

TOWN OF UNIONVILLE
MINUTES OF REGULAR PLANNING BOARD MEETING

The Planning Board of the Town of Unionville met on Monday, January 6, 2020, at Town Hall, 1102 Unionville Church Road, Monroe, NC. Chairman Ken Trull, Vice Chairman Craig Rushing and Board members Andy Fowler, Jerry Adams, Joe Medlin, and Alternate Matt Price were present. Absent were Planning Board member Barry Baucom and Alternate Scott Barbee.

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 at 7:31 p.m. Chairman Trull asked Matt Price to fill in for Barry Baucom on the Board. He then welcomed everyone who came out to the meeting.

Chairman Trull then asked for any questions on the minutes of the November 5, 2019 Regular Meeting and Special Meeting. After a motion by Joe Medlin, seconded by Craig Rushing, the Board unanimously approved the minutes from the November 5, 2019, Regular and Special Meeting with Town Council.

Next, Chairman Trull brought forward the election of the Chairman and Vice-Chairman for 2020. Chairman Trull confirmed that the 2019 list is the most up-to-date. Andy Fowler and Joe Medlin will be rotating off in June 2020. Chairman Trull opened the floor for nominations for chairman. Joe Medlin asked if Ken would be willing to do it one more year. Upon motion duly made by Joe Medlin, seconded by Jerry Adams, the Board unanimously elected Ken Trull as Chairman for one additional year. Upon motion duly made by Joe Medlin, seconded by Andy Fowler, the Board unanimously elected Craig Rushing as Vice-Chairman.

Then, Chairman Trull opened the floor to discuss a recommendation to Council for Jeff Broadaway's vacated Planning Board seat. Chairman Trull brought the Board's attention to three current applicants—Samuel F. Harris, Steven B. Outen and Gary V. Salek. Upon motion duly made by Joe Medlin, seconded by Craig Rushing, the Board unanimously recommends Matt Price for Planning Board member. Upon motion duly made by Craig Rushing, seconded by Andy Fowler, the Board unanimously recommends Steve Outen for Planning Board alternate. They will be on Council's agenda for January 20, 2020.

Chairman Trull then recognized Nadine Bennett of NFocus Planning for Land Use Ordinance and Land Use Plan updates. Nadine introduced herself. She has been the Land Use Back-up for several years. She encouraged the Board not to make small changes to the Land Use Plan, but to create a new plan. Recent changes in statutes require a Land Use Plan for municipalities. They recommend that they be reviewed every five years. At ten years, they should be updated, and the Town's is now 14 years old. It's not that things or attitudes have changed in Unionville, but it is always good to reach out to the community and let them have a sayso. You can generate a Survey Monkey for \$100 for one month. You

can ask for thoughts on Facebook. Either way, you want to have the members of your community say the things you think they're thinking. She looked at other small towns' Land Use Plans and the really short ones are 50 pages. But, we only need about 10 – 15 pages. She encouraged us to include some of the Town's history and what has happened since we've taken over zoning. The plan mentions the Monroe Bypass. We should consider how it will affect the town, such as traffic. It should be a general guide which you put into place for the next 5-10 years. The bypass is going to bring more pressure. You should put into place what your community wants and have those ideals included. You should have on paper what's you want your Town to be, how, and why. You can start from scratch and the survey can be cheap. You could send it to churches, to the schools, where people go. She will help with questions recommended. However, you should reach out to the public and have them tell you what they want. They can help as much or as little as we need. Chairman Trull asked if the first phase is behind the scenes work. She said yes, and then Council will need to get involved. She encouraged Planning Board to recommend to Council that the Land Use Plan needs to be updated/recreated and why. Matt Price asked if there a difference in polling versus an open meeting. Nadine stated that in most places it's like pulling teeth to get someone out of their house and come to a public meeting. Matt stated that his fear is that the people who respond online might not be the actual people who live and have lived here for years. Nadine stated that's why she recommended churches and schools, and an open house would be great. These would give an opportunity for general comments. Ask the residents if this is still what they see. The Town would want to know that people want something like a grocery store and start to plan for it. Nadine stated that there are other changes coming for the ordinance as well. One of the zoning categories, Parallel Conditional Use rezoning is being done away with, and there is now a simpler process to do something similar, but the Town will be required to update the language. Sonya Gaddy asked if there is other language to support something similar. Nadine stated that when you have someone come in with a request for LI zoning, for example, you might not want to do a straight rezoning, you'd rather have a specific plan. Currently it's overly complicated and you can't talk about it outside of the meeting. The new conditional zoning can be talked about with anyone at anytime. It is still conditional, but an easier way of getting there. Planning Board needs to make a recommendation to Council to move forward with a survey or community meeting based on meeting with NFocus. Upon motion duly made by Ken Trull, seconded by Matt Price, the Board unanimously recommends to Town Council that the Land Use Plan be rewritten based on changes in statutes and the age of the document. Sonya Gaddy invited the Board members to come to the Council meeting and discuss it with them, as they might have questions. Joe Medlin stated that the Monroe Bypass will give some new pressure and new commercial-zoned property. Nadine stated that this one issue is enough to put a new plan into place. Craig Rushing asked who makes the recommendations for the changes to the state statutes. Nadine stated that a lot of groups work together. This is the biggest overhaul that has been done in a long time. Any changes made based on this should hold for a little while.

In other business, Ken Trull asked if the mini-warehouse request was still active. Sonya Gaddy stated that here were some issues on how the appeal extension was submitted. The Town is currently waiting on the lawyers.

In other business, Craig Rushing commended the Volunteer Fire Department for visiting the neighborhoods with Santa Claus again this year.

There being no other business, and upon motion made by Joe Medlin, seconded by Craig Rushing, the Board unanimously adjourned the meeting at 8:00 p.m.

Respectfully submitted,

Melody Braswell

Deputy Clerk