

August 7, 2007

The Union County Planning Board met in regular session on Tuesday, August 7, 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, Robert Allen, Don Kerr, Christa Boggs, William McGuirt and Charles Greene

ABSENT: Albert Starnes, Richard Simpson and Dan Wooten

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

ITEM NUMBER ONE

Call to Order

The Chairman called the meeting to order at 7:00 p.m.

ITEM NUMBER TWO

Additions and/or Deletions to the Agenda

Motion was made by Don Kerr and seconded by Christa Boggs to add an agenda item under 11 A; to discuss the Planning Board meeting time. The vote was 6 to 0.

ITEM NUMBER THREE

Approval of the Agenda

Motion was made by Robert Allen and seconded by Don Kerr to approve the agenda. The vote was 6 to 0.

ITEM NUMBER FOUR

Approval of the July 10, 2007

Motion was made by Don Kerr and seconded by Everette Medlin to approve the July 10, 2007 minutes. The vote was 6 to 0.

At this time Charles Greene and William McGuirt were made voting members in the absence of Richard Simpson, Albert Starnes and Dan Wooten. Motion was made by Chairman Allen and seconded by Andy Williams. The vote was 6 to 0.

ITEM NUMBER FIVE

Text Amendment – Amend under Article X, Section 146, Table of Uses, as follows: To allow Utility Facilities: Community/Regional in all zoning districts as permitted by right subject to supplemental regulations.

Amend under Article XI, Supplemental Regulations, adding Section 177A, Natural Gas Regulator Stations:

Natural Gas Regulator Stations are permissible in all zoning districts as a permitted use subject to the following supplementary requirements as well as other relevant provisions of this ordinance.

- (a) All structures shall maintain a minimum front yard setback of thirty (30) feet measured from the highway right of way to the required fence enclosing said structure.
- (b) Screening as described in Article XIX, Section 307 (a) shall be installed and maintained to blend in with surrounding area.

Phil Williams, Operations Manager for Piedmont Natural Gas, was available to answer questions from the Planning Board. Mr. Williams stated the following:

- 1. The existing Union County Land Use Ordinance Text allows for regional stations (serving multiple subdivisions); A community station would serve one subdivision.
- 2. The proposed text states that a regional station be allowed in all zoning districts certain to setbacks off the right-of-way and also landscaping restrictions.
- 3. Typical facilities; Piedmont Natural Gas uses regulator stations to provide and maintain pressure in their distribution facilities.
- 4. A 6' fence would surround the station with nothing protruding above the 6' fence, with the exception of a stacked pre-heater.
- 5. Facility has no large buildings, no visible pipes above ground.
- 6. Piedmont's desire to provide services and responsible actions; wants to be a good citizen and operate within the guidelines of the state, county and within the municipalities. Piedmont Natural Gas wants to be a good neighbor.

At this time, Roger Horton discussed the regulations in Section 171 with the Planning Board.

It was asked if the text amendment should be considered as a Special Use Permit. Mr. Williams noted that Piedmont Natural Gas did not prefer to have the text amendment as a Special Use Permit because it would be based on emotions.

Mr. Williams noted that the setbacks for the proposed facility would be 30' from the right-of-way. He noted that a site plan would be given to the Planning Staff to review.

The following is the proposed Text Amendment for consideration:

Amend under Article X, Section 146, Table of Uses as follows:

Utility Facilities: Community/Regional to allow in all zoning districts as permitted by right subject to supplemental regulations. (See attached "Current" and "Proposed" Tables.)

Amend under Article XI, Supplemental Regulations, adding Section 177A, Natural Gas Regulator Stations:

Natural Gas Regulator Stations are permissible in all zoning districts as a permitted use subject to the following supplementary requirements as well as other relevant provisions of this ordinance.

- (a) All structures shall maintain a **minimum front yard setback and yard requirements of the zoning district in which they are located**, measured from the highway right of way to the required fence enclosing said structure.
- (b) Screening as described in Article XIX, Section 307(a) shall be installed and maintained to blend in with surrounding area.
- '(c) Fences which are not easily climbed shall be installed and maintained in order to make such facilities inaccessible to the general public.**
- (d) Site plan is required to determine consistency with Section 307(a) and the surrounding area.**

Motion was made by Don Kerr to accept the site plan, not change it to be as a special use permit and to follow the setbacks for what zoning district it is in along with landscaping and fencing. Robert Allen seconded the motion. The vote was 8 to 0.

