

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

The Planning Board of the Town of Unionville met on Monday, January 9, 2023, 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 Alternate Kevin JR Hayes were present. Alternate Doug Helms was absent.

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

First, Chairman Adams asked the Board to appoint a chair and vice-chair for 2023. Barry Baucom nominated Jerry Adams to continue as Chairman. Matt Price seconded the nomination and it passed unanimously. Barry Baucom then nominated Steve Outen for Vice Chairman. Matt Price seconded the nomination and it passed unanimously.

Next, Chairman Adams brought forward the consideration of the minutes of the December 5, 2022, Regular Meeting. After a motion made by Matt Price, seconded by Steve Outen, the Board unanimously approved the minutes from December 5, 2022, Regular Meeting.

In the next item of business, Chairman Adams opened the floor for the consideration of Subdivision #SUB-22-10 for one new lot with no road frontage on the Stegall property on Baucom Road. Land Use Administrator Gaddy stated that this was part of the subdivision made in September. She showed the lot in question, and the new lot is 2 acres. There is an easement for the new lot and an easement beside it for the remaining portion of the parcel. The lots meet all requirements, and Land Use Administrator Gaddy recommended approval. Steve Outen asked which parcel would be landlocked. Land Use Administrator Gaddy stated that both lots would be landlocked, but there are 20' dedicated easements for both parcels. Devin Clontz asked if it would be considered a flag lot, and Land Use Administrator Gaddy responded that the lot would not be a flag lot. Upon a motion by Matt Price, seconded by Steve Outen, Subdivision #SUB-22-10 passed unanimously.

The next item of business was the recommendation for Matt Price's first term, expiring January 2023. Barry Baucom made a nomination to recommend Matt Price to return for a second term. The nomination was seconded by Devin Clontz and passed unanimously.

In other business, Steve Outen asked how the Produce Stand text amendment went with Council. Land Use Administrator Gaddy stated that it was approved, and the owners had begun the process of zoning for the new stand.

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

Respectfully submitted,

Melody Braswell, Deputy Clerk