

**Union County
Government**

EST. 1842

UNION COUNTY 2050 IMPLEMENTATION COMMITTEE RECOMMENDATIONS – SCHOOL SITING

NOVEMBER 4, 2024



• **BACKGROUND**


- Comprehensive plan adopted in August 2021
- Plan identified several issues that required developing new policies or ordinance language
- Board appointed specific committees responsible for developing strategies to address one of six issues
 - Committees Recommendations: June 2022
 - Planning Board Recommendations: August 2022
 - BOCC discussion: September 2024
- Approval process:
 1. Specific committee makes a recommendation
 2. Planning board evaluates and makes its own recommendation (approve, modify, or deny)
 3. Board of Commissioners approves, amends and approves, or denies recommendations

• ACTION TONIGHT

- Review and discuss proposed strategies
- Approve or deny specific strategies
- Table those strategies that require additional information

- No text amendments are proposed tonight– waiting on complete list of directions from BOCC

SCHOOL SITING RECOMMENDATIONS

School Siting					
2050 Comprehensive Plan Linkage	Recommendations	Implementation	Voting		
			Committee	Planning Board	County Commissioners
	Require two or more driveways into school sites	Text Amendment	100%	80%	
	Require a special use permit	Text Amendment	100%	80%	
	Increase buffers to 75 ft of undisturbed natural area from the main access road	Text Amendment	100%	80%	
	Increase buffers to 50 ft of undisturbed natural area for side and rear part of site	Text Amendment	100%	80%	
	Advocate for modification of GS 136-18 to remove the NCDOT responsibility to pay for road improvements as part of County's legislative agenda	Advocacy	100%	80%	
	Allow natural surface play areas in the 50 ft side and rear buffer areas	Text Amendment	100%	80%	
	Require sidewalks for all new schools	Text Amendment	N/A	80%	
	Allow schools on only certain classification of roads	Text Amendment	0%	N/A	
	Require schools provide some form of transportation service	Text Amendment	0%	N/A	

• SEPT 16, 2024 BOCC QUESTIONS AND FEEDBACK

- Support for following amendments:
 - Require two or more driveways into school sites
 - Increase buffers to 75 ft of undisturbed natural area from the main access road*
 - Increase buffers to 50 ft of undisturbed natural area for side and rear part of site*
 - Advocate for modification of GS 136-18 to remove the NCDOT responsibility to pay for road improvements as part of County's legislative agenda
 - Allow natural surface play areas in the 50 ft side and rear buffer areas

*Initial support for buffers, however, the Board wanted more information on the impact to smaller schools

