

August 5, 2014

The Union County Planning Board met in regular session on Tuesday, August 5, 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, Don Fisher, Patrick Harrison, Roger Stanton, Robert Traficanti, Russell Wing

ABSENT: Christopher Duggan

ALSO PRESENT: Richard Black, Roger Horton, Brian Matthews

ITEM NUMBER ONE

Call to Order

Chairman Everette Medlin called the meeting to order at 7:00 p.m. Alternate 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 James Howie and seconded by Patrick Harrison to approve the agenda. The vote was 7 to 0.

ITEM NUMBER FOUR

Rezoning Petition #001105, Carolina Development Services, LLC

Rezoning Petition #001105, Carolina Development Services, LLC requesting rezoning classification from R-40 (Low Density Residential) to R-20 (Medium Density Residential) containing 153.608 acres, being on Tax Map #06-003-023,015, and #06-006-012, located off NC Highway 84 and Will Helms Road, within Sandy Ridge Township.

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

Dan Johnson of Carolina Development Services, LLC and consultant with R Joe Harris & Associates came up to speak to the Board to answer any questions they may have.

Dan Johnson stated that rezoning this property to R-20 would be very beneficial for the type of subdivision plan that they are going to design this would go under a cluster plan of the Union County Land Use Ordinance and would have 193 lots with two entrances one off of Will Helms

Road and NC Hwy 84. This development is located in the Wesley Chapel fire district and Sun Valley school district.

Dan Johnson stated that they have discussed with the NCDOT the entrance to the subdivision that is located at the roundabout on NC Hwy 84 and Airport road.

Several residents from the Potters Trace subdivision and along Will Helms Road expressed their concerns about how much more traffic this was going to cause in this area with the amount of homes proposed for this development.

Board member Robert Traficanti stated that rezoning this property from R-40 to R-20 would have a major impact in this area it would double the amount of people causing more traffic and school overcrowding.

Everette Medlin stated that he agreed that adding more homes to the area would not be the best utilization for this property.

Roger Horton read the Staff Recommendations:

FAVORABLE CHARACTERISTICS OF PETITION

1. The site is located on NC Hwy 84 (Major Arterial).
2. Union County water and sewer are available.
3. Adjacent land is zoned R-20.

UNFAVORABLE CHARACTERISTICS OF PETITION

1. The Union County Land Use Plan projects future land use to be 0-1 du/ac.
2. The county is currently in the process of a land use ordinance rewrite and creation of legislative conditional zoning. This would adherence to a specific plan.

STAFF RECOMMENDATION: FAVORABLE

Favorable to rezone: 155

Unfavorable to rezone: 115

Motion was made by Russell Wing and seconded by James Howie to approve the proposed rezoning petition. Motion failed.

Motion was made by Robert Traficanti and seconded by Don Fisher to deny the Rezoning Petition. The vote was 4 to 3.

ITEM NUMBER SIX

Planning Staff Report (Work In Progress)

Richard Black stated that the Board of County Commissioners were having their regular meeting on 9-2-2014 which is the Planning Board's meeting date so we will have to change our meeting date.

Motion was made by Robert Traficanti and seconded by Roger Stanton to move the Planning Board meeting to 9-9-2014. The vote was 7 to 0.

Richard Black stated that the Board of County Commissioners would be having a special joint meeting with the Planning Board on 8-18-2014 for a workshop with the consultants on the Unified Development Ordinance, Comprehensive Plan & Multi Modal Transportation Plan. Planning Board will make recommendations regarding these plans for the regular meeting in September then it will go up to the Board of County Commissioners for a public hearing in October.

Motion was made by Roger Stanton and seconded by James Howie for the Board to attend the special meeting on 8-18-2014. The vote was 7 to 0.

ITEM NUMBER SEVEN

Brief Comments

Russell Wing stated we cannot just stop growth what the developer was proposing to do with this land was the best use for this property.

Robert Traficanti stated I know that there is going to be growth but the growth has to be done responsibly.

Don Fisher stated I was ready to vote yes tonight but when the lady came up to speak about how much more traffic this was going to cause in this area and I was concerned about approving this with so many lots especially for emergency purposes. It is hard to know if you are making the right decision.

Patrick Harrison stated that the NCDOT cannot handle all of this development that is going on in Union County

Roger Stanton stated that I appreciate all of the comments I have learned a lot tonight it just seems like it was going to be too much in one area.

James Howie stated you can't stop growth but is how it is managed.

ITEM NUMBER EIGHT

Adjournment

Motion was made by Roger Stanton and seconded by Robert Traficanti to adjourn. The meeting adjourned at 8:45 p.m.