

July 1, 2014

The Union County Planning Board met in regular session on Tuesday, July 1, 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: James Howie, Christopher Duggan, Don Fisher, Patrick Harrison, Roger Stanton, Robert Traficanti, Russell Wing

ABSENT: Everette Medlin

ALSO PRESENT: Richard Black, Roger Horton, Brian Matthews

ITEM NUMBER ONE

Call to Order

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

ITEM NUMBER FOUR

Approval of the March 4, 2014 Minutes

Motion was made by James Howie and seconded by Robert Traficanti to approve the March 4, 2014 Minutes. The vote was 7 to 0.

ITEM NUMBER FIVE

Rezoning Petition #001104, Franklin & Alison Howey

Rezoning Petition #001104, Franklin & Alison Howey, requesting rezoning classification from R-20 (Residential) to PUD-14 (R-10/R-6/B-2) containing 105.67 acres, being on Tax Map #09-042-011A, C & D, & Tax Map #06-003-014A, B & C, located on Airport Road and NC Highway 84, within Monroe & Sandy Ridge Township.

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

Roger Horton stated the PUD-14 District consisted of R-6 High Density Residential, R-10 Medium Density Residential and B-2 General Commercial.

John Ross and Van Southard with Eagle Engineering, representing owner Frank Howey, presented the rezoning request to the Board and answered any questions they may have had.

Board Member Robert Traficanti stated he was concerned about what impact this development would have on the schools with the redistricting and the increase of more traffic in this area of NC Highway 84 and Airport Road.

John Ross stated that the NCDOT was putting in a roundabout at the intersection of Airport Road and NC Hwy 84 to help with the traffic in this area.

Van Southard stated this development would be in the Monroe/Sun Valley school district and at this time these schools were not at capacity.

Board Member Chris Duggan stated he was very concerned with the amount of homes that are proposed for this development that it would have a big impact on the schools and traffic.

Several residents that live in the area came up to speak to the Board about concerns with the schools, traffic and fire districts.

Board Member Don Fisher stated that this is a big decision for the Board to have to make with all the concerns about the traffic and the schools.

Board Member Russell Wing stated that as long as the developer meets the criteria then we should base our decision on the regulations that are in place now.

Russell Wing also stated that there is always going to be a concern for the schools being overcrowded and traffic concerns, but we should not hold this petition up if this is a good plan for this area.

Roger Horton read the Staff Recommendations:

FAVORABLE CHARACTERISTICS OF PETITION

1. The site is located on NC Hwy 84 (Major Arterial) and Airport Rd. (Minor Arterial).
2. Union County water and sewer are available.

UNFAVORABLE CHARACTERISTICS OF PETITION

1. The Union County Land Use Plan projects future land use to be 1-2.5 du/ac.
2. Union County Schools have stated that this request if approved will add to current over-capacity problems.
3. The county is currently in the process of a land use ordinance rewrite and is proposing the elimination of PUD zoning and creation of legislative conditional zoning with a site specific plan.

STAFF RECOMMENDATION: UNFAVORABLE

Favorable to rezone: 130

Unfavorable to rezone: 140

Motion was made by Robert Traficanti and seconded by Don Fisher to deny the Rezoning Petition. The vote was 5 to 2.

ITEM NUMBER SIX

Planning Staff Report (Work In Progress)

Richard Black stated that on July 8, 2014 that staff would be having our 5th meeting with the consultants on the Draft of the Comprehensive Plan and the Draft Transportation Plan.

On July 14, 2014 staff would be having a BOCC workshop with the consultants for the Module 3 of the Unified Development Ordinance. Module 3 of the UDO would be the Planning Board's August agenda.

Also, there will be public meetings coming up on the US 74 Corridor Study.

ITEM NUMBER SEVEN

Brief Comments

No Comments

ITEM NUMBER EIGHT

Adjournment

Motion was made by Roger Stanton and seconded by Robert Traficanti to adjourn. The meeting adjourned at 8:22 p.m.