

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

The Planning Board of the Town of Unionville met on Monday, January 8, 2024, at Unionville Volunteer Fire Department #22, 3229 Concord Highway, Monroe, NC. Board members Jerry Adams, Steve Outen, Barry Baucom, Doug Helms, Roddie Baucom, Devin Clontz, and Alternate Lana Kirkpatrick were present. Absent were Matt Price and Alternate JR Hayes.

Everyone stood and recited the Pledge of Allegiance to the United States flag, after which Chairman Adams asked Roddie Baucom to lead the invocation. Chairman Adams welcomed everyone and called the meeting to order at 7:31 p.m.

Chairman Adams told the Board the first order of business was to elect a Chairman and Vice-Chairman. Doug Helms nominated Devin Clontz for Chairman. Roddie Baucom seconded it. Devin respectfully declined due to his scheduling conflicts. Steve Outen asked Barry Baucom if he would be interested. Barry said that he could not commit due to his new role and the demands from Mecklenburg County. Barry asked if Steve Outen wanted to stay on as Vice-Chairman. Steve Outen said that he would stay on as Vice Chairman. Barry asked Roddie Baucom if he would be interested. Roddie stated that he had some medical concerns and declined. Steve Outen nominated Matt Price for Chairman, and Doug Helms seconded the nomination. It passed unanimously. Barry Baucom nominated Steve Outen as Vice-Chairman and it was seconded by Doug Helms. The nomination passed unanimously. Jerry Adams then turned the meeting over to Steve Outen.

Vice-Chairman Outen brought forward the consideration of the minutes of the November 6, 2023, Regular Meeting. After a motion duly made by Jerry Adams, seconded by Roddie Baucom, the Board unanimously approved the minutes from the November 6, 2023, Regular Meeting.

In the next item of business, Vice-Chairman Outen opened the floor for the consideration of subdivision #SUB-23-09, a four-lot subdivision on Sikes Mill Road, two lots with easements. The lots are owned by Darin Price. It is a 10.3-acre tract divided into 4 lots. Two lots have road frontage and two do not. Lots 2 and 4 have at least two acres and each lot has a dedicated 20' easement. The request has been approved by Union County. Land Use Administrator Gaddy said that she would recommend approval. Doug Helms asked about the location of the lots. Steve Outen asked if Lot 3 is in the shape of an "L." Land Use Administrator Gaddy said that it was, and it does follow our ordinance. She went on to say that this is as many easement lots as the landowner can get out of that one property. Upon a motion made by Roddie Baucom, seconded by Jerry Adams, the subdivision was unanimously approved by the Board.

In other business, Jerry Adams' term on Planning Board is expiring in March. Currently, there are three applications on file for the Planning Board. Steve Outen asked if the Board needed to act on it tonight. Land Use Administrator Gaddy told him it was not required, but they may not meet in February, and it would be best to try to fill the vacancy. Barry Baucom asked if any of the applicants were present. Will Crook was there and addressed the Board. He said that he had been meaning to apply for a while and had been living in the town for 40 years. He wants to be a part of the town. There were no questions for Will Crook. There are also two other applicants, Wendy Griffin and Peyton Harrell. The Land Use Administrator said that typically, the Board will make a recommendation from the alternates for a full Board position and then recommend a new alternate from the applicants. Doug Helms said he felt that they might need to do something at this meeting to get coverage through March. Land Use Administrator Gaddy said they could, or Jerry Adams could continue to serve until the Council appoints a new member.

Steve Outen mentioned JR Hayes. Members asked Roddie if he was able to further discuss his health concerns. Roddie asked for a little more time before he told the Board about any health updates, and he would let the Board know at the next meeting. Steve Outen made a motion to recommend JR Hayes be moved from Alternate to Board member to take Jerry Adams' place. The motion was seconded by Roddie Baucom and passed unanimously. The Board chose to table recommending a new alternate until their next meeting.

There being no other business, the meeting was adjourned at 7:46 pm.

Respectfully submitted,

Melody Braswell, Deputy Clerk