• SEPT 16, 2024 BOCC QUESTIONS AND FEEDBACK

- Outstanding Issues

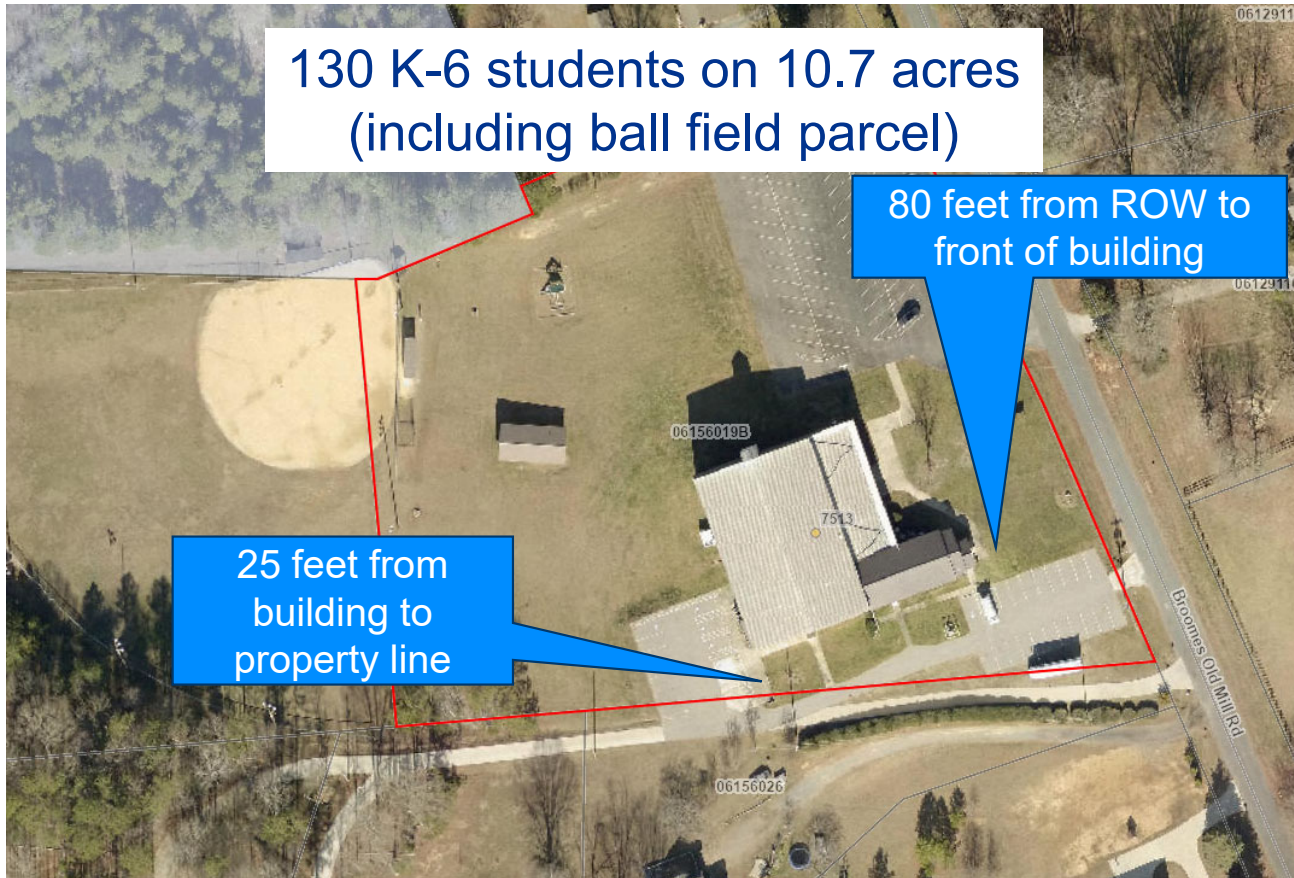
- Initial support for buffers, however, the Board wanted more information on the impact to smaller schools
 - Increase buffers to 75 ft of undisturbed natural area from the main access road – Impact on smaller schools
 - Increase buffers to 50 ft of undisturbed natural area for side and rear part of site – Impact on smaller schools
