

November 4, 2008

The Union County Planning Board met in regular session on Tuesday, November 4, 2008, 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, with Chairman Robert Allen presiding.

PRESENT: Russell Cox, Everette Medlin, Robert Allen, Don Kerr, Christa Boggs, Richard Simpson, James Howie, Charles Greene, Dan Wooten

ABSENT: William McGuirt, Andy Williams

ALSO PRESENT: Richard Black, Roger Horton

ITEM NUMBER ONE

Call to Order

The Chairman called the meeting to order at 7:00 p.m.
Charles Greene was made a voting member at this time.

ITEM NUMBER TWO

Additions and/or Deletions to the Agenda

None

ITEM NUMBER THREE

Approval of the Agenda

Motion was made by Dan Wooten and seconded by Richard Simpson to approve the agenda.
The vote was 9 to 0.

ITEM NUMBER FOUR

Approval of the October 7, 2008 minutes

Motion was made by Don Kerr and seconded by James Howie to approve the October 7, 2008 minutes. The vote was 9 to 0.

ITEM NUMBER FIVE

Preliminary Plat Review of Carmel on Watson Subdivision, for Triple T Builders, containing 58.98 acres with 49 lots, located off Watson Church Rd. (S.R. # 1643) being within Goose Creek Township.

Randy Tucker, developer/ owner of Triple T Builders, spoke to the Planning Board about the APFO and how it was going to effect his plans for the subdivision.

Lee Jenson also spoke to the board about the APFO for this subdivision.

STAFF RECOMMENDATIONS:

FAVORABLE, WITH COMMENTS

The following comments have been received from various review agencies:

Union County Stormwater – No 100 year flood prone area.

Department of Transportation – The plans are in conformance with NC Department of Transportation Minimum Standards for Subdivision Roads.

County Schools – This development will be in the current New Salem Elementary, Piedmont Middle, and Piedmont High School districts. Both Piedmont Middle and Piedmont High are presently below capacity. The proposed development, even when fully built out would not bring either of these schools up to its rated capacity, assuming the currently accepted student generation rate. However, New Salem Elementary is currently above capacity. This development will add to current over-capacity problems, such as mobile classrooms, inadequate capacity for food service and restroom facilities, rationing of access to the library, insufficient parking and queuing space for parents to safely deliver or pick up their children, and inadequate planning/meeting space for additional staff.

Public Works Department – Union County sewer is not available. County water is available on Watson Church Road. There is a maximum of five(5) taps per parcel or a total of ten (10) taps for the two parcels making up this development. County water will service Lots 3-10 and 20-21. The remaining lots will be required to be served with individual wells at this time.

Health Department – Will closely monitor this development relative to on-site wastewater disposal and assist with placement of private individual wells as necessary.

Planning Department – The plat should be approved with the following comments being met when filing for final plat approval:

1. Developer shall be responsible for receiving written approval from the Union County Public Works Department on water improvements (only 10 water taps at this time).
2. Developer shall post a 15% road maintenance security in accordance with Section 83(b), as well as a construction guarantee equaling 125%, if necessary, when submitting the final plat.
3. Any on-site disposal shall be delineated according to Section 180 of the Union County Land Use Ordinance.
4. The final plat shall be submitted in digital format.
5. Street signs must be paid for in the Union County Purchasing Department before final plat approval.
6. Adequate Public Facilities Ordinance information is listed below.

Adequate Public Facilities Staff Review

As described on the Major Development Permit Application this review is for a development identified as Carmel on Watson Subdivision. This development is in the attendance areas of New Salem Elementary, Piedmont Middle and Piedmont High. As submitted, this development will create 49 new-single family residences, which will impact the schools as follows: New Salem Elementary – 26 students, Piedmont Middle – 9 students, Piedmont High – 11 students. The current capacity of the existing schools is as follows: New Salem Elementary – 289 students,

Piedmont Middle – 1000 students, Piedmont High – 1200 students. The total existing and permitted demand on these schools is as follows: New Salem Elementary – 348 students, Piedmont Middle – 907 students, Piedmont High – 1048 students. Based on the above information this development is compliant with school capacity for the middle and high schools level only. The applicant has agreed, in order to become compliant with the APF section, to provide mitigation in the form of the developments pro rate share of facility capacity costs necessary to accommodate the demand it generates. The applicant has further agreed to phase the development such that he can only record 10 lots per year.

Based on this information staff recommends that, as long as all other requirements of the Land Use Ordinance are met, the Planning Board approve this subdivision with the following conditions*:

1. At the time of final plat approval the applicant provide the pro rata share of facility capacity costs necessary to accommodate the demand generated by the development. At the time of evaluation this is \$7,972.00 per lot.
2. Only 10 lots will be approved for final plat per year.
3. Before final plat approval a consent agreement must be approved by the Board of County Commissioners outlining the above information.

