

**Union County
Government**

EST. 1842

UNION COUNTY 2050 SCENARIO INPUT

July 2020



2050

• WHAT IS A COMPREHENSIVE PLAN?

A Comprehensive Plan is a guide to the County's future.

The Comprehensive Plan will inform current and future decision makers where we are now, where we want to go, how we intend to get there, and who will help us along the way.

More specifically, it will:

- define the County's biggest assets and challenges
- focus on strengthening the County's economic development efforts
- recommend the type and character of development appropriate in different parts of the County
- recommend and prioritize policies, key projects, and resources and determines implementation partners, including municipalities
- provide guidance to the County in developing and directing future capital budgets

• WHAT IS OUR VISION?

Union County in 2050 is a place defined by connections, where local governments work together on targeted issues. There are clearly communicated plans for growth and infrastructure improvements, and resources are committed to their implementation. Union County is a growing community where there is:

- Increased capacity to address education, transportation, water, public safety, and other multi-jurisdictional issues
- High-density residential, retail and employment options in designated areas
- Convenient accessibility between retail, residential, and employment land uses
- Complementary development patterns along corridors
- Preserved rural character outside of water and sewer coverage areas
- Recognition and support of agriculture as a key industry
- Enhanced community connections for arts, agri-tourism, and parks and recreation

2050

• WHAT IS THE PROCESS?

- Process started in January and will be complete by the end of 2020
- We are in the second phase – Choosing a Scenario
- The next phase is developing an overall plan that implements the adopted scenario
- The final step is asking the Union County Planning Board and Board of Commissioners approve the plan

Union County 2050 Comprehensive Plan Committee Phases and Schedule

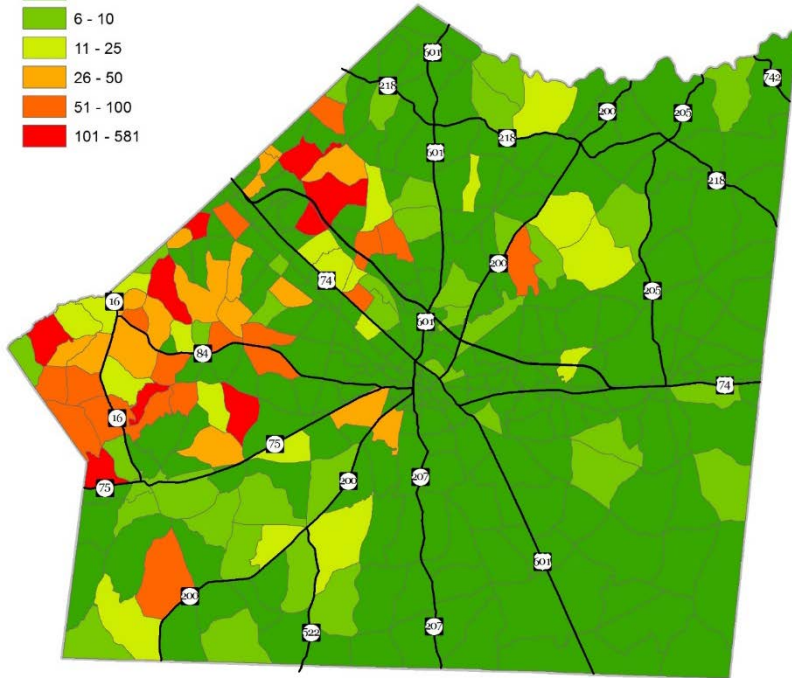
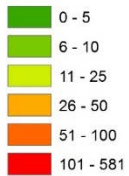
Month	January	February	March	April	May	June	July	August	September	October	November	December
Phase and Task	Visioning				Scenarios				Plan Development			
Introductions and establish schedule												
Background information												
Signs of success												
Drafting vision												
Community feedback on vision			Three community meetings									
Finalize vision				Decision made by coordinating committee								
Develop alternate scenarios												
Develop metrics for scenarios												
Community feedback on scenarios							Three community meetings					
Choose scenario								Decision made by coordinating committee				
Develop land use map												
Develop tools to implement scenario												
Develop plan text												
Community feedback on plan											Three community meetings	
Plan comments by subcommittees and recommendation by coordinating committee												Decision made by coordinating committee

Note: Schedule does not include adoption process by Union County.

