning now. We have new arrivals every day. The zoning is what it is. They're coming, and the new arrivals will develop the land with the power, and we will sit back with nothing. While we do have the power, let's do something--but let's do it right.

Tim Keziah, of Sikes Mill Road, said that there are 32 major subdivisions in Unionville. He said that we need a balance of commercial property in Unionville. Adding a grocery store in Unionville would help to slow down the traffic. He then cited an area, Cat's Square, outside of Lincolnton, and noted their blend of commercial development that it featured within their town. He asked the Board why Five Forks, which had always been a part of commercial development, was now being stripped as a commercial node within the community. He turned to the Council and said that everyone needed to stop being selfish. We do need a balance of things.

Jerry Adams directed the Board to review the proposed changes, fully read and understand the presentation. Steve Outen asked for clarification on page 4, under residential development, policy number 1 about one house per acre maximum density. He asked if that was restricted to homes without road frontage. Land Use Administrator Gaddy stated that we have low density, RA-40, and our Land Use Ordinance calls for a one-acre lot minimum density, as well as one house per lot. Jerry Adams made a motion to table the topic to next month, and Barry Baucom seconded the motion, which passed unanimously.

There being no other business, the meeting was adjourned at 7:46 pm.

Respectfully submitted,

Melody Braswell, Deputy Clerk