

TOWN OF UNIONVILLE MINUTES OF PUBLIC HEARING

The Town of Unionville rezoning public hearing was held at 7:00 p.m. on Monday, September 19, 2011 in Town Hall, 1102 Unionville Church Road, Monroe, NC. The purpose of the public hearing was to hear comments regarding ZC-11-01, a request to change parcel 09-137-096A from RA-40 to B-4. This property is owned by Elaine R. Smith and located next to S&S Tire Service on Highway 200 North. Mayor Simpson and all commissioners were present. Town Attorney Ken Helms was also present.

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

Mayor Simpson recognized Sonya Gaddy, Town Land Use Administrator, who reviewed ZC-11-01. Referring to her staff report, she noted that the current zoning on this property is RA-40. The applicant currently owns the property adjacent to this parcel and plans to recombine this lot with parcel #09-102-007E. They then plan to tear down the existing tire store and build a larger building for the business. All adjoining properties are zoned RA-40 or R-40 except the parcel to the north, which is B-4. Adjoining properties consist of single family homes and the tire store. Although this property is not located within one of the four future commercial development areas in the Town, the Future Land Use Plan states that “existing nonconforming commercial uses should be allowed to continue in operation and/or be converted to residential uses or to other commercial uses with similar or lesser impacts on adjoining or nearby properties”. Staff recommends approval of the zoning change from RA-40 to B-4 to match the adjoining property to the north, based on the Land Use Plan regarding nonconforming commercial uses. Planning Board unanimously recommended approval of this zoning change at their August 1, 2011 regular meeting. Notices were run in the Enquirer-Journal on Thursday, September 8 and 15, 2011 and adjoining property owners were mailed notices on September 6, 2011.

Mayor Simpson recognized Ms. Elaine R. Smith. She stated that she has had the tire shop and bought the property beside of it, planning to build a new building and would like for the small piece of the property to be joined with the current tire store property so they wouldn't have so many restrictions on where to build the building. Her space is limited behind the shop with the power line and to the left of shop with the power line. She needs this property rezoned with the tire shop so they can build and won't be limited where the shop is located. She would appreciate combining the two pieces of property.

Mayor Simpson recognized Mr. Stephen Smith. He stated that he believed Mama had said everything there is to say. He knows most of the board and has known them for over ten years. He is a farmer like most of the Board and does things the simple way. Things are done different in front of a board. Currently, there are restrictions for expanding—not a lot, but some. He wants to serve the people of Unionville. This will bring additional tax revenues to the Town with no problems. He wants to expand and continue to operate his shop. There is acreage for this property. He wants to bring the line over and combine the two lots. This is not a mini-warehouse or strip mall, nor will it be in the future. He thanked the Council.

There being no one else to speak, and upon motion duly made by Ken Brown, seconded by Edd Little, Council unanimously adjourned the public hearing.

Respectfully submitted,

Sonya W. Gaddy
Clerk