

**TOWN OF UNIONVILLE
MINUTES OF REGULAR MEETING**

Town of Unionville Town Council held its regular meeting on Monday, October 16, 2017 at 7:30 p.m. in Town Hall, 1102 Unionville Church Road, Monroe, NC. Mayor Simpson and Commissioners Randy Baucom, Andrew Benton, Edd Little and Jaren Simpson were present. Town Attorney Ken Helms was also present. Commissioner Ken Brown was absent.

Everyone stood and recited the Pledge of Allegiance to the United States flag, after which Commissioner Edd Little led the prayer of invocation.

Mayor Simpson called the meeting to order and welcomed everyone in attendance.

There were no public comments.

There being no corrections to the minutes of the September 18, 2017 public hearing, regular meeting and executive session minutes, Mayor Simpson declared them approved as reviewed by Council.

Mayor Simpson recognized Darrell Baucom, Town Budget and Finance Officer. Mr. Baucom reviewed the Financial Statements, a copy of which is appended to these minutes. He stated that the bank balances total \$2,552,000. In Budget versus Actual, the Town is \$10,000 under budget due to the timing of ad valorem tax collection. In Expenses, the Town is \$13,000 under budget mostly due to contributions. In Activity Since Last Month, the Town made a \$60,000 donation to Unionville Volunteer Fire Department, and paid bills to Helms Robison & Lee and Moyer, Smith Roller. Pending Bills to be Paid include Parker Poe lobbyist, MC2 Engineering and legal fees. Upon motion duly made by Randy Baucom, seconded by Andrew Benton, Council unanimously approved payment of pending bills.

Mayor Simpson recognized Land Use Administrator Sonya Gaddy, who introduced the rezoning #ZC-17-01 to rezone parcel 08099014 located at 3102 Love Mill Road from RA-40 to CUD-B-2 for a parking lot. Mayor Pro-Tem Baucom updated Council, stating that he and Ken Brown have met with the Union County Board of Education chair, and have requested that they consider the need for more land around Piedmont Schools. Commissioner Baucom also spoke to N.C. Department of Transportation representatives, and they have agreed to widen the shoulder of Love Mill Road from the parking lot to Piedmont School Road, beginning within one month. In light of these short-range and long-term plans, and upon motion duly made by Randy Baucom, seconded by Edd Little, Council unanimously tabled the rezoning decision and the resolutions until the November 20, 2017 meeting. Upon motion duly made by Edd Little, seconded by Andrew Benton, Council unanimously agreed to allow Mr. and Mrs. Laney to continue operating without penalties until the November 20, 2017 meeting.

Land Use Administrator Sonya Gaddy also introduced Major Subdivision Piney Drive in The Oaks at Camden North Phase. She reminded Council that the public hearing was held earlier tonight. Planning Board recommends approval of this major subdivision. Council will be considering Lots 77 and Lots 100-113 tonight, and has up to 60 days to make a decision on this subdivision. Council may also attach conditions if agreed upon by the developer. Council must consider the five findings of fact prior to making a decision. Mayor Simpson made inquiry as to the total number of houses. Mr. Rushing stated that this will make 56 lots in the North Phase and Piney Drive combined, and there will be 56 houses built. There will be no more added to this development.

Council then reviewed the five findings of fact as follows:

1. Upon motion duly made by Randy Baucom, seconded by Andrew Benton, Council unanimously found that this subdivision is reasonably consistent with the intent, function and requirements of applicable provisions of the Land Use Ordinance.
2. Upon motion duly made by Andrew Benton, seconded by Edd Little, Council unanimously found that the subdivision, if developed according to the plat submitted and approved, will be visually and functionally compatible to the surrounding area.
3. Upon motion duly made by Jaren Simpson, seconded by Andrew Benton, Council unanimously found that the proposed subdivision does not materially endanger the public health or safety and will not substantially injure the value of adjoining property if located where proposed.
4. Upon motion duly made by Edd Little, seconded by Jaren Simpson, Council unanimously found that adequate provision and design have been made or will be made to ensure automotive and pedestrian safety and convenience, street connectivity, traffic flow and control, emergency vehicle access and adequate ingress and egress.
5. Upon motion duly made by Randy Baucom, seconded by Andrew Benton, Council unanimously found that the proposed subdivision will not adversely impair or substantially overburden the public facilities and infrastructure within the Town and adequate provisions have been or will be made to reasonably address such impact.

Upon approval of the above findings of fact and upon motion duly made by Randy Baucom, seconded by Andrew Benton, Council unanimously approved the Piney Drive Subdivision of the North Phase of The Oaks at Camden.

In considering a quote by Roger Melton for painting the interior of Town Hall, Council requested two more quotes prior to making a decision.

Upon motion duly made by Randy Baucom, seconded by Andrew Benton, Council unanimously approved the resolution and named October, 2017 as Domestic Violence Awareness month. The resolution will be displayed in Town Hall.

Upon motion duly made by Randy Baucom, seconded by Jaren Simpson, Council unanimously agreed to pay Clerk Gaddy's cell phone bill each month, as she uses it for Town business as well as personal use.

There being no other business to come before the Town Council, Mayor Simpson declared the meeting adjourned.

Respectfully submitted,

Sonya W. Gaddy
Clerk

Approved as to form:

R. Kenneth Helms, Jr., Town Attorney