

TOWN OF UNIONVILLE MINUTES OF PUBLIC HEARING

The Town Council of the Town of Unionville held a public hearing on Monday, December 19, 2022 at 7:15 p.m. in Town Hall, 1102 Unionville Church Road, Monroe, NC. The purpose of the hearing was to hear public comments regarding Text Amendment #TC-22-01, amending language in Sections 15, 150 and 272 regarding produce stands in Unionville. Mayor Baucom and Commissioners Andrew Benton, Jeff Broadaway, Gene Price and Chad Simpson were present. Commissioner Jaren Simpson and Attorney Ken Helms were absent.

Mayor Baucom called the hearing to order and recognized Land Use Administrator Sonya Gaddy. Mrs. Gaddy stated that she has had a several inquiries as to the Town's requirements for a produce stand in the past, but Ted and Peggy Baucom, along with their son, Todd have petitioned to change the existing wording to remove requirements that the produce also be grown on the same property it's sold on. This would affect Sections 15, 150 (d) and 272 (6) and the proposed language is struck through on the Staff Report appended to these minutes. Mrs. Gaddy reminded the Council that this amendment would apply to the entire Town, not just the property the Baucoms own. Staff recommends approval of the text amendment. Planning Board considered the amendment at their December 5, 2022 meeting, and also recommends approval of the amendment, as it is reasonable and in the public interest and is consistent with the Town's Land Use Plan adopted June 20, 2022. Text Amendment #TC-22-01 and supporting documents are appended to these minutes.

Resident Randy Simpson addressed the Council, and stated that he ran a roadside stand in Indian Trail for several years. Unionville is getting like Indian Trail—many people don't know how to farm. So, it would be a great asset for the Town of Unionville.

Mr. Todd Baucom represented the applicant, Ted and Peggy Baucom, his parents. He stated that this reflects on the entire Town. Currently, produce stands are only allowed by right in B-4 and HC zoning. All others require a Special Use Permit and it's quasi-judicial; the four findings of fact must be adopted—it doesn't endanger the public health or safety, it doesn't adversely affect the value of adjacent or surrounding property, it's in harmony with the area and conforms with the Land Use Plan. There are only a few spots in the Town that are zoned B-4--Lawyers and Deese Road, and would be allowed by right. A flea market is allowed in B-4 by right. The produce stand will sell produce, honey and typical goods. It will be beneficial to the community. Union County's and several other towns' definitions are not as restrictive as Unionville's.

Resident Albert Murphy stated that he and his wife have purchased Randy Simpson's produce market on Old Charlotte Highway. He closed due to highway expansion. They had several locations in mind—two in Monroe, but he is confident that this location will be home if approved. He has lived in Unionville his entire life except two years in Weddington. Everyone he has spoken to about it is very excited. He will provide access to fresh produce, honey, jellies, jams—products with no additives. What they will offer falls in the overall vision of the Town of Unionville's Land Use Plan: "The Town of Unionville will continue to be an agricultural and low-density residential community with a well-defined downtown area. The Town will have a limited number of commercial and light industrial businesses that meet the day-to-day shopping needs of residents and also create some employment opportunities for them." Mr. Murphy says they will meet all of these criteria for the area. Mr. Simpson had 13 employees, but they don't dream of getting that big. He plans to have a few temporary employees each season.

There being no other comments, Mayor Baucom declared the public hearing adjourned.

Respectfully submitted,

Sonya W. Gaddy
Clerk