

## September 28, 2009

The Union County Planning Board met in a work session on Monday, September 28, 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, Jim King

**ABSENT:** Scott Heslink, Jerry Nolan, Thomas Steffen

**ALSO PRESENT:** Richard Black

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

The Board completed their discussion of the northwest and southwest quadrants with no changes to these areas of the Land Use map. The Board began discussion of the northeast quadrant map of the Land Use Plan. The eastern side of the County has not experienced the growth like the western side of the County.

Consensus was reached by the Board to reduce the size of the proposed medium density residential (1-2.5 DU/Acre) area north of Wingate and Marshville. The Board suggested the north boundary for medium density area should run along Olive Branch Road. There was also agreement to indicate the need for a future county park and wastewater treatment plant by placing symbols for each one on the map. There was discussion among the Board about Legacy Park that is identified on the Land Use Plan maps. The Boards agreed to continue discussion on Legacy Park at the next scheduled work session.

## **September 28, 2009**

The Union County Planning Board met in special session on Monday, September 28, 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 started their special meeting to discuss stormwater management approval for Marvin Ridge School.

Chairman King read to the Board the recommendations from the Union County Public Schools Facilities Committee meeting with the Planning Board on September 8, 2009.

Chairman King read to the Board all of the violations from the State for Marvin Ridge School and that the Schools were responsible for this and they did nothing.

John Darsey stated that the Schools act like they can do what they want to do and not have to answer to anyone.

Mark DiBiasio stated the Schools have acknowledged the mistakes and issues concerning Marvin Ridge School and that implementing this checklist and guidelines would help try to come to a compromise with the Planning Board.

Kathy Broom stated that she thought the Planning Board had come to an understanding with the Schools about this issue and that she wanted a copy of the guidelines and checklist before she would vote on anything.

A call to question was made by John Darsey and seconded by Jim King. The vote was 6 to 0. Motion was made Jim King and seconded by John Darsey to turn what the schools proposed down and the Planning Board will stay with the original position to require a Major Development Permit and if the Schools Facility committee wants to negotiate further that the Board would be willing to do that. The vote was 4 to 2.

Mark DiBiasio stated that he totally disagreed with this and that the Planning Board will have no support from the Board of County Commissioners and will be left with nothing.

Jeff Gerber stated that he voted to turn this down because the schools did not get back to the Board in a timely manner and fulfill what they said they would do.

Kathy Broom stated that the Planning Board and the Schools could have worked this out and that if the Schools did not follow the rules then they would have to answer to the Board of County Commissioners.