

TOWN OF UNIONVILLE
MINUTES OF REGULAR PLANNING BOARD MEETING

The Planning Board of Town of Unionville met on Monday, May 1, 2017, at Town Hall, 1102 Unionville Church Road, Monroe, NC. Chairman Joe Medlin, Board members Jeff Broadaway, Aaron Tarlton, Todd Loving, Jim Walker, Alternates Scott Barbee, and Barry Baucom were present. Absent were Vice-Chairman Craig Rushing, and Ken Trull.

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. Upon motion duly made by Jeff Broadaway, seconded by Jim Walker, the Board unanimously approved the minutes of the February 6, 2017, regular meeting. Alternates were brought to the table to serve.

Chairman Medlin introduced the first item of business, the recommendation for Jim Walker's expiring 2017 term. Chairman Medlin congratulated Jim, and then began discussing the options before them and opened the floor for discussion. Jeff Broadaway has spoken with Andy Fowler and he is willing to serve. Josh Caruso joined the meeting and introduced himself. He is a licensed real estate agent and lives at Lawyers Crossing and is interested in getting involved in local politics. He stated that he was advised to apply for the planning board to get introduced into local politics. He has been involved in rezoning through his real estate business in the past. He loves the community and seeks the board's consideration to join the planning board. Jeff Broadaway made a motion to consider Andy Fowler to fill the vacant position. Todd Loving stated that he knew Andy was knowledgeable in the community. Todd Loving seconded the motion. The motion passed with the majority voting to approve the motion, with one opposition.

Chairman Medlin opened the floor to Sonya to discuss the reconsideration of recommendation to require Council approval for multiple rezonings on the same parcel. The staff recommends requiring an additional fee of \$350 for rezonings within 24 months. Sonya's advisor felt that it would put Council in a sticky situation without additional information. The text would need to change in section 65 and 321 to reflect 24-months and a \$350 fee. Jeff Broadaway asked for clarification regarding section 65, if 12 months should be replaced in a and c of section 65, and section D 1 of section 321. Sonya confirmed that those changes would be made. Todd Loving asked if there were any pending zoning requests that this would apply to. Sonya stated it would not affect any pending zoning. Sonya reminded the board that no decision had to be made at the meeting. Aaron Tarlton asked if the increased fee is limited to those parcels being rezoned within a 24-month period. Sonya confirmed that this would be for rezonings within that 24-month period. She also stated that the fee could be changed. Jeff Broadaway commented that these changes are an effort to insure that the spirit of the community is maintained. Jeff Broadaway made a motion to recommend the fee and text changes to Council, Aaron Tarlton seconded. The motion passed unanimously.

Chairman Medlin then opened the floor for the Consideration of Text Amendment TC-17-01 to add "Event Venue" to the Land Use Ordinance and Table of Uses. She has suggested on the zoning text

change to add the definition on section 15. It would appeal to the hours of operation, noise generation, and parking availability. You can do a special use permit rather than a conditional use permit. Aaron Tarlton asked if there would be an expiration on the permit. Sonya stated that once the permit was approved, it would stay with the land, not the owner. Scott Barbee asked if the parcel would have to be rezoned to change the use of the land. Todd Loving also asked if it could be amended or if it was concrete. Sonya confirmed that it is a text amendment and could always be changed. She also told the group that if they wanted to continue considering the amendment, they were welcome to do so. Council may make recommendation to make further changes as well. Aaron Tarlton asked if this permit and amendment would affect the venue on Kate Road. Sonya stated that it would not affect the Kate Road venue, but it would affect any future requests. She also clarified that the venue on Kate Road is classified as a farm use venue, not an events venue. Sonya told the board that there was no one waiting for an answer on this and there is no pressure to make a decision tonight. Barry Baucom asked for clarification between a special use permit and a conditional use permit. Sonya stated that special use permits are approved by the Board of Adjustment, conditional use permits are approved by council. Chairman Medlin called for a motion or to table the conversation. After some additional conversation, Jeff Broadaway stated that they could create a Conditional Use Permit and always know it can be amended as needed. Jeff Broadaway made a motion to recommend the text amendment as presented, Jim Walker seconded the motion, and it passed unanimously.

Chairman Medlin then presented the consideration of Text Amendment TC-17-02 to add section 324(e) and remove Section 326 from Land Use Ordinance, as required by recent changes to state statutes. Sonya told the board that NC General statutes no longer permit protest petitions, so this amendment is to comply with state laws. Aaron Tarlton made a motion to make the recommendation to council to make the changes to the text, Jeff Broadaway seconded the motion, and the motion carried unanimously.

Chairman Medlin then presented the consideration of Text Amendment TC-17-03 to remove “cluster subdivision and architectural” language from Land Use Ordinance, as required by Revision #22 on November 17, 2008. Sonya stated that this recommendation is general housekeeping. Jim Walker made a motion to recommend the text amendment, which was seconded by Scott Barbee. The motion carried unanimously.

Chairman Medlin then presented a plaque of appreciation to Jim Walker for his dedication to the town since prior to 2010.

There being no other business, and upon motion duly made by Jim Walker, seconded by Aaron Tarlton, the Board unanimously adjourned the meeting.

Respectfully submitted,

Melody Braswell
Deputy Clerk