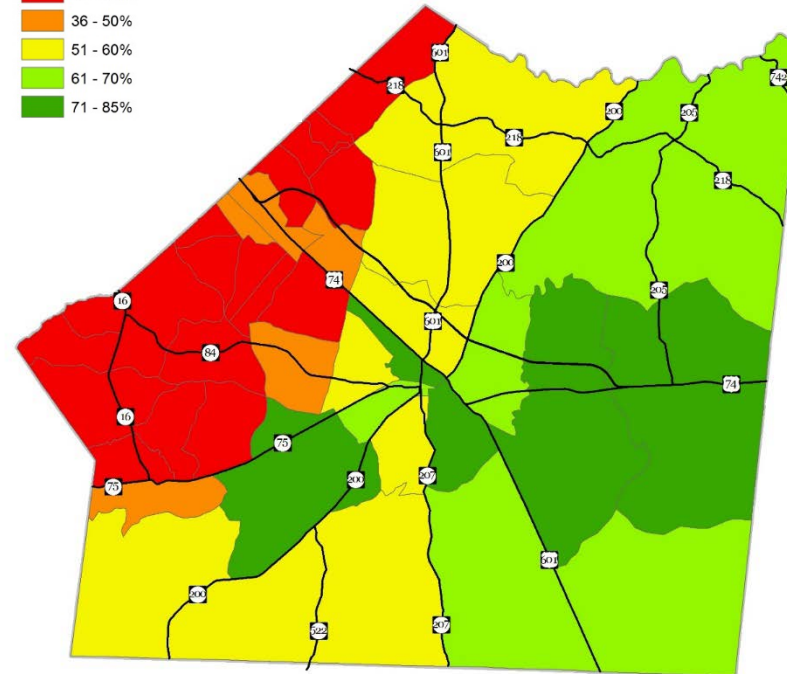
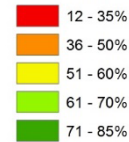
WHY UPDATE THE PLAN?

- Union County is growing and will continue to grow. **Where do we want the growth to go?**
- Union County has an imbalance of jobs and workers due to tens of thousands of residents driving out of the county every day for work.
- Growth impacts infrastructure, environment, community, business, and agriculture. **How do we balance those impacts?**

