

TOWN OF UNIONVILLE MINUTES OF PUBLIC HEARING

The July 20, 2020 7:20 p.m. public hearing considering comments regarding Rezoning #ZC-20-01 was held at Town Hall, 1102 Unionville Church Road, Monroe, NC. Mayor Baucom and Commissioners Andrew Benton, Jeff Broadaway, Ken Brown, and Gene Price were present. Town Attorney Ken Helms was also present. Commissioner Jaren Simpson was absent.

Mayor Baucom called the public hearing to order and welcomed everyone at 7:20 p.m. Mayor Baucom then asked anyone who desired to speak to come forward to be sworn in. All those who had signed up came forward and Mayor Baucom administered the oaths to all witnesses signed up to speak at the public hearing, Land Use Administrator Sonya Gaddy and Zoraida Payne.

Next, Mayor Baucom officially opened the public hearing for Rezoning #ZC-20-01 and he asked Sonya Gaddy, Town of Unionville's Land Use Administrator, to introduce the Rezoning #ZC-20-01. Land Use Administrator Gaddy stated that this was a petition to rezone parcel number 08099014 from CUD-B-2 for a Piedmont High School student parking lot to CUD-B-2 for a work trailer parking lot. The parcel on Love Mill Road is currently used as a parking lot for Piedmont High School students. Three years ago, Council approved the parking lot for mostly underclassmen (sophomores) since Piedmont High School was running out of space for parking. Mr. Constante is petitioning to change the use of the lot, as he is looking to purchase the property from the Laney and Morgans and change it to a truck trailer parking lot for his trailers that he drives home from work each night. She stated that Ms. Payne could go into more detail about the proposed use for the lot when she speaks. Land Use Administrator Gaddy stated that making this change would be a two-step process, first Council will need to consider the Conditional Use District and, if approved, Council will consider a Conditional Use Permit after that. Land Use Administrator Gaddy stated that she had reached out to Piedmont High School and asked them about their situation. She has included Principal Stamey's email in Council's packet. She stated that he does not know what they might need. They [Union County Schools] did purchase 17 acres of property that adjoins the baseball field, but she did not think that it had been developed as a parking lot yet. Land Use Administrator Gaddy stated that it was a concern that she had, that the school may be stuck without parking spots for some of their drivers, but now it looks like it may be remote learning anyway. Nevertheless, the Planning Board has heard this and they did recommend approval of this as well with the six conditions listed on the staff report. At the Planning Board meeting, Mr. Constante was agreeable with those conditions. Mayor Baucom has the schedule of what the Council will need to do at the regular meeting to consider this.

Mayor Baucom then clarified that during the meeting, Council will consider the rezoning. The Council will make a motion to either approve the rezoning, deny it, or approve it for a smaller area than requested. Then the Council will move on to the Conditional Use Permit and we will have to make a separate vote on each of the findings of fact: whether

or not it will endanger the public health or safety; whether or not it will substantially injure the value of adjoining or abutting property; whether or not it will be in harmony with the area in which it is to be located; and, whether or not it will be in general conformity with the land use plan, thoroughfare plan, or other plan. Then Council will decide either to approve the Conditional Use Permit, approve it with conditions, or deny it, based on how the voting goes.

Next, Mayor Baucom called on Zoraida Payne to speak. Ms. Payne stated that she wanted to take a moment to speak. She has been representing Mr. Santiago Constante. He has a home in this community and has been looking for a place to park his trailers. He does essential work; they do the burying of the wi-fi, fiber cables. He is very favorable to the seven conditions, she believes, that the Town has requested. He also says that he understands about the traffic and he will make sure that no u-turns are made; everybody would go to the right to exit, so that will not be an issue. He will put up a fence and the lights and whatever else is requested of the community. He just needs some place to park his trailers when the company drops off their stuff in the evening. There will be two times, in the morning and the evening basically, when they will be accessing the parcel. Ms. Payne went on to say that she was just helping to translate, because English is not his [Mr. Constante's] primary language, so it is just a little easier. Mayor Baucom asked the Council if anyone had any questions for Ms. Payne. Ms. Payne stated that she wanted to also say that it looks like it would possibly be a good fit since it was already used for parking and it would be, basically, the same thing, just for commercial size. Mayor Baucom asked if anyone had questions for Ms. Payne or for Land Use Administrator Gaddy. Jeff Broadaway asked if the 6 p.m. cutoff was not going to be an issue. Ms. Payne then asked (in Spanish) Mr. Constante if the 6 p.m. cutoff would be an issue. Mr. Constante responded in Spanish and Ms. Payne translated that Mr. Constante stated that, no, it would not be a problem. Ms. Payne stated that she is also available if anyone ever had any questions with him and his lot and she would be happy to translate and help wherever she can.

There being no additional comments, Mayor Baucom declared the public hearing adjourned at 7:27 p.m.

Respectfully submitted,

Melody S. Braswell
Deputy Clerk