ITEM NUMBER SIX

Text Amendment – Amend Section 187(G) Cluster Subdivision:

Text Amendment from the Union County Land Use Ordinance:

Section 187 Cluster Subdivisions.

The purpose of this section is to provide flexibility, consistent with the public health and safety and without increasing overall density, to the developer who subdivides property and constructs buildings on the lots created in accordance with a unified and coherent plan.

- (g) Notwithstanding Section 183, “Minimum Lot Widths”, lot widths may be set by the developer. However, the setback requirements of Section 184 and 185 shall apply in cluster subdivisions.

Proposed Changes to Section 187 Cluster Subdivision (g):

Amend and replace Section 187 (G) with a New Section (G) as follows:

- (G) Notwithstanding Section 183, “Minimum Lot Widths”, lot widths may be set by the developer. Minimum setbacks shall be as follows:

Street setback for building = 25'
 Rear line building setback = 30'
 Side line building setback = 10"

Wes Hinson with Goodwin & Hinson, P.A., was available to answer questions from the Planning Board. He noted that the text amendment change would allow the setbacks to provide more flexibility.

Chris Issacs was also available to answer questions from the Planning Board.

Motion was made by Robert Allen and seconded by Don Kerr to let the side setbacks go from 15 to 12. The vote was 5 to 3.

Amend and replace Section 187 (G) with a New Section 187 (G) as follows:

- (G) **Notwithstanding Section 183, “Minimum Lot Widths”, lot widths may be set by the developer. Minimum setbacks shall be as follows:**

Street setback for building = 25’

Rear line building setback = 30’

Side line building setback = 12’

ITEM NUMBER SEVEN

Preliminary Plat Review of **SHELDON POND @ WINSLOW** Subdivision, for Craig & Sharon Miller, containing 58.21 acres with 27 lots, located off Winslow Drive, which is off Davis Road (S.R. #1113) being within Jackson Township.

Craig Miller, developer/owner, was available to answer questions from the Planning Board.

STAFF RECOMMENDATION: FAVORABLE, WITH COMMENTS

The following comments have been received from various review agencies:

Union County Stormwater – Delineation of the 100-year flood prone area appears correct.

Department of Transportation – No comment has been received.

County Schools – This development will be in the current Waxhaw Elementary, Parkwood Middle and Parkwood High School districts. Waxhaw Elementary is presently below capacity; however, both Parkwood Middle and Park High Schools are above capacity. The proposed development, even when fully built out, would bring Waxhaw Elementary up to its rated capacity, assuming the currently accepted student generation rate. At Parkwood Middle and High Schools, existing problems associated with overcrowding would be exacerbated by the completion of this development.

Public Works Department – Neither Union County water, nor sewer is available.

Health Department – Will closely monitor this development relative to on-site wastewater disposal, and assist with placement of private individual wells.

Planning Department – The plat should be approved with the following comments being met when filing for final plat approval:

1. Developer shall be responsible for receiving written approval from the North Carolina Department of Environment and Natural Resources on the sedimentation/erosion control plans, North Carolina Division of Water Quality on stormwater, and the North Carolina Department of Transportation on the road profiles.
2. Developer shall post a 15% road maintenance security in accordance with Section 83(b), as well as a construction guarantee equaling 125%, if necessary, when submitting the final plat.
3. Any-on-site disposal shall be delineated according to Section 180 of the Land Use Ordinance.
4. The final plat shall be submitted in digital format.

5. Street signs must be paid in the Union County Purchasing Department before final plat approval.
6. Adequate Public Facilities Ordinance information listed below:

Adequate Public Facilities Staff Review

As described on the Major Development Permit Application this review is for a development identified as Sheldon Pond at Winslow. This development is located on tax parcels 05-099-001F and 05-099-001H placing it in the attendance areas of Waxhaw Elementary, Parkwood Middle, and Parkwood High. As submitted, this development will create 27 new single-family residences, which will impact the schools as follows: Waxhaw Elementary – 14 students, Parkwood Middle – 5 students, Parkwood High – 6 students. The current capacity of the existing schools is as follows: Waxhaw Elementary – 804 students, Parkwood Middle – 1000 students, Parkwood High – 1235 students. The total existing and permitted demand on these schools is as follows: Waxhaw Elementary – 734 students, Parkwood Middle – 1090 students, Parkwood High – 1364 students. No capacity in the first 2 year or years 3-5 exists for either Parkwood with school capacity for the elementary level only. The applicant has agreed, in order to become compliant with the APF section, to provide mitigation in the form of the developments pro rata share of facility capacity costs necessary to accommodate the demand it generates. The applicant has further agreed to phase the development such that during the first year only ten lots will be platted, during the second year only 10 lots will be platted, and only 7 lots will be platted during the third year.

