

November 6, 2007

The Union County Planning Board met in regular session on Tuesday, November 6, 2007 at 7:00 p.m. in the Union County Board of Commissioner's Board Room, located on the 1st Floor of the Union County Government Center, 500 North Main Street, Monroe, NC, 28112, with Vice Chairman Everette Medlin presiding.

Planning Board Members Present:

Everette Medlin, Christa Boggs, Charles Greene, Russell Cox and Andy Williams

Planning Board Members Absent:

Robert Allen, Albert Starnes, Richard Simpson, Don Kerr, Bill McGuirt and Dan Wooten

Also Present:

Richard Black, Roger Horton, Lee Jenson and Amy Helms

ITEM NUMBER ONE

Call to Order

Vice Chairman Everette Medlin called the meeting to order.

At this time, Charles Greene was appointed as a voting member.

Vice Chairman Medlin noted that Richard Simpson, Planning Board member, has had some health problems and asked the Board to remember him.

ITEM NUMBER TWO

Additions and/or Deletions to the Agenda

Motion was made by Christa Boggs and seconded by Charles Greene to delay the Stormwater Ordinance and the APFO Presentation for a future meeting.

ITEM NUMBER THREE

Approval of the Agenda

Motion was made by Andy Williams and seconded by Russell Cox to approve the agenda.

ITEM NUMBER FOUR

Approval of the October 2, 2007 Planning Board minutes.

Motion was made by Russell Cox and seconded by Christa Boggs to approve the October 2, 2007 Planning Board minutes.

ITEM NUMBER FIVE

Preliminary Plat Review of Spring Creek Subdivision, for Pyramid Development Company, containing 60.30 acres with 48 lots, located off Waxhaw-Marvin Road (S.R. #1301) being within Sandy Ridge Township.

Bill White, with Pyramid Development and Tim Brown with Turnball Designers, were available to answer questions from the Planning Board. Mr. White said the proposed subdivision would contain 48 lots on 60 acres. He noted that his plan was to design a “green community” with low density and the lot sizes would be over 1 acre. Mr. White noted that an 8,000 square foot home now resides on the property and would like for this home to be incorporated into the subdivision as a center focal point. Mr. White said that Pyramid Development has tried to minimize the impact on the present stream.

At this time, Lee Jenson, Union County Land Use Administrator, explained the APFO for the proposed subdivision.

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 - The roads are to be private and will be reviewed by private engineering firm.

County Schools - This development will be in the current Kensington Elementary, Marvin Ridge Middle, and Marvin Ridge High School 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 – A 24” county water line is located along Waxhaw-Marvin Road. County sewer is located in the Anklin Forrest Subdivision south of this development.

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 area utilized, the NC Department of Environment and Natural Resources on the sedimentation/erosion control plans, the N.C. 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. 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.
6. Adequate Public Facilities Ordinance information is listed below.
7. 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 Spring Creek. This development is located on tax parcels 06-192-004, 06-192-005A, and 06-192-005B placing it in the attendance areas of Kensington Elementary, Weddington Middle, and Weddington High. As submitted, this development will create 48 new single-family residences, which will impact the schools as follows: Kensington Elementary – 25 students, Weddington Middle – 9 students, Weddington High – 11 students. The current capacity of the existing schools is as follows: Kensington Elementary – 804 students, Weddington Middle – 1000 students, Weddington High – 1400 students. The total existing and permitted demand on these schools is as follows: Kensington Elementary – 752 students, Weddington Middle – 2242 students, Weddington High – 2444 students. Capacity exists within the first two years of the CIP for Weddington High School. Based on the above information this development is compliant with school capacity for the elementary and high school levels. Capacity exists in years 3-5 of the CIP for Weddington Middle School, which for purposes of the APF section requires mitigation. 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 Andy Williams and seconded by Christa Boggs, for a FAVORABLE, WITH COMMENTS, recommendation. The vote was 5 to 0.

ITEM NUMBER SIX

Stormwater Ordinance – Amy Helms, Assistant Director of Infrastructure and Environment

This item was delayed to a future Planning Board meeting.

ITEM NUMBER SEVEN

APFO – Lee Jenson, Land Use Administrator

This item was delayed to a future Planning Board meeting.

ITEM NUMBER EIGHT

Planning Staff Report (Work in Progress)

No Planning Staff Report was given.

ITEM NUMBER NINE

Brief Comments

Andy Williams

I would like to express my concerns to Mr. Simpson for his well-being and hopefully he is feeling better and wish the fellow members, that have elected officials, the best of luck as far as their campaigns goes.

Rusty Cox

No comment

Charles Greene

No comment

Christa Boggs

Lee and Amy, thank you and I'm sorry, you did a good job.

Everette Medlin

My comments are that we really are professionals at this, we just appear not to be and I do apologize for you not being able to give your presentations tonight; I do thank you all for coming.

ITEM NUMBER TEN

Adjournment

Vice Chairman Medlin adjourned the meeting at 7:45 p.m. with an unanimous vote from the Planning Board members.