*If additional school capacity becomes available and the applicant requests a new evaluation by staff and the results of the evaluation are favorable to the applicant the conditions may be modified by staff without action required by the Planning Board.

Motion was made by Dan Wooten and seconded by Everette Medlin for a FAVORABLE WITH COMMENTS, recommendation. The vote was 9 to 0.

ITEM NUMBER SIX

Preliminary Plat Review of The Oaks @ Camden Subdivision, for Ron R. Rushing, containing 113.86 acres with 75 lots, located off Old Camden Rd. (S.R. # 1606) being within Monroe Township.

Ron R. Rushing, developer, was available to answer questions from the Planning Board.

STAFF RECOMMENDATIONS:

FAVORABLE, WITH COMMENTS

The following comments have been received from various review agencies:

Union County Stormwater – Preliminary FIRM's indicate Richardson and Stewarts Creeks are limited detailed studied streams. Preliminary cross sections, base flood elevations and non-encroachment areas should be shown on preliminary and final plans and plats referencing the preliminary FIRM, panel number, and date. Development is subject to Article XVI Part 1 of Union County's Land Use Ordinance, and North Carolina Division of Water Quality's Post-Construction Regulations. A study may be needed to determine impacts to Lots 41-43.

Department of Transportation – No comment has been received.

County Schools – This development will be in the current Unionville Elementary, Piedmont Middle and Piedmont High School districts. Both Piedmont Middle and Piedmont High are presently below capacity. The proposed development, even when fully built out, would not bring either of these schools up to its rated capacity, assuming the currently accepted student generation rate. However, Unionville Elementary is currently above capacity. This development

will add to current over-capacity problems, such as mobile classrooms, inadequate capacity for food service and restroom facilities, rationing of access to the library, insufficient parking and queuing space for parents to safely delivery or pick up their children, and inadequate planning/meeting space for additional staff.

Public Works Department – County sewer is not available. At this time, Union County Public Works is not issuing any water availability letters for more than 5 taps that fronts along the existing watermain on Old Camden Rd until such time the Union County Commissioners adopt an alternate water allocation plan.

Health Department – Will closely monitor this development relative to on-site wastewater disposal, and assist with placement of private individual wells.

Planning Department – The plat should be approve with the following comments being met when filing for final plat approval:

1. Developer shall be responsible for receiving written approval from NC Department of Environment and Natural Resources on the sedimentation/erosion control plants, NC Division of Water Quality on storm water, and the NC Department of Transportation on road profiles.
2. Developer shall post a 15% road maintenance security in accordance with Section 83(b), as well as a construction guarantee equaling 125%, if necessary, when submitting the final plat.
3. Any on-site disposal shall be delineated according to Section 180 of the Union County Land Use Ordinance.
4. The final plat shall be submitted in digital format.
5. The street signs must be paid for in the Union County Purchasing Department before final plat approval.
6. Adequate Public Facilities Ordinance information is listed below:
7. The Union County Storm Water Dept. must approve the FIRM flood plans delineations/study.

Adequate Public Facilities Staff Review

As described on the Major Development Permit Application this review is for a development identified as Oaks at Camden. This development is in the attendance areas of Unionville Elementary, Piedmont Middle and Piedmont High. As submitted, this development will create 80 new single-family residences, which will impact the schools as follows: Unionville Elementary – 42 students, Piedmont Middle – 15 students, Piedmont High – 18 students. The current capacity of the existing schools is as follows: Unionville Elementary – 670 students, Piedmont Middle – 1000 students, Piedmont High – 1200 students. The total existing and permitted demand on these schools is as follows: Unionville Elementary – 840 students, Piedmont Middle – 907 students, Piedmont High – 1048 students. When adjacent elementary capacity is added to the subject elementary attendance area capacity the available capacity increases to 373. This makes this development compliant with the APF section.

Based on this information staff recommends that, as long as all other requirements of the Land Use Ordinance are met, the Planning Board approve this subdivision with the following conditions*:

Motion was made by Don Kerr and seconded by Christa Boggs, for a FAVORABLE WITH COMMENTS, recommendation. The vote was 9 to 0.

ITEM NUMBER SEVEN

Planning Staff Report (Work in Progress)

Mr. Black reminded the board about the Land Use Plan meeting on 11-20-08 at 5:00.

ITEM NUMBER EIGHT

Brief Comments

There were no comments.

ITEM NUMBER NINE

Adjournment

The Chairman adjourned the meeting at 7:45 p.m.