

**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, JANUARY 25, 2010 - 7:00 P.M.  
MINUTES**

The Planning Board of the Town of Weddington, North Carolina, met in a Regular Session in the Town Hall Council Chambers, 1924 Weddington Road, Weddington, NC 28104 on January 25, 2010 at 7:00 p.m., with Chairman Dorine Sharp presiding.

Present: Chairman Dorine Sharp, Vice-Chairman Rob Dow, Jack Steele, Scott Buzzard, Beth Masurat, Jeff Perryman, Janice Propst and Town Planner Jordan Cook and Town Administrator/Clerk Amy McCollum

Absent: None

Visitors: Walker Davidson

**Item No. 1. Open the Meeting.** Chairman Dorine Sharp called the January 25, 2010 Regular Planning Board Meeting to order at 7:01 p.m.

**Item No. 2. Determination of Quorum/Additions or Deletions to the Agenda.** There was a quorum.

Town Planner Jordan Cook asked that the following be added to New Business:

- Consideration of Proposed Text Changes to Section 58-57 (B-2 Shopping Center District), Section 58-60 (MX Mixed-Use Conditional District) and Section 58-61 (E-D Educational District) of the Code of Ordinances

Chairman Sharp asked that Discussion of Future Agenda Items be added to Other Business.

By consensus, the Planning Board added these items to the agenda.

**Item No. 3. Approval of Minutes.**

**A. November 23, 2009 Regular Planning Board Meeting.** Mr. Jack Steele moved to approve the November 23, 2009 Regular Planning Board Meeting minutes. Ms. Janice Propst seconded the motion, with votes recorded as follows:

AYES: Propst, Perryman, Masurat, Buzzard, Steele and Vice-Chairman Dow  
NAYS: None

**B. December 21, 2009 Regular Planning Board Meeting.** Mr. Steele moved to approve the December 21, 2009 Regular Planning Board Meeting minutes. Vice-Chairman Rob Dow seconded the motion, with votes recorded as follows:

AYES: Propst, Perryman, Masurat, Buzzard, Steele and Vice-Chairman Dow  
NAYS: None

**Item No. 4. Old Business.** There was no Old Business.

**Item No. 5. New Business.**

**A. Discussion of Temporary Signs, Section 58-151 and Special Events.** The Planning Board received the following memo from Town Planner Cook:

- Recently there has been some discussion about the Town's Temporary Signage language in the Code of Ordinances.
- Typically we have only allowed the Shopping Center (Weddington Corners) one 30 day sign per parcel. There are really only two parcels so the business owners alternate banner signs.
- However, looking closer at our Ordinance, it states that there may be "one sign per address". Every business has its own address, therefore allowing every business a 30 day sign.
- This seems to be one of those cases where the intent of our Ordinance doesn't really match the actual Ordinance language.
- Please see the "Temporary Sign Text" below:

Sec. 58-151. Temporary signs.

(a) Banners, pennants and temporary signs. The following temporary signs are permitted after the zoning administrator has issued a temporary sign permit, for a total period not to exceed 30 days and may not be renewed:

(1) Except for temporary off-premises special event signs set out below, unlighted portable signs, banners and wind-blown signs such as pennants, spinners, flags and streamers for special events and grand openings. Any such sign shall be no greater than 20 square feet and will be limited to one sign per address. For the purposes of this section, special event shall mean any festive, educational, sporting or artistic event or activity for a limited period of time, which is not considered as part of the normal day-to-day operations of the group, organization or entity.

- Attorney Anthony Fox has reviewed this information and is awaiting further word from the Planning Board concerning further text revisions.

The following items were discussed:

- The Town has been more lenient regarding signs on Highway 84 and 16 because of the widening project.
- What is considered a special event?
- The permanent sign at the Shopping Center has been approved and should be constructed in February.
- There are only a few businesses that will be listed on the permanent sign so the others like to advertise from time to time through the use of banners.
- Individuals have complained to the Town Council regarding signage and have asked for a temporary suspension of the Sign Ordinance until the widening project is completed.
- The Town currently does not allow sidewalk/sandwich type boards.
- Mr. Jeff Perryman discussed that the property is zoned commercial and he personally did not see a problem with allowing this type of signage on commercial property.
- Address versus parcel.
- Sign clutter.
- WCWAA has a different set of rules that govern their signs.
- The proposed language will help to make the Town Planner's job easier with interpreting the ordinance.

The Planning Board instructed staff to amend the language as follows:

- Add store closings as a special event

- Signs will not be allowed to be renewed
- Leave it per address and state signs will be allowed a maximum of four times per calendar year
- Add the definition of special events

Town Planner Cook will send the proposed text change to Attorney Fox for his review and place this item on the next Planning Board Meeting for consideration.

