

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

The Planning Board of the Town of Unionville met on Monday, August 12, 2024, at Unionville Town Hall, 1102 Unionville Church Road, Monroe, NC. Board members Matt Price, Steve Outen, Barry Baucom, Doug Helms, Devin Clontz, JR Hayes and Alternate Lana Kirkpatrick were present. Absent were Roddie Baucom and Alternate Will Crook.

Everyone stood and recited the Pledge of Allegiance to the United States flag, after which Chairman Price asked Barry Baucom to lead the invocation. Chairman Price welcomed everyone and called the meeting to order at 7:32 p.m. Chairman Price called Alternate Lana Kirkpatrick to sit in on the meeting.

Chairman Price brought forward the consideration of the minutes of the April 1, 2024, Regular Meeting. After a motion duly made by Steve Outen, seconded by Barry Baucom, the Board unanimously approved the minutes from the April 1, 2024, Regular Meeting.

In the next item of business, Chairman Price opened the floor for the consideration of Text Amendment #TC-24-01, an amendment to Section 315 - Retention and Protection of Foliage During Development. Chairman Price asked for any discussion about the text amendment. Devin Clontz asked Land Use Administrator Sonya Gaddy if she had comments. She stated that the current Land Use Ordinance had some vague text about our foliage; however, recently Keith O'Herrin, the Union County Urban Forestry expert, asked the town to consider a text amendment to more closely align with Union County's tree ordinance. This would apply to the entire town, with the only exemptions being those parcels in the farm use program. For any subdivision lots, this would protect the trees on the property and prevent clear cutting. Land Use Administrator Gaddy said she had heard a surveyor complain about the inventory of the trees; however, this is the county's ordinance. She sent it to our back up land use administrator, and he developed the language. Steve Outen asked who would monitor compliance for the amendment. Land Use Administrator Gaddy said that Union County would work with the developers to enforce this. Steve Outen asked if someone would come out before development started. Land Use Administrator Gaddy said that it would be up to the surveyor to inventory the trees. Chairman Price asked if the permits would come from Union County since this is what is in place with Union County. Land Use Administrator Gaddy said the developer would come to Unionville for a permit first, and then go to Union County for a building permit. That said, she suggested that the Town may have to change its permitting, which was something she had not thought about. Land Use Administrator Gaddy suggested that Planning Board may not want to make a recommendation before going back to Union County and our backup Land Use advisor, Michael Harvey, to get the details ironed out to answer those questions. Chairman Price said that he struggled to understand the scope of the amendment beyond it not applying to Farm Use. Devin Clontz said it may be best to limit the scope down to a "true subdivision." Land Use Administrator Gaddy clarified that a "true subdivision" is in the ordinance as a major subdivision with five or more lots. Doug Helms noted that he was in the process of clearing an acre for his son and cited his concerns about whether this text amendment would affect the ability of others to do that. Land Use Administrator Gaddy stated that in the development process, no land clearing should be done before receiving a building permit. She said that the first step is subdividing the parcel, and then applying zoning for building. Chairman Price said that he would like to begin by getting answers to all the concerns and

questions from the County. He expressed concerns of having no formal process for compliance, and he liked the idea of excluding minor subdivisions, but he still had other questions. Devin Clontz asked that if this were put into place, everything was cataloged with a number of trees, if there would need to be documentation and how that would be tracked. Land Use Administrator Gaddy was not sure and said that would be a good question to ask Union County. Since this is related to the development process, Land Use Administrator Gaddy said many of the questions about cutting down trees after a property has been developed would probably not apply; however, she said she could reach out to Mr. O'Herrin and ask. Steve Outen asked if Mr. O'Herrin could attend the next meeting to help answer questions. Land Use Administrator Gaddy said she would invite him. She then asked that since the first Monday in September is Labor Day if the Board would be able to meet on Monday, September 9<sup>th</sup>. The Board agreed to that meeting date and Land Use Administrator Gaddy advised the Board to prepare their questions for Mr. O'Herrin. The Board members had a few more questions for clarification, to which Land Use Administrator Gaddy responded by advising the members that the Ordinance is an ever-changing document. She had not heard significant complaints or issues about this amendment at the county level other than some minor complaints. With there being so many questions, Chairman Price recommended tabling the conversation until more research could be completed. Upon a motion made by Doug Helms and seconded by Devin Clontz, the motion to table the text amendment until further information is provided was unanimously passed.

In other business, Steve Outen asked Land Use Administrator Gaddy for an update on the park. Land Use Administrator Gaddy said that the park had been gifted to the town. She said they are working with the Piedmont Recreation Association to work out a lease agreement. The town will lease the park back to the Piedmont Recreation Association. Steve Outen asked if it would be annexed. Land Use Administrator Gaddy said the park had already been voluntarily annexed before being donated to the Town.

Chairman Price noted the remodeled facilities for the meeting space and thanked Town Council for these updates.

There being no other business, upon a motion made by Devin Clontz, seconded by Steve Outen, the meeting was adjourned at 7:57 pm.

Respectfully submitted,

Melody Braswell, Deputy Clerk