

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

The Unionville Planning Board held its regular meeting at 7:30 p.m. on Monday, August 3, 2009 in Town Hall, 1102 Unionville Church Road, Monroe, NC. Vice-Chairman Ken Trull and Board member Jaren Simpson were present. Alternates Larry Helms and Todd Loving sat in for absent board members Andrew Benton, Andy Fowler, Jerry Hinson, Gene Price and Jim Walker.

Everyone stood and recited the Pledge of Allegiance to the United States flag, after which Board member Jaren Simpson led the prayer of invocation.

Vice-Chairman Ken Trull determined that four members meet the legal requirement for a quorum, and called the meeting to order, welcoming everyone in attendance.

Upon motion duly made by Jaren Simpson, seconded by Todd Loving, the Board unanimously approved the minutes of the July 6, 2009 regular meeting.

Mr. Trull recognized Land Use Administrator Jana Finn, who reviewed the rezoning request. Mrs. Finn reminded the Board that rezoning request ZC-09-04 by Unionville Development Company for an age-restricted development had been tabled at the July 6, 2009 regular meeting. She noted the following corrections or revisions: Unionville Development Company LLC has submitted a revised site plan tonight with 1) proposed number of units: 8 duplexes and 21 quadplexes; 2) the private drive from DeSoto Court was removed; 3) Recreation amenity area shown as 2.5 acres; 4) Buffers labeled along Duncan Road with a 20' landscape perimeter buffer. Mrs. Finn also confirmed that items 1-5 of her staff report have been addressed.

Mrs. Finn confirmed that Mr. John Tarleton has distributed architectural elevations to the Board members tonight. Mr. Tarleton agreed to 80% masonry and 20% hardi-board and vinyl last month. This drawing shows an example of the front elevation and floor plans. The applicant has also amended the restrictive covenants to include the takeover of the roads by North Carolina Department of Transportation. This would mean they would review the layout and standards. A copy of these drawings is appended to these minutes. Mr. Todd Loving made inquiry as to whether the NCDOT must review the road layout prior to the Board making a decision. Mrs. Finn stated that they are hesitant to do an in-depth review prior to a zoning decision, although the Board's approval will include a contingency that NCDOT give final approval on the roads.

Mrs. Finn reminded Planning Board that this is a two-part vote: first the Board will consider the rezoning with a statement of reasonableness and consistency with the Town's Land Use Plan, and second, they will consider the site-specific conditional use permit that coincides with the rezoning request. She also stated that Town Council has

set a public hearing for this request for Monday, August 17, 2009 at 6:30 p.m. here in Town Hall, after which Council will consider this at their 7:30 p.m. meeting.

Mr. John Tarleton stated that the NCDOT had already approved the previous subdivision plan for 72 single-family lots, and he spoke to an engineer there today who said this revisions would be no problem for them, as this lessens mileage on streets in the development.

Mr. Trull reminded the Board that it is their responsibility to recommend either for or against the age-restricted rezoning and conditional use permit.

Upon motion duly made by Ken Trull, seconded by Jaren Simpson, the Board unanimously recommended approval of the age-restricted development rezoning request, including the statement of reasonableness and consistency with the Town's Land Use Plan.

Upon motion duly made by Larry Helms, seconded by Todd Loving, the Board unanimously approved the conditional use permit including staff recommendations #1-11 with the additional statement that construction consists of 80% masonry and 20% hardi-board or vinyl, as agreed by the applicant.

Mrs. Finn stated that the site plan, application and staff report are now on the Town's website. The plans submitted tonight will be added as soon as possible.

In other business, Mrs. Finn stated that Ron R. Rushing has filed an appeal for a lot off Friendly Baptist Church Road for her denial of an accessory structure on a property where no house has been built. Board of Adjustment will hear this on Monday, August 17, 2009 at 7:00 p.m.

Resident Hoyte Rushing followed up with Mrs. Finn regarding the property owner with a livestock pen violating setback issues. Mrs. Finn has spoken to the homeowner, and has sent him a violation letter.

There being no other business, and upon motion duly made by Jaren Simpson, seconded by Todd Loving, the Board unanimously adjourned the meeting.

Respectfully submitted,

Sonya W. Gaddy  
Clerk