

**TOWN OF UNIONVILLE  
TOWN COUNCIL  
PUBLIC HEARING MINUTES  
JUNE 20, 2022**

The Town of Unionville met for a Public Hearing for public comments on the updates to the Town's Land Use Plan on June 20, 2022, at Town Hall, 1102 Unionville Church Road, Monroe, NC. Mayor Randy Baucom, Mayor Pro-Tem Andrew Benton, Gene Price, Jaren Simpson, Jeff Broadaway, and Attorney Ken Helms were present. Absent was Chad Simpson.

Mayor Baucom welcomed all in attendance and called the meeting to order at 7:01 p.m.

Mayor Baucom then stated that he would call on Land Use Administrator Sonya Gaddy. Land Use Administrator Gaddy said updating the Land Use Plan complied with GS 160D, which mandates that all municipalities with a Land Use Ordinance also must have a Land Use Plan. She shared that while Unionville does have a plan, it was last updated in 2006. The recommendation is just an update to the 2006 plan. Most of the things highlighted for changes are from the General Statutes that we must change due to the statute changes. She shared that the staff recommendation reflects the survey responses received, in which 70% of respondents did not want any changes to the plan. In addition, 30% of the respondents who did want to see increased commercial development indicated the Highway 601 corridor. In the original staff recommendation, the Five Points intersection was excluded for future commercial growth; however, the Planning Board recommended all staff changes except the Five Points intersection.

Mayor Baucom then opened the floor for public comments. Wendy Griffin, of 603 Ivah Lee Way, asked that the Council take the recommendation of the Planning Board and leave it as written, with the Tom Helms corridor included. She said the Land Use Plan must be updated every 6-10 years. A representative from Moser Group previously shared with the Planning Board that the Sikes Mill/Tom Helms corridor would get sewer first, making it more lucrative for commercial development. Secondly, that intersection is the heart of the town and is centrally located. It is important to her because she and her elderly parents live in Unionville and must drive Highways 601 or 218 to go anywhere. Our elderly residents could access things easier, like a grocery store, down the road. She said she was purely speculating that it would be a grocer, but if we take it out of consideration, with the amount of time it would take to install the needed infrastructure, it will prolong progress if it were removed completely. She said that she was not looking for extensive growth, just controlled growth for the entire community. If you did approve something to go there in the future, that would provide a place for potential employment for younger kids looking for work. Lastly, she asked the Council why they would take it out. She said that if someone wanted to build something there anyway, there would be no harm in leaving it in there. She asked the Council to consider leaving the future commercial designation in the plan. There were several arguments against Moser's proposal for a grocery store years ago, including the existence of Jim Baucom's store, alcohol sales, and congestion – things we already contend with. She said if we left it designated for future commercial development, it would be opened something like a coffee shop in the future, which would take a little bit of congestion away from that roundabout. She told Council that was just her opinion and asked them to please consider leaving that in the plan.

Next, Tim Keziah, of 623 Sikes Mill Road, addressed the Council. He said that the Five Forks intersection is a perfect place for a grocery store, Dollar General, or other commercial activities. He said that the county had sense enough to include it in its Land Use Plan for the area. Traffic circles are there to indicate activity. He said that we would not have to go out of town for stores. People would not have to travel, and it would reduce traffic due to them no longer traveling so far. The owners have a right to the best use of their property. We have a lot of homes here. We need commercial development. He said that he did not understand why it would be taken out now.

After those comments, Mayor Baucom said no one else signed up to speak at the public hearing. There being no further comments, the hearing was adjourned at 7:12 p.m.

Respectfully submitted,

Melody Braswell, Deputy Clerk