

TOWN OF UNIONVILLE  
MINUTES OF REGULAR PLANNING BOARD MEETING

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

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

At 7:32 p.m., Chairman Medlin called the meeting to order and welcomed all those in attendance. Upon a motion duly made by Jeff Broadaway, seconded by Ken Trull, the Planning Board unanimously approved the minutes of the October 1, 2018 regular meeting minutes.

Chairman Medlin then opened the floor for the consideration of Subdivision SUB-18-12, a one-lot subdivision with an easement on parcel number 09210010S, located on Price Dairy Road. Land Use Administrator Gaddy stated that she could not recommend approval because it was still incomplete. Upon a motion made by Ken Trull, seconded by Jeff Broadaway, the Board unanimously voted to table the subdivision until the paperwork was complete.

Next, Chairman Medlin began discussion for the consideration of Subdivision SUB-18-13, a one-lot subdivision with an easement on parcel number 08204019, located on Chaney Road. Land Use Administrator Gaddy stated that the mylar was correct and she recommended approval. The owner stated that they own the entire property and would be building a house on the 4 acres. After some discussion, Jeff Broadaway made a motion to approve the subdivision. Craig Rushing seconded the motion and it passed unanimously.

Chairman Medlin then opened the floor for discussion for the consideration of Subdivision SUB-18-14, a one-lot subdivision with an easement on parcel number 09201015, located at 1001 Roanoke Church Road. Land Use Administrator Gaddy stated that the mylar was complete and subdivision was in compliance. Jeff Broadaway asked if the mylar was updated with an easement to the property. Land Use Administrator confirmed that the mylar was updated with an easement. Upon a motion made by Ken Trull, seconded by Aaron Tarlton, the Board unanimously agreed to approve the subdivision.

Lastly, Chairman Medlin brought forward a recommendation to Town Council on Rezoning #ZC-18-01, a request to rezone to Light Industrial from RA-40 zoning, requested by Timothy Neal Keziah on a 2.07-acre portion of parcel number 08207010, located at 623 Sikes Mill Road. Attorney John Burns addressed the Board as a representative for Tim Keziah. He stated that these mini warehouses would be adjacent to Mr. Keziah's home. Mr. Keziah is proposing four total buildings with multiple units in each building. Mr. Burns asked if anyone had any questions of Mr. Keziah. Chairman Medlin asked if the lot would be gravel or paved. Mr. Keziah stated that the lot would be gravel, but a small portion of the entrance would be paved. He also plans to build a fence around the property line and would have small slats to provide a screen. Barry Baucom asked if the property would be available 24/7. Mr. Keziah stated that he would like for tenants to have access 24 hours a day; however, there would be no

office hours after hours. Craig Rushing asked Mr. Keziah what type of lighting would be installed on the property. Mr. Keziah stated that he would only like lighting over the doors. He went on to state that there would be security cameras with night vision that will be linked to his computer so he can monitor the property 24/7. Mr. Burns then called Margaret Desio, a NC state certified real estate appraiser to present her impact analysis for this property, which was included with the application. Ms. Desio stated that she is licensed to appraise anything and everything and has over forty years of experience. Based on her analysis, she stated that the mini-warehouses would not endanger the public health or safety. She justified this by stating that there would be no obnoxious fumes coming from the property. She has done a survey of three similar businesses in Union County and pulled the crime statistics over the last three years, which was minimal. She stated that there was no evidence the crime rates escalated and there was not one criminal incident charged against any of the three locations from January 2017-present. She went on to state that the traffic impact will be nominal, with only 87 total units, it would not be busy all of the time. She stated that it was a lot like cemeteries, they make for quiet neighbors and not a lot of traffic at peak time periods. She furthered that the proposed mini warehouses would not impact schools or water systems and were innocuous with very little impact on facilities. She went on to say that the proposed business would not substantially injure the value of adjoining/abutting property. She stated that she could not find that any of the adjacent properties lost value when looking at the three similar properties. She also stated that they did not experience a decline in development. One was near Parkwood schools, the others were close to nice subdivisions. Her next point was to note that it would be in harmony with the area because of the businesses already in the area, like Vann's Welding and Mullis Well Drilling. This is already an area of mixed use and is in general conformity and would be less impact because it is quiet and innocuous. After reading the Unionville Land Use Plan, on page 8 it discusses Commercial and Industrial Development. According to the plan, it considers Light Industrial uses within sites that are compatible with other uses. The mini warehouse units would fit with the goal. This part of Union County is growing and we must provide facilities for the people that live. People in this area of the county may need extra storage. Jeff Broadaway asked if Ms. Desio looked at the mini warehouses on 601 near the bowling alley. Mr. Burns confirmed that there are two there. Ms. Desio stated that she did not look at those. She stated that she only looked at facilities that have residential areas around them. Jeff Broadaway then asked her if she knew the fill rate of the new storage facility in the old Kmart building. Ms. Desio stated that to clarify there are mini warehouses, and then there are climate controlled ones, which are much more expensive than the former. She stated that she was sure that those are probably rented, but the mini warehouses that are not climate controlled are very popular. Jeff Broadaway then asked if she knew the fill rate in the county. Ms. Desio stated that she could only speak for the one she rents, which is always full. People want to build them because they are used a lot. Mr. Burns then asked if there were any further questions for Ms. Desio. There being none, he moved on to the engineering plans submitted with the application and stated that the engineer was present. The engineer stated that the proposal has less than one acre disturbed, which is within the state requirement for storm water management. The construction is feasible and there will be no need for an on-site retention pond. Mr. Burns concluded that the application package would be a good benefit to the town and requests a favorable recommendation from the Board.

