

December 3, 2013

The Union County Planning Board met in regular session on Tuesday, December 3, 2013, 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, Don Fisher, Christopher Duggan, Patrick Harrison, Roger Stanton, Robert Traficanti, Russell Wing

ABSENT: Brian Clark, James Howie

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.

Alternate member Patrick Harrison was made a voting member at this time.

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 Robert Traficanti and seconded by Don Fisher to approve the agenda. The vote was 7 to 0.

ITEM NUMBER FOUR

Approval of the November 5, 2013 Minutes

Motion was made by Russell Wing and seconded by Don Fisher to approve the November 5, 2013 minutes. The vote was 7 to 0.

ITEM NUMBER FIVE

Rezoning Petition #001100 Ronnie Laney Construction Co.

Rezoning Petition #001100, Ronnie Laney Construction Co., requesting rezoning classification from RA-40 L-BW (Residential-Agricultural) (Lake Lee Balance of Watershed) to L-I L-BW (Light Industrial) (Lake Lee Balance of Watershed) containing 12.224 acres, being on Tax Map #09-381-005, located on NC Hwy 75 and being within Monroe Township.

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

Mr. Ronnie Laney was present to answer any questions from the Board.

Ronnie Laney stated he had owned the property for fifteen years and he was going to develop the property for residential but the soil was not suitable for residential so rezoning the property would allow him to be able to use the property. Mr. Laney also stated he has two sons that have businesses they operate a landscaping business and a septic tank business they could use this property for.

There was no opposition from any adjoining property owners.

Roger Horton read the Staff Recommendations:

FAVORABLE CHARACTERISTICS OF PETITION

1. Adjacent property is zoned L-I
2. The property has access to N.C. Hwy 75.
3. County water is located on NC Hwy 75 approximately 300 LF southwest of this parcel per Union County Public Works Dept.

UNFAVORABLE CHARACTERISTICS OF PETITION

1. The predominant land use in this area is residential, and some nearby residences could be adversely affected if industrial is developed at this location.
2. County sewer is not available.
3. The Land Use Plan projects 0-1 dwelling units to an acre.
4. The property is located in the Lake Lee Watershed Area.

STAFF RECOMMENDATION: UNFAVORABLE

Favorable to rezone: 95
Unfavorable to rezone: 125

Motion was made by Russell Wing and seconded by Robert Traficanti to accept the zoning change. The vote was 7 to 0 with a Favorable Recommendation.

ITEM NUMBER SIX

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 Highway 218 and Army Road (S.R. #1662) and being within New Salem Township.

Motion was made by Robert Traficanti and seconded by Don Fisher to table this petition to our next scheduled meeting since there was no one in attendance from Venture Properties for this petition. The vote was 7 to 0.

ITEM NUMBER SEVEN

Planning Staff Report (Work In Progress)

Richard Black stated to the Board that there are three projects that the County will be working on the Long Range Transportation Plan/Comp Plan Update, 2nd Module of Unified Development Ordinance & the starting of the One Stop Permitting Center.

Centralina Council of Governments received a grant and will be working with all 16 counties in North Carolina and South Carolina on growth issues.

ITEM NUMBER EIGHT

Adjournment

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