

TOWN OF UNIONVILLE  
MINUTES OF REGULAR PLANNING BOARD MEETING

The Planning Board of Town of Unionville met on Monday, July 9, 2018, at Town Hall, 1102 Unionville Church Road, Monroe, NC. Chairman Joe Medlin, Vice-Chairman Craig Rushing, Board members Andy Fowler, Aaron Tarlton, Ken Trull, Jerry Adams, and Jeff Broadaway. Alternates Scott Barbee and Barry Baucom were absent.

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

Chairman Medlin called the meeting to order and welcomed all to the meeting. He then called on Land Use Administrator Gaddy to administer Jeff Broadaway's oath of office. Upon motion duly made by Jeff Broadaway, seconded by Aaron Tarlton, the Board unanimously approved the minutes of the June 4, 2018, regular meeting.

Chairman Medlin opened the discussion regarding the Consideration of Zoning Recommendation for Annexation #21 – Olive Branch Road and Helms Pond Road. He stated that the current Union County zoning is RA-40. Ken Trull recommended that the zoning remain the same. Upon a motion made by Aaron Tarlton, seconded by Craig Rushing, the motion to maintain RA-40 zoning for the annexation carried unanimously. Land Use Administrator Gaddy stated that this annexation would be on the agenda for Council next week. There will be a public hearing and then at 7:30 it will be considered at the regular meeting.

Chairman Medlin then opened the floor for the Consideration of Minor Subdivision #SUB-18-05, a parcel owned by B&C Land Farming, located on Baucom Deese Road. There will be two new lots served by easements. Jeff Broadaway asked if there would be any additional lots carved out of this parcel at a later point. Mr. Jay Stikeleather, surveyor, stated that the owner does not want to break the land up any more. The owner and his family want to keep it in the family and at this point, there are not many additional lots that could be divided later. Jeff Broadaway stated that he was concerned that if they split two easements off here, it would be difficult to continue to split it off. Andy Fowler mentioned that a lot of the land will not perk and would not be able to be developed. Mr. Stikeleather stated that this is an odd piece of land and is more for his children and grandchildren. He stated that he has encouraged the owner not to give up the road frontage. Jeff Broadaway stated that he wanted to make sure the owner clearly understood. Land Use Administrator Gaddy stated that based on the Land Use Ordinance, there can only be two parcels divided from the parent parcel. Mr. Stikeleather stated that he has tried to make it as clear as possible to the landowner. Chairman Medlin asked why there was a 60 foot right-of-way. Mr. Stikeleather stated that trees planted and wanted the trees to go with that lot. The owner will never know how his grandsons will get along. The other easement is smaller because it has nothing planted. Upon a motion duly made by Ken Trull, seconded by Aaron Tarlton, the board unanimously approved the Minor Subdivision #SUB-18-05.

In other business, Jeff Broadaway asked if the work session with Council was still planned for August. Land Use Administrator Gaddy stated that it was planned for August. Rick Flowe from Nfocus is preparing for the meeting. The meeting will be advertised for August 6<sup>th</sup>.

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

Respectfully submitted,

Melody Braswell  
Deputy Clerk