

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

The Planning Board of Town of Unionville met on Monday, March 5, 2018, at Town Hall, 1102 Unionville Church Road, Monroe, NC. Chairman Joe Medlin, Vice-Chairman Craig Rushing, Board members Jeff Broadaway, Andy Fowler, Aaron Tarlton, Ken Trull, and Jerry Adams were present. Absent were Alternates Scott Barbee and Barry Baucom.

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

Chairman Medlin called the meeting to order and welcomed all to the meeting. Chairman Medlin called up Jerry Adams and Clerk Gaddy administered his oath of office. Adams then took his seat on the Planning Board.

Upon motion duly made by Craig Rushing, seconded by Ken Trull, the Board unanimously approved the minutes of the January 8, 2018, regular meeting.

Chairman Medlin then opened the discussion for the consideration of military hardware at Unionville American Legion #535 Post site. Clerk Gaddy shared that there was a legal-sized drawing when the Legion had their special use permit request. There is a long line, two dots, then another long line designating the right-of-way (ROW). The dotted line is the front area for the hardware, then the gravel lot will be immediately behind. If they can get it off the ROW any distance; however, it will likely be close to the road in the ROW. The Legion has requested a letter from the Town of Unionville stating that we will allow them to place the hardware. If we send a letter, it will go to NY; the national organization will look for the hardware to be placed on a major thoroughfare and a growing post. This post was one of the fastest growing posts in NC. The commander has said that if any post deserves it, this post does. Mr. Brewer was involved with the acquisition of the helicopter in New Salem, and they had to have an immediate response from him. If he were to say "no," the post will likely go down to bottom of the list. Union County has said they were fine with the hardware. Ken Trull asked if there would be a concrete pad poured for the structure. Clerk Gaddy stated that there would be a pad poured. For example, if the post received a helicopter, it would be up on a pedestal and give the illusion of flight. John Brewer did also mentioned that someone has talked about donating a flag display as well. This would add to that impression. Aaron Tarlton asked how much room there was from the ROW to the edge of the gravel lot. Ken Trull also asked if the concrete pad would be directly in the state ROW. If so, he wanted to know if the Town could approve that. Clerk Gaddy stated that the post would have to seek approval from the state of NC. The Town does not have an ordinance to address this particular type of structure. Nadine from NFocus has encouraged us to move forward with the understanding that this sets a precedent. The Town will have to be consistent in the future with these types of decisions. Aaron Tarlton requested that the letter

include that the Town requests that the structure maintains the integrity of the state ROW. Ken Trull asked if we had regulations for signs. Clerk Gaddy stated that we have regulations and setbacks regarding signs, but not accessory structures such as this. Accessory structures are technically supposed to be behind the primary structure. Chairman Medlin called for a motion. Aaron Tarlton made a motion to approve the letter of support with the statement included that the ROW would not be compromised. Ken Trull seconded the motion and it passed unanimously.

Chairman Medlin then opened the discussion for the consideration of off-site septic easements. Clerk Gaddy has sent the group her research regarding this topic and gotten some additional information from Union County Environmental Health. She has provided that information, which is basically the same as what NC allows, which does allow easements. Most responses she received were from counties that provide sewer services. Fairview says they unofficially do not allow them, but the map shared from Fairview shows a lot with multiple shared easements. Every development is sent to Union County to give their recommendations and approval. Clerk Gaddy recommended that we continue to allow Union County to be the regulatory service. Jeff Broadway stated that the county only gets involved on specific systems. He furthered that the county will not get involved if there are two owners who are in contention over potential issues. He stated that it seems like the Town is opening up the potential for problems and this could cause the potential for strife between neighbors. Clerk Gaddy responded that the easement takes the Town out of the equation because it is recorded and legal. At that point, we would not be involved in any disagreements. Andy Fowler stated that it would be fine with the first owner, but once the property has been passed to multiple owners, it would become an issue. Craig Rushing stated that he would be concerned that the owner with an easement on their property would not be able to add anything to that particular area. He stated that it was unfair to be taxed on an unusable portion of property. Rushing went on to state that each lot should be self-sustainable, and if a lot is not able to support a repair field, then it should not be developed. Chairman Medlin stated that no more than 10% of the lots could have an easement. Aaron Tarlton stated that it would be like Duke Power with a ROW; there is nothing you can do with that land. Craig Rushing stated that there was a gas line beside him, and 3-5 years later, ran another line, and took that property for the ROW. He stated that he didn't like it, but couldn't do anything about it. Developing a text amendment would allow us to stop it before an issue develops. Jeff Broadway stated that an action like this is up to the Town's discretion. He stated that if the lot can't hold its own septic, it should not be developed, and he would be in favor of moving something forward to council. Jeff Broadway made a motion that the entire wastewater sewage system shall be on property owned or controlled by the person owning or controlling the system. Jerry Adams seconded the motion and it passed unanimously.

Deputy Clerk Braswell introduced the "Unionville Person of the Month" application and asked the Planning Board members to consider nominating someone they would like to be honored.

In other business, NFocus sent an invitation to their grand opening. If any members are interested in attending, please let Clerk Gaddy know by March 12th.

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

Respectfully submitted,

Melody Braswell  
Deputy Clerk