2016-2018 New Dwelling Units

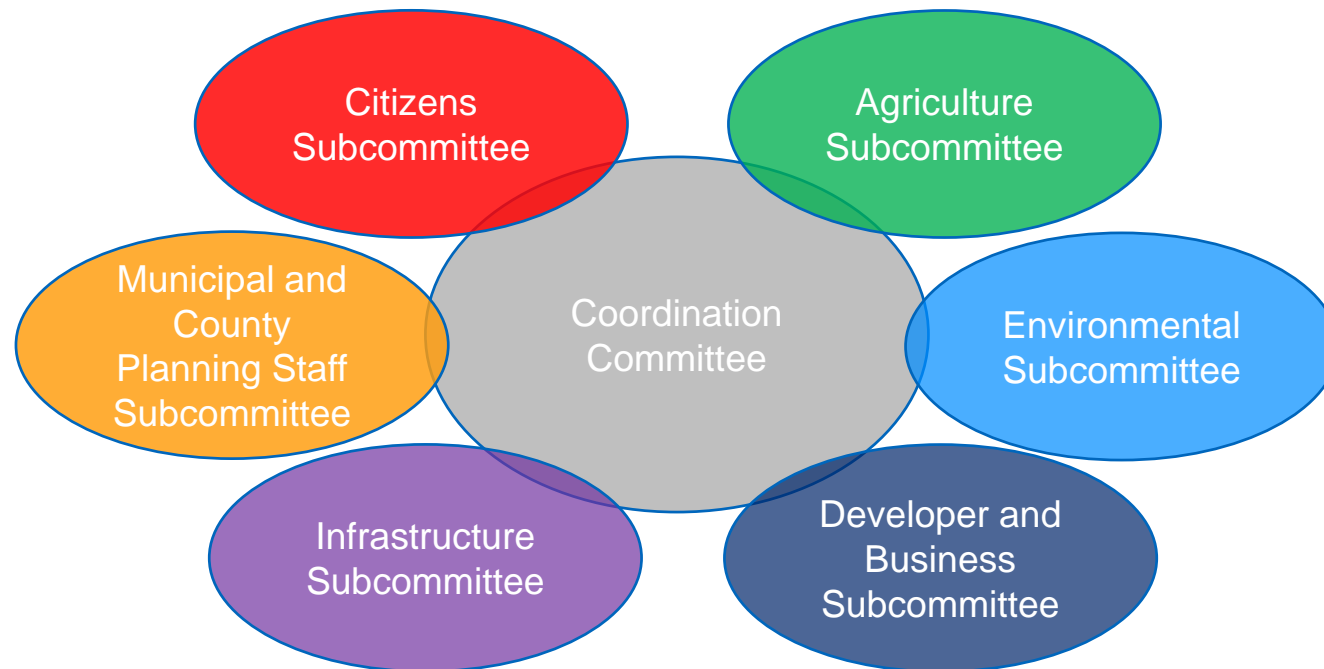


Live and Work in Union County



• WHO IS DEVELOPING THE PLAN?

- Union County Planning Department is facilitating the process
- A coordinating committee of 10 residents oversees all phases of the process
- Coordination committee is advised by five resident-led focus area sub-committees
- All meetings are monthly and open to the public

