

August 6, 2013

The Union County Planning Board met in regular session on Tuesday, August 6, 2013, 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: Christopher Duggan, Patrick Harrison, Everette Medlin, Roger Stanton, Robert Traficanti, Russell Wing

ABSENT: Brian Clark, James Howie

ALSO PRESENT: Roger Horton, Lee Jenson

ITEM NUMBER ONE

Call to Order

Chairman Everette 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

Motion was made by Everette Medlin and seconded by Robert Traficanti to delete Item #4 on the Agenda for approval of the July 2, 2013 Minutes because they were not ready and will be on our agenda for approval at the September meeting. The vote was 6 to 0.

ITEM NUMBER THREE

Approval of the Agenda

Motion was made by Roger Stanton and seconded by Christopher Duggan to approve the agenda. The vote was 6 to 0.

ITEM NUMBER FIVE

Rezoning Petition #001098

Rezoning Petition #001098, Joseph C. Rorie, requesting rezoning classification from RA-20 (Residential Agricultural) to B-4 (General Commercial) containing 2.784 acres, being on Tax Map #07-027-026D, located on Haywood Road S.R. #1513 and being within Vance Township.

Roger Horton discussed the requested rezoning petition with the Board and pointed out the existing zoning in the area and the location of the property on the Zoning Map. Mr. Horton also pointed out that the property was located in an area surrounded by the Town of Indian Trail and the City of Monroe.

Joseph Rorie stated that this piece of land would be used for about 120 self-storage units and that the property would be gated and have security lights. The subdivision adjacent to this property would not be able to see the self-storage units or any outside storage on the property.

Mr. Rorie stated that he had visited with all the neighbors adjacent to this property and no one had any opposition to this and getting this rezoned would help him make a living off this land and thought it would be a good service to the area.

Lee Jenson pointed out that a rezoning to a conventional zoning district (B-4) must be based on the full range of uses that would be allowed in that zoning district if the property was rezoned. Mr. Jenson went over with the Board the rezoning process and that this would have to still go to the Board of County Commissioners for a public hearing. If the rezoning is approved, Mr. Rorie would have to get a special use permit to do the self-storage units through the Board of Adjustment. The special use permit is a quasi-judicial process. If Mr. Rorie did not go through the special use permit process, he could do any of the other uses allowed by right under the B-4 (General Commercial) zoning.

Julie Bee, a resident of the Oakstone subdivision, stated that her concerns about this property being rezoned was safety, privacy and how much traffic this would cause in the area. She also stated that she was concerned about drainage from the runoff on this property.

Joseph Rorie stated that there is a drainage ditch that goes all the way to Crooked Creek. The ditch is about 12 to 15 feet and was put in for any runoff.

Roger Horton read out to the Board the favorable and unfavorable characteristics of the petition:

FAVORABLE CHARACTERISTICS OF PETITION

1. County water is available.

UNFAVORABLE CHARACTERISTICS OF PETITION

1. The Land Use Plan projects future use of this property to be medium density residential (1-2.5 du/acre). The Town of Indian Trail and City of Monroe both project residential in the surrounding area.
2. The predominant surrounding land use and zoning is residential.
3. The road is a dead-end local residential type street.
4. An approved rezoned would set a precedent for future commercial.
5. County sewer is not available.

STAFF RECOMMENDATION

Favorable to rezone: 0
Unfavorable to rezone: 270

Christopher Duggan stated that his concerns were about this being spot zoning and what the future commercial development would be in this area.

Russell Wing stated that I think there is the need for self-storage units in the area.

Roger Stanton thanked Chairman Medlin for pointing out about fairness to the property owner and property rights. Mr. Stanton also stated that I agree with Russell Wing that there is a need in the area for storage units.

Motion was made by Roger Stanton and seconded by Russell Wing to approve the rezoning petition. The vote was 5 to 1.

ITEM NUMBER SIX

Planning Staff Report (Work In Progress)

There was no Planning Staff Report

ITEM NUMBER SEVEN

Everette Medlin	I would like to thank the Board tonight and for everyone's opinions.
Roger Stanton	Thank you to the Board and to Mr. Rorie for the application.
Christopher Duggan	No Comment
Patrick Harrison	No Comment
Robert Traficanti	No Comment
Russell Wing	No Comment

ITEM NUMBER TEN

Adjournment

Motion was made by Roger Stanton and seconded by Robert Traficanti to adjourn the meeting. The vote was 6 to 0.

The meeting adjourned at 8:15 p.m.