

September 6, 2011

The Union County Planning Board met in regular session on Tuesday, September 6, 2011, at 7:00 p.m. in the Union County Board of Commissioner's Old Board Room, located on the Ninth Floor of the Union County Government Center, 500 North Main Street, Monroe, NC, 28112.

PRESENT: Frank Aikmus, Jeff Gerber, James Howie, Russell Wing

ABSENT: Everette Medlin, Jim Thornton, Orvel Schrum

ALSO PRESENT: Richard Black, Roger Horton, Lee Jenson

ITEM NUMBER ONE

Call to Order

The Planning Board met in the Board of Commissioners meeting room on the first floor at 7:00 p.m. Motion was made Jeff Gerber and seconded by Frank Aikmus to recess this meeting and reconvene the meeting in the Board of Commissioners Old Board room on the ninth floor of the Government Center. The vote was 4 to 0.

Richard Black called the meeting to order at 7:09 p.m. Mr. Black stated that since the Chairman and Vice Chairman were absent the Planning Board by a vote had to designate a Chairman for tonight's meeting.

Motion was made by James Howie and seconded by Russell Wing to designate Frank Aikmus for Chairman. The vote was 4 to 0.

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 James Howie and seconded by Russell Wing to approve the agenda. The vote was 4 to 0.

ITEM NUMBER FOUR

Approval of the July 12, 2011 Minutes

Motion was made by Russell Wing and seconded by James Howie to approve the July 12, 2011 Minutes. The vote was 4 to 0.

ITEM NUMBER FIVE

Amendment to PUD-6 Permit #000001 Longview South LLC (Children's Lighthouse Learning Center)

Richard Black reviewed with the Board the amending process for a PUD-6 Permit and pointed out that this part of the parcel was designated as a bank site in the 2007 PUD Permit. The proposed amendment before the Planning Board tonight would change the site to a daycare center. Mr. Black also stated that this change would also create a minor subdivision on this parcel of land and the Board would have to make a determination on the parking requirements.

John Davis with Children's Lighthouse came up to speak to the Board. Mr. Davis stated that this daycare center is going to be 12,207 square feet and would have 213 children and 25 employees. This daycare will operate from 6:30 a.m. to 6:30 p.m. Monday thru Friday. Mr. Davis stated he has all the approvals from the state and would like to have the Board's approval on having less parking spaces than the Land Use Ordinance requires. Most of the parking spaces will be for the employees because most of the time the only traffic the daycare will have is when the children are being dropped off in the morning and picked up in the afternoon.

Mr. Davis stated that his company had built the same type of daycare in Lake Park and it has done well in that community with less parking.

Lee Jenson stated that it was just going to be more cost to the developer to put in more parking spaces that the Ordinance requires when it is not needed.

Jeff Gerber asked John Davis if there had been any negative feedback on having this daycare going there from the community? Mr. Davis said no he has not.

The Board took a five minute recess at this time 7:37 p.m. and then called the meeting back to order at 7:42 p.m.

Motion was made by Russell Wing and seconded by James Howie to adopt the 36 parking spaces for the Children's Lighthouse Learning Center. The vote was 4 to 0.

Richard Black read to the Board the Planning Directors Report on the Text Amendment #000001 Children's Lighthouse Learning Center.

Planning Director's Report
Major Development Permit Application
Amendment to PUD Permit – 000001
Major Development Permit # 35
Develop a Children's Lighthouse Learning Center To Replace Bank and
Approve a Minor Subdivision
Tax Parcel 06201007(partial)

The Planning Director and the appropriate staff have reviewed John D. Davis' Application for a Major Development. The Planning Director submits this report pursuant to Section 56 of the Union County Land Use Ordinance.

Based on John D. Davis' application, it appears that the Children's Lighthouse Learning Center (daycare center) development is in compliance with all applicable requirements of the Ordinance and the approved List of Conditions for PUD Permit-000001 as follows:

1. The application is complete and is in compliance with Section 49. All applicable information set forth in Appendix A and all permits/approvals requested in order to evaluate the proposed development have been provided.
2. The proposed development is in compliance with the regulations applicable to B-2 zoning with that portion of the PUD (Section 138).
3. The proposed development is in compliance with Sections 15, 135, 136, 138 and 159 which require that nonresidential uses in a PUD must be integrated, well-planned, and primarily residential in nature. This integration into a primarily residential area is achieved in many ways: (1) type of use – daycare center building provides a service needed by the surrounding residential areas; (2) size and scale of the use – daycare building (12,207 sq. ft.) and no structure over 35 feet in height; (3) design of the use – building has sloped shingle roof face brick, saddle tan split face concrete block and stucco trim; and (4) Sidewalks – 5 foot-wide concrete sidewalks linking this development to surrounding residential developments and other commercial developments. Under NCDOT guidelines, no traffic study is required due the relatively small size of the proposed development.
4. The proposed development is in compliance with the List of Conditions for PUD Permit – 000001 approved by the Union County Planning Board on April 1, 2004.
5. Section 292 (Flexibility in Administration Required) allows the permit-issuing authority to permit deviations in the parking standards set forth in Section 291(e) and may allow less parking whenever it finds the parking requirements are in far excess of its needs. The permit-issuing authority is permitting less parking (36 spaces) due the operational characteristics of the daycare centers which generally designs parking lots to accommodate the number of cars which will be dropping off children for a period of one (1) hour. Actual parking use documentation was provided on similar size Children's Lighthouse Centers in the area, including the Lake Park center which was completed in 2009. The reduction in the number of parking spaces will also result in less impervious cover and provide more land for open space (play areas). The deviation from the presumptive parking requirements will be entered on the face of the permit with the reasons for allowing the deviation.

Recommendation:

It is recommended that John D. Davis' Application for a Major Development Permit (amendment to PUD Permit – 000001) be granted because the application is complete, all permits/approvals requested were provided, the application for proposed development complies with the B-2 zoning regulations and all other requirements of the Union county Land Use Ordinance, this proposed nonresidential development complies with PUD zoning regulations as it is part of an integrated and

well-planned, primarily residential development, and the proposed development meets all the conditions listed in the approved PUD Permit -00001.

Motion was made by Jeff Gerber and seconded by James Howie to approve the Text Amendment #000001 Children's Lighthouse Learning Center to replace the proposed Bank location and approve the minor subdivision. The vote was 4 to 0.

ITEM NUMBER SIX

Planning Staff Report (Work In Progress)

Mr. Black stated that staff has been preparing Request for Proposals for the US-74 Corridor Revitalization Study and the Unified Development Ordinance. The US-74 Study has received an additional \$20,000 from MUMPO and the total amount of funds committed to the Study is now \$180,000. Staff has also been working with Indian Trail and Monroe to create an Area Planning Process for areas around the Monroe Connector/Bypass interchanges.

ITEM NUMBER SEVEN

Brief Comments

Jeff Gerber	No Comment
Frank Aikmus	No Comment
James Howie	No Comment
Russell Wing	No Comment

ITEM NUMBER EIGHT

Adjournment

Motion was made by James Howie and seconded by Russell Wing to adjourn.

The meeting adjourned at 7:45 p.m.