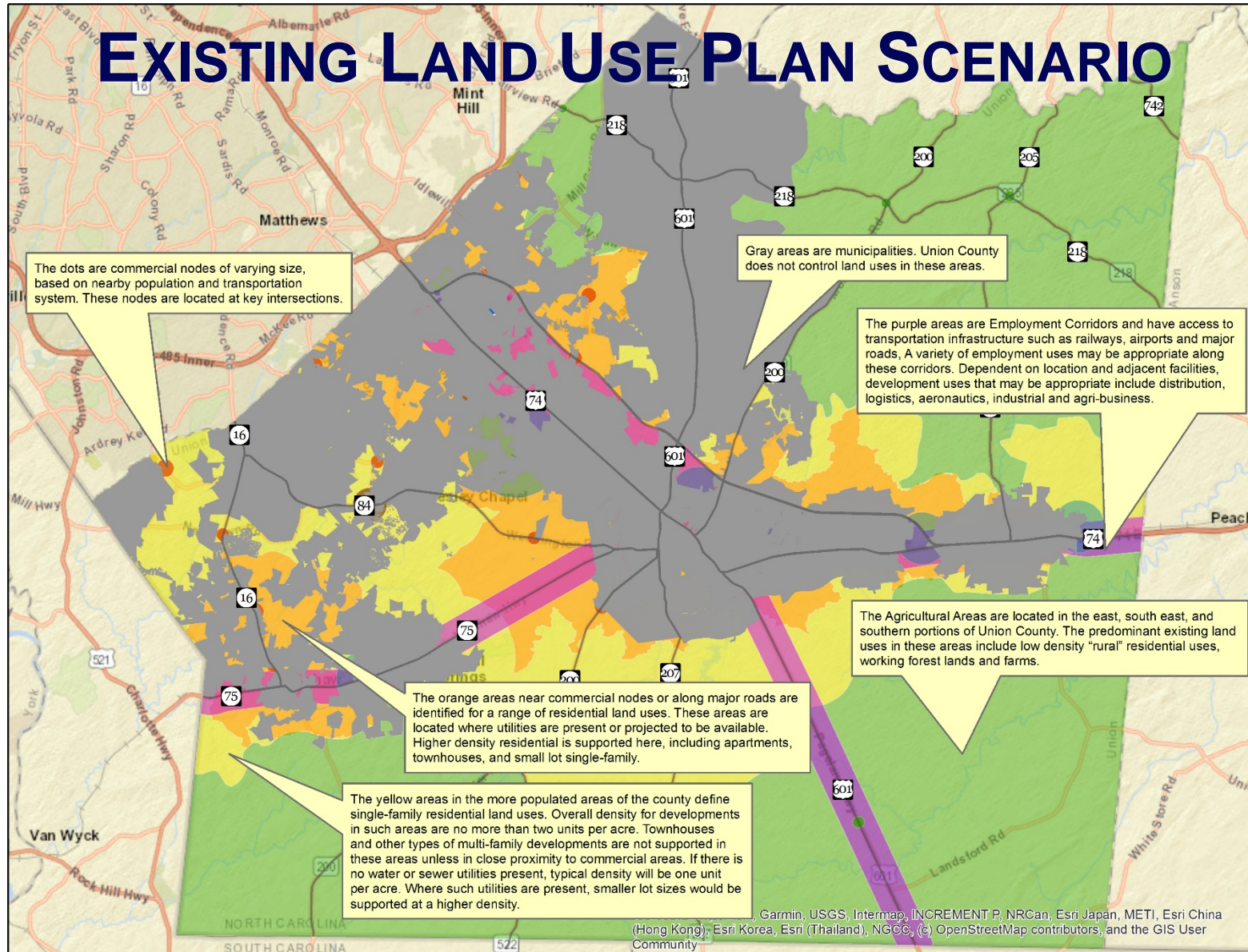


• COMPARE THE SCENARIOS

The three scenarios have different combinations of regulations, land use patterns, and new programs. Please think about the following issues when reviewing the scenarios:

- More flexibility versus concentrated areas for allowing high-density development
- Allowing commercial development in specific areas versus maintaining a quiet, residential atmosphere
- Allowing schools to locate anywhere in unincorporated Union County versus establishing siting requirements
- Additional regulations and requirements for new developments to mitigate for impacts versus limited regulatory burden
- Lower county taxes versus increased taxes to pay for transportation, recreation, environmental health, and downtown development
- Required well testing and subsidizing well remediation versus treating unsafe wells as a property owner concern
- Supporting municipal land use planning on their periphery versus maintaining county land use planning authority in unincorporated areas

