

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

The Planning Board of the Town of Unionville met on Monday, June 5, 2023, at Unionville Volunteer Fire Department #22, 3229 Concord Highway, Monroe, NC. Board members Devin Clontz, Roddie Baucom, Steve Outen, and Alternates Doug Helms and JR Hayes were present. Chairman Jerry Adams, Andy Fowler, Matt Price, and Barry Baucom were absent.

Everyone stood and recited the Pledge of Allegiance to the United States flag, after which Vice Chairman Steve Outen asked Land Use Administrator Gaddy to lead the prayer of invocation. Vice Chairman Outen welcomed everyone and called the meeting to order at 7:31 p.m. Vice Chairman Outen called Doug Helms and JR Hayes to sit in for those absent.

Then, Vice Chairman Outen brought forward the consideration of the minutes of the May 1, 2023, Regular Meeting. After a motion duly made by Devin Clontz, seconded by Roddie Baucom, the Board unanimously approved the minutes from the May 1, 2023, Regular Meeting.

In the next item of business, Vice Chairman Outen opened the floor for the consideration of Subdivision #SUB-23-03 for four new lots; one lot with an easement, owned by Emerald Pointe Realty and Construction. Land Use Administrator Gaddy stated that the property is located at the corner of New Salem and Old Camden Roads. The parcel started out as 18 acres. This subdivision is for four new lots, one with an easement. Lot #8 is two acres, with no road frontage, and has a 20-foot dedicated easement. According to the Ordinance Sections 211 and 220, the lot with an easement must be approved by the Planning Board. Union County Environmental Health and Public Works have both given conditional approvals. The developer, Brian Benton, was in attendance and offered to answer any questions. Roddie Baucom asked if this property had already been reviewed for subdivision in the past. Brian Benton responded that they purchased the land from a woman who never combined the tracts. Each lot is at least two acres. Land Use Administrator Gaddy said they were doing minor subdivisions with five tracts or less with no roads or improvements, therefore it meets the ordinance for a minor subdivision. Vice Chairman Outen asked if, on Lot 6, the size of the pond counted toward the property's acreage. Mr. Benton said that the county counted ponds toward the acreage. Land Use Administrator Gaddy confirmed that Unionville counts it as well. Devin Clontz asked Land Use Administrator Gaddy to explain the ordinance's Sections 211 and 220. Land Use Administrator Gaddy stated that Section 211 states that there should be no lots without road frontage, unless they meet the requirements in Section 220. Section 220 requires the lot to be a minimum of two acres, have a 20-foot dedicated easement, and notes that only two lots can be served by an easement out of the tract. Devin Clontz asked if the lot would meet the definition of a flag lot. Land Use Administrator Gaddy stated that a flag lot would have some road frontage. Since there is no road frontage, we must make sure that the easement provides exclusive access to the lot. JR Hayes asked if the proposed design would not landlock Lot #5's access. Land Use Administrator Gaddy stated that lots 5 and 6 have access to their utility drain fields. Brian Benton noted that Lots 5 and 6 had road frontage, but the septic field goes behind each lot, but it is still part of lots 5 and 6. JR Hayes asked if there was an easement on the far side of lot 5, how would he get to the other side. Brian Benton stated that he would have access because he would own the strip of land connecting the larger portion to the septic drain field. He said it was intended to do that rather than putting a septic easement on someone else's property. After a motion made by Roddie Baucom, seconded by JR Hayes, the Planning Board unanimously approved Subdivision #SUB-23-03, contingent upon approvals from Union County.

In the next item of business, Vice Chairman Outen opened the floor for the consideration of Subdivision #SUB-23-04 for two new lots; one lot with an easement, owned by Judge Mullis, located on Olive Branch Road. Land Use Administrator Gaddy advised the board that this request was submitted after packets were mailed. The

parcel was a little over 12 acres, and the request is to divide it into 3 lots. Two of the lots will have road frontage, and the third parcel is almost 3 acres in size with a separate dedicated easement. Land Use Administrator Gaddy has just sent it to Union County for approvals, but those approvals have not been received yet. The Planning Board's approval should be contingent on the county's approvals. Eric Storey, the developer, was in attendance to answer questions. Mr. Storey stated that he had spoken to a representative from Environmental Health, David Finley, and said they did not do county testing due to corn on the land. This will be done as soon as the crops are cut. Land Use Administrator Gaddy recommended approval of the subdivision contingent upon approvals from Union County, as it meets ordinance requirements. JR Hayes made a motion to approve the subdivision contingent upon county approvals, and Doug Helms seconded the motion. Subdivision #SUB-23-04 unanimously passed.

In other business, Wendy Griffin addressed the board to let them know she had applied to serve on the Planning Board. She stated that she has lived in Unionville for over 20 years. Her grandfather was Zebulon Williams, and she is familiar with the area and vested with the community. She worked for Union County DSS for 10 years and then transferred to the state. She retired from the state at the end of 2018 and during that time, she served on the Transportation Advisory Board for Cabarrus County for four years. She has also served on the Advisory Board for the Council on Aging for a number of years, giving her some experience with board membership. Her husband, Scott, is also a retired state employee. He worked for the Department of Revenue and Department of Commerce. She said she is very vested in her community and thinks it is important for us all to be involved. She said that she thinks she would bring a different perspective in some ways, and the same perspective in others. She owns a farm in the Wingate township, but she lives in Unionville. She asked the Board if they had any questions. Steve Outen asked her what she would say her vision is for the future of the town. Wendy said that she sees the town having a Mayberry feel; however, with the growth and subdivisions of additional homes, we don't have a lot of commerce to offer the people who live in this township. She sees this as an opportunity for controlled growth, rather than a lot of homes going up. We do some controlled growth to keep it a community-centered environment. This means there would be opportunities for the people who live there to shop, eat, and work. She went on to say that we do not have a lot for our young people who are in high school to work in our community. They travel outside of the area to work and shop. She said it would be nice just to have a place locally where they could at least do that. She said that is what she would say she sees: limited growth, but with opportunities, and commercialization that would meet the needs of the people who live here. She does not mean the monstrosities of shopping centers, like we have seen in other areas. Not a bunch of homes where no one has a place to go get a loaf of bread. Her parents are elderly and in their 80's and must drive out of town to get a loaf of bread. She remembers Mr. Moser presenting a proposal that was going to pay for the roundabout and it was voted down because we had Mr. Jim Baucom's store. We see what has happened to that, it has limited options. She is grateful for that shop, but it's limited. People did not want alcohol, but it's being sold there now. She thinks that we need to have an option to go somewhere where they will not have to pay twice as much for a loaf of bread. She said her parents will be more likely to go to Food Lion than the Unionville Store because of the cost. She thinks that we need to have an opportunity for our elderly and disabled folks to have a place to go for shopping, but it should be limited and controlled.

There being no other business, the meeting was adjourned at 7:49 pm.

Respectfully submitted,

Melody Braswell, Deputy Clerk