

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

The October 6, 2008 regular Planning Board meeting was held at 7:00 p.m. in Town Hall, 1102 Unionville Church Road, Monroe, NC. Chairman Price and Board members Andy Fowler, Phillip Hinson, Jaren Simpson, Ken Trull and Jim Walker were present. Alternates Andrew Benton and Larry Helms were present; Larry Helms sat in for Jerry Hinson, who was absent.

Chairman Price welcomed everyone and led the Pledge of Allegiance to the United States flag, after which Board member Ken Trull led the prayer of invocation.

Upon motion duly made by Jim Walker, seconded by Ken Trull, the Board unanimously approved minutes of the September 2, 2008 special meeting and executive session and the September 8, 2008 regular meeting.

Land Use Administrator Nadine Bennett reviewed the consideration of the CUD-LI zoning request for parcel number 08-162-012A. Last year, Planning Board recommended approval with conditions, but Council did not approve the zoning change. Applicants Luis and Kathy Oropesa appealed the Council's decision, based on two things: 1) the Town only advertised the public hearing once, and should have advertised it twice; and 2) the Council did not adopt a statement of reasonableness. A ruling has determined that the Town would hear the zoning request again.

Applicant Kathy Oropesa addressed Planning Board. She stated that changes have been made due to Mr. Kiser's request to not see any outside storage. This same property was approved for outside storage to house hazardous materials with a chain link fence around a 5,000 square-foot building for Sammy Keziah. She plans to plant natural vegetation to cover outside storage. Ms. Oropesa also stated that a mini-warehouse currently exists in Unionville at the corner of Highway 200 and Mill Creek Church Road.

Upon motion duly made by Gene Price, seconded by Larry Helms, the Board unanimously agreed to table this item until the November meeting, since Ms. Oropesa was not aware it was on tonight's agenda.

Ms. Bennett then reviewed text amendments. The first amendment deals with easement lots and private roads. She would correct Section 211 (a) and add Section 220. This would require a 2-acre lot, minimum access of 20 feet per lot, and approval by the Planning Board. A copy of these sections is appended to these minutes. Upon motion duly made by Ken Trull, seconded by Jim Walker, the Board unanimously agreed to recommend approval as written, based on the fact that this is reasonable and consistent with the Town's Land Use Plan, although the Plan does not address this issue, it is in keeping with orderly growth in Unionville.

The next text amendment requires conditional use permits for subdivisions. Ms. Bennett stated that, if approved, there would be three levels of subdivisions—minor, which is handled administratively; midrange subdivisions of no more than 25 lots; and high range subdivisions of more than 25 lots. This wording would require subdivisions over 25 lots to be approved by Council, notify neighbors, and meet conditions required by Council. A copy of this amendment is appended to these minutes. Upon motion duly made by Jim Walker, seconded by Andy Fowler, the Board unanimously agreed to recommend approval as written, based on the fact that this is reasonable and consistent with the Town's Land Use Plan, with the change "from one parent tract". Upon motion duly made by Jaren Simpson, seconded by Phillip Hinson, the Board unanimously changed midrange subdivisions to be no more than 20 lots, and high range subdivisions to be more than 20 lots. There was also some concern regarding large tracts being sold to several developers, thus, circumventing the requirements. Ms. Bennett suggested that Planning Board address this issue at a later date.

The final text amendment deals with the number of dwelling units per lot. A copy of this amendment is appended to these minutes. Ms. Bennett stated that this is for clarification purposes. Currently, the Land Use Ordinance may be interpreted as allowing more than one duplex unit per parcel (60,000 square feet). Upon motion duly made by Jim Walker, seconded by Ken Trull, the Board unanimously agreed to recommend approval as written, based on the fact that this is reasonable and consistent with the Town's Land Use Plan.

Town resident Kathy Oropesa asked Planning Board if they had made any provision for subdivisions up to 15 lots. Ms. Bennett stated that there is nothing in the ordinance to specify 0-15 lot subdivisions.

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

Respectfully submitted,

Sonya W. Gaddy  
Clerk