

TOWN OF UNIONVILLE
MINUTES OF REGULAR PLANNING BOARD MEETING

The Planning Board of Town of Unionville met on Monday, April 4, 2016 at Town Hall, 1102 Unionville Church Road, Monroe, NC. Chairman Todd Loving, Vice-Chairman Joe Medlin, Board members Jeff Broadaway, Gene Price, Craig Rushing, James Walker, and Alternate Aaron Tarlton were present. Absent was Shane Rhodus.

Everyone stood and recited the Pledge of Allegiance to the United States flag, after which Jim Walker led the prayer of invocation.

Chairman Loving called the meeting to order and welcomed all to the meeting. Clerk Sonya Gaddy administered the oath of office to Chairman Todd Loving, Vice-Chairman Joe Medlin, and Board member Craig Rushing.

Upon motion duly made by Jeff Broadaway, seconded by Jim Walker, the Board unanimously approved the minutes of the February 1, 2016, regular meeting.

Chairman Loving then opened the floor for discussion regarding Shane Rhodus' vacated Planning Board position. Mr. Rhodus has moved out of the town limits, thereby vacating his position on the Planning Board. There were three applications presented to the Board members: Larry Wayne Millen, Barry Lane Baucom, and Joshua Caruso. Jeff Broadaway clarified that they were filling a Board member position, not an alternate's position. Clerk Gaddy confirmed this. Gene Price made a motion to recommend Aaron Tarlton advance from Alternate to full Board member. Jim Walker seconded this motion and the Board unanimously agreed.

The Board then discussed the Alternate positions. Currently, the Board has recommended Scott Barbee to fill one vacant Alternate position; however, the Council has not yet appointed him to this role. Clerk Gaddy told the Board that Town Attorney, Ken Helms, is checking into statutes against conflicts of interest due to the fact that Mr. Barbee is contracted to maintain the grounds of the Town. Chairman Loving clarified to the Board that there would only need to be one Alternate recommendation made to the council at tonight's meeting. Aaron Tarlton made a motion to recommend Barry Baucom for the vacant Alternate position. Joe Medlin seconded this motion and the Board unanimously agreed. Chairman Loving told the Board that they would keep the two other applications on file to consider if there are any additional vacated positions.

Chairman Loving then discussed the rezoning request of ZC-16-01 to zone two tracts of land totaling 123.65 acres from R-40-CUP for age-restricted development to RA-40. Clerk Gaddy confirmed that the landowner had done everything necessary and there were no questions from her office. Jeff Broadaway mentioned that the property had already been rezoned once already from RA-40 to RA-40-CUP several years ago. Mr. Broadaway wanted to know why it was being redistricted again. Mr. Darrell Baucom, landowner, responded saying that there was a different ownership group at the time and John Tarlton felt that age-restricted housing was needed. Jeff then asked Mr. Baucom what his planned density would be for this development. Mr. Baucom said that he was looking to subdivide the land into about 80 lots. Clerk Gaddy said that RA-40 would restrict the lots to being at least 40,000 square feet each. Vice-Chairman Joe Medlin asked if the land would perk for septic requirements. Mr. Baucom said that he would have to explore a special septic system called a cluster. He told the Board that he knew he did not want to move forward with age-restricted housing, so he wanted to take this initial step to rezone the property. Chairman Loving told the Board that everything was in place for the Board to make a recommendation to Council for approval. Clerk Gaddy told the Board that they would make a recommendation to Council. Council would then set up a public hearing and set the date at the April meeting. Clerk Gaddy would then notify adjoining property owners, and Council would make their decision after the public hearing. Jim Walker made a motion that the rezoning request submitted is reasonable, in the public interest, and consistent with the Town's Land Use Plan adopted in 2006 and

that the request be approved, and Aaron Tarlton seconded the motion. The Board unanimously passed the motion to recommend the request to Council.

Chairman Loving asked Clerk Gaddy if there would be another meeting next month. Clerk Gaddy responded that if the only item for the meeting is in regards to filling the vacant alternate position, she would not recommend meeting. Clerk Gaddy reported that there was no pending business that she knew of to be discussed next month. She will notify the Board by email in regards to the next meeting.

There being no other business, and upon motion duly made by Vice-Chairman Joe Medlin, seconded by Jeff Broadaway, the Board unanimously adjourned the meeting.

Respectfully submitted,

Melody Braswell

Deputy Clerk