

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

The February 2, 2009 regular Planning Board meeting was held at 7:00 p.m. in Town Hall, 1102 Unionville Church Road, Monroe, NC. Chairman Gene Price and Board members Andy Fowler, Phillip Hinson, Jaren Simpson, Ken Trull and Jim Walker were present. Alternate Andrew Benton sat in for absent Board member Jerry Hinson. Alternate Larry Helms was also present.

Everyone stood and recited the Pledge of Allegiance to the American flag, after which Board member Jim Walker led the prayer of invocation.

Chairman Price called the meeting to order.

Upon motion duly made by Jim Walker, seconded by Phillip Hinson, the Board unanimously approved the minutes of the January 5, 2009 regular meeting.

Land Use Administrator Jana Finn stated that Mr. John Tarleton had approached her regarding age-restricted requirements for the Duncan Road site. She advised him that a text amendment would be necessary prior to approval.

Mr. Tarleton addressed the Planning Board. He stated that a 72-lot residential development for the Duncan Road area has already been approved, however, after realizing that the only part of the real estate and construction industry that's holding up is retirement communities, he wanted to take a closer look at those for this area. He distributed samples of a similar proposal, Polo Club Villas on Highway 51 between Highway 74 and Mint Hill. The unit is called a quad-plex and each unit has a two-car garage and consists of 1,700 to 1,800 square feet. A project on McKee Road has 25-30 acres with 117 units on 30 acres. Mr. Tarleton would like to put 100 units (25 quad-plexes) on the Duncan Road site. He would use duplexes in some areas, based on topography. He thinks he can use septic, as most of the soil will perk. Dan Spangler and the county have evaluated the septic situation, and have determined that one well can serve five units. All of his investors are Unionville people, or affiliated with Unionville in some way. They also developed Smith Field subdivision. This is something to attract those who want to live in a maintenance-free area. They will construct it in phases, pre-selling before starting to build. By age-restricting these units, they are not adding to the burden of additional schools, as most people over 55 years old don't have children at home. This property is in the Porter Ridge School district. It is a dire situation for Union County construction workers, and they would use Union County subcontractors, contractors and suppliers wherever possible.

Board member Jaren Simpson asked how they would keep it age-restricted when younger heirs inherit it. Mr. Tarleton stated that the age limit would be included in the subdivision restrictions. Board Chairman Gene Price stated that this area is currently zoned RA-40, and asked if each quad-plex would be built on 4 acres. Mr. Tarleton stated

that they would. Mrs. Finn stated that multi-family housing is not currently allowed in RA-40, and this is where the text amendment would come into play. Town of Unionville currently requires one unit per acre. Board member Ken Trull asked if this would replace the original request for a 72-lot subdivision and nothing additional, except a clubhouse for an aging community. Mr. Tarleton confirmed that statement. Mr. Trull also asked about using bio-clear. Mr. Tarleton stated that Union County has two bio-clear projects going on now, and would like to do more. Chairman Price asked if several units used a joint area, if that would be worked into a park. Mr. Tarleton stated that they could do many things with it—garden, extensive landscape, etc. Someone asked about dues the members would need to pay. Mr. Tarleton estimates homeowners' dues of \$125 per month, which would cover mowing charges. Mr. Trull asked about square footage of the units. Mr. Tarleton stated there would be 2 designs totaling 1,700 to 1,800 square feet per unit. Mr. Simpson asked why this would be a draw for the community. Mr. Tarleton stated that this is the only type of real estate selling now, and stated that he would pre-sell the units before building. Board member Andy Fowler asked how many he would pre-sell before building. Mr. Tarleton said he would sell 10 or 12 before building. Board member Larry Helms asked if any units would have sprinklers. Mr. Tarleton stated they would not have sprinklers.

Board Chairman Gene Price asked Mrs. Finn to describe the text amendment. She stated that Mr. Tarleton can be the applicant and bring wording to the Board, or the Board can be the official applicant, with planning staff doing the research. It would be spelled out very clearly in the Ordinance. The amendment would come to Planning Board, then Council and then a Public Hearing would be held prior to a vote, which would require at least three months. Mrs. Finn will send Mr. Tarleton the text change application information.

Mrs. Finn updated the Board on the progress of the following text changes:

1. Definition of Minor Subdivision:

The current ordinance does not allow for a cap on lots in a minor subdivision as long as public streets, sewer and water are not required, and the new text is more clear and precise. Currently, if someone wants to divide a property into a couple of lots, staff reviews it. Anything over five lots that requires no streets is also considered a minor subdivision. With the new language, all minor subdivisions would not have private streets, rights-of-ways or public water or sewer. The consensus was that Mrs. Finn would bring a formal recommendation next month.

2. Flag Lots:

The current definition in the ordinance is confusing. It states that street frontage is less than 50 percent of minimum road frontage for a lot. Proposed text states that it should be considered a flag lot if the arm of the lot is less than 100 feet in width. Mrs. Finn drew a picture on the board to illustrate. The new text would make it more difficult to stack lots or to have multiple driveways on a busy street. Board Chairman Gene Price asked how flag lots compared to a right-of-way.

Mrs. Finn stated that private driveways/streets are no longer allowed in Unionville, and you can only deed a right-of-way based upon the width of the road. The consensus was to find out what other communities are doing and consider that issue next month.

3. Access to Lots:

The question here is the number of access points along public streets. In a subdivision, some road frontage is utilized, but a subdivision over five lots, an internal public street will be created. This can be dealt with later, giving time for study of additional language. The consensus of the Board was to find out how other communities are handling this issue.

4. Time Frame Between Subdivision Preliminary Plan and Final Plat Approval

This was discussed briefly last month. Currently, there is no timetable that addresses this issue. Even if wording is in place, an extension of one year could be requested, but the developer would be required to appear before the Board for that. Most other communities have a timetable in their ordinance. The consensus of the Board was that they supported a timeframe of 12 months, with one six-month extension if the developer is making progress. Mrs. Finn will bring a recommendation to next month's meeting.

A copy of the above-mentioned text changes is appended to these minutes.

The next item of business was to discuss recommendations for those whose terms are expiring in May 2008—Phillip Hinson and Gene Price. Upon motion duly made by Jim Walker, seconded by Ken Trull, the Board unanimously recommended Gene Price to another three-year term. Upon motion duly made by Jaren Simpson, seconded by Andy Fowler, the Board unanimously recommended Andrew Benton to a three-year term as a Board member. This leaves one alternate's position available. The Board asked that applications be taken for this position.

In other business, Board member Jim Walker made inquiry as to an approval of a light industrial office building at Highway 601 and Unionville-Indian Trail Road. His question referred to the requirement number of cars for a paved parking lot. Recently, he has seen eight or nine cars in the yard. Mrs. Finn will research the approval and investigate the situation.

There being no other business, Chairman Price declared the meeting adjourned.

Respectfully submitted,

Sonya W. Gaddy
Clerk