

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

The Planning Board of the Town of Unionville met on Monday, April 1, 2024, at Unionville Volunteer Fire Department #22, 3229 Concord Highway, Monroe, NC. Board members Steve Outen, Barry Baucom, Doug Helms, Devin Clontz, Roddie Baucom, JR Hayes and Alternates Lana Kirkpatrick and Will Crook were present. Absent was Matt Price.

Everyone stood and recited the Pledge of Allegiance to the United States flag, after which Vice Chairman Outen asked Barry Baucom to lead the invocation. Vice Chairman Outen welcomed everyone and called the meeting to order at 7:31 p.m. Vice Chairman Outen called Alternate Lana Kirkpatrick to sit in on the meeting. Land Use Administrator Sonya Gaddy issued the oaths of office to Member JR Hayes and Alternate Will Crook.

Vice Chairman Outen brought forward the consideration of the minutes of the March 4, 2024, Regular Meeting. After a motion duly made by Roddie Baucom, seconded by Doug Helms, the Board unanimously approved the minutes from the March 4, 2024, Regular Meeting.

In the next item of business, Vice Chairman Outen opened the floor for the consideration of subdivision #SUB-24-08, a two-lot subdivision on Sikes Mill Road with one easement for Amber & Jamie Nickell and Diedra Cribb. Vice Chairman Outen asked Land Use Administrator Gaddy to speak on this subdivision. Land Use Administrator Gaddy said this subdivision created one new lot. She received a permit request for a lot not going through the correct subdivision process. The parcel now has a 20-foot dedicated easement, and it is 2 acres. The subdivision meets ordinance standards, has received approvals from Union County, and she recommends approval. Mr. Jeff Newton was in attendance regarding any questions. There being no further discussion, Roddie Baucom made a motion to approve subdivision #SUB-24-08. JR Hayes seconded the motion and it passed unanimously.

Vice Chairman Outen then opened the floor for the consideration of subdivision #SUB-24-09, a two-lot subdivision on Concord Highway with one easement for Douglas and Landon Keziah. Land Use Administrator Gaddy said that this subdivision is a similar situation. They are parceling out one two-acre tract without road frontage. They provide a 20-foot dedicated easement for the new lot all the way to Highway 601. This subdivision does not yet have Union County approvals. Land Use Administrator Gaddy said that she recommends approval contingent on Union County approvals. Doug Keziah was in attendance to answer any questions. Vice Chairman Outen asked about the easement placement. Mr. Keziah explained where it went in relation to the chicken houses. There being no further discussion, Devin Clontz made a motion to approve Subdivision #SUB-24-09 contingent on Union County's approval. Doug Helms seconded the motion and it passed unanimously.

In other business, Vice Chairman Outen asked about Town Hall. Land Use Administrator Gaddy said there was a hold up with hardware on the front doors. They will then have to install security, AV, and all other details. It will hopefully be ready for the May meeting. Vice Chairman Outen asked if it would be ready for the April Council meeting. Land Use Administrator Gaddy said that it may be ready, but she will not be ready yet. There are many new technology aspects that she wants to learn before having a meeting.

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

Respectfully submitted,

Melody Braswell, Deputy Clerk