

**TOWN OF UNIONVILLE  
MINUTES OF REGULAR MEETING**

The Town Council of the Town of Unionville met at 7:30 p.m. on Monday, February 20, 2017 in Town Hall, 1102 Unionville Church Road, Monroe, NC. Mayor Simpson and all Commissioners were present. Town Attorney Ken Helms was also present.

Everyone stood and recited the Pledge of Allegiance to the United States flag, after which Commissioner Edd Little led the prayer of invocation.

Mayor Simpson welcomed everyone and called the meeting to order.

In public comments, resident Hoyt Rushing made inquiry as to what happens after the three-year time period is up on the Special Use Permit #SUP-17-01. Mayor Simpson requested that the Board might discuss this at the end of the meeting.

There being no corrections to the minutes of the January 16, 2017 regular meeting, Mayor Simpson declared them approved as reviewed by Council.

Mayor Simpson recognized Budget and Finance Officer Darrell Baucom, who reviewed the financial statements, a copy of which is appended to these minutes. Mr. Baucom stated that the balance sheet checking and savings accounts totals \$2.487 million, which is up \$150,000 from last year. The Town is ahead of budget by \$3,000; under budget on franchise taxes \$9,000 but zoning and investments are making up the difference. In Expenses, the Town is over budget \$10,000 due to the fire training tower and community center contributions. The Town is favorable on professional fees, and the audit fee. The audit should be complete soon, as they have had staffing issues. Capital expense outlay includes the four light poles at \$13,000, which will require a budget amendment. In Expenses Since Last Month, nothing is out of the ordinary. Upon motion duly made by Ken Brown, seconded by Andrew Benton, Council unanimously accepted the Financial Statements. Upon motion duly made by Edd Little, seconded by Ken Brown, Council unanimously approved payment of pending bills.

In considering Voluntary Annexation #24, five lots on Deese Road, and upon motion duly made by Ken Brown, seconded by Edd Little, Council unanimously approved Annexation #24. Mayor Simpson set a public hearing for applying zoning to these five parcels for Monday, March 20, 2017 at 7:00 p.m. prior to the regular meeting.

Upon motion duly made by Edd Little, seconded by Jaren Simpson, Council unanimously approved contracting with DeAnna Rorie to clean Town Hall for the same rate as agreed upon with Patsy Carriker previously.

In considering a recommendation from Planning Board to have Town Council approve a rezoning within 24 months of a previous rezoning, Land Use Administrator Gaddy encouraged Council to table this item, as it should be a text amendment rather than a fee schedule change.

Upon motion duly made by Edd Little, seconded by Jaren Simpson, Council unanimously tabled consideration of a Fee Schedule amendment for rezoning, to allow Planning Board to discuss further and make a recommendation.

Mayor Simpson recognized Edd Little regarding Deer Urban Archery Season, 2018. Commissioner Little stated that the deer population needs more control, thus this bow season has been allowed for several years. Upon motion duly made by Edd Little, seconded by Ken Brown, Council unanimously agreed to allow Deer Urban Archery Season January 13-February 17, 2018.

In other business, Council revisited Mr. Hoyt Rushing's question regarding the expiration of the Special Use Permit #17-01 in three years. Town Attorney Helms stated that the special use permit would be reviewed every six months for three years. At the end of the three years, the landowner must submit a petition for rezoning or another special use permit in order to continue to be valid. If nothing is submitted, the mobile home would be in violation of the Town's Land Use Ordinance, and would be required to be moved out.

Mr. Rushing also made inquiry as to the definition of a public road. Attorney Helms stated that a public road is one that is dedicated to the state of North Carolina and meets all of their requirements. Mr. Rushing stated that his neighbor has a 60-foot right-of-way, but can't build houses because of easements. This devalues his property. Mr. Helms stated that Mr. Rushing was asking about a specific situation, and he could not answer that question at this time. Mayor Simpson stated that this is a situation that should be considered when it is brought before the Council, and can be considered at the time of request. Mr. Rushing asked if he wanted to build a house for his son, would that bring it to the Council's attention. Mayor Simpson stated that it would come to the Council's attention through the legal process.

There being no other business, Mayor Simpson declared the meeting adjourned.

Respectfully submitted,

Sonya W. Gaddy  
Clerk

Approved as to form:

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R. Kenneth Helms, Jr., Town Attorney