

January 5, 2016

The Union County Planning Board met in regular session on Tuesday, January 5, 2016, 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: Everette Medlin, Chris Duggan, Don Fisher, Patrick Harrison, Roger Stanton, Robert Traficanti, Russell Wing

ABSENT: Clint Laster, Sean Maher

ALSO PRESENT: Richard Black, Lee Jenson, Brian Matthews

ITEM NUMBER ONE

Call to Order

Chairman Everette Medlin called the meeting to order.

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 Don Fisher to approve the agenda. The vote was 7 to 0.

ITEM NUMBER FOUR

Approval of the November 3, 2015 Minutes

Motion was made by Roger Stanton and seconded by Patrick Harrison to approve the November 5, 2015 Minutes. The vote was 7 to 0.

ITEM NUMBER FIVE

Text Amendment Union County Development Ordinance, requesting Section 35.040.E of the Union County Development Ordinance, Suburban Home Occupations, be amended to add language as follows, "An animal care or boarding business will be allowed as a home occupation.

Proposed New Subsection 35.040-E (14): An animal care or boarding business will be allowed solely as a home occupation if such business meets the following criteria:

- (a) Only dogs may be boarded. This prohibition, however, shall not affect equestrian activities allowed under Section 1.050-A of the UDO;
- (b) The parcel on which the home occupation is situated is zoned R-40 or higher with at least 5 acres.
- (c) No outside kennels may be used;
- (d) No dog shall be allowed to remain outside the parcel's residential structure overnight;
- (e) No more than 15 guest dogs may be boarded at a time;
- (f) The home occupation complies with all other applicable ordinances, including the Union County Animal Control Ordinance.

The applicant was not present at the meeting so the Board decided to move on to Agenda Item Six at this time to see if the applicant does show up.

Several residents from Deerfield Plantation in Waxhaw came up to speak to the Board about the animal boarding business being allowed as a home occupation and wanted them to know that they did not want this to get approved because the applicant has been running this business illegally for the last two years and it needs to be shut down.

Brian Matthews stated to the residents that just to make them aware this was not a Public Hearing about this matter but it was going to be going to the Board of Commissioners for a Public Hearing in February and that they would have a chance then to speak to the Board about their concerns.

Motion was made by Chris Duggan and seconded by Don Fisher to deny the Text Amendment as presented and that the Applicant was not present. The vote was 7 to 0.

ITEM NUMBER SIX

Text Amendment Union County Development Ordinance, requesting Section 35.040.E of the Union County Development Ordinance, Suburban Home Occupations, be amended to add language allowing outdoor storage on parcels 200,000 square feet or greater.

Wes Faulk Attorney representing Joel & Teresa Barbee came up to speak to Board about the proposed Text Amendment and answer any questions they may have.

Wes Faulk stated that his clients wanted to ask the Board to allow two outdoor storage buildings on property 200,000 square feet or greater in R-40 zoning containing at least 5 acres and each building not to exceed 1,000 square feet and to allow 20% of the storage for materials, parts and products.

Brian Matthews stated that there should be a buffer around the storage area and a 50' setback from the property line on the side and the rear and a 75' setback from the property line if the storage building was one the front of the property.

Motion was made by Roger Stanton and seconded by Chris Duggan to approve the Proposed Text Amendment as presented by the Applicants. The vote was 7 to 0.

ITEM NUMBER SEVEN

Planning Staff Report

No Staff Report

ITEM NUMBER EIGHT

Brief Comments

ITEM NUMBER NINE

Adjournment

The meeting adjourned at 8:15 p.m.