

## August 24, 2009

The Union County Planning Board met in a work session on Monday, August 24, 2009, at 7:00 p.m. in the Personnel Training Room, Room 131, located on the First Floor of the Union County Government Center, 500 North Main Street, Monroe, NC, to review, discuss and comment on the Future Land Use Plan section of the draft 2025 Comprehensive Plan.

**PRESENT:** Kathy Broom, John Darsey, Mark DiBiasio, Patricia Freeman, Jeff Gerber, Scott Heslink, Jim King

**ABSENT:** Jerry Nolan, Thomas Steffen

**ALSO PRESENT:** Richard Black

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

Mr. Black reviewed with the Board the major differences between the “existing” Land Use Plan and the “proposed” Land Use Plan.

Jeff Gerber stated he would like to know what were the comments from the Town of Fairview and the Town of Unionville about the Land Use Plan. Mr. Black stated that a public input meeting was held at the Union County Ag Center in September of 2008. Representatives from Wingate, Marshville, Fairview, Stallings, Indian Trail, and Monroe were present at that meeting and were in general agreement with proposed plan with some additions to the plan. All the suggestions from the towns were incorporated into the revised plan. No one from the Town of Unionville was at the meeting, but the Town of Fairview was supportive of the plan.

There was a lot of discussion among the Board identifying all the commercial and industrial areas in the County.

Jim King stated that the County some years ago tried to rezone land along Highway 75 near Waxhaw to the state line to be zoned industrial and land to be zoned commercial at the intersection of Cuthbertson Road and Highway 16 but the Town of Waxhaw annexed most of that land.

There was discussion among the Board of all the doughnut holes that were left in the county that the towns did not annex.

## **August 24, 2009**

The Union County Planning Board met in special session on Monday, August 24, 2009, at 8:45 p.m. in the Personnel Training Room, Room 131, located on the First Floor of the Union County Government Center, 500 North Main Street, Monroe, NC, to discuss stormwater management approval for Marvin Ridge School.

At 8:45 pm, the Board went into special session to discuss stormwater management approval for Marvin Ridge School.

Jim King stated a public hearing was held on August 11, 2009 by the Board of County Commissioners to discuss the proposed Text Amendment by the Planning Board. He stated that the Board of County Commissioners were not supportive of the Planning Board's recommendation requiring the Union County Public Schools to get a Major Development Permit for all new schools being built in the County.

The Board of County Commissioners recommended that the School Board Facilities committee and the Planning Board try to work together and come up with a Memorandum of Understanding.

Kathy Broom stated that she did not like how the Planning Board was treated by the Schools and that the Schools were not willing to take responsibility for what happened with the Marvin Ridge School issue.

The Planning Board had requested that Don Hughes come before the Planning Board to discuss the issues associated with Marvin Ridge School but he would not attend the meeting.

Jim King stated he could not speak for all of the Planning Board but would like to do the MOU as long as it was similar to the Major Development Permit and that the Board would know about any new schools being built and they would come before the Planning Board.

Mark DiBiasio stated that the Schools wanted to meet with the Planning Board to discuss the MOU on September 8th.

Motion was made by Mark DiBiasio to have the meeting with the schools on September 8<sup>th</sup> and that only a few members of the Board should attend. The motion failed for a lack of a second.

Motion was made by John Darsey and seconded by Kathy Broom that everyone on the Board that wants to come to the meeting can come but it was not a required meeting and that this meeting was for informational purposes only and no action would be taken. The vote was 5 to 2.

Motion was made by Jeff Gerber to designate one member to choose 4 members to speak at the meeting. The motion was withdrawn.