

**TOWN OF UNIONVILLE
MINUTES OF REGULAR MEETING**

The Unionville Planning Board held its regular meeting on Monday, December 2, 2013 at 7:30 p.m. in Unionville Town Hall, 1102 Unionville Church Road, Monroe, NC. Vice-Chairman Todd Loving and Board members Andy Fowler, Gene Price and Michele Sarno were present. Alternate Craig Hildreth sat in on the meeting, as Board members Andrew Benton, Shane Rhodus and Ken Trull were absent. Alternate Joe Medlin was also absent.

Everyone stood and recited the pledge of allegiance to the United States flag, after which Board member Andy Fowler led the prayer of invocation.

Vice-Chairman Todd Loving called the meeting to order and welcomed everyone in attendance.

Upon motion duly made by Gene Price, seconded by Michele Sarno, the Board unanimously approved the minutes of the May 6, 2013 regular meeting.

Vice-Chairman Loving recognized Land Use Administrator Sonya Gaddy to introduce Text Amendment TC-13-01, Board of Adjustment changes. Mrs. Gaddy stated that these amendments have been brought about by North Carolina House Bill 276 and Senate Law 2013-126, which became effective in North Carolina on October 1, 2013. She stated that there were very few changes that would affect the Town, as the Town already complies with some of the changes. One example is that advertisements of public hearings must be sent no less than 10 days prior and no more than 25 days prior to the hearing. The most significant change is that all Board of Adjustment decisions, with the exception of variances, will now require a simple majority vote rather than a 4/5 majority vote. A variance will still require a 4/5 majority vote. Upon motion duly made by Gene Price, seconded by Craig Hildreth, the Board unanimously recommended approval of the attached text amendments, as they are reasonable and in the public interest and are consistent with the Town's Land Use Plan adopted March, 2006.

In considering recommendations for expiring terms of Andy Fowler, Todd Loving and Ken Trull, the consensus of the Board was for them to recruit and encourage potential candidates. The Board also directed Clerk Gaddy to contact all previous members and ask if they would be willing to serve again.

Vice-Chairman Todd Loving declared that the election of Chairman and Vice-Chairman for 2014 be discussed at a later date.

In other business, Clerk Gaddy reminded everyone of the Christmas parade and tree lighting on Saturday, December 7, 2013 beginning at 3:00 p.m.

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

Respectfully submitted,

Sonya W. Gaddy
Clerk to the Board