Based on this information staff recommends that, as long as all other requirements of the Land Use Ordinance are met, the Planning Board approve this subdivision with the following conditions*:

1. At this time of final plat approval the applicant provide the pro rata share of facility capacity costs necessary to accommodate the demand generated by the development. At the time of evaluation this is \$6981 per lot.
2. Only 10 lots will be approved for final plat approval during the first year after major development approval, only 10 lots will be approved during the second year after major development approval, and the remaining seven lots will be approved during the third year after major development approval.
3. Before final plat approval a consent agreement must be approved by the Board of County Commissioners outlining the above information.

*If additional school capacity becomes available and the applicant requests a new evaluation by staff and the results of the evaluation are favorable to the applicant the conditions may be modified by staff without additional action required by the Planning Board.

Motion was made by William McGuirt and seconded by Christa Boggs, for a FAVORABLE WITH COMMENTS, recommendation. The vote was 8 to 0.

ITEM NUMBER EIGHT

Preliminary Plat Review of **PROSPECT ESTATES**, for Cameron Richardson, containing 13.251 acres with 12 lots, located off Frank Broome Road (S.R. #1132) being within Buford Township.

Chad McManus, developer, was available to answer questions from the Planning Board. He noted that this subdivision would be an extension of Frank Broome Road.

STAFF RECOMMENDATION: FAVORABLE, WITH COMMENTS

The following comments have been received from various review agencies:

Union County Stormwater – Delineation of the 100-year flood prone area appears correct.

Department of Transportation – No comment has been received.

County Schools – This development will be in the current Prospect Elementary, Parkwood Middle and Parkwood High School districts. All three schools are currently above capacity and any development in this area would adversely affect these schools, even a relatively small development such as Prospect Estates. It would add to current over-capacity problems, such as mobile classrooms, inadequate capacity for food service and restroom facilities, rationing of access to the library, insufficient parking and queuing space for parents to safely deliver or pick up their children, and inadequate planning/meeting space for additional staff.

Public Works Department – Neither Union County water, nor sewer is available.

Health Department – Will closely monitor this development relative to on-site wastewater disposal, and assist with placement of private individual wells.

Planning Department – The plat should be approved with the following comments being met when filing for final plat approval:

1. Developer shall be responsible for receiving written approval from the North Carolina Department of Environment and Natural Resources on the sedimentation/erosion control plans, North Carolina Division of Water Quality on storm water, and the North Carolina Department of Transportation on the road profiles.
2. Developer shall post a 15% road maintenance security in accordance with Section 83(b), as well as a construction guarantee equaling 125%, if necessary, when submitting the final plat.
3. Any on-site disposal shall be delineated according to Section 180 of the Land Use Ordinance.
4. The final plat shall be submitted in digital format.
5. Adequate Public Facilities Ordinance information listed below:

Adequate Public Facilities Staff Review

As described on the Major Development Permit Application this review is for a development identified as Prospect Estates. This development is located on tax parcels 04-288-012 and 04-288-015A placing it in the attendance areas of Prospect Elementary, Parkwood Middle, and Parkwood High. As submitted, this development will create twelve new single-family residences, which will impact the schools as follows: Prospect Elementary – 6 students, Parkwood Middle – 2 students, Parkwood High – 3 students. The current capacity of the existing schools is as follows: Prospect Elementary – 486 students, Parkwood Middle – 1000 students, Parkwood High – 1235 students. The total existing and permitted demand on these schools is as follows: Prospect Elementary – 605 students, Parkwood Middle – 1090 students, Parkwood High – 1364 students. When the first 2 years of the CIP for adjacent elementary school attendance areas is added to the current and first 2 year capacity for Prospect Elementary School the capacity is increased to 557 students. No capacity in the first 2 years or years 3-5 exists for either Parkwood Middle or High Schools. Based on the above information this

development is compliant with school capacity for the elementary level only. The applicant has agreed, in order to become compliant with the APF section, to provide mitigation in the form of the developments pro rata share of facility capacity costs necessary to accommodate the demand it generates. The applicant has further agreed to phase the development such that during the first year only ten lots will be platted and two lots will be platted during the second year.

