

July 27, 2009

The Union County Planning Board met in special session on Monday, July 27, 2009, at 7:00 p.m. in the Personnel Training Room, Room 131, located on the First Floor of the Union County Government Center, 500 North Main Street, Monroe, NC, conducting a work session to review, discuss and comment on the Future Land Use Plan section of the draft 2025 Comprehensive Plan.

PRESENT: John Darsey, Mark DiBiasio, Patricia Freeman, Jeff Gerber, Scott Heslink, Jim King, Thomas Steffen

ABSENT: Kathy Broom, Jerry Nolan

ALSO PRESENT: Richard Black

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

Mr. Black gave the Board the new corrected version of the draft 2025 Comprehensive Plan.

Mr. Black went over with the Board the water and sewer situation in the county. Mr. Black stated that the county had been working with Lancaster County to add additional water capacity for the western side (the Catawba Basin) and working with Anson County to help with the eastern side (the Yadkin Basin) of the county. Union County has an agreement with Anson County to provide 4 MGD of potable water, but Union's current infrastructure limits the use to only 1.9 MGD. Improvements are underway to allow Union County to use the full 4 MGD. Currently, Union County is negotiating with Anson to extend the existing agreement and to increase the capacity to 6 MGD. Union County is also considering three eastern water supply options. One option under consideration would convey raw water from Blewett Falls and construct a new water treatment plant in northern Union County. Union County and Lancaster County operate the Catawba River Water Treatment Plant which has capacity of 36 MGD, shared equally.

Union County has wastewater services in the Twelve Mile, Six Mile, Crooked Creek/Grassy Branch, and Monroe/Richardson Creek drainage areas. A planned diversion project will integrate the 6 Mile and 12 Mile service areas which has a capacity of 9 MGD (6mgd at the 12 Mile plant and 3mgd with CMUD). The Crooked Creek WWTP only has a capacity of 1.9 MGD with a demand of about 1.2 MGD. The County's agreement with Monroe is for 2.65 MGD with current usage of about 1.0 MGD. There are negotiations with Monroe to increase capacity for the County up to 5 MGD. The County is also considering the opportunities for a possible 12 Mile Creek WWTP expansion and resolving the best solutions for meeting the long term wastewater needs for the eastern part of the County. The County is proceeding with the Water and Wastewater Master Plan update. The Land Use Plan will be a major factor in the development of this water and sewer master plan.

Mr. Black gave a general overview of the proposed Land Use Plan, identifying specific comments received from the towns at the May 20, 2008 meeting at Weddington High School and the September 16, 2008 meeting at the Union County Ag Center. Mr. Black pointed out some of the overarching themes that guided the development of the plan:

- Encouraging development within the towns and directing compatible growth along the edges of the towns.
- Focus high density residential land uses in areas where water and wastewater capacity is likely to be expanded in the future and major transportation improvements are planned.
- Provide new opportunities for commercial and employment growth to increase employment opportunities in the County and balance the tax base.
- Maintain the rural character of lands in the southeast and northeast portions of the County.

The Board discussed different locations for treatment plants in the county by looking at the northeast quadrant, northwest quadrant and the Land Use Map. The Board discussed where more commercial development could go in the county and how the county had worked with the towns concerning development adjacent to the town boundaries.

The Board stated that their main concern is how do we want the county to grow.

The next work session would be to show what changes were made from the Old Land Use Plan to the New Land Use Plan and also the CIP map.