

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

The Planning Board of the Town of Unionville met on Monday, September 12, 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, and Alternates Doug Helms and Kevin JR Hayes were present. Andy Fowler was 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. Chairman Adams asked Doug Helms to join the Board.

Next, Chairman Adams brought forward the consideration of the minutes of the May 2, 2022, Regular Meeting. After a motion made by Barry Baucom and seconded by Roddie Baucom, the Board unanimously approved the minutes from May 2, 2022, Regular Meeting.

In the next item of business, Chairman Adams opened the floor for the consideration of Subdivision #SUB-22-06 to form two new lots on Baucom Road. The approval is contingent upon approvals from Union County Environmental Health and Public Works and 20-foot dedicated easement for exclusive use of Lot #4. Chairman Adams asked Land Use Administrator Gaddy to speak about the subdivision. Land Use Administrator Gaddy stated that the Stegalls were present to address any questions. They started with two lots and will end up with four, creating two new lots. Lot 3 will have 61 feet of road frontage on Baucom Road and will not qualify as a flag lot. There will need to be changes to the survey to denote a dedicated easement exclusive to Lot #4. Land Use Administrator Gaddy told the Board that the approvals had come from Union County, so that contingency can be removed. However, the plat also must be updated to reflect the dedicated easement for Lot #4 and that it is approved by the Planning Board and signed by the chairperson. Steve Outen asked for clarification about which lots this subdivision referenced. Land Use Administrator Gaddy advised the Board that the first two lots are small houses which were not in line with the ordinance since only one primary residence can occupy one lot. They subdivided the houses into their own lots (#1 and #2) and Lot #3 was subdivided from a larger 20-acre lot. The whole parcel of Lot #4 was not shown on the plat that we received due to its size. Matt Price made a motion that upon the changes being made it be approved. Steve Outen seconded the motion. It passed unanimously.

Land Use Administrator Gaddy gave the Board an updated list of the Planning Board members and their contact information. She also provided the Board with an updated page that reflects the text amendment for Section 220 for the Land Use Ordinance to be placed in their books. In addition, the updated Land Use Plan was distributed to the Board.

There being no other business, the meeting was adjourned at 7:51 pm.

Respectfully submitted,

Melody Braswell, Deputy Clerk