

January 8, 2008

The Union County Planning Board met in special session on Tuesday, January 8, 2008, 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 Interim County Manager, Richard Black, residing.

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

ABSENT: Everette Medlin, Albert Starnes

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. Charles Greene was made a voting member.

ITEM NUMBER TWO

Additions and/or Deletions to the Agenda

Mr. Richard Black, Interim County Manager/Planning Division Director, asked Chairman Allen to have Item Number Five deleted from the agenda. The vote was unanimous.

ITEM NUMBER THREE AND FOUR

Approval of the Agenda

Approval of the December 4, 2007 minutes.

Motion was made by Richard Simpson and seconded by Don Kerr to approve the agenda and the approval of the December 4, 2007 minutes. The vote was 9 to 0.

ITEM NUMBER FIVE

Cluster Development Amendment Discussion – Fire Safety, Building Code, and Septic Tank Usage (**TABLED AT THE DECEMBER 4, 2007 PLANNING BOARD MEETING**)

Mr. Richard Black at this time introduced Don Moore Director of Union County Inspections Department, Neal Speer Director of Union County Fire Service and David Cunningham of Union County Environmental Health Department to answer questions from the Planning Board on setbacks with the Cluster Development Amendment.

Mr. Richard Black reviewed with the Planning Board the Cluster Development Amendment for some of the members that had not been at some of the previous meetings.

Wes Hinson, Attorney for Newland Communities, went over the Cluster Development Amendment and to answer questions from the Planning Board. He said the reason why this was coming back to the Planning Board was because the Board of County Commissioners had asked for it to because of the issue of the setbacks, septic areas and fire safety.

Motion was made by Russell Cox and seconded by William McGuirt, Due to the Sheriff's Department and Fire Safety to leave R-40 zoning setbacks as they are written. The vote was 5 to 4.

Motion was made by Robert Allen and seconded by Don Kerr, to accept the amendment as written. The vote was 6 to 3.

Christa Boggs asked Mr. Kevin Graham developer of Newland Communities if he would go back to his company and ask if you would please give something back to Union County like a fire department, homeless shelter, etc.

Kevin Graham said that this was the first project done by his company In Union County and that it was going to be an incredible project. He said that he appreciated all the comments that were made by the Planning Board.

ITEM NUMBER SIX

Text Amendment Section 187 (a) (3) Incentives for Cluster Development

SECTION 187 Incentives for Cluster Developments

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.

- (a) After consultation and approval by the planning staff, a developer may be allowed to create a residential single-family cluster subdivision with lots smaller than those required by Section 181. Property zoned R-40 and RA-40 shall have a minimum lot size of 20,000 square feet. Properties zoned R-20 and RA-20 shall have a minimum lot size of 15,000 square feet. In the event the developer creates smaller lots, the land set aside as open space must remain open space, regardless of transfer of ownership. This section only applies to residential subdivisions in the RA-40, R-40, RA-20 and R-20 zoning districts where major development permit approval is required after the effective date of this section. The minimum project size to apply in this section shall be 25 acres. The cluster provision is not applicable in any other residential zoning districts.

To use the Cluster provision the following must be provided:

- 3) Open Space – At least 10% of the total site must be set aside as permanent open space, which is accessible to the residents of the development. ~~At least 50% of the open space must not be in the FEMA 100-year floodplain.~~

Mr. Black went over Section 187 (a) (3) Incentives for Cluster Development with the Planning Board. The board decided they would like to have more information on this at the next scheduled meeting.

ITEM NUMBER SEVEN

Stormwater Ordinance Presentation

Susan Tolen, Stormwater Engineer, presented to the Planning Board the Stormwater Ordinance. Ms Amy Helms, Assistant Director of Infrastructure and Environment, was present to answer questions from the Planning Board.

ITEM NUMBER EIGHT

Planning Staff Report (Work In Progress)

Mr. Black noted the next Steering Committee would be on Tuesday, January 15, 2008 at the Union County Government Center, Personnel Conference Room, beginning at 5:00 p.m.

Mr. Black also said Congratulations to Amy Pressley on having her baby on January 3, 2008.

ITEM NUMBER NINE

Brief Comments

Andy Williams	I wanted to say that I agree with Christa that it would be good for developers to give something back to the county.
Bill McGuirt	I thought it was very sad that the board approved cluster development amendment.
Rusty Cox	No comment
Charles Greene	No comment
Dan Wooten	I wanted to say thank you to the board and staff for being patient while he was out and Congratulations to Amy on the baby.
Don Kerr	I wanted to say I agree also with Christa and Andy about Developers giving something back to the county and the Schools.
Richard Simpson	No comment
Christa Boggs	No comment
Robert Allen	He really needed more input from staff on certain issues.

ITEM NUMBER TEN

Adjournment

The meeting was adjourned at 9:20 p.m.

