

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

The Planning Board of the Town of Unionville met on Monday, October 7, 2024, at Unionville Town Hall, 1102 Unionville Church Road, Monroe, NC. Board members Steve Outen, Devin Clontz, JR Hayes and Alternates Lana Kirkpatrick and Will Crook were present. Absent were Matt Price, Barry Baucom, Doug Helms, and Roddie Baucom.

Everyone stood and recited the Pledge of Allegiance to the United States flag, after which Vice Chairman Outen asked Devin Clontz to lead the invocation. Vice Chairman Outen welcomed everyone and called the meeting to order at 7:32 p.m. Vice Chairman Outen called Alternates Lana Kirkpatrick and Will Crook to sit in on the meeting.

Vice Chairman Outen brought forward the consideration of the minutes of the August 6, 2024, Regular Meeting. After a motion duly made by JR Hayes, seconded by Devin Clontz, the Board unanimously approved the minutes from the August 6, 2024, Regular Meeting.

In the next item of business, Vice Chairman Outen opened the floor for the consideration of Text Amendment #TC-24-01, an amendment to Section 315 - Retention and Protection of Foliage During Development. This item was tabled from the last meeting. Deputy Clerk Braswell told the Board that the questions had been sent to Mr. O'Herrin and his responses had been emailed to Board members. For clarification, this text amendment is just in reference to the setback areas of parcels in major subdivision or commercial development, which would not be built on anyway. Deputy Clerk Braswell told the Board that they could do one of three things tonight. The Board could table the amendment until the next meeting when more members are present, they could decline to act on the text amendment altogether and not make a recommendation to Council, or they could make a recommendation to Council. Vice Chairman Outen asked for discussion on the matter. JR Hayes stated that there was a lot out there. One of the things he considered was doing the minimum tree count, like the cities of Monroe or Weddington. JR Hayes made a recommendation to wait on the rest of the Board and investigate doing a minimum tree count. Devin Clontz said he would like to wait on the rest of the Board members since it is a substantial change. Upon a motion made by Devin Clontz, seconded by Will Crook, the topic was tabled unanimously.

The next item of business Vice Chairman Outen brought forward was the consideration of Subdivision #SUB-24-15, owned by Joseph and Crissy Benton, which would create one new lot with no road frontage and a 20-foot dedicated easement for Amy Gates. Deputy Clerk Braswell told the Board that the property meets all the ordinance requirements and that staff recommends the Board's approval. The new lot's owner, Amy Gates, is in attendance if the Board has questions for her. Devin Clontz asked about the existing building. Amy Gates said it was a chicken coop that would be taken down before construction began, which would resolve the side setback concerns. Upon a motion by JR Hayes, seconded by Devin Clontz, the Board unanimously approved the subdivision.

Next, Vice Chairman Outen brought up the zoning recommendation for Annexation #29, Randall and Tammi London's property on Stump Lake Drive. The parcel is current zoned RA-40 and is in Union County. Deputy Clerk Braswell told the Board that staff recommends the Board make a recommendation for RA-40 to Council in order to maintain consistency with the rest of the town and surrounding county areas. JR Hayes asked for clarification on services provided by the Town. Deputy Clerk Braswell confirmed that the Town does not provide services, but a low tax rate. JR Hayes made a motion to recommend RA-40 zoning for the annexation. The motion was seconded by Lana Kirkpatrick and passed unanimously.

In other business, Deputy Clerk Braswell said that the next meeting will be held on Monday, November 4.

There being no other business, the meeting was adjourned at 7:41 pm.

Respectfully submitted,

Melody Braswell, Deputy Clerk