

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

The Planning Board of the Town of Unionville met on Monday, August 7, 2023, at Unionville Volunteer Fire Department #22, 3229 Concord Highway, Monroe, NC. Board members Jerry Adams, Devin Clontz, Roddie Baucom, Steve Outen, Barry Baucom, Matt Price, Doug Helms, and Alternate JR Hayes were present. Roddie Baucom was absent.

Everyone stood and recited the Pledge of Allegiance to the United States flag, after which Chairman Adams asked Matt Price to lead the prayer of invocation. Chairman Adams called Alternate JR Hayes to take Roddie's seat. He then welcomed everyone and called the meeting to order at 7:32 p.m. At this time, Land Use Administrator Gaddy administered the Oaths of Office to Steve Outen and Doug Helms.

Chairman Adams brought forward the consideration of the minutes of the June 5, 2023, Regular Meeting. After a motion duly made by Devin Clontz, seconded by Doug Helms, the Board unanimously approved the minutes from the June 5, 2023, Regular Meeting.

In the next item of business, Chairman Adams opened the floor for the consideration of Subdivision #SUB-23-05 for one new two-acre lot with no road frontage located on the Poplin property at 611 Lawyer's Road East. Land Use Administrator Gaddy said that this is a subdivision that must be approved by the Planning Board because it is a subdivision with an easement. It is a lot with no frontage on a public road. According to Section 211 of the Ordinance, all lots must have road frontage, unless it meets the requirement of Section 220, which requires at least two acres and a dedicated 20-foot easement. She advised the Board to make their motion contingent upon approval from Union County. Land Use Administrator Gaddy recommended approval because it meets the ordinance requirements. Gary Poplin, landowner, shared that there is an easement for Piedmont Natural Gas where their cages are. They said it could be used for a right of way, and he could cross it two or three times if needed, but he did not get that in writing. Chairman Adams asked if that would affect the Planning Board's decision. Land Use Administrator Gaddy said it would not influence their decision because it was a separate easement. The surveyor did go through one of the easements, initially, but Land Use Administrator Gaddy did not submit it to Planning Board. The landowner, Gary Poplin, asked the Planning Board why this request was being labeled a subdivision. Land Use Administrator Gaddy explained that it was verbiage used by Zoning and Planning and anytime a parcel is divided, it is referred to as a subdivision. Matt Price reiterated that the term was just a definition. Devin Clontz followed up with a question, asking if the easement would run beside the Piedmont Natural Gas cage. Gary Poplin said it would, but the company was preparing to demolish one of the cages. Upon a motion made by Matt Price, seconded by Barry Baucom, the Planning Board unanimously approved the subdivision, contingent upon Union County's approval.

In the next item of business, Chairman Adams opened the floor for the recommendation of zoning to be applied to Annexation #27, the Piedmont Recreation Association's Noel Williams Park, located at 3504 Zebulon Williams Road. The public hearing for this annexation was held on Monday, July 17, 2023. Land Use Administrator Gaddy told the Board that the Town is only allowed to do voluntary annexations, meaning someone requests to be annexed into the Town of Unionville. Piedmont Recreation Association approached Unionville, and N.C. House Representative Dean Arp discovered a Senate Bill which allows Union County municipalities to voluntarily annex non-contiguous properties. The park sits on 39.7 acres across two parcels. There is one parcel between the Piedmont Recreation Association's property and the

