

**October 7, 2014**

The Union County Planning Board met in regular session on Tuesday, October 7, 2014, 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, James Howie, Clint Laster, Roger Stanton, Robert Traficanti

**ABSENT:** Russell Wing, Patrick Harrison

**ALSO PRESENT:** Richard Black, Roger Horton, Joe Lesch, Brian Matthews

**ITEM NUMBER ONE**

Call to Order

Chairman Everette Medlin called the meeting to order.  
Alternate member Clint Laster 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 Roger Stanton and seconded by Clint Laster to approve the agenda.  
The vote was 7 to 0.

**ITEM NUMBER FOUR**

Approval of the June 3, 2014 Minutes

Motion was made by Robert Traficanti and seconded by Roger Stanton to approve the June 3, 2014 Minutes. The vote was 7 to 0.

**ITEM NUMBER FIVE**

**Preliminary Plat Review of Conservancy@ Waxhaw Creek Subdivision**, for Griffin Land Holdings, LLC & Liquid Development, LLC, containing 64.69 acres with 38 lots, located off Steele Road (S.R. #1177) and being within Jackson Township.

**STAFF RECOMMENDATION: FAVORABLE**

The following comments and approvals have been received from various review agencies:

John Ross with Eagle Engineering & Developer Dennis Moser were present to answer any questions the Board may have.

Union County Zoning – No 100 year flood prone area.

Department of Transportation – The plans are in conformance with NCDOT Minimum Construction Standards for Subdivision Roads. The proposed roadway profiles are found to meet current design standards. Also, the driveway permit has been approved.

County Schools – The development will be in the currently Waxhaw Elementary, Parkwood Middle and Parkwood High School districts. All three of these schools are presently below capacity. The proposed development, even when fully built out, should not bring any of these schools up to its rated capacity.

Public Works Department – Union County water and sewer are not accessible to this site.

Health Department – It appears that all is in order with the sewage disposal systems for each lot.

Union County Storm Water Department – The plans and reports have been updated to address all previous comments. No additional information or recommendations are required.

NCDENR – Land Quality in Mooresville – Approval of the grading and erosion control plans.

NCDENR –DWQ in Raleigh – Approval of storm water management per state requirements.

Planning Department – The plat should be approved with the following conditions being met when filing for final plat approval:

1. Developer shall post a 15% road maintenance security in accordance with Section 83(b), as well as a construction guarantee equaling 125%, if necessary, when submitting the final plat.
2. Any on-site disposal shall be delineated according to Section 180 of the Land Use Ordinance.
3. The final plat shall be submitted in digital format, with street addresses included.
4. The final record map shall require approval from the Union County Stormwater Dept.

Motion was made by Chris Duggan and seconded by Roger Stanton to approve the Preliminary Plat. The vote was 7 to 0.

## **ITEM NUMBER SIX**

Union County Comprehensive Plan Recommendation

Joe Lesch Transportation Planner for Union County went over with the Planning Board The Union County Comprehensive Plan and answer any questions the Board may have.

Motion was made by Robert Traficanti and seconded by Chris Duggan to approve this plan as presented. The vote was 7 to 0.

**ITEM NUMBER SEVEN**

Union County Multimodal Transportation Plan Recommendation

Joe Lesch went over with the Planning Board the Union County Multimodal Transportation Plan and answer any questions the Board may have.

Motion was made by Robert Traficanti and seconded by Chris Duggan to approve this plan as presented. The vote was 7 to 0.

**ITEM NUMBER EIGHT**

US-74 Corridor Revitalization Plan Presentation and Recommendation

Richard Black went over with the Board the US-74 Corridor Revitalization Plan and answer any questions the Board may have.

Motion was made by James Howie and seconded by Don Fisher to approve this plan as presented. The vote was 7 to 0.

**ITEM NUMBER NINE**

Planning Staff Report (Work In Progress)

Richard Black stated that Roger Horton is retiring at the end of October and he has done a great job for the County and he will be greatly missed.

**ITEM NUMBER TEN**

Brief Comments

Motion was made by Roger Stanton and seconded by Chris Duggan to change the November meeting to the second Tuesday In November. The vote was 7 to 0.

**ITEM NUMBER ELEVEN**

Adjournment

The meeting adjourned at 9:00 p.m.