Based on this information staff recommends that, as long as all other requirements of the Land Use Ordinance are met, the Planning Board approve this subdivision with the following conditions*:

1. At the time of final plat approval the applicant provide the pro rata share of facility capacity costs necessary to accommodate the demand generated by the development. At the time of evaluation this is \$6981 per lot.
2. Only 10 lots will be approved for final plat approval during the first year after major development approval. The remaining two lots can be approved during the second or subsequent years.
3. Before final plat approval a consent agreement must be approved by the Board of County Commissioners outlining the above information.

*If additional school capacity becomes available and the applicant requests a new evaluation by staff and the results of the evaluation are favorable to the applicant the conditions may be modified by staff without additional action required by the Planning Board.

Motion was made by William McGuirt and seconded by Everette Medlin, for a FAVORABLE, WITH COMMENTS, recommendation. The vote was 6 to 2.

ITEM NUMBER NINE

Preliminary Plat Review of **PROVIDENCE ESTATES** Subdivision, for Sunbelt Financial Group, containing 66.537 acres with 40 lots, located off Laurelwood Lane, which is off Waxhaw-Marvin Road (S.R. #1301) being within Sandy Ridge Township.

Pat Quinn with the Issacs Group was available to answer questions from the Planning Board.

STAFF RECOMMENDATION: FAVORABLE WITH COMMENTS

The following comments have been received from various review agencies:

Union County Stormwater – Delineation of the 100-year flood prone area appears correct.

Department of Transportation – The roads are to be private and will be reviewed by private engineering firm.

County Schools – This development will be in the current Sandy Ridge Elementary, Marvin Ridge Middle, and Marvin Ridge High School districts. Both Marvin Ridge Middle and Marvin Ridge High are presently below capacity. The proposed development, even when fully built out, would not bring either of these schools up to its rated capacity, assuming the currently accepted student generation rate. However, Sandy Ridge Elementary is currently well above capacity and is expected to remain so for the next several years. This development will add to current over-capacity problems, such as mobile classrooms, inadequate capacity for food service and

restroom facilities, rationing of access to the library, insufficient parking and queuing space for parents to safely deliver or pick up their children, and inadequate planning/meeting space for additional space.

Public Works Department – Limited sewer service in this drainage basin, and at this time Public Works Department is not giving water availability letters until a county wide alternate water source has been identified.

Health Department – Finds the plan in good order based on the utilization of county water and sewer facilities.

Planning Department – The plat should be approved with the following comments being met when filing for final plat approval:

1. Developer shall be responsible for receiving written approval from the Union County Public Works Department if water/sewer are utilized, the North Carolina Department of Environment and Natural Resources on the sedimentation/erosion control plants, the North Carolina Division of Water Quality on storm water, and the private engineering firm on the road profiles.
2. Developer shall post a construction guarantee equaling 125%, if necessary, when submitting the final plat.
3. Final plat approval will not be given until access to this property has been approved and recorded in South Carolina and/or by the Village of Marvin.
4. Any on-site disposal shall be delineated according to Section 180 of the Land Use Ordinance.
5. The final plat shall be submitted in digital format.
6. The street names must be approved by the Union County Communications Department and the street signs must be paid for in the Union County Purchasing Department before final approval. Some street addressing may need to be addressed through the adjacent South Carolina County.
7. Adequate Public Facilities Ordinance information listed below.
8. A Homeowners Association shall be required to maintain the private roads.

Adequate Public Facilities Staff Review

As described on the Major Development Permit Application this review is for a development identified as Providence Estates. This development is located on tax parcels 06-213-049 and 06-213-003 placing it in the attendance areas of Sandy Ridge Elementary, Weddington Middle, and Weddington High. As submitted, this development will create 41 new single-family residences, which will impact the schools as follows: Sandy Ridge Elementary – 22 students, Weddington Middle – 8 students, Weddington High – 9 students. The current capacity of the existing schools is as follows: Sandy Ridge Elementary – 804 students, Weddington Middle – 2200 students, Weddington High – 2800 students. The total existing and permitted demand on these schools is as follows: Sandy Ridge Elementary – 1106 students, Weddington Middle – 2242 students, Weddington High – 2444 students. When the first 2 years of the CIP for adjacent elementary school attendance areas is added to the current and first 2 year capacity for Sandy Ridge Elementary School the capacity is increased to 293 students. In 2009 a new middle school is proposed to be built which will increase capacity by 1200 students. Based on the above information this development is compliant with school capacity for the elementary and high school levels only. The applicant has agreed, in order to become compliant with the APF section, to provide mitigation in the form of the developments pro rata share of facility capacity costs necessary to accommodate the demand it generates.

