

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

The Unionville Planning Board held its regular meeting at 7:30 p.m. on Monday, May 3, 2010 in Town Hall, 1102 Unionville Church Road, Monroe, NC. Vice-Chairman Ken Trull and Board members Andy Fowler, Jerry Hinson, Jaren Simpson and Jim Walker were present. Alternates Larry Helms and Todd Loving sat in for absent members Andrew Benton and Gene Price.

Everyone stood and recited the Pledge of Allegiance to the United States flag, after which Board member Jaren Simpson led the prayer of invocation.

Vice-Chairman Ken Trull welcomed everyone and called the meeting to order.

Town Clerk Sonya Gaddy administered oaths of office to reappointed Planning Board members Jerry Hinson and Jim Walker.

Upon motion duly made by Jerry Hinson, seconded by Jim Walker, the Board unanimously approved the minutes of the April 5, 2010 regular meeting.

Vice-Chairman Trull recognized Land Use Administrator Jana Finn, who stated that the Town has recently voluntarily annexed three parcels on Ridge Road belonging to Roger and Lane Price. She recommends RA-40 zoning, as that is the current zoning on the land by Union County, and most of Unionville is RA-40. This recommendation will be considered by Town Council at their May 17, 2010 meeting. Board member Jaren Simpson made inquiry as to whether these parcels border the existing town limit. Ms. Finn stated that these parcels border the existing town limit at the street. Vice-Chairman Trull clarified that this will not actually be a zoning change for the residents, but that it will now be under Unionville's RA-40 zoning, and not the county's. Ms. Finn agreed with the statement, but noted that Unionville's zoning is different from the county's in some ways. Board member Jim Walker made inquiry as to whether the applicants had paid the Town a fee. Ms. Finn stated that they have paid the \$250 annexation fee. Upon motion duly made by Jim Walker, seconded by Andy Fowler, Planning Board unanimously recommends RA-40 zoning on Annexation #18, as it is found to be reasonable and consistent with the recommendations of the Town's adopted comprehensive plan, the Town of Unionville Land Use Plan (adopted March 20, 2006) and the Town of Unionville Land Use Ordinance (effective October 1, 2003).

Ms. Finn introduced a minor subdivision—a 2.7-acre lot without road frontage located off Unionville Road, parcel number 08-126-012D. Section 220 of the Land Use Ordinance requires every lot to abut a public street with some exceptions. The exceptions are 1) a two-acre minimum lot, 2) an exclusive easement of 20 feet in width be provided for the parcel, 3) conventional development is impractical, 4) future development is not restricted, and 5) maximum of 2 lots are served by the easement created out of the same tract. This easement is for legal access and must be signed by all property owners to Unionville Road. Several

property owners use the same easement for this parcel and could join together for a public street in the future. The applicant, Carolyn Eubanks, is present to answer any questions. Ms. Eubanks' plat has been reviewed and meets the technical requirements of Section 220. Ms. Eubanks must have the three property owners whose lots the easement crosses to agree to sign the plat and have their signatures notarized. Vice-Chairman Trull and Board member Jaren Simpson made inquiry as to the process. Ms. Finn confirmed that the applicant must contact adjoining property owners for easement access and signatures. Vice-Chairman Trull further clarified that tonight's decision is contingent on the owners' signatures and notarization. Ms. Finn confirmed this, and stated that hers is the final signature before the review officer at Union County Register of Deeds. Ms. Finn pointed out the parcel on the map, and stated that Unionville Road is their only option for an easement.

Mrs. Eubanks addressed the Board, and asked Ms. Finn if the 20-foot easement is wide enough to get a state-approved road. Ms. Finn stated that 45 feet is the minimum width for a state road and to be maintained as a public street by North Carolina Department of Transportation. Mrs. Eubanks also stated that Mr. Purser will not sign for an easement across his property, although he is willing to sell the 20 feet to her. Ms. Finn stated that the problem with that is that the easement property is a separate lot—unless it attaches to the 2.78-acre tract. If not, Mrs. Eubanks would still need approval from the other two property owners, unless they were also willing to sell the 20-feet to her. Ms. Finn advised Mrs. Eubanks to discuss this with an attorney. Due to these uncertainties, this item was tabled until the June 7, 2010 meeting.

In Council updates, Ms. Finn stated that the Council approved TC10-01, text amendment for signage for schools and places of worship at their April 19, 2010 meeting. Public hearings for TC10-02, the text amendment to remove duplexes as allowed by right in RA-40 zoning, and to apply zoning on the annexed parcels will probably be held prior to the Council's regular May 17, 2010 meeting. Ms. Finn also stated that she would be training Clerk Sonya Gaddy to administer the Land Use Ordinance during the months of May and June, as Council has elected to have this administered in-house. The target date for Mrs. Gaddy to begin these responsibilities is July 1, 2010, although Centralina COG will be there to assist when necessary. She expressed her appreciation to the Planning Board and stated that she has enjoyed working with them. Vice-Chairman Trull made inquiry as to someone to take minutes for the meetings. Mrs. Gaddy stated that she is working on that.

There being no other business, Vice-Chairman Trull declared the meeting adjourned.

Respectfully submitted,

Sonya W. Gaddy
Clerk