

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

The Unionville Planning Board held its regular meeting at 7:30 p.m. on Monday, January 3, 2011 in Town Hall, 1102 Unionville Church Road, Monroe, NC. Chairman Gene Price and Board members Andrew Benton, Andy Fowler, Jaren Simpson, Ken Trull and Jim Walker were present. Alternates Larry Helms and Todd Loving were also present. Alternate Todd Loving sat in for Board member Jerry Hinson.

Everyone stood and recited the Pledge of Allegiance to the United States flag, after which Vice-Chairman Ken Trull led the prayer of invocation.

Chairman Price welcomed everyone and called the meeting to order.

Upon motion duly made by Jaren Simpson, seconded by Jim Walker, the Board unanimously approved the minutes of the August 2, 2010 regular meeting.

Chairman Price directed the Board's attention to the Board members and alternates whose terms expire in May, 2011. Those Board members and alternates are Andy Fowler, Larry Helms, Ken Trull and Jaren Simpson. Mr. Helms requested that, due to his declining health, he would rather not be reappointed to alternate. Applications were on file for Terry Benton, Tommy Duncan, Kathy Oropesa and Luis Oropesa. The consensus of the Board was to recommend to Council that Andy Fowler, Ken Trull and Jaren Simpson replace themselves, and that we advertise that we are seeking applicants for alternate on the Town website and the Town bulletin board.

Upon motion duly made by Ken Trull, seconded by Jim Walker, the Board unanimously elected Gene Price as Chairman for 2011. Upon motion duly made by Jim Walker, seconded by Todd Loving, the Board unanimously elected Ken Trull as Vice-Chairman for 2011.

Chairman Price recognized Land Use Administrator Sonya Gaddy, who introduced Conditional Use District ZC10-01. The applicants are Phil and Patricia Chapman of Chapman Holdings, LLC, who are requesting that Conditional Use District ZC07-01 be modified to allow expansion of their office by 728 square feet, six additional parking spaces be allowed and future office expansion not to exceed 1,250 square feet be allowed. The location of their property is at the corner of Highway 601 and Unionville-Indian Trail Road, and they have operated a business there since early 2007. One of the conditions of CUD ZC07-01 was that the office building area be limited to existing structure and planned expansion to close-in the carport. Mrs. Gaddy has reviewed this request and recommends approval. Vice-Chairman Ken Trull made inquiry of Mr. Chapman as to when he expects to expand the additional 1,250 square feet. Mr. Chapman said it could be three, four or five more years before that happens. Mr. Trull also made inquiry as to the three of the five neighbors who recommended approval of the

change. Mr. Chapman stated that Mr. Smith has no problem with the expansion, but didn't want to sign anything. The Allmans stated they would get back with Mr. Chapman but never did. Chairman Price inquired as to the nature of Mr. Chapman's business. Mr. Chapman stated that they are a computer software developer for the employee screening industry and their sales and support are performed via Internet and phone, therefore, they don't have much traffic. Mr. Price inquired about parking also. They currently have 14 parking spaces and will add six more under this CUD. If they need to add more, they can expand in the back. Mr. Trull inquired as to who uses the parking spaces. Mr. Chapman confirmed that the parking is for employees, not customers. His customers come two to three times per year. The only traffic they see besides employees are the US mail, UPS, and Federal Express drivers. Board member Jim Walker made inquiry as to a previous issue with parking—the employees weren't parking in the parking space, rather they were parking under the tree. Mr. Chapman said he originally had eight parking spaces and eight employees, but now has 10 employees and the last one there has to park under the tree. The bookkeeper is only there two days per week. The proposed parking will provide a paved space for all employees. Mr. Walker made inquiry as to the sufficiency of the stone driveway. Mr. Chapman stated that he has put crush-and-run gravel down and it is holding up good.

Upon motion duly made by Ken Trull, seconded by Jaren Simpson, and upon finding all four findings-of-fact in the negative unanimously, the Board unanimously recommended approval of CUD ZC10-01 to Town Council, as it is found to be reasonable and consistent with the recommendations of the Town's adopted comprehensive plan, the Town of Unionville Land Use Plan (adopted March 20, 2006) and the Town of Unionville Land Use Ordinance (effective October 1, 2003).

In other business, Land Use Administrator Sonya Gaddy reported that a resident has submitted an exempt subdivision for a farm use with an easement on the property. According to Section 220 of the Land Use Ordinance, exclusive easements are only allowed for dwellings. Mrs. Gaddy asked the intention of the Planning Board. The consensus of the Board was that they support allowing easements to farm use areas in addition to dwellings, and asked that Mrs. Gaddy pursue a text amendment to make a provision for that in the Land Use Ordinance. Chairman Price will call a special meeting prior to the Council meeting, so as not to detain this resident.

Board member Jaren Simpson made inquiry as to the length of Planning Board members' and alternates' terms. Chairman Price confirmed that it is a three-year term.

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

Respectfully submitted,

Sonya W. Gaddy  
Clerk to the Board