

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

The Planning Board of the Town of Unionville met on Monday, December 5, 2022, at Town Hall, 1102 Unionville Church Road, Monroe, NC. Chairman Jerry Adams, Board members Steven Outen, Barry Baucom, Devin Clontz, Roddie Baucom, Matt Price, Andy Fowler, and Alternates Doug Helms and Kevin JR Hayes were present.

Everyone stood and recited the Pledge of Allegiance to the United States flag, after which Andy Fowler led the prayer of invocation. Chairman Adams called the meeting to order at 7:30 p.m.

Next, Chairman Adams brought forward the consideration of the minutes of the September 12, 2022, Regular Meeting. After a motion made by Matthew Price and seconded by Roddie Baucom, the Board unanimously approved the minutes from September 12, 2022, Regular Meeting.

In the next item of business, Chairman Adams opened the floor for the consideration of Text Amendment #TC-22-01, an amendment to revise the definition of a produce stand, Section 150 (d) and Section 272 (6). LUA Gaddy stated that currently our definition of a produce stand says that it must be located on the same property on which the produce was grown. She has had 4-5 calls in the past and has never been asked to change it. Mr. Baucom has asked what we can do to change it. He's requesting to change the definition of a produce stand to read "[t]he sale of any form of agricultural or horticultural products at a retail stand." In section 150, we would take out the wording where it says, "such products were grown or were grown as a same farm or farming operation where such products were grown." Also, in Section 272, we would strike through wording that says the produce would be grown on the lot where the stand is located or on other land. Land Use Administrator Gaddy recommends that the Planning Board accepts this amendment. She also recommended that the board members consider that this recommendation will influence the entire town, not just this matter. She advised the Board that they are making a recommendation to Council and that Council has set a public hearing for December 19, 2022 at 7:15 p.m.

Roddie Baucom asked for clarification of verbiage that allows a flea market. Land Use Administrator Gaddy stated that there is no flea market, only agricultural products will be sold. Matthew Price asked if there would be additional zoning and permitting regulations that would take place for anything beyond the stand. Land Use Administrator Gaddy responded that the property is already zoned B-4, and would only require additional zoning permits, but a produce stand is allowed by right in B-4 zoning.

Steve Outen asked the petitioner to share their vision for the produce stand. Residents Albert and Sandra Murphy told the Board that they bought a produce outfit from another person. They plan to sell farm-to-table produce, pumpkins, seasonal items, and so on. It will be next to Lakeview Baptist Church where Deese Corner Store used to be.

Upon review, a motion was made by Barry Baucom that the text amendment #TC-22-01 is reasonable and in the public interest, and consistent with the Land Use Plan adopted in June 2022. The motion was seconded by Matthew Price and passed unanimously.

There being no other business, the meeting was adjourned at 7:39 pm.

Respectfully submitted,

Melody Braswell, Deputy Clerk