



Land Use Board

March 18, 2025

Meeting Minutes

The Union County Land Use Board met in regular session on March 18, 2025, at 6:00 p.m. in the Union County Government Center, 1st Floor Board Room, 500 N. Main Street.

Present: Chairman Darren Greene, Vice Chair Rick Davis, Derrick Austin, Larry Britt, Dion Edwards, Doug McClew, Mark Tilley and alternates David Brooks and Charles Walkup, Jr.

Also Present: Planning Director Lee Jenson 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 Mark Tilley gave the prayer.

Establish Voting Members: Chairman Darren Greene said with seven regular members were in attendance for the meeting.

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.

Approval of the February 25, 2025 Minutes: Motion: Mark Tilley, Second: Larry Britt, Vote: seconded, and it was approved 7 to 0.

Public Hearing:

Planning Staff Report – Text Amendment to Sections 80.070-A Minor Subdivisions Applicability and 105-130 Definitions “Lot of Record” of the Union County Development Ordinance.

Staff Contact: Lee Jenson, Planning Director

Summary of Request

These proposed text amendments deal with the number of lots that constitute a minor subdivision and how minor subdivisions are determined based on a lot of record. This amendment will lower the number of lots that constitute a minor subdivision from 8 to 5 but will reset the lot of record date to the date the text amendment is adopted and will then reset the lot of record date every 5 years.

Mr. Jensen explained to the Board that a minor subdivision is defined as one involving up to eight lots divided from a “parent parcel,” from February 14, 1978 when zoning began in Union County. This traditional framework has caused difficulties for families desiring to subdivide properties for their children, as they often reach the eight-lot cap, inadvertently forcing them into the more demanding and costly requirements associated with major subdivisions.

The proposed amendment aims to adjust the definition of a “lot of record,” allowing for a more flexible approach to minor subdivisions by changing the reference date from 1978 to a newly established date, which would be subject to revision every five years or another time span that the Land Use Board could suggest. This change hopes to relieve generational burdens that families face when dividing land amongst heirs.

Board members discussed potential ramifications, including how the changes could affect large parcels, the possibility of system misuse, access via private roads, and compliance with dimensional standards.

Public Comments:

- **Russell Tanner, 5007 Tom Starnes Rd, Waxhaw**
A local small-scale builder, Mr. Tanner, expressed concern over reducing the cap from eight to five lots, suggesting it could hurt the public and small developers. He noted that private drive issues are more pressing and referenced Lancaster County's approach, which looks back 30 years rather than resetting dates periodically.
- **Mike McGee, 4608 Carriker Rd, Monroe**
A lifelong Union County resident and business owner, Mr. McGee stressed the high cost of development and the difficulty of finding buildable lots due to soil conditions. He encouraged the Board to collaborate with developers to find practical solutions.
- **Jonathan Meek, 3808 Sincerity Rd, Monroe**
An attorney and resident, Mr. Meek offered to help organize community discussions. He emphasized the importance of thoughtful planning and shared personal experiences navigating the land development process. It was decided that a work session will be scheduled to collaborate with county staff and others in the community to refine subdivision regulations.

Planning Staff Report: Lee Jensen let the Board know the min storage rezoning at Tarlton Mill had been approved. Gold Branch withdrew their rezoning application prior to the meeting. As a result of the timing of their withdrawal, under Union County policy they must wait one year before resubmitting any application.

Brief Comments: There were none.

Close: With no further discussions, Doug McClew a motion to adjourn and Vice Chair Rick Davis seconded. It passed unanimously. The meeting adjourned at 7:02 pm.