

**TOWN OF UNIONVILLE
MINUTES OF PLANNING BOARD MEETING**

The Unionville Planning Board held its regular meeting on Monday, June 1, 2009 at 7:30 p.m. in Town Hall, 1102 Unionville Church Road, Monroe, NC. Chairman Price, and Board members Andy Fowler, Jerry Hinson, Ken Trull and Jim Walker were present. Alternates Larry Helms and Todd Loving sat in for absent members Andrew Benton and Jaren Simpson.

Everyone stood and recited the Pledge of Allegiance.

Chairman Gene Price called the meeting to order.

Upon motion duly made and seconded, Planning Board unanimously approved the minutes of the April 6, 2009 regular meeting.

Chairman Price recognized Land Use Administrator Jana Finn, who reviewed the National Flood Insurance program application. She stated that the Town had sent its original application some time ago, and has been awaiting a response from the state. The original ordinance dated June 12, 2006 has been somewhat modified to meet FEMA's requirements to be included in the National Flood Insurance program. Mr. Milton Carpenter, the reviewing authority, must give his seal of approval prior to sending the application to FEMA. When this is done, the Town will be a member of this program, and our residents can get flood insurance at a more reasonable rate. Comments from Mr. Carpenter were received less than a month ago, and Council has set a public hearing for Monday, June 15, 2009, contingent on Planning Board's recommendation.

Changes from the previous application include: definitions, references, language and more referencing to fit into the Town's Land Use Ordinance. These changes are a direct result of Mr. Carpenter's comments only.

Upon motion duly made by Ken Trull, seconded by Jim Walker, the Planning Board unanimously recommends adoption of this proposed zoning amendment, as it is found to be reasonable and consistent with the Town's Land Use Plan and Land Use Ordinance.

Mrs. Finn updated the Planning Board on the Duncan Road site. She stated that she has met with John Tarleton and Joey Gamble during Town Hall hours, and they will apply for rezoning for an age-restricted development. Her recommendation is for a conditional use district for Planning Board and Town Council to include any conditions. This is similar to a text amendment, but only for a certain piece of property. A text amendment would allow any property in RA-40 zoning to allow this age-restricted community. Unionville Development Company withdrew the text amendment request.

In other business, resident Hoyte L. Rushing, of 3223 Sikes Mill Road addressed the Board. He had spoken to Mrs. Annette Lawing at Centralina Council of Governments about having farm animals on RA-40 zoned property. Her letter stated that the animals had to be 150 feet from the property line. He believes his neighbor is not in compliance, and would like Mrs. Finn to investigate this further. Mrs. Finn explained that when they receive a written request, they consult the Land Use Ordinance and investigate the property for violations. If there is a violation, she sends a warning to the property owner. If a change is made, there is no problem. However, if there is no change, a citation is issued. Mrs. Finn will investigate this complaint further.

Board member Andy Fowler made inquiry as to tall grass at a foreclosed vacant house on Baucom Road, and inquired what might be done. Mrs. Finn will investigate this situation also.

There being no other business, Chairman Price adjourned the meeting.

Respectfully submitted,

Sonya W. Gaddy
Clerk