

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

The Planning Board of Town of Unionville met on Monday, July 06, 2015 at Town Hall, 1102 Unionville Church Road, Monroe, NC. Chairman Gene Price, Vice-Chairman Jim Walker, Board members Todd Loving, Joe Medlin, Michele Sarno, and Alternates Jeff Broadaway and Craig Rushing were present.

Everyone stood and recited the Pledge of Allegiance to the United States flag, after which Todd Loving 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 Alternate Craig Rushing.

Upon motion duly made by Jim Walker, seconded by Todd Loving, the Board unanimously approved the minutes of the February 2, 2015, regular meeting.

Chairman Price recognized Land Use Administrator Gaddy to introduce Minor Subdivision SUB-15-04, located on Ridge Road, owned by Marvin Danny Keziah. They are dividing the tract into 3 lots, one with road frontage and two without. Each lot will be over two acres. The two without road frontage have 20 foot exclusive rights. Chairman Price opened the floor for questions. Jim Walker confirmed that Lot 3 goes to the edge of the land tract. There are two new, exclusive rights of way. Land Use Administrator Gaddy confirmed that the subdivision met all requirements for a minor subdivision. With no other questions, Jim Walker made a motion to approve, and Joe Medlin seconded. The motion passed unanimously.

Land Use Administrator Gaddy also introduced Minor Subdivision SUB-15-06, on Baucom-Deese Road, owned by B & C Land Farming. This will be a five lot subdivision, which is the maximum for a minor subdivision. Lots #4 & #5 have their own 20-ft. dedicated private easements. No more tracts can be divided from this tract without road frontage as there is a maximum of two. This is as far as the land can go as a minor subdivision. Chairman Price opened the floor for questions/comments. Land Use Administrator Gaddy confirmed that the subdivision met all requirements as a minor subdivision. With no other questions, Joe Medlin made a motion to approve, and Michele Sarno seconded. The motion passed unanimously.

Chairman Price then moved into the recommendations for expired Planning Board terms. Andrew Benton cannot be reappointed; however, Shane Rhodus can be reappointed to serve an additional term. The Board received four (4) applications to review. Joe Medlin made a motion to ask Shane Rhodus to serve an additional term, seconded by Todd Loving. Michele Sarno recommended appointing Jeff Broadway for the additional vacant seat, which was seconded by Joe Medlin. Jeff Broadaway confirmed that he would be willing to serve. The Board unanimously recommended to fill the two vacant positions with Shane Rhodus and Jeff Broadaway.

The Board then moved to nominate an alternate to fill the vacant position. The alternate will begin an entirely new term. Jim Walker nominated Brian Hinson, seconded by Michele Sarno. Jeff Broadaway nominated Aaron Talton, seconded by Joe Medlin. Joe Medlin moved to close nominations. There was a split vote, with Brian Hinson receiving two votes, and Aaron Tarlton receiving four votes. Aaron Tarlton will be recommended to serve as the Alternate.

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

Respectfully submitted,

Melody Braswell  
Deputy Clerk