town limits. Town Council has approved the annexation and Planning Board will need to recommend zoning. It is already zoned RA-40 with a Special Use Permit through Union County. Land Use Administrator Gaddy recommended the same zoning be applied to this property. Land Use Administrator Gaddy said that if they ever wanted to make changes, we might need to revisit the Special Use Permit. Board member Dallas Greene stated that the Piedmont Recreation Association has been run by volunteers for years. Most volunteers have kids who have aged out. Their vision is to make sure that this park is set up for the youth of the future within this community. The current board would want to be in the town because at this time, they're out there by themselves in the county. It would open the doors for the possibility to get grant money and make it more of a community park in the future. Land Use Administrator Gaddy said that there could be some interest in the town working with the park. Dallas Greene said that the Piedmont Recreation Association is a 501(c)3, and their bylaws state that if it fails, the park will become the Town of Unionville's. There is one paid employee for cutting grass, and the current leadership is working off pennies over there. Doug Helms said that he had seen that park come a long way, with the football program. His youngest son is working with the baseball program. Dallas Greene said that he enjoys hearing the kids at the park from his home. He said that while he was not part of the building of it, he feels a strong sense of responsibility to keep it up. Land Use Administrator Gaddy told the Planning Board that they would need to make recommendations on all zoning map amendments. She said that her recommendation for this parcel is RA-40 since it is already zoned that way and it is consistent with the rest of the town. Devin Clontz asked if this zoning application was like other parks. Land Use Administrator Gaddy said that she was not sure, but this recommendation is the same as Union County's, which is RA-40 with a Special Use Permit. The Special Use Permit never goes away; it goes with the land. Dallas Greene said that he learned this when they tried to build an indoor hitting facility. Land Use Administrator Gaddy said that the purpose of the Special Use Permit was because the park is zoned residential, the Special Use Permit allows the games to be played. Upon a motion made by Steve Outen, seconded by Doug Helms, the Planning Board unanimously agreed to recommend the zoning of RA-40 along with the existing Special Use Permit.

Next, Chairman Adams brought forward the recommendation of zoning applied to Annexation #28, a property owned by Hamada Eldin, located on Morgan Mill Road near Deese Road. A public hearing is scheduled for zoning of this annexation on Monday, August 21, 2023, at 7:15 pm. Land Use Administrator Gaddy said that this annexation was not quite as complicated. This parcel borders the existing town limits at Morgan Mill Road. Land Use Administrator Gaddy said that the Council has not voted to accept this annexation; however, the Planning Board could still recommend zoning. The parcel is currently zoned RA-40 in Union County. The owner is building a house on it, and it is being used as residential. Land Use Administrator Gaddy recommended applying RA-40 zoning for this parcel. Upon a motion made by Barry Baucom, seconded by Matt Price, the Planning Board unanimously agreed to recommend RA-40 zoning.

Then, Chairman Adams opened the floor for a recommendation of the Alternate vacancy for Planning Board. One applicant was present, Lana Kirkpatrick. Chairman Adams asked Lana to introduce herself to the Board. Lana said that she grew up in Unionville, with her parents and grandparents being from here. She said that she was interested in learning about the town's happenings. She said that she likes what's going on, but notices that there is a lot of farmland we're losing, too. She is interested in seeing what she can learn and how she can help. Steve Outen asked Ms. Kirkpatrick about her long-term vision for the growth of the town. She shared that she wanted it to continue grow, but said it was also concerning to see large acres for sale. In addition, she said that building a lot of homes on one acre is a concern. She is afraid that the schools can't handle that kind of growth. Cities are convenient, but this is home, and she likes it. She said that she has so much to learn, but she wants to be part of making careful

decisions about what we do. She wants to be careful, knowing we need to grow, but we must think about other things as we continue to grow.

Chairman Adams reminded the Board that there were two applicants whom they had heard from, Lana Kirkpatrick and Wendy Griffin. Upon a motion made by Doug Helms, seconded by Steve Outen, the Planning Board unanimously recommended Lana Kirkpatrick for the alternate vacancy.

In other business, Land Use Administrator Gaddy asked the Board about their September meeting, as the first Monday in September falls on Labor Day. There will be business that will require a vote. Matt Price recommended that the Board meet on Tuesday, September 5th to avoid any holiday plans. There was no opposition.

Steve Outen asked about the future service station on Highway 601. Land Use Administrator Gaddy said that the owners had a Special Use Permit that expired in March, 2023 and it was renewed for six months. It will expire again in September, and they will be back for renewal again.

There being no other business, the meeting was adjourned at 8:01 pm.

Respectfully submitted,

Melody Braswell, Deputy Clerk