



**Union County Planning Division**

500 N. Main Street  
Suite #70  
Monroe, NC 28112

T. 704.283.3565

F. 704.292.2582

[www.unioncountync.gov](http://www.unioncountync.gov)

**December 5, 2017**

The Union County Planning Board met in regular session on Tuesday, December 5, 2017, at 7:00 p.m. in the Commissioners Formal Board Room, located on the First Floor of the Union County Government Center, 500 North Main Street, Monroe, NC, 28112.

**PRESENT:** Don Fisher, Charles Griffin, Patrick Harrison, Everette Medlin, Robert Traficanti, Russell Wing

**ABSENT:** Chris Duggan, Clint Laster

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

**ITEM NUMBER ONE**

**Call to Order**

Chairman Don Fisher called the meeting to order.

Motion was made by Robert Traficanti and seconded by Everette Medlin for Alternate Charles Griffin to be made a voting member at this time. Vote was unanimous.

**ITEM NUMBER TWO**

**Additions and/or Deletions to the Agenda**

Chairman Don Fisher requested discussion under Item Number Eight

**ITEM NUMBER THREE**

**Approval of the Agenda**

Motion was made by Everette Medlin and seconded by Robert Traficanti to approve the agenda.

The vote was 6 to 0.



## **ITEM NUMBER FOUR**

### **Approval of November 7, 2017 Minutes**

Motion was made by Charles Griffin and seconded by Patrick Harrison to approve the November 7, 2017 Minutes. The vote was 6 to 0.

## **ITEM NUMBER FIVE**

Discussion of the Meeting Date for January 2018

Motion was made by Patrick Harrison and seconded by Russell Wing to change their regular meeting date to January 9, 2018 due to the holidays.

## **ITEM NUMBER SIX**

### **UDO Proposed Text Change for Section 25.020-C (15) and 25-1 Table of Uses**

Public, Civic and Institutional Use Category

#### **Proposed Text Change for Section 25.020-C Public, Civic and Institutional Use Category**

#### ***12. Religious Assembly***

Religious services involving public assembly that customarily occur in churches, synagogues, temples, mosques and other facilities used for religious worship.

#### ***13. Safety Service***

Establishments that provide fire, police or life protection, together with the incidental storage and maintenance of necessary vehicles. Typical uses include fire stations, police stations, ambulance services and storm or civil defense shelters.

#### ***14. School***

Public and private schools at the primary, elementary, junior high or high school level that provide basic, compulsory education.

#### ***15. Utility or Public Service Facility***

Any above-ground structures or facilities (other than buildings, unless such buildings are used as storage incidental to the operation of such structures or facilities) owned by a governmental entity, a nonprofit organization, corporation, or any entity defined as a public utility for any purpose by NCGS 62-3(23) and used in connection with the production, generation, transmission, delivery, collection, or storage of water, sewage, electricity, gas, oil, or electronic signals

##### ***a. Minor***

Utility or public service facilities that need to be located in or close to the area where the service is provided. Minor utilities and public service facilities generally do not have regular employees at the site and typically have few if any impacts on surrounding areas. Typical uses include water and sewer pump stations; gas



regulating stations; electric transformers; water conveyance systems; stormwater facilities and conveyance systems; telephone switching equipment and emergency communication warning/broadcast facilities.

b. **Major**

Utility and public service facilities that are not classified as “minor.” Typical uses include but are not limited to water and wastewater treatment facilities, high-voltage electric substations, utility-scale power generation facilities (including excluding wind, solar and other renewable ~~and nonrenewable~~ energy sources), and utility-scale water storage facilities, such as water towers.

c. **Alternative Energy Facility**

Facilities that utilize renewable resources include solar energy, wind, falling water, the heat of the earth (geothermal), and plant materials (biomass). Renewable energy technologies produce power, heat or mechanical energy by converting those resources either to electricity or to motive power. The term “renewable” is generally applied to those energy resources and technologies whose common characteristic is that they are non-depletable or naturally replenishing.

Brian Matthews presented the text amendments and additional changes recommended by legal.

Renewable energy facility only allowed as an SUP in the RA-200 district and adding minor and major utilities back to the table of uses. Minor utilities as by-right in LI and HI and major as an SUP in LI and by-right in HI.

Motion was made by Everette Medlin and seconded by Robert Traficanti to approve the text changes to the UDO. The vote was 6 to 0.

## **ITEM NUMBER SEVEN**

### **Status Report**

- Secret Sort Cut Small Area Plan
- Marshville/US 74 Corrido
- CRTPO

It was discussed that contracts have been finalized and studies will start over the next few weeks.

Russell Wing reported on items discussed at CRTPO – light rail & freight projects.

## **ITEM NUMBER EIGHT**

### **Planning Board Comments**

Request was made by Planning Board to have information on NC 16 widening on the county website.



Chairman Don Fisher discussed representing the Planning Board at the rezoning hearing before the Board of County Commissioners on the SOD farm rezoning and Truffle Plaza rezoning.

**ITEM NUMBER NINE**

**Adjournment**

The meeting was adjourned at 8:00 p.m.

