

TOWN OF UNIONVILLE MINUTES OF REGULAR PLANNING BOARD MEETING

The Planning Board of the Town of Unionville met on Monday, February 01, 2016, at Town Hall, 1102 Unionville Church Road, Monroe, NC. In attendance were Chairman Gene Price, Board Members Joe Medlin, Jeff Broadaway, Alternates Craig Rushing, Aaron Tarlton, Town Administrator Sonya Gaddy, and Deputy Clerk Melody Braswell. Board members Todd Loving, Jim Walker, Michele Sarno, and Shane Rhodus were absent.

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

Chairman Price called the meeting to order and welcomed all to the meeting. Clerk Sonya Gaddy administered the oath of office to Board Member Jeff Broadaway and Alternate Aaron Tarlton.

Chairman Price announced the need for the Board to appoint a new Chairman and Vice-Chairman for 2016. Jeff Broadaway nominated Todd Loving to serve as Chairman of the Planning Board. This was seconded by Joe Medlin. The motion passed unanimously. Jeff Broadaway also nominated Joe Medlin for Vice-Chairman, which was seconded by Craig Rushing. The motion passed unanimously.

Upon motion duly made by Jeff Broadaway, seconded by Gene Price, the Board unanimously approved the minutes of the July 6, 2015, regular meeting.

Vice-Chairman Medlin recognized Clerk Sonya Gaddy to expand on the Text Amendment TC-15-01. Clerk Gaddy reported that the Board of Adjustment meets very rarely. During the last meeting of the Board of Adjustment, the group was unable to make quorum. The Council suggested that we consider increasing quorum to include 3 alternates. Currently there are 5 members with 2 alternates. The recommended text amendment would increase this to 3 alternates. Gene Price made a motion, seconded by Jeff Broadaway to recommend Town Council increase Board of Adjustment alternates to 3. The recommendation passed unanimously.

Vice-Chairman Medlin then recognized Mr. Elks to speak in regards to Subdivision SUB-16-01, located on Ridge Road and Roanoke Church Road, which would create 3 new lots, one with no road frontage and a 30-foot easement. Mr. Elks stated that the property was his father's home place that he purchased from his mother. He would be dividing the property for his children and has no plans to further develop the land. He has done all of the requirements for Union County and is now seeking approval from the Town of Unionville. Jeff Broadaway asked about the easement for Lot 2. Mr. Elks stated that 20-foot is the minimum required for an easement, but he had the surveyor create a 30-foot easement. Clerk Gaddy confirmed this information. According to Clerk Gaddy the easement for Lot 1 is coming down the existing driveway and would not be anything new to the subdivision. Craig Rushing asked if there was a limit of the number of structures utilizing a driveway or easement. Clerk Gaddy responded that it is set by the county. If there is a parent parcel being divided, you can have two lots with easements. Mr. Elks would have only 1 lot with an easement. Upon no further discussion, Jeff Broadaway made a motion to approve, and Craig Rushing seconded. The motion passed unanimously.

Vice-Chairman Medlin then opened the floor to discuss filling the seats for members who have terms expiring, Gene Price and Michele Sarno. Michele had resigned from the Planning Board prior to the meeting and Gene Price's term is set to expire May, 2016. The Town has received applications from Scott Barbee, Brian S. Hinson, and Larry W. Millen. Gene Price nominated Ken Trull to be recommended to serve on the Planning Board, seconded by Aaron Tarlton. The board unanimously approved the recommendation. Mr. Millen was in attendance, so Vice-Chairman Medlin acknowledged him and asked if he would like to share any information about himself. Mr. Millen stated that he was raised in Monroe, spent four years in the Navy, worked for Piedmont Airlines, Allvac, and Charlotte Plastics. He is a member of the American Legions and the Masonic Lodge. He helped build the recreation fields at Noel Williams park and assisted Piedmont Middle School in starting a softball program. Jeff Broadaway asked if we should consider moving one of the current alternates up before voting to fill a new position. Gene Price said that, if possible, we move up an alternate and fill the alternate slots with a new member. Jeff Broadaway made a motion to recommend Craig Rushing from Alternate to Board Member, which was seconded by Gene Price. The recommendation passed unanimously. Jeff Broadaway asked Mr. Millen if he would be willing to serve as an alternate. Mr. Millen declined the offer. Gene Price made a motion to recommend Scott Barbee to fill the alternate position, which was seconded by Craig Rushing. The recommendation passed unanimously.

There being no other business, and upon motion duly made by Jeff Broadaway, seconded by Aaron Tarlton, the Board unanimously adjourned the meeting.

Respectfully submitted,

Melody Braswell
Deputy Clerk