

June 5, 2007

The Union County Planning Board met in regular session on Tuesday, June 5, 2007, at 7:00 p.m. in the Union County Board of Commissioner's Board Room, located on the First Floor of the Union County Government Center, 500 North Main Street, Monroe, NC, 28112, with Chairman Robert Allen presiding.

PRESENT: Andy Williams, Russell Cox, Everette Medlin, Albert Starnes, Robert Allen, Richard Simpson, Don Kerr, Christa Boggs, Dan Wooten, William McGuirt and Charles Greene

ABSENT: None

ALSO PRESENT: Richard Black, Roger Horton, and Pam Rivers

ITEM NUMBER ONE

Call to Order

Chairman Allen called the meeting to order at 7:00 p.m. Christa Boggs was administered the Oath of Office by Pam Rivers.

ITEM NUMBER TWO

Additions and/or Deletions to the Agenda

Motion was made by Everette Medlin and seconded by Andy Williams to add to the agenda to let Kevin Pressley, Chairman of the Union County Board of Commissioners, speak to the Planning Board about decentralized septic systems. The vote was 11 to 0.

ITEM NUMBER THREE

Approval of the Agenda

Approval of the May 1, 2007 minutes

Motion was made by Everette Medlin and seconded by Albert Starnes to approve the agenda and to approve the May 1, 2007 minutes. The vote was 9 to 0.

ITEM NUMBER FOUR

Decentralized Septic Systems

Chairman Kevin Pressley spoke to the Planning Board about the decentralized septic systems. Chairman Pressley said this type of septic system could be very helpful to the county and could help take some burden off of the county. Chairman Pressley said this type of septic system would be like a private sewer system and could be maintained by the Homeowner's Associations. Chairman Pressley said that these systems would not change the density of the land and that these systems could be useful in the critical habitat areas of the county. Chairman Pressley said these systems have been approved by the state.

Motion was made by Albert Starnes and seconded by Everette Medlin for Chairman Allen to have a presentation for the Planning Board on the septic systems at the July 10, 2007 Planning Board meeting. The vote was 9 to 0.

ITEM NUMBER FIVE

Adoption of Suggested Rules of Procedure for Small Local Government Boards

Chairman Allen discussed with the Planning Board some suggested changes to the Rules of Procedure:

- Not to have a second after a motion has been made.
- All regular members would be allowed to vote.
- To stay with the current 18 day rule to set the agenda.
- Chairman would be allowed to make motions.
- A member may abstain on a vote with majority vote of the remaining members present.

Motion was made by Albert Starnes and seconded by Everette Medlin to approve the changes except for not having a second after a motion has been made. The vote was 9 to 0.

Motion was made by Robert Allen and seconded by Albert Starnes to adopt the Rules of Procedure for Small Local Government Boards. The vote was 9 to 0.

ITEM NUMBER SIX

Stormwater and Water Quality Presentations

- ***Wildlife Resources Commission***
- ***Mecklenburg County***
- ***REBIC***

At this time, Amy Helms, Assistant Director of Infrastructure and Environment, introduced the following to speak to the Planning Board on Stormwater and Water Quality:

- Vann Stancil – Special Project Coordinator of the Habitat Confirmation Program for the North Carolina Wildlife Resources Commission
- David Cox – Project Supervisor, North Carolina Wildlife Resources Commission
- Sherry Bryant – Piedmont Regional Coordinator
- Don Chipperalle – Project Manager with Charlotte Mecklenburg Stormwater Services

Chairman Allen designated William McGuirt, Alternate, as a voting member in the absence of Albert Starnes who left the meeting.

Tad Dunn, REBIC Regional Director, spoke to the board on Stormwater and Water Quality.

ITEM NUMBER SEVEN

Consider a recommendation for Union County to seek delegation to implement the post-construction stormwater requirements from the Environmental Management Commission (EMC) through the NC Division of Water Quality.

There was no action taken from the Board on this item. The Board requested that Amy Helms bring back to them the minimums from the State of North Carolina and also from the Environmental Management Commission to their next meeting to be held on July 10, 2007.

ITEM NUMBER EIGHT

Consider a recommendation for the adoption of the proposed text amendments to Article XVI, Part II, (Stormwater Management, Sedimentation and Erosion Control) of the Union County Land Use Ordinance. ***(Tabled from the May 1, 2007 Planning Board meeting)***

There was no action taken from the Board on this item. Ms. Helms will bring back to the Planning Board a corrected copy of the Stormwater Ordinance for the Planning Board to review.

ITEM NUMBER NINE

Planning Staff Report (Work in Progress)

Mr. Black reviewed a memorandum from Roger Walden, Land Use Plan Consultant, with the Planning Board:

- Planning Board was the steering committee for the development of the county's comprehensive Land Use Plan
- The Planning Board is grouped geographically.
- Different agencies (with different expertise in developing the Land Use Plan) in Union County can be helpful in forming the Land Use Plan, along with the Planning Board.
- The final recommendation to the Board of County Commissioners on adopting the Land Use Plan is the Planning Board's recommendation, not the Steering Committee's.
- If the Board desired, the Chairman along with the Planning Staff and the Consultant contact someone from the organizations listed in the memorandum and asked for participation (a representative) from each organization to be on the Steering Committee; once the Steering Committee has been formed, the committee will be presented to the Board of Commissioners for their endorsement.
- It was recommended by the Consultant that the Planning Board and Steering Committee meet the third Tuesday of each month.
- A Design Workshop will be held in the future on a Saturday.

Chairman Allen made a motion to authorize the Chairman to contact the organizations listed in the memorandum to ask for participation (a representative); to approve the third Tuesday of each month as a standing meeting for the Steering Committee to meet, on an as needed basis at 7:00 p.m.; and to approve the Design Workshop date as August 4, 2007. Vice Chairman Medlin seconded the motion. The vote was 9 to 0.

It was noted that the next regularly scheduled Planning Board meeting would be held on July 3, 2007. Motion was made by Dan Wooten and seconded by Everette Medlin to move the next Planning Board meeting to Tuesday, July 10, 2007.

It was noted that Chairman Allen will have someone at the next meeting (July 10, 2007) to speak to the Planning Board on decentralized septic systems.

ITEM NUMBER TEN

Brief Comments

No comments were given.

ITEM NUMBER ELEVEN

Adjournment

Motion was made by Richard Simpson and seconded by Dan Wooten to adjourn the meeting. Chairman Allen adjourned the meeting at 10:55 p.m.