

October 7, 2008

The Union County Planning Board met in regular session on Tuesday, October 7, 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 Chairman Robert Allen presiding.

PRESENT: Robert Allen, Charles Greene, Don Kerr, Richard Simpson, Andy Williams

ABSENT: Christa Boggs, Russell Cox, James Howie, Everette Medlin, William McGuirt, Dan Wooten

ALSO PRESENT: Richard Black, Roger Horton

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 AND FOUR

Approval of the Agenda

Approval of the September 9 2008 minutes

Motion was made by Richard Simpson and seconded by Don Kerr to approve the agenda and the approval of the September 9, 2008 minutes.

ITEM NUMBER FIVE

Preliminary Plat Review of Providence Downs South – Phase 3, for Hemphill-Nolan Group, containing 18.78 acres with 18 lots, located off New Town Road (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 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.

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 NC Department of Environment and Natural Resources on the water/sewer plans, The Union County Storm Water Dept. on storm water plans, and Union County Public Works Dept. on water/sewer 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 Union County 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.
6. Approval is contingent upon the 18 lots being developed under Smart Growth being qualified for Third Priority Residential status in the Six Mile Creek area under the Policy for Allocating Wastewater Treatment Capacity.

Mr. Bob Davis came up to speak to the Planning Board and answer any questions the board had.

Motion was made by Don Kerr and seconded by Richard Simpson, for a FAVORABLE WITH COMMENTS, recommendation. The vote was 5 to 0.

ITEM NUMBER SIX

Planning Staff Report (Work in Progress)

Mr. Black noted to the Planning Board that the next Steering Committee meeting would be on Tuesday, October 21, 2008 at 5:00 pm in the Personnel Training Room in the Union County Government Center.

ITEM NUMBER SEVEN

Brief Comments

Robert Allen	Memorandum of understanding, agreement with the Municipalities, thinks that all the towns should talk and continue the path of complimentary zoning.
Charles Greene	No Comment
Don Kerr	There should be discussion before confrontation.
Richard Simpson	No Comment
Andy Williams	Everyone should get out and vote.

ITEM NUMBER EIGHT

Adjournment

The meeting adjourned at 7:17 p.m.