

TOWN OF UNIONVILLE
MINUTES OF REGULAR PLANNING BOARD MEETING

The Planning Board of Town of Unionville met on Monday, June 3, 2019, at Town Hall, 1102 Unionville Church Road, Monroe, NC. Chairman Ken Trull, Board members Jerry Adams, Barry Baucom, Jeff Broadaway, Andy Fowler, Craig Rushing, and Alternates Scott Barbee and Matt Price were present. Absent was Joe Medlin.

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

Chairman Trull called the meeting to order and welcomed all to the meeting at 7:31 p.m. Chairman Trull introduced the first item of business, the oaths of office to Barry Baucom, Planning Board Member, and Matt Price, Planning Board Alternate. Land Use Administrator Sonya Gaddy administered the oaths of office. Chairman Trull thanked them for agreeing to serve.

Chairman Trull then asked for any questions from the packets and considered the minutes of the May 6, 2019, Regular Meeting. After a motion by Barry Baucom, seconded Jeff Broadaway, the Board unanimously approved the minutes from the May 6, 2019, Regular Meeting.

Next, Chairman Trull moved on to the next item, the consideration of Final Plat for Serena Hill Phase I. This is an eight-lot major subdivision at the corner of Unionville Indian Trail Road and CJ Thomas Road. Chairman Trull asked Land Use Administrator Gaddy to speak about the subdivision. She stated that with a major subdivision, Planning Board approves the final plat if there are no performance bonds. Since there is no infrastructure on this subdivision, there are no performance bonds with this subdivision. She stated that the plat is essentially the same that was presented last month with the addition of a ten-foot utility easement added. The easement starts on Unionville Indian Trail Road, goes to the corner of Unionville Indian Trail Road and CJ Thomas Road, and then goes down CJ Thomas Road for water service. She stated that the proposed drainfields do include the repair field area, as required by our ordinance. She also stated that Lot Eight has no road frontage, but has a thirty foot exclusive easement onto Unionville Indian Trail Road. She stated that this plat meets all the requirements of the ordinance. Chairman Trull stated that this plat is basically same thing discussed at the last Planning Board meeting. Chairman Trull asked for any questions or discussion about the subdivision. Craig Rushing asked if Lot Eight would have a double driveway. Mr. Helms stated that it has to have a dedicated driveway. There being no further questions, Chairman Trull called for a motion. Upon a motion made by Jeff Broadaway, seconded by Jerry Adams, the Board unanimously approved the final plat for the Serena Hill Phase I subdivision.

Chairman Trull then introduced the next item of business, the consideration of Minor Subdivision #19-06, owned by Paul Hinson and located on Concord Highway. Chairman Trull asked Land Use Administrator Gaddy to speak about this subdivision. Land Use Administrator Gaddy stated that this subdivision does not have road frontage. It is the second subdivision from the parent parcel with no frontage. This proposed subdivision has a twenty-five foot dedicated easement for this lot. This will be the last lot that can come off parent parcel with an easement. She stated that this subdivision meets all

the requirements of the ordinance. Jeff Broadaway asked about the easement off Highway 601; he stated that the easement looked like it was further down than the easement for brother's lot. Jeff asked if they planned to share a driveway, or how that would be worked out. Ben Hinson stated that they ran the easement side-by-side with his brother's easement so there will be different points for each easement. He went on to say that they will share the driveway part of the way down using an existing driveway, and then it will split off to go to his lot. Jeff Broadaway stated that he just wanted to clarify in case the property is ever sold to non-family. Chairman Trull asked if there were any additional questions or discussion. Jeff Broadaway asked Land Use Administrator Gaddy if she recommended approval. She confirmed that she did recommend approval. Upon a motion made by Scott Barbee, seconded by Barry Baucom, the subdivision was unanimously approved.

Chairman Trull then brought forward the next item of business, the recommendation for Text Amendment #TC-19-02, Section 247(b), in regards to fire hydrants. Chairman Trull asked for Land Use Administrator Gaddy to discuss this proposed amendment. She stated that this text amendment was brought about by the recent Serena Hill subdivision. Currently, our ordinance states that hydrants must be within 500 feet. Unionville Fire Chief, Ken Brown, and the Union County Fire Marshal, Kevin Rigoli, have confirmed that the County has changed its ordinance to 1000 feet since all trucks have a least 1000 feet of hose. This amendment has been requested by Council. Upon a motion made by Scott Barbee, seconded by Barry Baucom the text amendment unanimously passed. Land Use Administrator Gaddy stated that Council will have a public hearing and will then consider it at their next meeting.

Chairman Trull then brought up the next item of business, the recommendation for Rezoning #ZC-19-01, a request to rezone a portion of parcel #08207010 from RA-40 to CUD-LI for Class 1 mini warehouse with no outside storage. Land Use Administrator Gaddy stated that this was a continuation of Tim Keziah's previous request of a general district rezoning from RA-40 to Light Industrial, which is not what is directed by the Land Use Plan. He has withdrawn that request and has come back with a Conditional Use District - Light Industrial request for a Class 1 mini warehouse with no outside storage. Land Use Administrator Gaddy has notified adjoining property owners, and sent Mr. Keziah a letter and posted a sign on the property. Everything is in order and she does recommend approval of this. She advised the Board that their role is to recommend to Council. If the Board recommends affirmatively, then they will have a public hearing in two weeks on June 17th to hear the public's thoughts, and then it will be considered at their regular meeting at 7:30 that night. For a Conditional Use District, it is a two-step process for rezoning to Conditional Use District, and then a Conditional Use Permit. This is a two-step process for Council. Planning Board's role tonight is to make a recommendation to Council. She stated that she has listed eleven conditions in paperwork. She stated that Mr. Keziah was aware of the conditions also. She advised them to include the statement of reasonableness and consistency in their motion. She noted to the Board that Mr. Keziah, his attorney, and several other supporting people are present if they had any questions. Chairman Trull then asked the Board if there was any discussion. Mr. Keziah's attorney, John Burns asked if anyone had any questions of him, Ms. Desio, or Mr. Keziah. Chairman Trull stated that he first wanted to see if there was any discussion, and then he would open it up for the Board to ask any questions. Jerry Adams asked if there was no outside storage of boats, recreational vehicles, and so on. Attorney Burns stated that there would not be any outside storage.

