

TOWN OF UNIONVILLE
MINUTES OF REGULAR PLANNING BOARD MEETING

The Planning Board of Town of Unionville met on Monday, February 3, 2020, at Town Hall, 1102 Unionville Church Road, Monroe, NC. Chairman Ken Trull, Board members Jerry Adams, Barry Baucom, Craig Rushing, Joe Medlin, Matt Price, and Alternates Steve Outen and Scott Barbee were present. Absent was Andy Fowler.

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

Chairman Trull called the meeting to order and welcomed all to the meeting at 7:33 p.m. Chairman Trull asked Scott Barbee to fill in for Andy Fowler on the Board.

Chairman Trull then asked Matt Price and Steve Outen to come forward to take the oaths of office. Land Use Administrator Gaddy issued the oaths to Matt Price and Steve Outen.

Chairman Trull then asked for any questions on the minutes of the January 6, 2020, Regular Meeting. After a motion by Joe Medlin, seconded Craig Rushing, the Board unanimously approved the minutes from the January 6, 2020, Regular Meeting.

Next, Chairman Trull said that the next agenda item was a preliminary plat for Serena Hill phase II. Land Use Administrator Gaddy stated that this was done in July, so it was not necessary to do it again.

The next item was the Final Plat for Serena Hill Phase II. Land Use Administrator Gaddy stated that the subdivision meets all the requirements of the ordinance. Dennis Helms had done everything asked and since there are no letters of credit, they can move forward with the Planning Board making the approval. There were no questions from the Board. Upon a motion made by Jerry Adams, seconded by Scott Barbee, the Board unanimously voted to approve the final plat of Serena Hill Phase II.

The next agenda item is a Public Nuisance Order update. Land Use Administrator Gaddy stated that we had talked about this item in the past. The Code Enforcement Officer sent the packet included in the agenda. Council has reviewed and felt like items #4, 6, 7, 8, 10, and 12 were of most relevance. Ken Trull asked if Council wanted to vote on this for their next Council meeting, and if so, the Planning Board would need to make a recommendation that night. Land Use Administrator Gaddy stated that they could just include the suggestions from Council in the recommendation. She stated that the Town has had several complaints about trash and abandoned appliances in the past. Ken Trull asked if everyone had read the six items they were considering including. He then read off the six items for inclusion. Matt Price asked if it would be only if the items were viewable from the road. Land Use Administrator Gaddy clarified that the Town would have to receive a signed, written complaint. At that point, the Code Enforcement Officer would take over communicating with the property owner, issuing citations, and following up on any violations. Ken Trull asked if farm animals were covered in this ordinance. Land Use Administrator Gaddy stated that there were some issues with poultry that are covered in the Land Use Ordinance. Barry Baucom asked how someone would go about protesting a citation. Land Use

Administrator Gaddy stated that a person could go to Council to protest. Matt Price asked what the ramifications were if someone chose not to pay. Land Use Administrator Gaddy stated that it could go to court, as it is considered a misdemeanor, but it typically would not come to that. Ken Trull then finished reading the Council's suggestions for the nuisance order. He then asked if anyone had questions. Jerry Adams asked if the discarded machinery referenced in Number 7 could adversely affect several farmers. Barry Baucom confirmed that it would be subjective unless someone clearly defined "discarded." Jerry Adams stated that if someone were using it for parts, then it would not be considered discarded. Barry Baucom said that it would be difficult to avoid going too specific. Land Use Administrator Gaddy stated that John Ganus was not able to attend tonight, but could come to the next meeting to discuss the proposed ordinance. Chairman Trull asked if there was anything driving the ordinance to make it an urgent matter. Land Use Administrator Gaddy stated that the Town does have two complaints. Matt Price asked if those complaints would have to be resubmitted. Land Use Administrator Gaddy stated that no, they would not have to do so. Matt Price stated that if the Planning Board is going to table it, they would probably be better off to table the whole thing. Chairman Trull asked how serious the complaints received are. Land Use Administrator Gaddy stated that they were serious enough for someone to sign a complaint. Matt Price made a motion to table the matter until they could get someone to come in and clarify the details. Joe Medlin seconded the motion and it passed unanimously. Land Use Administrator Gaddy asked if they would be okay if they had a joint meeting with the Council to ask questions at the same time. Chairman Trull stated that it would be fine and it would not tie Mr. Ganus up for two nights. The Planning Board would be willing to meet together with the Council.

Chairman Trull asked if there had been any updates regarding the request for mini warehouses. Land Use Administrator Gaddy stated that the Town had received a Writ of Certiorari and must provide all records by March 2nd.

There being no other business, and upon motion duly made by Joe Medlin, MP the Board unanimously adjourned the meeting at 7:47 p.m.

Respectfully submitted,

Melody Braswell

Deputy Clerk