Based on this information staff recommends that, as long as all other requirements of the Land Use Ordinance are met, the Planning Board approve this subdivision with the following conditions*:

1. At the time of final plat approval the applicant provide the pro rata share of facility capacity costs necessary to accommodate the demand generated by the development. At the time of evaluation this is \$3231 per lot.

*If additional school capacity becomes available and the applicant requests a new evaluation by staff and the results of the evaluation are favorable to the applicant the conditions may be modified by staff without additional action required by the Planning Board.

Motion was made by Everette Medlin and seconded by Andy Williams, for a FAVORABLE, WITH COMMENTS, recommendation. The vote was 8 to 0.

ITEM NUMBER TEN

Preliminary Plat Review of **ASHE PROPERTY** Subdivision, for The McApline Group, containing 20.82 acres with 26 lots (total 57 Mecklenburg & Union), located off N.C. Hwy. 218 being within Goose Creek Township.

Pat Quinn, with the Issacs Group, was available to answer questions from the Planning Board.

STAFF RECOMMENDATIONS: FAVORABLE WITH COMMENTS

The following comments have been received from various review agencies:

Union County Stormwater – No 100-year flood prone area.

Department of Transportation – No comment has been received.

County Schools – This development will be in the current Fairview Elementary, Piedmont Middle, and Piedmont High Schools districts. All three of these schools are presently below capacity. The proposed development, even when fully built out, would not bring any of these schools up to its rated capacity, assuming the currently accepted student generation rate.

Public Works Department – Neither Union County water, nor sewer is available.

Health Department – Will closely monitor this development relative to on-site wastewater disposal, and assist with placement of private individual wells.

Planning Department – The plat should be approved with the following comments being met when filing for final plat approval:

1. Developer shall be responsible for receiving written approval from the North Carolina Department of Environment and Natural Resources on the sedimentation/erosion control plans, North Carolina Division of Water Quality on storm water, well and sewer systems, and the North Carolina Department of Transportation on the road profiles.

2. Developer shall post a 15% road maintenance security in accordance with Section 83(b), as well as a construction guarantee equaling 125%, if necessary, when submitting the final plat.
3. Any on-site disposal shall be delineated according to Section 180 of the Land Use Ordinance.
4. The final plat shall be submitted in digital format.
5. The street names must be approved by the Union County Communications Department, and the street signs must be paid for in the Union County Purchasing Department before final plat approval. Developer shall provide a copy of the recorded portion of this development in Mecklenburg County showing assigned addresses for proper extension of the house numbering system.
6. Adequate Public Facilities Ordinance information listed below:

Adequate Public Facilities Staff Review

As described on the Major Development Permit Application this review is for a development identified as Ashe Property Development. This development is located on tax parcels 08-306-001 placing it in the attendance areas of Fairview Elementary, Piedmont Middle, and Piedmont High. As submitted, this development will create 26 new single-family residences, which will impact the schools as follows: Fairview Elementary – 14 students, Piedmont Middle – 5 students, Piedmont High – 6 students. The current capacity of the existing schools is as follows: Fairview Elementary – 670 students, Piedmont Middle – 1000 students, Piedmont High – 1200 students. The total existing and permitted demand on these schools is as follows: Fairview Elementary – 2 students, Piedmont Middle – 797 students, Piedmont High – 989 students. When years 3-5 of the adjacent elementary schools CIP are added to Fairview Elementary capacity becomes available. Based on the above information this development is compliant with school capacity for the middle and high school levels only. The applicant has agreed, in order to become compliant with the APF section, to provide mitigation in the form of the developments pro rata share of facility capacity costs necessary to accommodate the demand it generates.

Based on this information staff recommends that, as long as all other requirements of the Land Use Ordinance are met, the Planning Board approve this subdivision with the following conditions*:

1. At the time of final plat approval the applicant provide the pro rata share of facility capacity costs necessary to accommodate the demand generated by the development. At the time of evaluation this is \$7972 per lot.

*If additional school capacity becomes available and the applicant requests a new evaluation by staff and the results of the evaluation are favorable to the applicant the conditions may be modified by staff without additional action required by the Planning Board.

Motion was made by Everette Medlin and seconded by Christa Boggs, for a FAVORABLE, WITH COMMENTS, recommendation. The vote was 8 to 0.

ITEM NUMBER ELEVEN

Planning Staff Report (Work in Progress)

Richard Black discussed the Design Workshop that was held on Saturday, August, 2007, at the Union County Chamber of Commerce. He noted that the Union County Land Use Plan Steering

Committee would not meet on Tuesday, August 21, 2007 but would meet on Tuesday, September 18, 2007, the third Tuesday in September.