Ken Trull asked that since the request was for a specific request for a specific use if it would not fall under a conditional use permit. Land Use Administrator Gaddy stated that the Town does prefer a Conditional-Use permit, but the General-Use permit was what the applicant requested. Mr. Keziah stated that he did not mind requesting a Conditional-Use permit as long as the Town only puts the

condition that it is a Mini-Warehouse. Jeff Broadaway clarified that the Conditional-Use permit would be the same process. Aaron Tarlton asked if there were any neighbors in attendance who would like to speak. Dennis Pressley stated that he was a neighbor and friend for 42 years and would have no objection to have the mini warehouses near him. He furthered that it may knock some of the noises from the other surrounding businesses. Sam Barker stated that he would also have no objection. He furthered that Tim has been a great neighbor and never had any cross words. If Tim can prosper by having his storage structures, then he would welcome it. Kevin Philemon then addressed the Board stating that he wanted to voice concerns. He stated that it is a known fact that storage units do increase crime rates in a community. His concern is security on this issue. With no one around regularly, it can be enticing to criminals. He stated that he did not know for a fact, but it may increase traffic. In addition, he has concerns regarding the lighting of the facility. He stated that from a fire fighter's standpoint, there is an environmental risk with the question of what is being stored. There is a history of meth labs, drugs, and sometimes living quarters. He stated that he is concerned about the property value of his home. He knows that Unionville has rejected these requests before, but from a fire fighter's standpoint, he wants to remind the Board of the potential hazards.

Chairman Medlin then called for motion to approve, deny, or consider a possible Conditional-Use permit. Land Use Administrator Gaddy reminded the Board to adopt the statement of reasonableness and consistency in the motion. Jeff Broadaway clarified that the request is to re-zone as a general rezoning, so a new application would have to be completed for a Conditional-Use permit. Land Use Administrator Gaddy advised the Board that if the property is re-zoned to Light Industrial, she has provided a list of several uses allowed within the ordinance. Some are allowed by right; others are allowed through a Special Use Permit. Since the Town prefers a Conditional-Use Permit over a General Permit, she is not recommending approval. She advised the Board that they could encourage Mr. Keziah to come back with an application for a Conditional-Use Permit. Jeff Broadaway made a motion that the Board follow Land Use Administrator Gaddy's recommendation and that the request for rezoning was not reasonable and in the public interest and is not consistent with the Town's LUP adopted 2006. The motion was seconded by Craig Rushing and passed unanimously.

Land Use Administrator Gaddy reminded the Board that on December 1<sup>st</sup> in Unionville there will be a Christmas singing at 3, parade at 4, and tree lighting immediately after.

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

Respectfully submitted,

Melody Braswell  
Deputy Clerk