

January 7, 2014

The Union County Planning Board met in regular session on Tuesday, January 7, 2014, 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: Everette Medlin, James Howie, Christopher Duggan, Don Fisher, Roger Stanton, Robert Traficanti, Russell Wing

ABSENT: Brian Clark, Patrick Harrison

ALSO PRESENT: Richard Black, Roger Horton

ITEM NUMBER ONE

Call to Order

Chairman Everette Medlin 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

Motion was made by James Howie and seconded by Robert Traficanti to approve the agenda. The vote was 7 to 0.

ITEM NUMBER FOUR

Rezoning Petition #001101, Venture Properties VII, LLC

Rezoning Petition #001101, Venture Properties VII, LLC requesting rezoning classification from L-I Light Industrial & B-4 (General Commercial) to All B-4 containing 2.00 acres, being on Tax Map #01-144-015, located on NC Hwy 218 and Army Road (S.R. #1662) and being within New Salem Township.

Roger Horton discussed with Board the Rezoning Petition and went over the Land Use Map and the County Zoning Map.

Mr. Shea Davis with Venture Properties was present to answer any questions from the Board. Mr. Davis stated that Venture Properties wanted to get this property rezoned to be able to put a Dollar General store at this location and feels like it will be a great benefit to the people that live in this area. There has been no opposition from any adjoining property owners and that they are working with NCDOT on the entrances to the store.

Roger Horton read the Staff Recommendations:

FAVORABLE CHARACTERISTICS OF PETITION

- 1. The site is located on a major thoroughfare, N.C. Hwy 218.
- 2. Adjacent property is zoned B-4.
- 3. The Union County Land Use Plan projects future use to be commercial.
- 4. Union County water is available.

UNFAVORABLE CHARACTERISTICS OF PETITION

- 1. Union County sewer is not available.
- 2. There may be some site distance issues regarding driveway placements on NC Highway 218 and Army Road.

STAFF RECOMMENDATION: FAVORABLE

Favorable to rezone: 190
 Unfavorable to rezone: 30

Motion was made by Russell Wing and seconded by Robert Traficanti to approve the Rezoning Petition. The vote was 7 to 0.

ITEM NUMBER FIVE

Planning Staff Report (Work in Progress)

Richard Black stated that staff conducted an orientation session with the new Planning Board members with Don Fisher and Patrick Harrison on December 16 and Christopher Duggan on December 19, 2013.

Richard Black stated to the Board that the consultant is working on the 2nd Module of the UDO and we should have it ready for the Board to look at by the March meeting.

Don Fisher stated that Planning Staff did an outstanding job on the orientation sessions.

ITEM NUMBER SIX

Brief Comments

Everette Medlin	No Comment
Christopher Duggan	No Comment
James Howie	No Comment
Don Fisher	No Comment

Roger Stanton No Comment

Robert Traficanti No Comment

Russell Wing No Comment

ITEM NUMBER SEVEN

Adjournment

Motion was made by Roger Stanton and seconded by Don Fisher to adjourn. The meeting adjourned at 8:00 p.m.