

Town Council Public Hearing

Meeting Minutes

May 18, 2026, 7:00 PM

1102 Unionville Church Road, Unionville, NC 28110, US

The Town Council of the Town of Unionville held a public hearing on Monday, May 18, 2026, at 7:00 p.m. in Town Hall, 1102 Unionville Church Road, Monroe, NC. Mayor Baucom, Mayor Pro Tem Andrew Benton, Jeff Broadway, Lana Kirkpatrick, Gene Price, Jaren Simpson, and all staff were present.

OPENING PROCEEDINGS

Welcome and Call to Order

Mayor Baucom called the Town Council Public Hearing to order at 7:00 p.m. Clerk/Tax Collector/Land Use Administrator Melody Braswell was recognized to present the rezoning request before the Council.

PUBLIC COMMENT

Rezoning Request ZC-26-01 — 2919 Concord Highway (Parcel 09174102), RA-40 to B-2

Land Use Administrator Melody Braswell presented Rezoning Request ZC-26-01, a general rezoning amendment application requesting that a 6.46-acre tract located at 2919 Concord Highway (Parcel 09174102) be rezoned from RA-40 to B-2 zoning. The applicant is MHC of Locust, the same property owner currently developing the adjacent Martin Ridge Subdivision, a 16-lot single-family residential development. The subject parcel is bordered on one side by the Martin Ridge Subdivision and on the other side by an existing, though currently undeveloped, B-2 zoned lot.

Braswell confirmed that all required public notice procedures had been fulfilled. Notice of the public hearing was published in the *Charlotte Observer* on May 6 and May 13, 2026. Braswell noted that publication in the *Enquirer Journal* had been intended but was not possible due to an unannounced change in that publication's deadlines, making the *Charlotte Observer* the outlet of record for meeting the Town's legislative requirements. The subject property was posted with signage on May 5, and letters were mailed to adjoining property owners on the same date.

With respect to land use planning, Braswell advised that the subject parcel falls within the Town's designated future commercial area land use category under the adopted Unionville Comprehensive Plan (2022). The plan's stated goal is to prevent strip commercial development by concentrating new commercial growth in designated strategic locations, with this particular area at 2919 Concord Highway identified as one such location.

Staff recommended approval of the rezoning from RA-40 to B-2. Braswell emphasized that because this is a conventional rezoning—as opposed to a conditional rezoning—approval would permit any and all land uses allowed within the B-2 zoning district, and the Town is not in a position to require the applicant to limit the use or impose conditions on the request. A table of permitted B-2 uses had been distributed to Council members for reference.

Braswell further reported that the Planning Board reviewed the application at its May 4, 2026, meeting and issued a written recommendation of approval, finding the request to be in compliance with the Town's adopted Comprehensive Plan. That written recommendation was included in the Council's meeting packets. Braswell also noted that a letter had been distributed to Council members, clarifying that its contents were not directly related to this rezoning request.

No members of the public had signed up to speak on the matter.

ADJOURNMENT

With no public comment received, the Chair closed the public hearing. The Chair announced that the regular Town Council meeting would convene at 7:30 PM.

Respectfully submitted,

Melody Braswell
Clerk/Tax Collector/Land Use Administrator

Approved as to form:

R. Kenneth Helms, Jr., Town Attorney