

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

The Unionville Planning Board held its regular meeting on Monday, August 2, 2010 at 7:30 p.m. in Town Hall, 1102 Unionville Church Road, Monroe, NC. Chairman Gene Price and Board members Andy Fowler, Jerry Hinson, Jaren Simpson, Ken Trull and Jim Walker were present. Alternates Larry Helms and Todd Loving were also present. Alternate Larry Helms sat in for absent Board member Andrew Benton.

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

Chairman Price welcomed everyone and called the meeting to order.

There being no corrections to the May 3, 2010 regular meeting minutes, and upon motion duly made by Jim Walker, seconded by Jaren Simpson, the Board unanimously approved the minutes of the May 3, 2010 regular meeting.

Land Use Administrator Sonya Gaddy introduced Text Amendment TC10-03 regarding the allowance of flashing (LED) signs to include community service related information in Section 281. Mrs. Gaddy explained that she contacted the North Carolina Department of Transportation and they have no restrictions for these signs, except setbacks from the right-of-way of the highway. She searched the NC General Statutes and found no restrictions. She also polled other planners in the state and made six suggestions, based on other North Carolina towns' restrictions. These are included in her staff report, which is appended to these minutes. The Planning Board should make a recommendation to Council, including the statement of reasonableness and consistency. Mr. Wayne Duncan and Rev. Steve Jirgal represented the applicant, Lakeview Baptist Church. Board member Jim Walker made inquiry as to the elementary and high schools' signs. Mrs. Gaddy stated that they must have been permitted prior to Unionville's zoning. Board member Jaren Simpson made inquiry as to the setback. Mrs. Gaddy stated that she referred to Section 275 (d). Board member Ken Trull clarified that the recommendations are from email responses by other towns in the state. Mrs. Gaddy confirmed this.

Mr. Wayne Duncan addressed the Planning Board. He stated that this LED sign will be remotely controlled and it will not scroll. They will include the worship service and Sunday School times, their pastor's name, and other events such as revivals and community events such as the annual barbecue and July 4th celebration. The sign will be changed one to two times per week. It will be displayed in red letters. Mr. Duncan distributed a drawing of the sign they would like to install in front of the church. This will not be a traffic nuisance. They have researched this, and the other option is a manually-changed sign but this one can be changed remotely. Board member Ken Trull made inquiry as to his response to the recommendations. He stated that they will be close

to meeting a setback of 100 feet from the edge of the road. Board member Jerry Hinson made inquiry as to the strength of the lighting. Mr. Duncan stated that the lighting strength will not be a problem; the color of the lights will be red and it will be displayed at 620 maximum watts power volts. The part of the sign that reads "Lakeview Baptist Church" will be lit at all times. The sign base will be constructed out of brick with a white cap on the top.

Rev. Steve Jirgal addressed Planning Board, and stated that the church has a need to have a sign to advertise church hours and special events. The church building has been there for seven years and they haven't erected a sign previously mostly due to money. Now, they would like to put a sign out front and he asks that the Town allow this type of sign.

There being no other discussion and upon motion duly made by Jim Walker, seconded by Larry Helms, the Board unanimously recommends that the Council approve the Text Amendment as submitted by the applicant with no restrictions, contingent on meeting setback requirements, as the proposed amendment is found to be reasonable and consistent with the recommendations of the Town's adopted comprehensive plan, the Town of Unionville Land Use Plan (adopted March 20, 2006) and the Town of Unionville Land Use Ordinance (effective October 1, 2003).

Ms. Gaddy explained that the Council will set a public hearing at their August 16, 2010 meeting and will probably vote on this issue at their September 20, 2010 meeting. The church will be required to submit a sign application if the text amendment is approved.

In other business, Board member Ken Trull made inquiry as to the subdivision submitted earlier by Mrs. Carolyn Eubanks. Mrs. Gaddy reported that the issue is still pending, but has heard nothing from Mrs. Eubanks.

There being no other business, Chairman Price declared the meeting adjourned.

Respectfully submitted,

Sonya W. Gaddy
Clerk