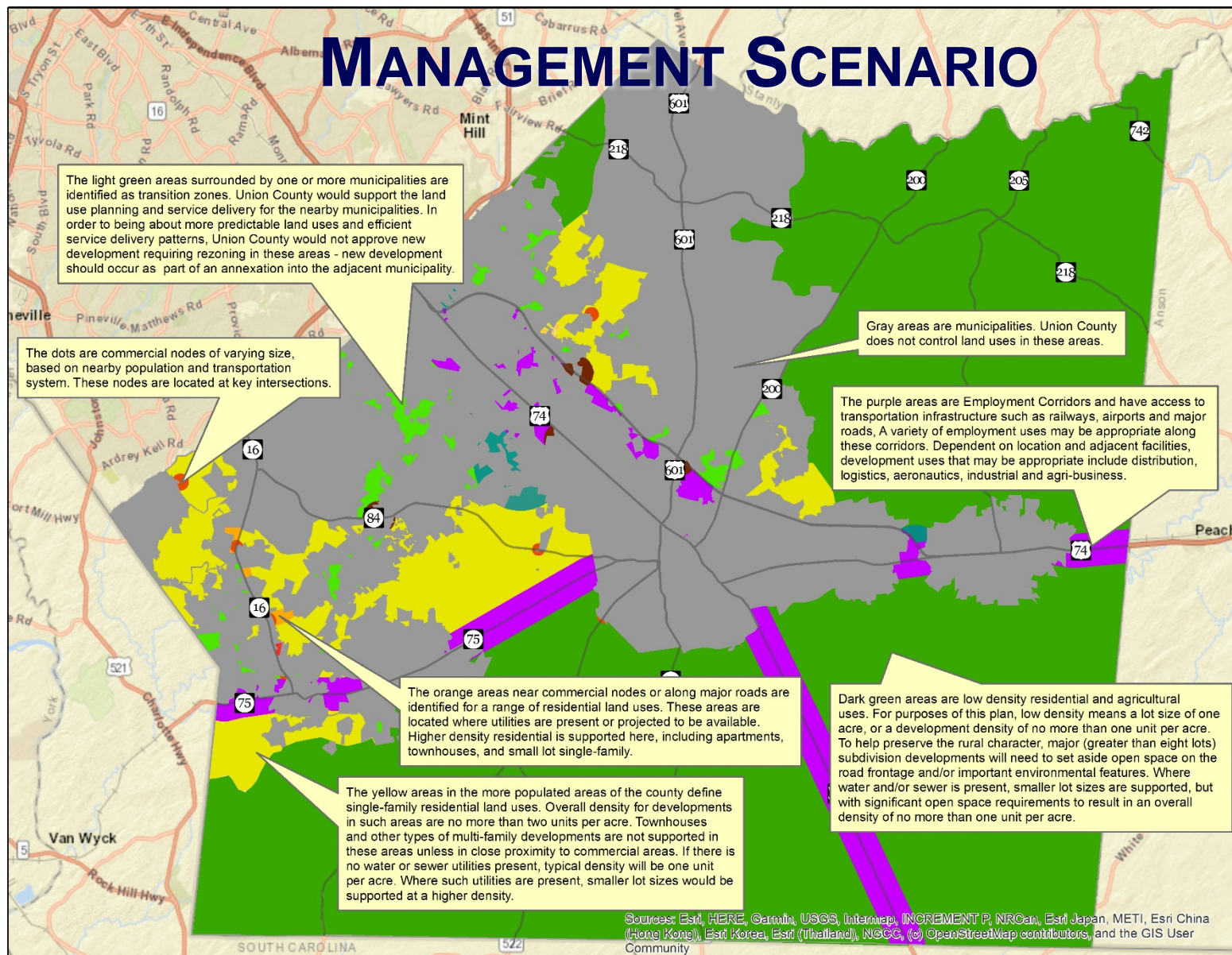
EXISTING LAND USE PLAN SCENARIO



• EXISTING LAND USE PLAN SCENARIO DETAILS

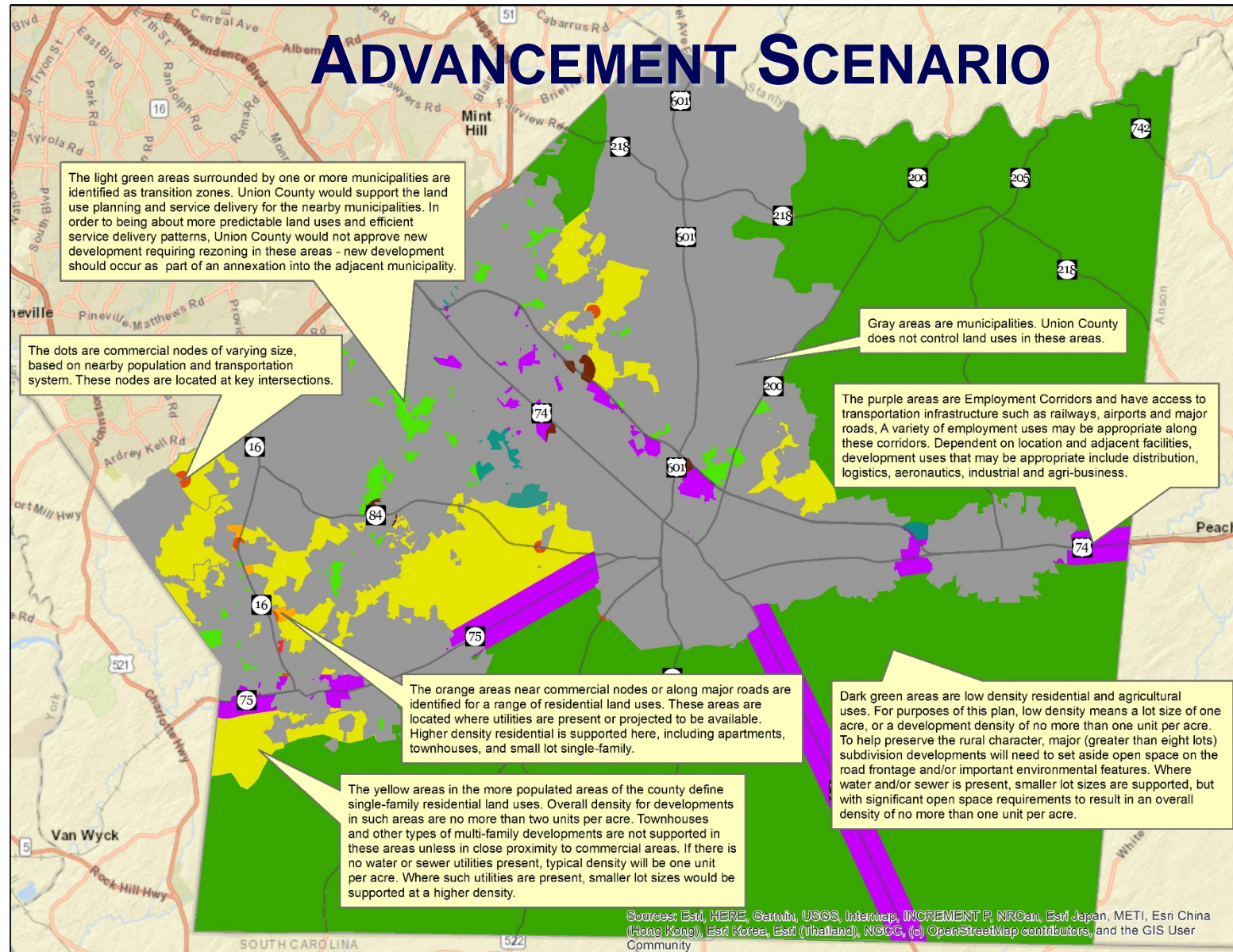
- ***Flexible Land Use Plan:*** The first scenario to consider is based on the 2014 Union County Comprehensive Plan's land use map. The higher density residential districts in this land use plan reflect water and sewer utility coverage areas. The county makes land use recommendations for the small pockets of unincorporated Union County surrounded by municipal areas, which reflected the loss of extra-territorial jurisdiction (ETJ) for many municipalities based on changes in state law.
- ***Predictable Land Development:*** The county would process rezonings for new development by referring to this map for guidance.
- ***Low Taxes:*** There are no new initiatives or programs proposed in this scenario. Existing initiatives, such as the short line water extension program, and the \$100,000 annual commitment for transportation projects, would continue.
- ***Support for Agriculture:*** The county would continue support and advocacy for agriculture as a critical industry in Union County, including advocating for broadband internet access into rural areas.

