

August 4, 2009

The Union County Planning Board met in regular session on Tuesday, August 4, 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, Patricia Freeman, Jeff Gerber, Scott Heslink, Jim King, Jerry Nolan, Thomas Steffen

ABSENT:

ALSO PRESENT: Richard Black, Roger Horton

ITEM NUMBER ONE

Call to Order

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

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

Alternate Thomas Steffen was made a voting member at this time.

Motion was made by Jerry Nolan and seconded by John Darsey to approve the agenda. The vote was 7 to 0.

ITEM NUMBER FOUR

Approval of the July 7, 2009 minutes

Motion was made by John Darsey and seconded by Jerry Nolan to approve the July 7, 2009 minutes. The vote was 7 to 0.

At this time Mark DiBiasio arrived and Thomas Steffen was rescinded as a voting member.

ITEM NUMBER FIVE

Review and Discuss Use By Right Table For All Uses in Residential Zoning

Mr. Black went over with the Board the Use By Right Table. Mark Dibiasio stated that in RA-40 and R-40 that there is no consistency between agricultural use and use by right. There are subdivisions in RA-40 and farms in R-40.

Roger Horton stated that the majority of the county is in RA-40, RA-20 and R-20 is around the towns where water and sewer is located. R-40 is the strictest zoning that the county has.

Mr. Black stated that it would be difficult to regulate the agricultural use because it can go anywhere.

Jim King stated we could regulate certain things within that agricultural district RA-40 and RA-20 that is land use, not farm use, and they should be put in the appropriate category.

Mark DiBiasio stated that we need to look at the business uses also and be more involved in the traffic control studies.

Jim King stated that it might be good to proceed with working on the Table of Uses now because we don't know when development will start again and this would be a good time to start working on this. The Board could work on the Table of Uses during the regular meetings.

Jim King stated that right now the Board could work on the Table of Uses without having any outside assistance and the board would have to decide later if help would be necessary.

Mark DiBiasio stated that from now on we could have the Table of Uses as an agenda item from this point further.

Motion was made by Kathy Broom and seconded by John Darsey to go ahead and start on the Table of Uses and go over it one by one. The vote was 7 to 0.

At this time the Board discussed accessory uses in Appendix I of the Land Use Ordinance.

Motion was made by Jerry Nolan and seconded by John Darsey to have more time to read all materials, understand them better, make suggestions and see what changes are necessary.

Jim King stated to read pages I -17 and be ready to discuss at the next meeting and to have Lee Jenson at the meeting to help explain the different uses.

ITEM NUMBER SIX

Review and Discuss Conditional Use Zoning Issues

Mr. Black discussed with the Board Conditional Use Zoning Issues.

Jerry Nolan stated that lets go ahead and do something now with the Conditional Use Process. It would be more appropriate since it notifies the people that will be affected and they can have their say in the process.

Jim King stated that doing a Conditional Use Process would make the applicant come under more requirements than just a straight rezoning and we need to go ahead and get something in place now.

Mr. Black stated that it could be the October meeting before he could have this ready for the Board to review.

Motion was made by Jeff Gerber and seconded by Mark DiBiasio for staff to bring the Board back a Conditional Use Zoning Ordinance for the Board to consider. The vote was 7 to 0.

ITEM NUMBER SEVEN

Review of Union County Comprehensive Plan

Mr. Black went over with the Board about what was discussed at the work session that was held on July 27, 2009 for the Comprehensive Plan.

Mr. Black stated that the Board started with the northeast quadrant, northwest quadrant and the Land Use Map. If the water and sewer efforts work out with Anson County that would help the Wingate and Marshville area because they want additional growth.

Mr. Black stated the county had worked with all the towns and it reflects the type of zoning the towns wanted and where they wanted residential and commercial.

Mr. Black also pointed out on the Land Use Map where it showed the projected areas for industrial and agricultural.

Jim King stated lets put this off until we get information from the GIS Department to show what changes were made from the Old Land Use Plan to the New Land Use Plan for the next work session and also the CIP map.

ITEM NUMBER EIGHT

Planning Staff Report

Chairman King called for a special meeting for August 11, 2009.

Jim King stated that the meeting for the Board of County Commissioners on August 11, 2009, that the board might have a quorum and would have to get a notice posted. The meeting is for informational purposes only and no action will be taken by the Union County Planning Board.

Mr. Black stated that staff had been working with the RPO, Comprehensive Transportation Plan and the Turnpike Authority out of Chapel Hill and would be having a meeting with them.

Mr. Black stated that staff had a meeting with surveyors about some changes to the Minor Subdivision Process.

Mr. Black stated that the Technical Review Committee was still meeting and working on when we do have subdivisions coming in again and how they would be reviewed.

Jim King stated that the Board has still not heard anything about the changes to the Floodplain Ordinance and would like to have information about this from Lee Jenson at our next meeting.

Jim King stated that copies of the revised Land Use Plan needed to be given to members who did not attend the work session.

Kathy Broom stated to let all the towns know about the revised Land Use Plan on the website for the county and that it is a draft copy.

Mark DiBiasio stated that he would like to know if the letters were sent to Clarion and the Board of County Commissioners because there has been no reply from them.

Mr. Black said that the letters had been sent and Clarion had made the corrections to the Land Use Plan. Clarion did not reply to the letter.

Jim King stated that to make sure that we are current on our billing with Clarion and that we were not billed for the last Land Use Plan corrections.

Jeff Gerber stated that he would like a copy of the letter that was sent to Union County Public Schools regarding Mr. Hughes who would not attend the Planning Board Meeting as requested.

Jim King read the letter to the Board that was sent to the Schools by the Planning Director.

Mark DiBiasio stated that Don Hughes had stated that the Planning Board had no jurisdiction on the issue of the stormwater management approval and he did not feel that was correct. The Planning Board does look at issues that have to do with land use and uses by right and the reason why this issue with the schools came about is because something needed to be done about this and that does fall under the Board's jurisdiction.

Jim King stated that from the Board's standpoint the Board was trying to look out for the citizens of Union County and the Board was 100% right to look at this and make a recommendation.

Kathy Broom stated that she took offense to the letter from the schools about the Planning Board's involvement like it was none of the Board's business.

ITEM NUMBER NINE

Brief Comments

Thomas Steffen	No Comment
Patricia Freeman	No Comment
Scott Heslink	This was a good meeting felt like we made progress.
Mark DiBiasio	No Comment
Jeff Gerber	I feel like the Board and staff are not on the same page and Mr. Black should be representing us but I respect Mr. Black's position. Hope in the future to improve our relationship for the citizens of Union County.
Kathy Broom	No Comment
Jim King	No Comment
Jerry Nolan	No Comment

ITEM NUMBER TEN

Adjournment

The meeting adjourned at 9:55 p.m.