

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

The Planning Board of the Town of Unionville met on Monday, February 5, 2024, at Unionville Volunteer Fire Department #22, 3229 Concord Highway, Monroe, NC. Board members Jerry Adams, Steve Outen, Barry Baucom, Doug Helms, Matt Price, Devin Clontz, and Alternates JR Hayes and Lana Kirkpatrick were present. Absent was Roddie Baucom.

Everyone stood and recited the Pledge of Allegiance to the United States flag, after which Vice-Chairman Outen asked Jerry Adams to lead the invocation. Vice-Chairman Outen welcomed everyone and called the meeting to order at 7:30 p.m.

Vice-Chairman Outen told the Board the first order of business was to administer an oath of office for Matt Price. Land Use Administrator Gaddy administered the oath of office to Chairman Price. Chairman Price then took over the meeting. Chairman Price then called JR Hayes forward to fill Roddie Baucom's vacancy.

Chairman Price brought forward the consideration of the minutes of the January 8, 2024, Regular Meeting. After a motion duly made by Steve Outen, seconded by Jerry Adams, the Board unanimously approved the minutes from the January 8, 2024, Regular Meeting.

In the next item of business, Chairman Price opened the floor for the consideration of subdivision #SUB-23-11, a two-lot subdivision on Sikes Mill Road, with one easement for Hoyt and Faye Rushing. Chairman Price asked Land Use Administrator Gaddy to explain this subdivision. Land Use Administrator Gaddy said she had submitted the subdivision to Union County but had not received approvals to date. She recommended that the Board make their motion contingent on Union County approvals. The lot has an easement, and it meets the ordinance's standards. Land Use Administrator Gaddy deferred to the landowner, Mr. Rushing, to answer any questions the Board may have for him. Mr. Rushing said his surveyor is working to make sure the criteria have been met. Land Use Administrator Gaddy said that Union County had sent back comments that it was not approved, and those comments have been shared with the surveyor. The surveyor is working on getting those things taken care of. There are problems with the way it was submitted, but Union County has asked those things to be addressed. Mr. Rushing then showed where the septic systems would be placed on his plat. Land Use Administrator Gaddy said that the request does meet our ordinance, but we need to secure the county's approvals. Steve Outen made a motion to approve subdivision #SUB-23-11 contingent upon Union County's approvals. The motion was seconded by Barry Baucom and passed unanimously.

Chairman Price then opened the floor for the consideration of subdivision #SUB-24-01, a four-lot subdivision on Morgan Mill Road at Honeycutt Simpson Road, with one easement for Love Mill Farms LLC. Chairman Price asked Land Use Administrator Gaddy to explain this subdivision. Land Use Administrator Gaddy said that this subdivision sits at the corner of Honeycutt Simpson & Morgan Mill Road. Only one lot will need an easement. This has been sent to Union County and she is awaiting comments from them. Land Use Administrator Gaddy recommended that the Board make their motion contingent upon Union County's approval. The subdivision meets our ordinance requirements. The subdivision was submitted to the County on January 19th and no notes have been received. Land Use Administrator Gaddy said that it usually takes about a month to hear from the county. Chairman Price noted that all the lots are more than two acres. Jerry Adams made a motion to approve subdivision #SUB-

24-01 contingent on the county's approval. The motion was seconded by Doug Helms and passed unanimously.

Next, Chairman Price brought forward the consideration of subdivision #SUB-24-02, a two-lot subdivision on Sikes Mill Road with one easement for Lisa Drake. Chairman Price asked Land Use Administrator Gaddy to explain this subdivision. Land Use Administrator Gaddy said that this request is for one lot dividing into two, with a parcel being added to the back of the property. The proposed front lot will be 5 acres, and the new back lot will be 3 acres. The back lot will have a 20-foot exclusive easement. The subdivision was submitted to Union County for review on January 29th, and we are awaiting their response. The Board's vote needs to be contingent on the county's approval, but it does meet our ordinance. Ms. Drake said her daughter will be building on the new lot. Barry Baucom made a motion to approve the subdivision #SUB-24-02 contingent on Union County's approval. The motion was seconded by Steve Outen and passed unanimously.

Chairman Price brought up the next point, the recommendation for JR Hayes' vacated alternate position. Gary Salek, a new applicant, introduced himself to the Board. He said that he has lived in Unionville for 20 years and lives on Chaney Road next to Lakeview. He works in the area with major corporations and is involved with property management and capital resources. He was part of the Union County infrastructure committee. He feels that slow growth is good. He is a licensed NC realtor and does not practice, so he has no skin in the game. His reason for looking to join the Planning Board is kind of like everyone else, to ensure Unionville plans well for the future and generations who want to live in our great town. He feels that slow growth is okay. Development can be good. Sewage and water will come one day, and with proper management and with RA-40 in place, he thinks that is where we want to be. He thanked the Board members for their consideration.

Chairman Price recommended that the Board members look over the four applicants and opened the floor to hear a recommendation for JR's vacated alternate position. Barry Baucom made a motion to recommend Will Crook to fill the alternate position. The motion was seconded by Devin Clontz. Doug Helms said that it was a good sign to see the younger generation getting involved. He endorsed the recommendation. The planning board unanimously approved the recommendation for Will Crook to fill the vacant alternate position. Devin Clontz said that it was good to have so many applicants and he thanked all the applicants. Land Use Administrator Gaddy said that we will keep applications for one year.

In other business, Steve Outen asked for an update on items of business, mainly the text amendment for accessory structures. Land Use Administrator Gaddy said that the Planning Board recommended accessory structures on lots of more than five acres. The Council approved accessories anywhere on the lot if the lot is two acres or larger and the structure is at least 300 feet from the center of the road. Steve Outen asked for the reason. Land Use Administrator Gaddy said that the Council felt that the two-acre lot size is consistent with the requirements in the Land Use Ordinance Sections 211 and 220.

There being no other business, Jerry Adams made a motion to adjourn. It was seconded by Devin Clontz and the meeting was adjourned at 7:51 pm.

Respectfully submitted,

Melody Braswell, Deputy Clerk