

**TOWN OF UNIONVILLE  
MINUTES OF REGULAR MEETING**

The January 21, 2008 regular meeting of the Town of Unionville was held at 7:30 p.m. at Town Hall, 1102 Unionville Church Road, Monroe, NC. Mayor Simpson and Commissioners Randy Baucom, Jim Baucom, Ken Brown and Edd Little were present. Commissioner Robert Crouch was absent. Town Attorney Ken Helms was also present.

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 welcomed everyone to the meeting and called the meeting to order.

There being no corrections to the minutes of the December 17, 2007 regular meeting minutes, Mayor Simpson declared them approved as reviewed by Council.

Mayor Simpson recognized Budget & Finance Officer Darrell Baucom, who reviewed the financial statements, a copy of which is appended to these minutes. Mr. Baucom reported that a transfer has been made into the Money Market Account, as franchise taxes and ad valorem taxes are ahead of budget. The Town is favorable on income, and unfavorable on contributions, legal fees and zoning administration. Upon motion duly made by Ken Brown, seconded by Edd Little, Council unanimously approved payment of pending bills. Upon motion duly made by Ken Brown, seconded by Edd Little, Council unanimously approved the distribution of contributions of \$45,000 to Unionville Volunteer Fire Department.

Mayor Simpson recognized Land Use Administrator Greg Francis, who reviewed Land Use Issues. Mr. Francis stated that several issues were mentioned to him after the January 7, 2008 Planning Board meeting. He is bringing these issues to Council tonight for their consideration and guidance. These items include: research and design standards, conditional use permits on subdivisions, fee schedule update, and Land Use Administrator's office hours at Town Hall. Mr. Francis. The consensus of the Council was for the Planning Board to discuss these items at their next meeting and bring a recommendation to Council as to what should be changed.

Mr. Francis reviewed Annexation #13, parcel number 09-140-021 C and D, approximately 17 acres on Deese Road. This parcel adjoins the current town limits at Worthington subdivision. Mr. Dennis Helms, petitioner, stated that this parcel is currently zoned RA-40 by Union County, and he is not seeking a change in the zoning regulations. He plans to develop this property into ten or eleven lots over two year's time, with \$250,000 - \$300,000 homes on the lots. Mayor Simpson made inquiry as to how the APFO would affect this property. Mr. Helms stated that if Unionville adopted the APFO, he would adhere to the policies of the Town. Mr. Francis stated that the Town must apply zoning on this property within 60 days of annexation. Upon motion duly

made by Jim Baucom, seconded by Ken Brown, Council unanimously approved annexation #13.

Mayor Simpson recognized Mr. Jaren Simpson, Unionville's representative for the Union County Public Schools' Standardized Zoning Regulations Proposal. Mr. Simpson stated that this proposal pertains only to school construction, and would streamline the process. Mr. Francis stated that this would qualify as a text amendment to Unionville's Land Use Ordinance, and should be reviewed by Planning Board prior to adoption. Motions of acceptance of this proposal made by Randy Baucom, seconded by Edd Little were rescinded.

The next item of business was consideration of a Nuisance Ordinance, which was sent from Union County Sheriff Eddie Cathey. Mr. Cathey's basis for this is that if deputies are called to the scene of a problem or complaint and there is no nuisance ordinance in place, there is very little the Sheriff's Department can do to help. Attorney Ken Helms stated that he has read this ordinance and feels it is enforceable. The consensus was for Planning Board to consider it and make a recommendation to Council, as this would also qualify as a text amendment to the Land Use Ordinance.

The next item of business was to consider Union County's Adequate Public Facilities Ordinance. Union County Planner Lee Jensen presented this to Council at the December 17, 2007 meeting, and stated that six other municipalities in the county have adopted this ordinance. The consensus was for Planning Board to consider it and make a recommendation to Council.

There being no other business, upon motion duly made by Ken Brown, seconded by Jim Baucom, Council unanimously adjourned the meeting.

Respectfully submitted,

Sonya W. Gaddy  
Clerk

Approved as to form:

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R. Kenneth Helms, Jr., Town Attorney