

September 2025 Board of Adjustment Hearing

Meeting minutes

The Board of Adjustment of the Town of Unionville held a meeting on Monday, September 15, 2025, at 7:00 PM at Unionville Town Hall, 1102 Unionville Church Road, Monroe, NC. Chairman Andrew Benton, Gene Price, Jaren Simpson, Chad Simpson, and alternates Jerry Adams and Craig Rushing were present. Board Attorney Melanie Cox was also present.

Oaths of Office to Alternates Jerry Adams and Craig Rushing

Mayor Pro-Tem Andrew Benton administered the oath of office to Jerry Adams and Craig Rushing as Board of Adjustment alternates. They placed their hands on the Bible, raised their right hands, and repeated the oath as administered by Mayor Pro-Tem Benton.

Consideration of the minutes of the August 15, 2025 regular meeting

The Board reviewed the minutes of the August 15, 2025 regular meeting.

Gene Price made a motion to approve the minutes as mailed. Jaren Simpson seconded the motion. The motion passed unanimously.

Consideration of Renewal of Special Use Permit #24-01 for a 24-hour convenience store with fuel sales at 2830 Concord Highway, Monroe, NC requested by QuikTrip Corporation

Deputy Clerk Melody Braswell presented the staff report for the renewal of Special Use Permit #24-01. She explained that the original special use permit was approved by the Board of Adjustment on October 28, 2024. According to Section 62 (a) of the land use ordinance, zoning special use and sign permits expire automatically if within a year after issuance, work has not commenced and less than 10% of the total cost of construction has been completed.

Ms. Braswell noted that QuikTrip had requested a renewal, and Section 62 (c) of the ordinance gives the Board authority to extend permits for up to 6 months when it concludes that the permit has not yet expired, the permit recipient has proceeded with due diligence and in good faith, and conditions have not changed substantially enough to warrant a new application.

Ms. Braswell reported that adjoining property owners and the applicant were notified on September 3, 2025, the property was posted on September 3, and public notice was published in the Enquirer Journal on September 3 and September 6. She confirmed that the property details remained unchanged from the original submission, including:

- Two parcels to be recombined into one parcel at 2830 Concord Highway
- Total acreage of 3.12 acres
- Surrounding areas zoned RA-40, R-20, B2, and CUD for mixed-use development
- One remaining home on the property to be demolished (one home had already been demolished)

- The land use plan allows for limited commercial businesses, and this parcel is within a node designated for future commercial use
- The project would maintain all the same conditions as the original special use permit

Thomas Donton, representing QuikTrip, spoke in favor of the project. He explained that the primary outstanding issue was the sewer extension. Mr. Donton reported progress with private landowners for easements, discussions with DOT about boring underneath the 74 bypass, and communications with Monroe Water Resources. He noted that due to a plan change at the previous SUP meeting where development was limited to Unionville (removing development on a parcel in Monroe), the City of Monroe might now require council approval for the sewer extension, though they would likely support it. Mr. Donton informed the Board that they had surveyors in the field working on the sewer extension plans.

Board of Adjustment Attorney Melanie Cox clarified that under Section 62 (c), the Board needed to determine if: 1) the permit had not yet expired, 2) the applicant had proceeded with due diligence and in good faith, and 3) conditions had not changed substantially enough to warrant a new application.

Gene Price made a motion that the permit had not expired, the applicant had proceeded with due diligence and in good faith, and conditions had not changed substantially enough to warrant a new application.

Chad Simpson seconded the motion. The motion passed unanimously.

The Board then considered the four findings of fact:

Gene Price made a motion that the proposed use will not materially endanger the public health or safety.

Jaren Simpson seconded the motion. The motion passed unanimously.

Jaren Simpson made a motion that the proposed use will not substantially injure the value of adjoining or abutting properties. Chad Simpson seconded the motion. The motion passed unanimously.

Gene Price made a motion that the proposed use will be in harmony with the area in which it is to be located. Jaren Simpson seconded the motion. The motion passed unanimously.

Gene Price made a motion that the proposed use will be in general conformity with the land use plan, thoroughfare plan, and any other plan. Chad Simpson seconded the motion. The motion passed unanimously.

Chad Simpson made a motion that the special use permit request is reasonable and in the public interest and is consistent with the land use plan. Jaren Simpson seconded the motion. The motion passed unanimously.

The Board approved the renewal of Special Use Permit #24-01, which will now expire on April 30, 2026.

Recommendation of one Board of Adjustment alternate for Roddie Baucom's vacated term

Mayor Pro-Tem Benton explained that the Board needed to recommend one Board of Adjustment alternate to fill Roddie Baucom's vacated term.

Jaren Simpson made a motion to recommend Matt Price to fill the vacant alternate position on the Board of Adjustment. Craig Rushing seconded the motion. The motion passed unanimously.

Other Business

There was no other business to discuss.

Adjournment

The meeting was adjourned.

Respectfully submitted,

Sonya W. Gaddy

Clerk

Note: These minutes were drafted with the assistance of Clerk Minutes by HeyGov. All content was reviewed and approved by the Clerk prior to submission.