ITEM NUMBER ELEVEN A

Don Kerr noted that he had a conflict with the Planning Board meeting on the first Tuesday of each month and asked the Board to consider moving the meetings to the second Tuesday of each month.

Everette Medlin proposed that if there was a conflict with the County Commissioner's meeting in having the Planning Board meetings on the second Tuesday, the Planning Staff is to contact the Chairman and Board and give directions on how proceed with the Planning Board meeting schedule.

Note: The Planning Staff will bring this information back to the Planning Board on Tuesday, September 11, 2007; this will include the options that the Planning Board may choose from when scheduling their future Planning Board meetings.

ITEM NUMBER TWELVE

Brief Comments

Charles Greene

No comment

Bill McGuirt

I just ask that you address the same problem he has and if had known the people we're trying to put into these subdivisions in the Parkwood area it would really have hurt to vote for these things; but the Richardson's are people that I know their families, and just like Rusty, it honestly bothers me that we have to approve something that we know is going to hurt the county even more each time.

Don Kerr

I agree, we come up with these things and it seems like we have no choice but to approve them and its hard when our backs are against the wall when we know that we need to. We don't need to cut development, I mean houses, I don't mean that at all, but everybody knows the problem with the sewage and the water too, and we know that the county is running and has run for the last while on building houses and we have not put enough emphasis on this industrial development and I don't know how to get there but we have got to have some industry in here now and that's all there is to it. I think we need to establish a 1-2-3 step to getting industry in here and implement those steps and how much emphasis this board can put on it. One other thing, at one of our meetings when we are not backed up with stuff we have to do, I wonder if we could have and how to plan with this industrial idea, how to proceed with it; maybe we could have one of the fellows from the Partnership of Progress to come and talk to us and maybe

somebody from that group, and somebody from our Steering group, do we have anybody? We've got Steve Pace on there, I think, but the Progress organization is primarily Union County, and that's what we want.

Christa Boggs

If you round out most of our crowded schools, these tremendous subdivisions with the quest of having, most of those are not developed by people here in Union County; there are some people outside that don't have children, they don't have grandchildren, they don't contribute to the schools, to anyone, and so I think that's a distinction; the local people are the ones that are doing the larger lot sizes, you know they know the importance of the overcrowding schools. But I think that's where all development gets a bad name, it's not all development, it's the people that come in and build, make their money, leave and leave us with the mess.

Robert Allen

I have to concur, I feel that we have a duty to our local guys; we might want to have the big developers come in here, pull them down, 10 lots, it's not going to happen, but I do think we need to watch out for our guys that are responsible and that are putting out a good product and support our economy here and we have to keep that in mind; and it has for a number of years, since I started on this board, every time I looked at something it showed that it was 125% above capacity, it just burned me, but it's not their fault. We're starting to get some tools and I'm looking forward to us working on this Land Use Plan and I am hoping that we can make a difference. I have to believe it or otherwise I wouldn't come here.

Everette Medlin

I think tonight, the APFO, I know there has been a lot of comments both pros and cons but I think people finally realized that they are going to do, they're going to have to use that tool if they are going to build in Union County and so I am just proud to see some dollars come back if this is the way it is.

Rusty Cox

I think all of you covered it real well; I am just thoroughly surprised that the job our staff does. You guys, you don't get stumped, do you? Whatever comes up to you? You give us the information we need, some of this information like when we are going to look over a subdivision, can it be put in our packets and sent to us so we can look over it and maybe make this thing a little bit quicker if we can study this and ask, yes or no? I am amazed on how on top of the county you guys really are.

Andy Williams

I appreciate what the staff does and I think I say that about every meeting, but this is my second term on the board and I strongly support what Mr. Kerr said about industrial/commercial, we have got to have that in this county, somehow or another. I don't believe I have seen anything, since I have been on the board that has come in for industrial/commercial that I can remember. That is just something that I feel like we need to help entice somehow shape or form; the only other thing I would like to say is my condolences go to Commissioner Mills' family and to Commissioner Lanes' family in the loss of their family members.

ITEM NUMBER THIRTEEN

Adjournment

The next Planning Board meeting will be on Tuesday, September 11, 2007. Motion was made by Everette Medlin and seconded by Robert Allen to change the meeting date. The vote was 8 to 0.

Chairman Allen adjourned the meeting at 9:15 p.m.