

**May 5, 2015**

The Union County Planning Board met in regular session on Tuesday, May 5, 2015, at 7:00 p.m. in the Board of Commissioners Formal Board Room, located on the First Floor of the Union County Government Center, 500 North Main Street, Monroe, NC, 28112.

**PRESENT:** Everette Medlin, Chris Duggan, Don Fisher, Sean Maher, Roger Stanton, Russell Wing

**ABSENT:** Patrick Harrison, Clint Laster, Robert Traficanti

**ALSO PRESENT:** Richard Black, Lee Jenson, Brian Matthews

**ITEM NUMBER ONE**

Call to Order

Chairman Everette Medlin called the meeting to order.  
New Planning Board Member Sean Maher was sworn in.

**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 Don Fisher and seconded by Roger Stanton to approve the agenda.  
The vote was 6 to 0.

**ITEM NUMBER FOUR**

Approval of the December 16, 2014 Minutes

Motion was made by Russell Wing and seconded by Don Fisher to approve the December 16, 2014 Minutes. The vote was 6 to 0.

**ITEM NUMBER FIVE**

**Rezoning Petition #RZ-15-02, Union County Planning Division**, requesting rezoning classification From L-I (Light Industrial) to RA-40 (Residential-Agricultural) containing 2.00 acres, being on Tax Maps #01-138-005 & #01-138-005A, located off Army Road, being within New Salem Township.

Case	RZ-2015-002		
Request	Proposed Zoning	RA-40	
Existing Site Characteristics	Existing Zoning	LI	
	Existing Use	Single Family Residence	
	Site Acreage	2	
Applicant	Union County Planning Division		
Submittal Date	4/10/15		
Location	New Salem area off of Army Road.		
Tax Map Number(s)	01-138-005 and 01-138-005A		
Plan Consistency	Comprehensive Plan	Designation	Agricultural Area
		Consistent with Request	Yes
Recommendations	Planning Staff	Recommend Approval of Rezoning Tracts to RA-40	
	Planning Board	Recommend Approval of Rezoning Tracts to RA-40	

### Summary

This is a request to rezone 2 acres of property, consisting of portions of two tax parcels under different ownership, from a zoning designation of LI to a zoning designation of RA-40. The subject properties lie a good distance off of Army Road and are accessed by a private driveway. The property is currently utilized as a single-family residence with the remainder of the property consisting of open areas and wooded areas.

### Analysis

This is a map amendment request to change the zoning on the subject tracts from a LI zoning district to a RA-40 zoning district. This is a regular rezoning and not a conditional rezoning meaning that this request will just establish a different zoning district and will not establish any type of uses or site plan. Any and all uses allowed under the RA-40 designation could be established if the rezoning is approved.

### Location Characteristics and Surrounding Zoning

*Location Overview*

The subject properties lie a good distance off of Army Road and are accessed by a private driveway. The property is currently used as a single family residence and contains both open and wooded land. The area surrounding the rezoning request is very low density residential development, agricultural, and wooded tracts.

*Area Zoning*

The subject property is currently zoned LI, which is lower intensity industrial zoning district. All of the surrounding properties are zoned RA-40.

**Comprehensive Plan Consistency**

The subject property is located within an Agricultural Area as designated on the Comprehensive Plan. The Agricultural Areas are intended to protect prime agricultural lands and active farming operations while reducing the potential for conflict from incompatible uses.

Based on these factors this request for this conditional zoning district is a reasonable request and is in the public interest because it promotes the goals and strategies of the adopted Comprehensive Plan.

**Recommendation**

Staff is of the opinion that this rezoning request is consistent with the adopted Comprehensive Plan and that findings can be made to support the request, therefore staff recommends approval of the rezoning from LI to RA-40. It should be noted, however, that since this is a traditional rezoning request all uses allowed in the RA-40 zoning district can be established if the property is rezoned.

Motion was made by Roger Stanton and seconded by Russell Wing to approve the Rezoning Petition as presented.

The vote was 6 to 0.

**ITEM NUMBER SIX**

**Planning Staff Report**

Richard Black stated that the Board would have some more Text Amendments coming for them to review. The Development Ordinance Consultant is also working on a Developers Guide for the Development Ordinance.

Staff will be starting to do some preliminary work on small area plans and hope to be able to have some ideas to share with the Planning Board in the near future.

**ITEM NUMBER SEVEN**

**Brief Comments**

The Board welcomed New Planning Board Member Sean Maher to the Board.

**ITEM NUMBER EIGHT**

**Adjournment**

The meeting adjourned at 7:45 p.m.