

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

The Planning Board of the Town of Unionville met on Monday, March 6, 2023, at Town Hall, 1102 Unionville Church Road, Monroe, NC. Chairman Jerry Adams, Board members Devin Clontz, Roddie Baucom, and Alternates Kevin JR Hayes and Doug Helms were present. Barry Baucom, Steve Outen, Andy Fowler, and Matt Price were absent.

Everyone stood and recited the Pledge of Allegiance to the United States flag, after which JR Hayes led the prayer of invocation. Chairman Adams called the meeting to order at 7:31 p.m. Since Matt Price was absent, his oath of office was tabled until the next meeting.

First, Chairman Adams brought forward the consideration of the minutes of the January 9, 2023, Regular Meeting. After a motion made by Roddie Baucom seconded by Devin Clontz, the Board unanimously approved the minutes from the January 9, 2023 Regular Meeting.

In the next item of business, Chairman Adams opened the floor for the consideration of Subdivision #SUB-23-01 for four new lots, one with an easement, owned by Emerald Pointe Realty and located at Old Camden Road and New Salem Road. Land Use Administrator Gaddy stated that the three lots with road frontage are two acres, 1.5 acres, and one acre each. The lot with no road frontage is 2.018 acres. Certificate of Approval will say it is approved and signed by the Planning Board Chairman. If you plan to approve, it is also contingent upon Union County's approval through Environmental Health and Public Works. Devin Clontz asked if the 20-foot easement would impede too much on the existing lot. Land Use Administrator Gaddy said the easement was acceptable since the parcel has over 60 feet of road frontage. Upon a motion duly made by Roddie Baucom, seconded by Doug Helms, the Planning Board approved the subdivision contingent on Union County approvals, with 4 voting in agreement and one abstaining.

In other business, Land Use Administrator Gaddy notified the Planning Board that the town has received some federal grant money from COVID 19, and they would be renovating the Town Hall to meet ADA compliance standards and pave the parking lot. She told the Board that construction would take about 4 months and the Town Hall would be closed. She will notify the Board of the alternate location as soon as the Council decides it.

In addition, Peyton Harrell submitted her application to serve on the Planning Board and was at this meeting to answer any questions. She told the Board that she was new to Unionville and loves the small-town vibe. She and her husband are NC natives, moving to Union County from Carolina Beach. They have been in Union County for about 10 years. Before moving to Unionville, they felt like some areas had become a little too congested. They like land, horses, dirt-cart racing, and all Unionville offers. She also mentioned that the school is great, with her son starting Kindergarten this year. She said that planning and the process of working and giving time to the community is near and dear to her heart. She would love to serve on the board to continue to promote low-density and agricultural preservation.

There being no other business, the meeting was adjourned at 7:40 pm.

Respectfully submitted,

Melody Braswell, Deputy Clerk