**B. Consideration of Proposed Text Changes to Section 58-57 (B-2 Shopping Center District), Section 58-60 (MX Mixed-Use Conditional District) and Section 58-61 (E-D Educational District) of the Code of Ordinances.** Town Planner Cook and Chairman Sharp reviewed the following proposed text change with the Planning Board:

- (3) *Stormwater management.* The postdevelopment rate of stormwater runoff from any lot shall not exceed the predevelopment rate of runoff for a ten-year storm. The applicant shall provide, at a minimum, the following information to the zoning administrator as part of his application to obtain a zoning permit:
  - a. An engineering report made and certified as true and correct by a registered engineer licensed to do business in the state. Such report shall include the following:
    1. The routing of stormwater for the predevelopment and postdevelopment conditions of the proposed building lot.
    2. Calculations showing the peak estimated rates of runoff using a ten-year return period for predevelopment and postdevelopment conditions, for the lot, including each stream leaving the proposed building lot.
    3. Calculations, plans and specifications for stormwater retention/detention facilities or other means to effect peak rate attenuation.
    4. A statement indicating the rate of postdevelopment stormwater runoff for the proposed building lot will not be greater than the predevelopment rate for a ten-year storm.
  - b. A statement from the owner acknowledging responsibility for the operation and maintenance of required retention/detention facilities, and to disclose such obligation to future owners.

Chairman Sharp advised that this language was in B-1 Zoning and the Town's engineer felt that the proposed text change needed to be added to B-2, MX and E-D as well. She stated, "This is a housekeeping item. Town Planner Cook has sent this text change to Union County Public Schools for their review. We have not received any feedback from them."

Vice-Chairman Dow moved to send the proposed text change to Section 58-57, 58-60 and 58-61 to the Town Council with a favorable recommendation. Mr. Perryman seconded the motion, with votes recorded as follows:

AYES:	Propst, Perryman, Masurat, Buzzard, Steele and Vice-Chairman Dow
NAYS:	None

**Item No. 6. Update from Town Planner.** The Planning Board received the following update from Town Planner Cook:

- The LARTP was presented to the TCC (Technical Coordinating Committee) on January 7<sup>th</sup> and will be presented to the Union County Board of Commissioners in March. The LARTP Thoroughfare Plan will then be presented to the TCC again for their endorsement. After the TCC has endorsed the LARTP, it will be added to the CTP (Comprehensive Transportation Plan formerly the Thoroughfare Plan) and then added to LRTP (Long Range Transportation Plan) next year.
- The applicant for the Helms Property Conditional Zoning Rezoning and Land Use Amendment are currently working on finalizing water and sewer plans with Union County Public Works. This proposed rezoning and land use plan request will be on a Planning Board agenda when the water and sewer is finalized. The applicant has completed the two required Public Involvement Meetings.
- The CUP request for an Elevated Water Storage Tank along Weddington Road was denied by Town Council on January 14, 2010.
- The owner (Robert Bachelor) of the Beulah Church Road house provided an update on January 15, 2010. The following has taken place:
  - All electrical and plumbing work has been roughed in and inspected.
  - All mechanical equipment has been roughed in and inspected.
  - The new slab and all framing has been completed and inspected.
  - Brick has been applied to the exterior of the home and the front deck is near completion.
  - The homeowner expects to have the Certificate of Occupancy by March 22, 2010 and moved in by the end of March.
- The permanent sign permit application for the Weddington Corners Ground Sign has been approved in accordance with CUP 01-09. Construction of the sign should begin this month.

**Item No. 7. Other Business.**

**A. Report from the January 11, 2010 Regular Town Council Meeting.** The Planning Board received a copy of the January 11, 2010 Regular Town Council Meeting agenda as information.

**B. Discussion of Future Planning Board Items.** Chairman Sharp advised that the following items need to be added to February's Planning Board Agenda:

- Bonds and Letters of Credit
- Mother-in-Law Suites (Accessory Structures)
- Stormwater Management
- Essential Services
- Board of Adjustment Rules of Procedure Language
- Temporary Signs, Section 58-151 and Special Events

**Item No. 8. Adjournment.** Vice-Chairman Dow moved to adjourn the January 25, 2010 Regular Planning Board Meeting. Mr. Scott Buzzard seconded the motion, with votes recorded as follows:

AYES:	Propst, Perryman, Masurat, Buzzard, Steele and Vice-Chairman Dow
NAYS:	None

The meeting adjourned at 8:13 p.m.

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Dorine Sharp, Chairman

Attest:

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Amy S. McCollum, Town Clerk