

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, FEBRUARY 22, 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 February 22, 2010 at 7:00 p.m., with Chairman Dorine Sharp presiding.

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

Absent: Vice-Chairman Rob Dow

Visitors: Walker Davidson and Charles Debbout

Item No. 1. Open the Meeting. Chairman Dorine Sharp called the February 22, 2010 Regular Planning Board Meeting to order at 7:03 p.m.

Item No. 2. Determination of Quorum/Additions or Deletions to the Agenda. There was a quorum. There were no additions or deletions to the agenda.

Item No. 3. Approval of Minutes.

A. January 25, 2010 Regular Planning Board Meeting. Mr. Jack Steele moved to approve the January 25, 2010 Regular Planning Board Meeting minutes. Ms. Janice Propst seconded the motion, with votes recorded as follows:

AYES: Propst, Perryman, Masurat, Buzzard and Steele
NAYS: None

Item No. 4. Old Business.

A. Consideration of Proposed Text Changes to Section 58-151 (Temporary Signs). A copy of the proposed text change is attached to the minutes. Chairman Sharp advised that this was the text that was discussed at the last Planning Board Meeting.

Mr. Jeff Perryman moved to send a favorable recommendation to the Town Council regarding proposed text changes to Section 58-151. Mr. Steele seconded the motion, with votes recorded as follows:

AYES: Propst, Perryman, Masurat, Buzzard and Steele
NAYS: None

B. Consideration of Proposed Text Changes to Section 58-11 (One Principal Building Permitted on Single Lot) and 58-16 (Accessory Uses and Structures), and Add Definition of Accessory Family Dwelling. A copy of the proposed text change is attached to the minutes. Chairman Sharp and Town Planner Jordan Cook reviewed the text change with the Planning Board. Ms Beth Masurat moved to send a favorable recommendation to the Town Council regarding proposed text changes to Section 58-11 and 58-16 and to add the Definition of Accessory Family Dwelling. Mr. Scott Buzzard seconded the motion, with votes recorded as follows:

AYES: Propst, Perryman, Masurat, Buzzard and Steele
NAYS: None

Item No. 5. New Business.

A. Consideration of Proposed Text Changes to Article VIII (Board of Adjustment). A copy of the proposed text change is attached to the minutes. Chairman Sharp stated, “We have had several issues during Board of Adjustment Hearings where the process that we use has not matched what the ordinance says. The ordinance is the original text that is over 20 years old. I rewrote the language and Mr. Dow and Mr. Steele reviewed. We have also sent to the Board of Adjustment Attorney Bill Brown and are waiting for his corrections. The Board of Adjustment will actually review and consider approval of the Rules of Procedure in March.”

Mr. Steele moved to send a favorable recommendation to the Town Council regarding proposed text changes to Article VIII. Mr. Perryman seconded the motion, with votes recorded as follows:

AYES: Propst, Perryman, Masurat, Buzzard and Steele
NAYS: None

B. Consideration of Proposed Text Changes to Section 46-46 (Information to be Contained in or Depicted on Preliminary and Final Plats) and Section 58-451 (Lands to Which this Article Applies).

A copy of the proposed text change is attached to the minutes. Town Planner Cook reviewed the proposed text change with the Planning Board and advised that this is a housekeeping item recommended by the Town’s engineer. Mr. Perryman moved to send a favorable recommendation to the Town Council regarding proposed text changes to Section 46-46 and Section 58-451. Ms. Masurat seconded the motion, with votes recorded as follows:

AYES: Propst, Perryman, Masurat, Buzzard and Steele
NAYS: None

C. Consideration of Proposed Text Changes for Essential Services to Section 58-52 (R-80 Single Family District), Section 58-53 (R-60 Single Family District), 58-54 (R-40 Single Family District), Section 58-55 (R-40D Two-Family District), Section 58-56 (B-1 General Business District), Section 58-57 (B-2 Shopping Center District), Section 58-58 (R-CD Residential Conservation District) and Section 58-59 (R-E Residential Established).

A copy of the proposed text change is attached to the minutes. Town Planner Cook reviewed the proposed text change with the Planning Board. Mr. Steele moved to send a favorable recommendation to the Town Council regarding proposed text changes to Section 58-52, Section 58-53, 58-54, Section 58-55, Section 58-56, Section 58-57, Section 58-58 and Section 58-59. Ms. Janice Propst seconded the motion, with votes recorded as follows:

AYES: Propst, Perryman, Masurat, Buzzard and Steele
NAYS: None

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

- Town Attorney Anthony Fox is currently reviewing the following proposed Text Amendments: Bonds and Letters of Credit
- 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. Dorine and I plan to meet with the applicants and Union County about this tomorrow. The applicant has completed the two required Public Involvement Meetings.

- The denial letter for the 156 foot Elevated Water Storage Tank Conditional Use Permit Application has been sent to Union County.
- Union County Public Schools (UCPS) has completed the abatement work on the two houses located on the school property on Cox Road. UCPS Safety Director will now forward a letter to the Providence Volunteer Fire Department (PVFD) to confirm that all asbestos has been removed. Once the PVFD receives this letter, it will be at least 10 days before a controlled burn may take place. Once the burn is complete, UCPS will hire a contractor to remove the remaining debris from the property. The timing of the burn and debris removal will depend largely on the weather.
- The Draft LRTP (Long Range Transportation Plan) and Conformity Report is currently available for review and comment. The public comment period will end on Friday, March 5 at 4:00pm. Please let me know if you are interested in reviewing this document. The LRTP document can be found at the following link: http://www.mumpo.org/2035_LRTP.htm
- 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 week.
- NCDOT will remove a portion of the median along Hemby Road at the entrance of the Providence Forest Subdivision. NCDOT will closely monitor the safety of this intersection after the median has been removed. If traffic volumes or crashes increase at this intersection, the median will be reconstructed to prohibit left turns out of the Providence Forest Subdivision.
- Staff has received a Temporary Use Permit Application for the DrumStrong event. This event is scheduled to be held on May 15-16, 2010 at Misty Meadows Farm. The TUP Application will be on the March 22 Planning Board agenda.
- At the February 8th Town Council meeting the Town Council instructed staff to begin the process of a Town initiated rezoning of all B-1 and B-2 zoned properties in Weddington. The Town Council instructed that these properties be rezoned to MX (Mixed Use). Rezoning these properties to MX would allow any revisions to the already approved site plan to be legislative rather than quasi-judicial. There is currently 16.19 acres zoned B-1 and 7.87 acres zoned B-2, totaling 24.06 acres. This rezoning may require changes to the MX zoning text to be sure the existing shopping center, gas station, bank, medical offices, Town Hall and gym are in compliance once rezoned *or* may require changes to the existing B-1 and B-2 zoning text (making revisions legislative rather than quasi-judicial) *or* may require an entirely new zoning district.

Item No. 7. Other Business.

A. Report from the February 8, 2010 Regular Town Council Meeting. The Planning Board received a copy of the February 8, 2010 Regular Town Council Meeting agenda as information.

Item No. 8. Adjournment. Mr. Buzzard moved to adjourn the February 22, 2010 Regular Planning Board Meeting. Ms. Propst seconded the motion, with votes recorded as follows:

AYES:	Propst, Perryman, Masurat, Buzzard, Steele
NAYS:	None

The meeting adjourned at 7:58 p.m.

Dorine Sharp, Chairman

Attest:

Amy S. McCollum, Town Clerk