

TOWN OF UNIONVILLE MINUTES OF PUBLIC HEARING

The Town Council of the Town of Unionville held a public hearing at 7:15 p.m. on Monday, July 17, 2017 in Unionville Town Hall, 1102 Unionville Church Road, Monroe, NC. The purpose of the hearing was to hear comments from the public regarding The North Phase subdivision of The Oaks at Camden. Mayor Simpson and Commissioners Randy Baucom, Andrew Benton, Ken Brown and Edd Little were present. Commissioner Jaren Simpson was absent. Town Attorney Ken Helms was also present.

Mayor Simpson called the public hearing to order and administered the oath to Land Use Administrator Sonya Gaddy. Ms. Gaddy reported that this is the Town's first major development in a very long time, and her first major development ever. She has relied heavily on Nadine Bennett's supervision from NFocus Planning. Mr. Rushing submitted plans for the North Phase of The Oaks at Camden; a 43-lot subdivision located off Old Camden Road, in October, 2016, and has been required to make some changes to those plans. She included Section 80 of the Land Use Ordinance in Council's packet, which describes the Final Plat Approval process. Council has up to sixty days to defer, refer back to the Planning Board, approve, approve with conditions or deny the plan. Council may also request additional information of the applicant, governmental agencies or affected parties during that time. Planning Board reviewed the application at their Monday, July 10, 2017 meeting and recommends approval of the plan. Notice of that meeting was advertised on Friday, June 30 and Sunday, July 2, 2017 and notices were sent to adjoining property owners. Mrs. Gaddy has received favorable comments from Union County Public Works and Environmental Health, N.C. Department of Transportation, N.C. Water Resources, U. S. Post Office, Union County Public Schools and the Town's engineer, Jeff McCluskey regarding stormwater and wetlands. She has also included an estimate of Unionville expenses incurred and funds collected, as requested by Mayor Simpson. Council will be considering the major development permit at their regular meeting at 7:30 p.m. tonight, including the five findings-of-fact on the staff report. If any of those findings would be found unfavorable, a valid reason should be given for non-approval. Maintenance bonds for the roads will be considered at a later date. Notice of this public hearing was advertised on Friday, July 7 and Sunday, July 9, 2017, and notices were sent to adjoining property owners.

Mayor Pro-Tem Randy Baucom made inquiry as to NC Department of Transportation taking over the subdivision roads. Mr. Rushing confirmed that is correct. Mayor Simpson and Commissioner Brown made inquiry as to the number of lots in Phase 1 of The Oaks at Old Camden. Mr. Rushing confirmed there are 56 lots in the first phase.

Mayor Simpson then administered the oaths to Nick DeVenuto, Jeff Gordon and Ron Rushing.

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Mr. DeVenuto lives at 1906 Scuffle Hill Drive, The Oaks at Camden South Phase. He asked Mr. Rushing when the county would take over the roads; when the roads would be paved and when street lights would be installed. Mr. Rushing stated that NCDOT comes out to make an inspection of the roads and makes a laundry list of items which need addressing, such as pot holes, etc. Mr. Rushing will make the obvious repairs to streets of the South Phase when they lay the asphalt at the North Phase. He will address issues he knows of prior to inspection. NCDOT may require a guard rail. The worst area is at the entrance and the curve at Shinoda and Camden Oaks. He will paint areas for repair prior to NCDOT inspection. Subdivision inspection may take place when there is 75 percent occupancy; and they are at that point. He has petitioned NCDOT for inspection; a preliminary list must be done first. This will happen reasonably soon. There are no plans to put up street lights. Typically, those are installed if there is a shared homeowner's association. Or, the homeowners may simply choose to put up lights. The South Phase is almost built out; suppliers such as concrete and lumber trucks damage streets, so he will make repairs before NCDOT takes over roads. Mr. DeVenuto stated he's not here to complain, but inquired if the permanent patch would be completed after Phase 2 is finished. Mr. Rushing stated that this would be done relatively soon. He will go through the neighborhood with the paving contractor, with whom he had a meeting today, and he will mark areas to be fixed whether or not NCDOT requires them.

Attorney Helms referred to the five findings of fact, and advised the Council to direct any questions they might have to the applicant at this time.

Commissioner Benton made inquiry as to the construction of homes in the North Phase. Mr. Rushing stated that the South phase minimum requirement is 1,750 square feet heated area, excluding garages and porches, and the North Phase will have a dedicated separate entrance. There will be no access from South to North Phase. Plans call for a minimum square footage of 1,950 square feet in the North Phase. Lot prices are higher, which will increase value. The quality of construction is consistent to what's there now. Now, there is an average of 2,100-2,200 square feet. The North Phase average will be larger than that. He had planned to have this phase comparable to Bickett Ridge, which has 3,000-4,000 square-foot homes, but that segment of the market is not there.

Commissioner Baucom made inquiry as to the entrance accessibility to emergency vehicles, as Loxdale is too narrow. Mr. Rushing stated that they have

planned for 60 feet and have a 30-foot line of site easement from Tony Baucom and Ed Griffin's property. Correction: it's 10 x 70 in addition to the 60-foot right of way. There will also be no monument at this entrance for emergency vehicles to maneuver around. Commissioner Baucom made inquiry as to whether this is in line with the state's requirements to take over roads once construction is completed. Mr. Rushing stated that once occupancy is at 75 percent, the developer can petition the state to make inspection of that phase to take over roads. The developer must address any problem areas, and then the state adopts the streets. The South Phase is currently at this point.

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Commissioner Brown made inquiry as to the number of builders anticipated in The North Phase. Mr. Rushing stated there may be as many as a half dozen, all of which are small-time custom builders—Leon Hinson, Chris Griffin, Ahmed and Maddie Eldin, Ann Edwards and himself. There are no track builders who will build here. Mr. Rushing stated that he purchased this land in 2007 and had an opportunity to sell it to a track builder in 2010, with him acting as the project manager and superintendent; however, he felt that the property deserved a better product, and the community did too. He couldn't do that to the land. No one like that will buy these lots because of the greater density requirement of 40,000 square feet, rather than four houses per acre. RA-40 zoning keeps the land in good shape.

There being no one else wishing to speak, Mayor Simpson declared the public hearing adjourned.

Respectfully submitted,

Sonya W. Gaddy
Clerk

Approved as to form:

R. Kenneth Helms, Jr., Town Attorney