



Land Use Board Special Meeting April 8, 2025 Meeting Minutes

The Union County Land Use Board met in special session on April 8, 2025, at 6:00 p.m. in the Union County Human Resource Training Room, 1st Floor Board Room, 500 N. Main Street.

Present: Chairman Darren Greene, Vice Chair Rick Davis, Derrick Austin, Dion Edwards, Doug McClew, Mark Tilley and alternate Charles Walkup, Jr.

Also Present: Planning Director Lee Jenson, Senior Planner/Zoning Administrator Jim King, Planner Janet Wolfe, and Land Use Board Clerk Amy Griffin.

Call to Order: Chairman Darren Greene called the meeting to order.

(a) Pledge of Allegiance and Moment of Reflection: The Pledge of Allegiance was said and Dion Edwards gave the prayer.

Establish Voting Members: Chairman Darren Greene said with six regular members Charles Walkup Jr would also be a voting member.

Additions and/or Deletions to the Agenda: There were no changes made to the agenda. Motion: Doug McClew, Second: Vice Chair Rick Davis, Vote: seconded, and it was approved 7 to 0.

Workshop Meeting Discussion:

- **1978 Lot-of-Record Issue:**
The original ordinance, adopted in 1978, caps the number of subdivisions from a parcel based on its status at that time. This has become problematic for landowners attempting to subdivide land across generations (e.g., giving lots to children or grandchildren), especially those who've already used their allotment of lots.
- **Family vs. Developer Intent:**
Board members and participants expressed interest in creating clearer distinctions between subdivisions for family use versus commercial development. Options like "family subdivisions" used in other counties were discussed, though challenges around verification and enforcement were acknowledged.
- **Private Drives Limitation:**
Current regulations allow only two lots per private drive from a single parent parcel, which significantly restricts subdivision in areas without sufficient road frontage. This especially affects families trying to share land without building new infrastructure.

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- **Wingate's Reset Model (5-Year Cycle):**
General support was expressed for adopting a reset mechanism allowing property owners to create new minor subdivisions every 5 years, resetting the lot count rather than being permanently capped from the 1978 base date. This could benefit both families and small-scale builders.
 - **Major vs. Minor Subdivisions:**
Concerns were raised about the burden placed on small developers or families who exceed 8 lots and are required to go through the major subdivision process (sketch plan, preliminary plan, final plat, etc.). Suggestions were made to explore:
 - Flexible lot thresholds based on zoning (e.g., RA-40)
 - Infrastructure-driven criteria (e.g., stormwater, tree buffers)
 - Potential for special exceptions or waivers when appropriate
 - **Emergency Access & Private Roads:**
Limits on lots accessed via private roads are in place due to emergency service access concerns. The board discussed options such as setting a maximum of four lots or requiring spacing standards or upgraded easements.
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Action Items:

- **Staff Tasks:**
 - Draft subdivision reset language (inspired by Wingate model)
 - Coordinate with Jonathan Meeks to gather and review sample ordinances from other jurisdictions
 - Research and report on how other counties manage resets and private drives
- **Next Meeting Focus:**
 - Deeper discussion on private drive limitations and standards
 - Consider whether current two-lot limits are appropriate or need adjustment

Close: With no further discussions, Doug McClew a motion to adjourn and Vice Chair Rick Davis seconded. It passed unanimously. The meeting adjourned at 7:10 pm.