

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

The Planning Board of the Town of Unionville met on Monday, March 4, 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, Roddie Baucom and Alternates JR Hayes and Lana Kirkpatrick were present.

Everyone stood and recited the Pledge of Allegiance to the United States flag, after which Chairman Price asked Devin Clontz to lead the invocation. Chairman Price welcomed everyone. Chairman Price recognized Jerry Adams for his service on the Planning Board and thanked him for his commitment to Unionville. Jerry Adams said it had been an honor and pleasure to serve the town. Chairman Price called the meeting to order at 7:32 p.m.

Chairman Price brought forward the consideration of the minutes of the February 5, 2024, Regular Meeting. After a motion duly made by Doug Helms, seconded by Roddie Baucom, the Board unanimously approved the minutes from the February 5, 2024, Regular Meeting.

In the next item of business, Chairman Price opened the floor for the consideration of subdivision #SUB-24-05, a two-lot subdivision on Concord Highway, with two easements for Larry McGee. Chairman Price asked Land Use Administrator Gaddy to expand on this subdivision. Land Use Administrator Gaddy said this subdivision will form two new lots, creating three total lots. Two lots will be served by easements, each having a dedicated 20-foot easement. The subdivision has been sent to Union County for approval, but that has not been returned yet; Land Use Administrator Gaddy asked the Council to make their motion contingent on Union County's approval. The landowner, Larry McGee, was present and available in case there were any questions. There being no further discussion, Roddie Baucom made a motion to approve subdivision #SUB-24-05 contingent on Union County approvals. Steve Outen seconded the motion and it passed unanimously.

Chairman Price then opened the floor for the consideration of subdivision #SUB-24-07, a two-lot subdivision on Morgan Mill Road with one easement for Heather Rogone and Frances Baucom. Chairman Price asked Land Use Administrator Gaddy to explain this subdivision. Land Use Administrator Gaddy said that only one lot needs an easement, and there is a 20-foot dedicated easement for that 3 ½ acre tract. She said the subdivision request was sent to Union County for their review on February 23<sup>rd</sup>. Further, she said that the subdivision meets the ordinance requirements. Chairman Price asked how long it would take to hear back from the county. Land Use Administrator Gaddy said it typically takes about a month. If the subdivision meets their criteria, it meets Unionville's also. Steve Outen asked if the existing house would be on the new parcel. Land Use Administrator Gaddy said it would be on the first tract. She told the Board the maps show the septic for both lots. The owners said they had torn down and were demolishing the existing chicken houses. Chairman Price advised the owners not to burn the houses since any wood that has been processed should not be burned. Barry Baucom made a motion to approve Subdivision #SUB-24-07 contingent on Union County's approval. Jerry Adams seconded the motion and it passed unanimously.

In other business, Land Use Administrator Gaddy noted that Chairman Price would not be available on April 1<sup>st</sup>. Everyone else said they would be available in the event of business. Steve Outen asked for a timeline for the town hall renovations to be complete. Land Use Administrator Gaddy said they hoped to complete it by the end of March. She told the Board that they may be meeting here for their

April 1<sup>st</sup> meeting. She assured them that they would be informed. Roddie Baucom asked if the renovations had changed the building footprint. Land Use Administrator Gaddy said they had not. The renovation consisted of major ADA upgrades, an updated A/V system, a new screen for Council, and the existing screen moved behind Council. She said that the restrooms, kitchen, water fountain, and doors were upgraded. The contractors say it will be complete by the end of March, but then there will be a move-in. She said that the fire department had been exceptional to work with and helped move into this station. They have been wonderful to the town.

There being no other business, Roddie Baucom made a motion to adjourn, seconded by Steve Outen, the meeting was adjourned at 7:43 pm.

Respectfully submitted,

Melody Braswell, Deputy Clerk