

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

The regular meeting of the Unionville Planning Board was held at 7:30 p.m. on August 1, 2011 in Town Hall, 1102 Unionville Church Road, Monroe, NC. Chairman Gene Price and Board members Andy Fowler, Jerry Hinson Jaren Simpson and Jim Walker were present. Board members Andrew Benton and Ken Trull were absent. Alternate Todd Loving sat in for Andrew Benton.

Chairman Price welcomed everyone and called the meeting to order. Everyone stood and recited the Pledge of Allegiance to the United States flag, after which Jaren Simpson delivered the prayer of invocation.

Clerk Sonya Gaddy administered the oaths of office to reappointed Board members Andy Fowler and Jaren Simpson.

Chairman Price recognized former Planning Board alternate Larry Helms, and presented a plaque to him in appreciation of his service to the Town, noting that Mr. Helms attended every Planning Board meeting during his term.

Upon motion duly made by Jim Walker, seconded by Jerry Hinson, the Board unanimously approved the minutes of the January 3, 2011 regular meeting. Upon motion duly made by Jaren Simpson, seconded by Andy Fowler, the Board unanimously approved the minutes of the January 17, 2011 special meeting.

Chairman Price recognized Mrs. Elaine Smith, who is seeking a rezoning on parcel #09-137-096A from RA-40 to B-4, ZC-11-01. Mrs. Smith did not address the Board. Land Use Administrator Sonya Gaddy reviewed her staff report, a copy of which is attached, and recommended approval of the rezoning, as the adjoining parcel is currently zoned B-4. Upon motion duly made by Jaren Simpson, seconded by Jim Walker, the Planning Board unanimously recommends approval of this rezoning, and found that it is reasonable and in the public interest and is consistent with the Town's Land Use Plan adopted March, 2006. Council will set a public hearing at their August 15, 2011 regular meeting to consider this rezoning.

Chairman Price drew the Board's attention to Subdivision SUB-11-02, a minor subdivision of parcel #08-126-022 in the name of Dennis & Zane Tomberlin for a new two-acre parcel with a 20-foot dedicated easement. Mr. Tomberlin did not address the Board. Land Use Administrator Sonya Gaddy stated that, according to the Town's Land Use Ordinance, Planning Board must render a decision on any parcel that does not abut a public street. The requirements of a 20-foot dedicated easement and a minimum two-acre parcel have been met. Upon motion duly made by Jim Walker, seconded by Jaren Simpson, the Board unanimously approved this subdivision.

In considering a recommendation for Planning Board alternate, Jaren Simpson nominated Shane Rhodus. There being no other nominations, the Board unanimously approved a recommendation for Shane Rhodus as the next Planning Board alternate. Council will consider this recommendation at their August 15, 2011 regular meeting.

In considering a text amendment to allow more than one principal structure per lot, Chairman Price stated that there have been two instances in five years in which a resident wanted to build a new house and not tear down the original house or subdivide the land. Board member Jaren Simpson inquired as to the definition of a principal structure. Chairman Price stated that the principal structure is the home—not a barn or garage. Board alternate Todd Loving inquired as to a minimum acreage requirement. The consensus was that a minimum acreage requirement is a good idea, but didn't settle on a number. Another consideration for a restriction is to require 240 feet lot width at the street for each parcel. Land Use Administrator Gaddy stated that she has put this question on the North Carolina Planners' List Serve, but only received four responses, as it was during July 4th week. Upon motion duly made by Jaren Simpson, seconded by Jerry Hinson, the Board unanimously tabled this decision until the next meeting, to allow Mrs. Gaddy to seek more information from other North Carolina municipalities.

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

Respectfully submitted,

Sonya W. Gaddy
Clerk to the Board