- Special use permit versus “by-right” with additional standards
- Sidewalk requirements

COMPARISON OF CURRENT AND PROPOSED SETBACK REQUIREMENTS

- Proposal is for undisturbed buffers of 75' in the front and 50' to the side and rear
- Applies to building, parking and driveway lanes
- Parking areas currently can encroach into setbacks

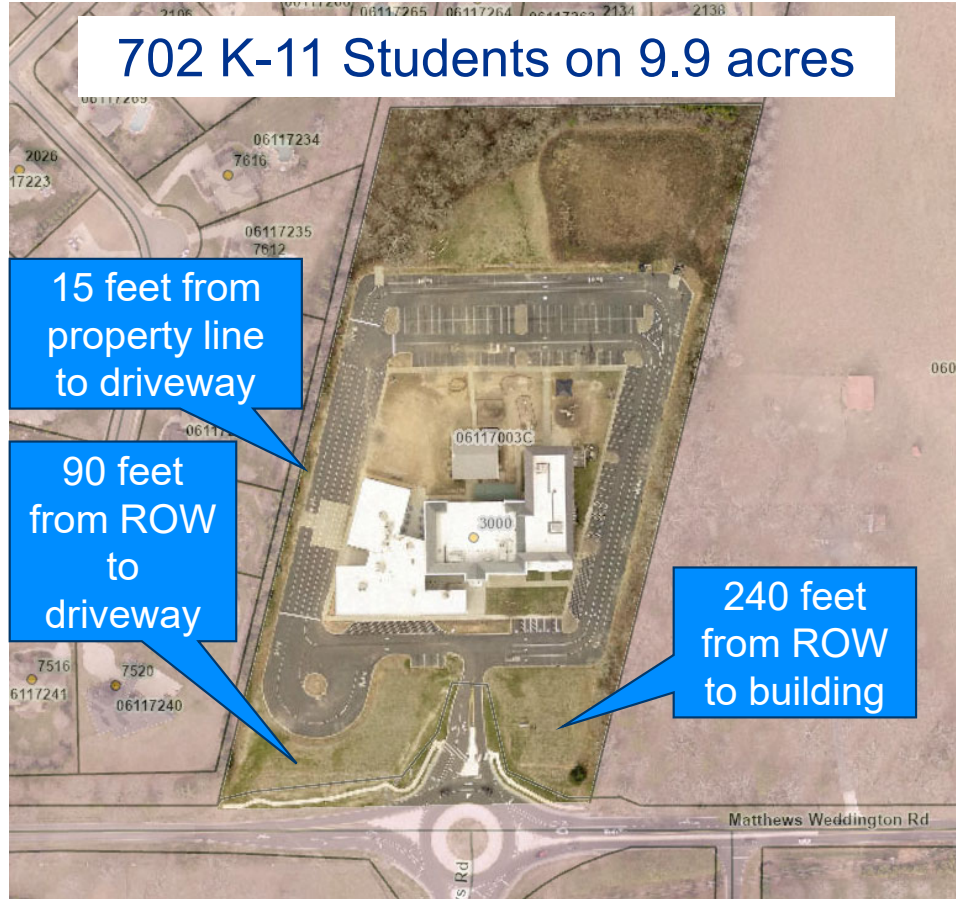
Issue	R-40/RA-40	R-20/RA-20	Business	Industrial
Front/Rear Setback	40	40	25-40	50
Side Setback	15	12	15-20	20