Land Use Administrator stated that outside storage is what differentiates class 1 and class 2. Class 1 will not allow outside storage, while class 2 will allow for outside storage. Mr. Keziah stated that he did not want outside storage. Land Use Administrator Gaddy stated that she thought the first application included outside storage. She asked Mr. Keziah if it did. He stated that even if it did, he would not want outside storage. Chairman Trull stated that he would go ahead and open the discussion up to the whole floor and asked for any questions directed at Mr. Keziah or any of the others. Scott Barbee stated that it looked like everything was in order. Jeff Broadaway stated that in fairness of the professionals who took their time to be here, we could ask if they would like to speak. Chairman Trull asked if there was anyone who would want to speak to this request. Attorney John Burns stated that he would be glad to put on his dog and pony show if the Board would want to hear it. He stated that Ms. Desio will address the four issues considered in this kind of hearing. He stated that she would answer those four findings all affirmatively: this will not endanger the public health and safety, injure the value of adjoining property, will be in harmony in the area in which is located, and will be in conformity of the Land Use Plan adopted by the Council. He stated that he just summarized her report and would be willing to entertain any questions they would want to ask. Chairman Trull stated that the Board had read her report. He asked for any questions specific to Ms. Desio. There being none, Chairman Trull asked for anyone wanting to speak in opposition. There being none and no other questions, he stated that the Board has a recommendation from staff to approve this recommendation, and then called for a motion. Barry Baucom made a motion recommending CUD-19-01 since the request is reasonable and in the public interest and is consistent with the Town's Land Use Plan adopted March 2006. The motion was seconded by Craig Rushing and passed unanimously.

Chairman Trull then stated that there was a Public Hearing for Text Amendment #TC-19-01, to define barns and exempt barns from the accessory structure definition in definitions and Section 150(B)(3) is June 17, 2019, at 7:00 p.m.

Next, Chairman Trull opened the floor for discussions and recommendations for updating the Town's Land Use Plan. Jeff Broadaway stated that he had read through it and had some suggestions. Deputy Clerk Braswell stated that she had provided the Census data since that was included in the original plan. Jeff Broadaway recommended the following changes:

- Page 2, Paragraph 2:
 - It reads: The future Monroe Bypass highway will pass along the southeastern boundary of the Town.
 - It should change to: The Monroe Expressway passes along the southeastern boundary of the Town.
- Page 2, Paragraph 2:
 - Deputy Clerk Braswell asked if the borders of the Town had changed to alter its proximity to Highway 74 or Mecklenburg County. Land Use Administrator Gaddy said she would look into that and double check those distances.
- Page 2, Paragraph 3:
 - The last sentence reads: There are non-residential institutional uses dispersed throughout the Town, consisting of churches, an elementary school, middle school, high

school, a fire station, community center, and the Town Hall, which is connected to a County library branch.

- Change to: There are non-residential institutional uses dispersed throughout the Town, consisting of churches, an elementary school, middle school, high school, a fire station, community center, and the Town Hall.
- Page 2, Paragraph 4:
 - Census data should be updated. Asked Deputy Clerk Braswell to update those numbers.
- Page 3, Paragraph 1:
 - It states: During the past year...
 - Change to: During 2005,
 - It states: On June 6...
 - Change to: On June 6, 2005,
 - It states: On August 1...
 - Change to: On August 1, 2005,
- Page 3, Paragraph 3:
 - It states: During this time, no major expansions of the public sewer system are expected within the Town, and, at the southern border of the Town, the Monroe Bypass and Connector Highway will not yet be completed.
 - Change to: During this time, no major expansions of the public sewer system may be expected within the Town.

There were no other recommended changes to the Land Use Plan at this time. Chairman Trull asked for any thoughts on making additions. Deputy Clerk Braswell stated that the Future Land Use Map was mentioned on page 8 of the Land Use Plan. The Future Land Use Map is dated 2005 and needs to be updated in addition to the Land Use Plan. The map was also projected for 5-10 years. The Board may not recommend any major changes. Deputy Clerk Braswell noted that she had referenced the Town of Fairview's map and Land Use Administrator Gaddy noted that Fairview had only one site identified as potential for future commercial development at the intersection of Highways 601 and 218.

Jeff Broadaway asked if the map could be emailed to the Planning Board so they can think about it and get some ideas tonight. Chairman Trull stated that the Board should not rush to make any major changes during the meeting. Land Use Administrator Gaddy recommended that the Board not make any decisions at this meeting. We will make the proposed changes that were brought forward tonight and then continue to look at it over the next few months to make changes.

Land Use Administrator Gaddy stated that she would email the Board the Future Land Use Maps and the suggested updates for the Land Use Plan and we will come back next month to look at it again.

In other business, Land Use Administrator Gaddy reminded the Board that Council will have its Public Hearing at 6:30 p.m. about the mini warehouses in two weeks. The Board is welcome to come to that. The Council will then make a decision at the 7:30 Regular Meeting

There being no other business, and upon motion duly made by Craig Rushing the Board unanimously adjourned the meeting at 8:04 p.m.

Respectfully submitted,

Melody Braswell

Deputy Clerk