

## **September 9, 2008**

The Union County Planning Board held a special meeting on Tuesday, September 9, 2008 at 7:00 p.m. in the Union County Board of Commissioner's Board Room, located on the 1<sup>st</sup> Floor of the Union County Government Center, 500 North Main Street, Monroe, NC, 28112, with Chairman Robert Allen presiding.

### **Planning Board Members Present:**

Robert Allen, Charles Greene, Don Kerr, Everette Medlin, Richard Simpson, Dan Wooten

### **Planning Board Members Absent:**

Christa Boggs, Russell Cox, James Howie, William McGuirt, Andy Williams

### **Also Present:**

Richard Black

### **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

There were no additions or deletions to the agenda.

### **ITEM NUMBER THREE**

Approval of the Agenda

Motion was made by Everette Medlin and seconded by Richard Simpson to approve the agenda. The vote was 6 to 0.

### **ITEM NUMBER FOUR**

Approval of the August 5, 2008 Planning Board Minutes

Motion was made by Richard Simpson and seconded by Charles Greene to approve the August 5, 2008 minutes. The vote was 6 to 0.

### **ITEM NUMBER FIVE**

Preliminary Plat Review of **PROVIDENCE DOWNS SOUTH – PHASE 3** Subdivision, for Hemphill-Nolan Group, containing 18.78 acres with 18 lots located off New Town Rd. (S.R. #

1315) being within Sandy Ridge Township. Under Old Smart Growth guidelines and submitted as approved by the Union County Board of Adjustment, with options of street trees and street lights.

**STAFF RECOMMENDATION:                      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.

**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. However, Sandy Ridge Elementary is currently 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 staff.

**Public Works Department** – Union County water and sewer are available to 18 lots at this time.

**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 on water/sewer plans, the NC Department of Environment and Natural Resources on the water/sewer plans, the Union County Storm Water Department on storm water plans, 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. A Homeowners Association shall be required for maintenance of those improvements not dedicated for public use (street trees & lights, sidewalks, storm water management). A copy of such document must be submitted before final plat approval.

Motion was made by Everette Medlin and seconded by Robert Allen to table this until the next scheduled Planning Board meeting. The vote was 6 to 0.

**ITEM NUMBER SIX**

Planning Staff Report (Work in Progress)

Mr. Black told the Planning Board about the next scheduled Land Use steering committee meeting and that it is September 16, 2008 at 5:00, at the Union County Agriculture Center.

And also there is going to be a work session with the Union County Board of Commissioners On September 22, 2008 at 6:00 in the Commissioners Board Room, in the Union County Government Center and a Public Forum on September 29, 2008 at the Union County Agriculture Center from 7:00 to 9:00 p.m.

**ITEM NUMBER SEVEN**

Brief Comments

There were no comments.

**ITEM NUMBER EIGHT**

Adjournment

The meeting adjourned at 7:12 p.m.