

TOWN OF UNIONVILLE  
MINUTES OF REGULAR PLANNING BOARD MEETING

The Planning Board of Town of Unionville met on Monday, June 6, 2016 at Town Hall, 1102 Unionville Church Road, Monroe, NC. Chairman Todd Loving, Vice-Chairman Joe Medlin, Board members Aaron Tarlton, Craig Rushing, and Alternates Scott Barbee and Barry Baucom were present. Absent were Jim Walker, Ken Trull, and Jeff Broadaway.

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

Chairman Loving called the meeting to order and welcomed all to the meeting. Clerk Sonya Gaddy administered the oath of office to Board Member Aaron Tarlton and Alternates Scott Barbee and Barry Baucom. Chairman Loving congratulated the newly sworn members and welcomed them to the Board.

Upon motion duly made by Joe Medlin, seconded by Aaron Tarlton, the Board unanimously approved the minutes of the April 4, 2016, regular meeting.

Chairman Loving then discussed the consideration of the rezoning recommendation for Annexation #22 – Deese Road and Neal Boyce Road. Aaron Tarlton clarified that the property has been zoned as R40 in the county and the Board was just making a recommendation to the Council. Land Use Administrator Sonya Gaddy concurred that once the Council approves annexation, they would need to apply zoning. Most of the town is zoned as RA-40, so these parcels will be consistent with most of the town. There were no additional questions or comments. Joe Medlin recommended to approve annexation #22 and find the rezoning request of RA-40 zoning is reasonable, in the public interest, and is consistent with the Town's Land Use Plan adopted in March 2006. Craig Rushing seconded and the motion passed unanimously.

Chairman Loving opened discussion for the consideration of Minor Subdivision SUB-16-06, the Karen Hamilton property on Roanoke Church Road. Land Use Administrator Gaddy provided the Board members with a map of the property and Chairman Loving asked if any members had questions about the request. Chairman Loving noted that the Board is being asked to make a recommendation for approval and that all requirements have been met. Land Use Administrator Gaddy informed the group that the town's ordinance requires that if there is a parcel without road frontage, the owners must have a dedicated easement of at least 20 feet specifically dedicated for that new parcel. In addition, the new parcel must be at least two acres in size, and a parent parcel cannot be divided more than two times with an easement. This property does meet this criteria. The owner has given permission to put the easement through her property. Once she signs the mylar, she will be giving her permission to move forward with the easement. Joe Medlin made a motion to approve and Aaron Tarlton seconded. The Board unanimously approved recommendation.

Barry Baucom and Scott Barbee both said they were happy to be a part of the Board. Craig Rushing asked about the course of action that would be taken if there weren't enough members present at the next meeting. Land Use Administrator Gaddy noted that the Board requires 4 members present for quorum. Right now, Land Use Administrator Gaddy does not anticipate a meeting for July, but if there were to be one, it most likely would not occur on Monday, July 4<sup>th</sup>. Rather, it would likely be rescheduled to Monday, July 11<sup>th</sup>.

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

Respectfully submitted,

Melody Braswell

Deputy Clerk