

**TOWN OF UNIONVILLE
MINUTES OF PUBLIC HEARING**

The Town Council of the Town of Unionville held a public hearing Monday, October 16, 2017 at 7:00 p.m. in Town Hall, 1102 Unionville Church Road, Monroe, NC. The purpose of the public hearing was to hear public comments regarding the major subdivision Piney Drive in the North Phase of The Oaks at Camden. Mayor Simpson and Commissioners Randy Baucom, Andrew Benton, Edd Little and Jaren Simpson were present. Attorney Ken Helms was also present. Commissioner Ken Brown was absent.

Mayor Simpson called the public hearing to order and administered the oath to Sonya Gaddy and Ron Rushing.

Mayor Simpson recognized Land Use Administrator Gaddy, who introduced the 16-lot major subdivision of Piney Drive added to the North Phase of The Oaks at Camden, which consists of Lots 80 and Lots 100-114. She explained that even though it consists of only 16 lots, it should be treated as a major subdivision since it is inside an existing major subdivision. She stated that Planning Board reviewed the major subdivision at their September 11, 2017 meeting and spoke with developer, Ron Rushing. Planning Board recommends approval of the major subdivision, as does the staff. Town Council has up to sixty days to defer, refer back to Planning Board, approve, approve with conditions or deny the development plan. They can also request additional information from the applicant or governmental agencies or interested/affected parties. Council must also make a decision on each of the five findings of facts prior to making a decision on the major subdivision. Copies of the approval letters from Union County and North Carolina agencies have been provided to the Council.

Mayor Simpson recognized developer, Ron Rushing. He stated he wishes to make the Council and the public clear on what the plan is. The bold black line which separates Lot 100 from Lot 78 and continues through Lots 111 and 112 and separates Lot 79 from Lot 80 all of this is what is being considered tonight. Everything in the shaded area on the drawing was already approved in The North Phase of the original property. Everything is outside of the black line. All of the streets are in place. He acquired this portion of Ed Griffin's estate after the process of the North Phase was begun. It was under contract at the time of petition for the North Phase, but they were not far enough along in the design, engineering and state and local process to make it a part of the North Phase.

Mayor Pro-Tem Baucom made inquiry as to the sight distance with Lot 114. Mr. Rushing stated that the dotted diagonal line to the left and right of each street and the acreage acquired from the Griffins and the Baucoms cannot be encroached upon, thus the sight distance will meet NC Department of Transportation standards.

Commissioner Benton made inquiry as to the location of the cluster mailboxes. Mr. Rushing pointed out the one cluster mailbox location on the North Phase map at Lot 57 where the street widens. This United States Post Office did not allow individual mailboxes, and dictated the location of the cluster mailboxes. Commissioner Simpson made inquiry as to the number of mailboxes in the cluster. Mr. Rushing stated there will be about 50 mailboxes.

There being no one else wishing to speak at the public hearing, Mayor Simpson declared the public hearing adjourned.

Respectfully submitted,

Sonya W. Gaddy
Clerk

Approved as to form:

R. Kenneth Helms, Jr., Town Attorney