MANAGEMENT SCENARIO



MANAGEMENT SCENARIO DETAILS

- **Regulatory in Nature:** The Management scenario reflects a land use plan and set of regulatory changes to manage growth. Proposed changes to development requirements would affect where new subdivisions would be supported, but designated commercial areas are the same as those found in the existing land use plan. The employment corridors and nodes remain from the existing land use plan as well. The county would continue support and advocacy for agriculture as a critical industry in Union County, including advocating for broadband internet access into rural areas.
- **Revised Land Use Plan:** Reflects a development pattern based on a wide range of input from the public, subject matter experts on a range of topics, and committee members. In addition to traditional land use categories such as residential and commercial, this scenario proposes a new land use category - "Transition Zone"
- **No New Taxes:** Includes no new programs that would require tax increases, such as building new parks. Union County would maintain its \$100,000 per year commitment to transportation projects
- **Increased Stormwater Controls:** Stormwater issues are addressed by increasing regulations on new developments - requiring larger stormwater detention basins, as well as increased and more frequent buffers along streams
- **Well Inspections:** New homes would require a well inspection before they are given a certificate of occupancy
- **Support for Agriculture:** Recognition as a critical industry in Union County, including advocating to expanding broadband internet into rural areas



• ADVANCEMENT SCENARIO DETAILS

- The Advancement scenario ***uses the same land use plan*** from the Management Scenario, but includes revised regulations as well as new initiatives to implement the overall comprehensive plan.
- ***Revised Land Use Plan:*** Reflects a development pattern based on a wide range of input from the public, subject matter experts on a range of topics, and committee members. In addition to traditional land use categories such as residential and commercial, this scenario proposes a new land use category - "Transition Zone"
- ***New Programs:*** Reflects input from the community for responses on issues of concern, such as safe drinking water, recreation, and transportation. This plan would include the following initiatives to implement the vision of Union County in 2050:
 - Increasing transportation investments from \$100,000 to up to \$5 million
 - Partnerships with municipalities to build new parks, trails, and greenways
 - Increased stormwater regulations to reduce the intensity and volume of runoff from new construction
 - Mandatory well inspections for sales of both new and existing homes to inform potential homebuyers with the status of the safety of drinking water
 - Continued county-funded initiatives to address unsafe wells, including short line water extensions and in-house water filtration systems
 - Establish a task force to identify strategies to address litter
 - Support and advocacy for agriculture as a critical industry in Union County, including committing resources to expanding broadband internet into rural areas

• **WE WANT YOU TO BE INVOLVED!**

- Attend an in-person meeting
 - **July 8, 2020 5 - 7 pm**
Mineral Springs Volunteer Fire Department,
5804 Waxhaw Highway, Mineral Springs, NC 28108
 - **July 9, 2020 5 - 7 pm**
Union County Agricultural Center
3230-D Presson Road, Monroe, NC 28112
 - **July 10, 2020 12 - 2 pm**
Indian Trail Town Hall
315 Matthews-Indian Trail Road, Indian Trail, NC 28079

[Click here to provide feedback](#)

THANK YOU!