SMALL SCHOOL EXAMPLES

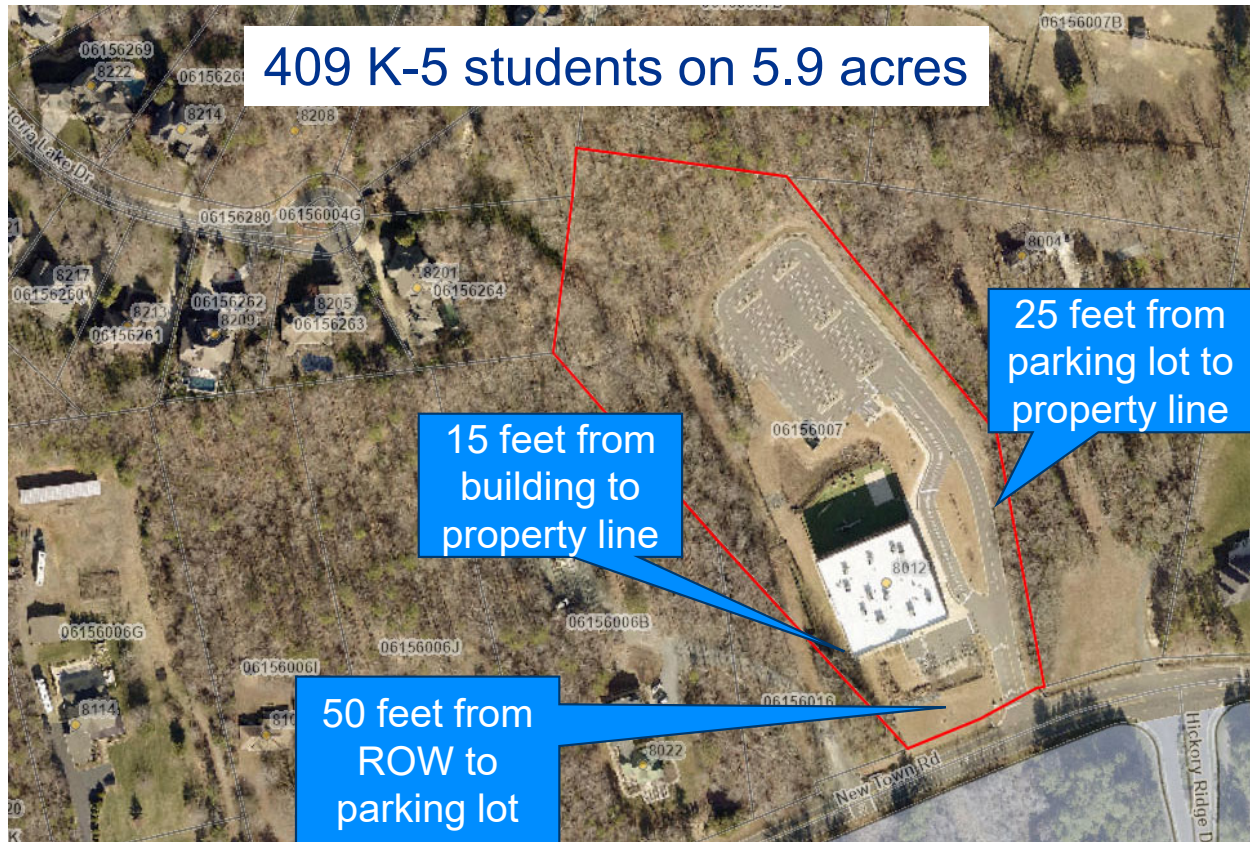


SMALL SCHOOL EXAMPLES

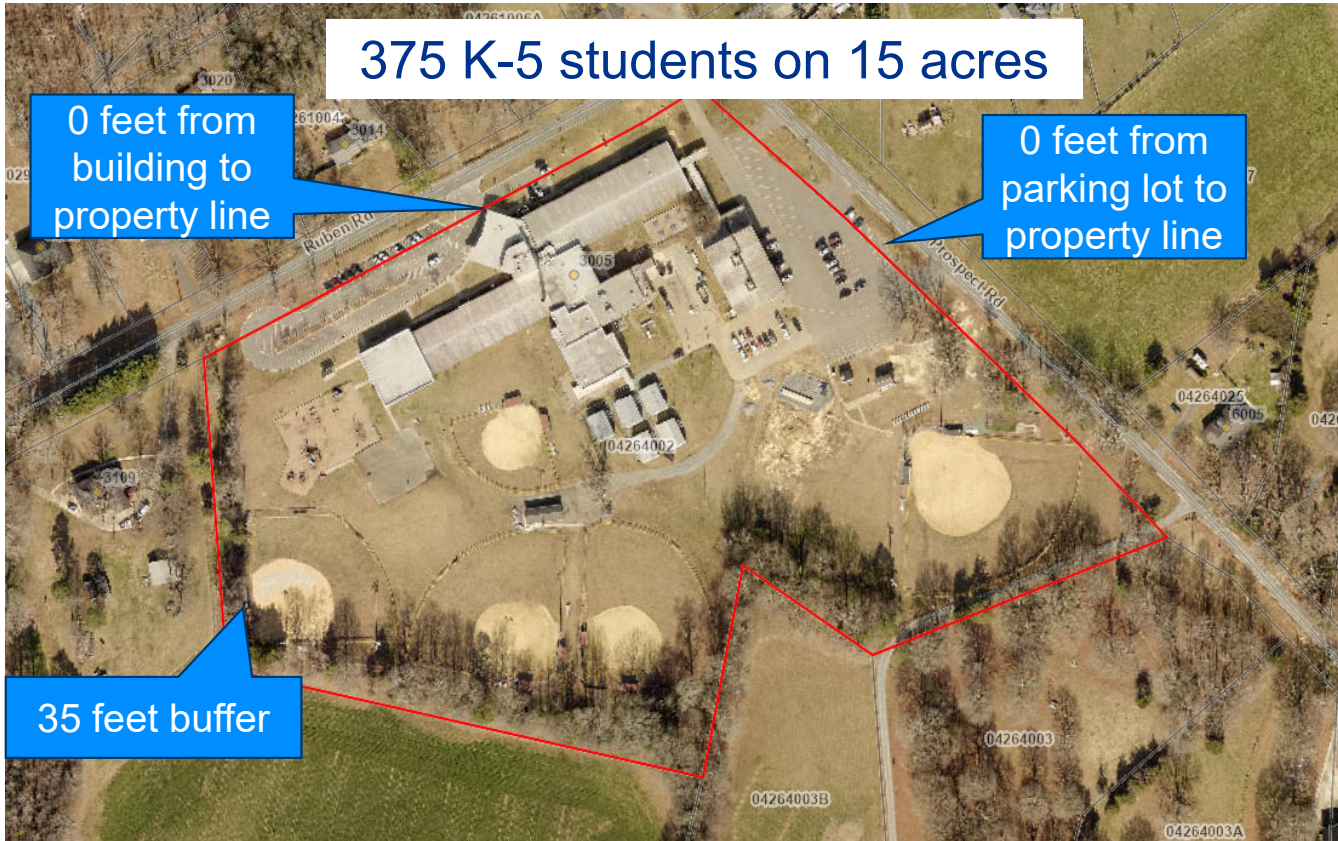
702 K-11 Students on 9.9 acres



SMALL SCHOOL EXAMPLES



SMALL SCHOOL EXAMPLES



THANK YOU!

