

April 1, 2014

The Union County Planning Board met in regular session on Tuesday, April 1, 2014, at 7:00 p.m. in the Conference Room #081, located on the Ground Floor of the Union County Government Center, 500 North Main Street, Monroe, NC, 28112.

PRESENT: Everette Medlin, James Howie, Chris Duggan, Roger Stanton, Patrick Harrison, Russell Wing

ABSENT: Don Fisher, Robert Traficanti

ALSO PRESENT: Richard Black, Roger Horton, Lee Jenson, Brian Matthews

ITEM NUMBER ONE

Call to Order

Chairman Everette Medlin called the meeting to order at 7:00 p.m.

Alternate member 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 Roger Stanton and seconded by Chris Duggan to approve the agenda. The vote was 6 to 0.

ITEM NUMBER FOUR

Approval of the December 3, 2013 Minutes & January 7, 2014 Minutes

Motion was made by James Howie and seconded by Russell Wing to approve the December 3, 2013 Minutes. The vote was 6 to 0.

Motion was made by Chris Duggan and seconded by Roger Stanton to approve the January 7, 2014 Minutes. The vote was 6 to 0.

ITEM NUMBER FIVE

Discussion of Development Regulations related to Subdividing Property

Brian Matthews went over with the Board that we will review with staff various options for updating our development regulations and that this is just a work session to discuss any suggestions that the Board might have.

Everette Medlin stated that the Board would like to welcome the Land Surveyors and Builders

to the meeting and would like their input also on development regulations.

Brian Matthews stated that a lot of record is a lot that existed as of February 14, 1978. A lot of record can subdivide only two lots that are less than ten acres on a private drive. Any lots over ten acres are not required to meet subdivision regulations but have to meet development regulations. The only standard for a private drive is that it has to have a 20 foot easement. This is how our development regulations have been currently interpreted.

Roger Horton stated that he has been dealing with private drives for twenty nine years and we try to treat everyone equally.

Russell Wing stated there should be a road maintenance agreement required for the private drive.

Jeff Gordon, Land Surveyor, ask who would maintain the maintenance agreement.

Everette Medlin stated that there should be a road maintenance agreement enforced by law.

Brian Matthews stated that it is hard to enforce any rules on private drives because the county does not do maintenance on roads. If we put standards on these roads, the county would have to inspect them.

Brian Matthews stated if the private drive rules stay the same this is how it will stay in the Unified Development Ordinance. This discussion was just to get input from the Board on how to handle this issue.

The Board agreed to leave private drives the way they are in the current ordinance, but that there should be a maintenance agreement for the 20 foot easement.

ITEM NUMBER SIX

Planning Staff Report (Work In Progress)

Richard Black stated that there is a public meeting on April 2, 2014 at SPCC on the Comp Plan and the Transportation Plan if anyone would like to attend. There is also a meeting on April 3, 2014 with the stakeholders from the farming community to discuss the Centralina Council of Government's fourteen county regional growth plan.

Everette Medlin stated that the Board would like to thank everybody for coming out tonight and appreciates everyone's concerns on the issues we are working on.

ITEM NUMBER SEVEN

Adjournment

Motion was made by Roger Stanton and seconded by Chris Duggan to adjourn.

The meeting adjourned at 8:43 p.m.