

June 2, 2009

The Union County Planning Board met in regular session on Tuesday, June 2, 2009, 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.

PRESENT: Kathy Broom, John Darsey, Mark DiBiasio, Jim King, Jerry Nolan, Jeff Gerber

ABSENT: Patricia Freeman, Scott Heslink, Thomas Steffen

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

ITEM NUMBER ONE

Call to Order

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

ITEM NUMBER TWO

Oath of Office

Mr. John Darsey was administered the Oath of Office by Pam Rivers.

ITEM NUMBER THREE

Additions and/or Deletions to the Agenda

There were no additions or deletions to the agenda.

ITEM NUMBER FOUR

Approval of the Agenda

Motion was made by Mark DiBiasio and seconded by Jerry Nolan to approve the agenda. The vote was 6 to 0.

ITEM NUMBER FIVE

Approval of the May 5, 2009 minutes

Motion was made by Mark DiBiasio and seconded by John Darsey to approve the May 5, 2009 minutes. The vote was 6 to 0.

ITEM NUMBER SIX

Discussion of Land Use Ordinance Article XXIV (Floodplains)

Lee Jenson went over with the board the differences in the existing Floodplain ordinance (Article XXIV), adopted in October of 2008 and the previous Floodplain ordinance, adopted in July of 2006.

Motion was made by Jim King and seconded by Mark DiBiasio to have Lee contact the state about changing the Land Use Ordinance (Floodplains) to not allow any new residential or commercial structures in the floodplain and/or no fill in the floodplain. The vote was 6 to 0.

Chairman King asked Amy Helms, Assistant Director of Infrastructure and Environmental to discuss the storm water regulations relating to the retention pond at Marvin Ridge High School. Why were additional costs of almost \$400,000 related to this project? Mr. King said that he wanted to know why this happened and wanted to avoid this happening again.

Amy Helms explained to the board that the stormwater management pond did not come under Union County stormwater regulations. Review and permitting of this facility was governed by State regulations. The board asked for a copy of the permit from the state, the 401 water quality certification dated 11-30-05 and the approval letter dated 7-3-08 when the state changed the requirements. Mr. Al Greene County Manager assured the board that he would work with Dr. Davis of Union County Public Schools to get this information. A statement was also made requesting the Stormwater Department to bring back to the Planning Board for the Board's consideration of stormwater detention regulations for commercial developments.

ITEM NUMBER SEVEN

Review of Planning Board Operational Guidelines

Chairman King went over with the Board the Operational Guidelines.

ITEM NUMBER EIGHT

Review of Check List for Proposed Zoning Amendments

Mr. Black went over with the Board the checklist for reviewing proposed zoning amendments. The Board was pleased with the current point system.

ITEM NUMBER NINE

Discussion of Future Work Session Schedule

The board discussed having work sessions to work on the Land Use Ordinance and the Land Use Plan. When the work sessions would take place was not decided at this time.

ITEM NUMBER TEN

Review of Draft Union County Comprehensive Plan

After some discussion of the Union County Comprehensive Plan, Chairman King and Mark DiBiasio pointed out that the draft plan had a lot of errors and that the Board was very disappointed in the document.

Union County Comprehensive Plan
List of Errors by the Planning Board

- 1) Memo from 3-11-09 – Page 10 should be Page 6 for the beginning of Chapter 2.
- 2) Memo from 3-11-09 - Page 10 is the beginning of Chapter 3 not Chapter 2.
- 3) From the Comprehensive Plan Page 8 third paragraph and page 92, the City of Monroe to purchase an additional 10 million gallons per day should be 15 million gallons.
- 4) Comprehensive Plan Page 6 (Introduction) reads policy direction for Union County was informed and it should be formed.
- 5) Comprehensive Plan Page 86 under Recreation where it reads seven sites are schools it should be 27 sites are schools.
- 6) Comprehensive Plan Page 93 under Electric Power, the agency that distributes power for Union County was incorrect and also the Solid Waste agency was incorrect.
- 7) Comprehensive Plan Page 100 under Fiscal Concerns reads that 80% of the County's current tax base is residential is incorrect.
- 8) Comprehensive Plan Page 69 under Economic Development Resources, Partnership for Progress does not require job creation for tax incentives.
- 9) Comprehensive Plan Page 72 under Road Planning Focus Areas (NC 16 and NC 75) reads that alternative intersection controls, such as roundabouts is incorrect.
- 10) There were many inconsistencies with the document.

Motion was made by Jim King to send back the draft comprehensive plan to Clarion Associates to correct all errors, double check facts and figures and express how displeased the board is with the plan. The motion was withdrawn.

Mark DiBiasio said that this document should have been proof read and all information verified before sending this out to the Board.

Chairman King said that he had no faith on any of the information in this document and there were so many mistakes in this document.

Motion was made by Mark DiBiasio and seconded by Jim King to send back the Draft Union County Comprehensive Plan notating all errors, lots of errors in facts, spelling and words to Clarion Associates with a letter from the Planning Department stating that the board is very displeased with the document and how it was presented and also to send a copy of the letter to the Union County Board of Commissioners, County Manager and to the President of Clarion Associates.

The vote was 5 to 1.

ITEM NUMBER ELEVEN

Planning Staff Report (Work in Progress)

Mr. Black went over with the Board that Planning staff and the GIS Department have been working with the 2010 Census Participant Statistical Areas Program (PSAP) which updates statistical area boundaries, codes, and names for use in the Census 2010 tabulations.

Lee Jenson went over with the Board the status of the APFO and that the Town of Fairview had decided to participate. Mark DiBiasio asked that Planning Staff prepare a status report on the APFO, identifying all the municipalities that participate.

Mark DiBiasio reported to the Board about the MUMPO meeting that he attended.

ITEM NUMBER TWELVE

Brief Comments

John Darsey No Comment

Mark DiBiasio No Comment

Jeff Gerber No Comment

Kathy Broom No Comment

Jim King No Comment

Jerry Nolan No Comment

ITEM NUMBER THIRTEEN

Adjournment

The meeting adjourned at 9:50 p.m.