

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, JANUARY 26, 2009 - 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 26, 2009 at 7:00 p.m., with Chairman Dorine Sharp presiding.

Present: Chairman Dorine Sharp, Vice-Chairman Rob Dow, Jack Steele, Sarah Lowe, Scott Buzzard, Beth Masurat and Jeff Perryman (Arrived Late) and Town Clerk/Administrator Amy S. McCollum

Absent: None

Visitors: Janice Propst, Lib Propst and Melissa Emerine.

Item No. 1. Open the Meeting. Chairman Dorine Sharp called the January 26, 2009 Regular Planning Board Meeting to order at 7:02 p.m.

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

Item No. 3. New Business.

A. Review and Consideration of Janice Propst Minor Subdivision. The Planning Board received a copy of the Final Minor Subdivision Plat. Chairman Sharp stated, "We currently have a moratorium against new subdivisions but it does allow one lot being divided into two lots. Nadine Bennett and I have reviewed the plat and had them make several minor corrections. This does not go to the Town Council for approval."

The Planning Board advised Ms. Propst that any future subdivision of the lots would be a major subdivision.

Ms. Sarah Lowe moved to approve the Minor Subdivision for Janice Propst. Mr. Scott Buzzard seconded the motion, with votes recorded as follows:

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

B. Review and Consideration of Richard and Lib Propst Minor Subdivision. The Planning Board received a copy of the Final Minor Subdivision Plat. Chairman Sharp stated, "They are creating a lot that encloses the house in which they reside and separating it from the remainder of the tract. Nadine Bennett and I have reviewed this and corrections have been made."

Vice-Chairman Rob Dow moved to approve the Minor Subdivision for Richard and Lib Propst contingent upon the surveyor's lines to be shown as dashed lines. Ms. Lowe seconded the motion, with votes recorded as follows:

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

Item No. 4. Continuation. Mr. Jack Steele moved to continue the meeting until after the completion of the Special Board of Adjustment Meeting. Ms. Lowe seconded the motion, with votes recorded as follows:

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

The meeting was continued at 7:08 p.m.

Item No. 5. Reopen the Meeting. Chairman Sharp reopened the January 26, 2009 Regular Planning Board Meeting at 9:39 p.m.

Item No. 6. Old Business.

A. Discussion and Consideration of Architectural Review Standards. The Planning Board received a memorandum dated December 4, 2008 from Attorney Susan W. Matthews and a copy of the Wake Forest Ordinance dealing with Architectural Review Standards.

Chairman Sharp advised that the question has been does the Town need Architectural Review Standards?

Attorney Susan Matthews – You need to have an ordinance with standards. It cannot be a one line provision that the standards are within the Board’s discretion, it has to be more structured.

Vice-Chairman Dow - I did not feel that we could or should sit here and decide that Weddington is going to be a red brick community with this set look or standard. I wanted to find something that was broad enough to allow us different types of development but at the same time accomplish that it was attractive.

Chairman Sharp – We need written standards to help make the decision.

Attorney Matthews - You are going to have to have some structure.

Mr. Steele – If you do not have any standards, you leave yourself open for an argument that your denial is arbitrary and capricious and based on your personal sense of taste.

The Planning Board continued this item until the February Planning Board Meeting to allow individuals to review the Wake Forest Ordinance dealing with Architectural Review Standards.

Item No. 7. Approval of Minutes.

A. December 15, 2008 Regular Planning Board Meeting Minutes. Ms. Lowe moved to approve the December 15, 2008 Regular Planning Board Meeting Minutes. Mr. Buzzard seconded the motion, with votes recorded as follows:

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

Item No. 8. Update from Town Clerk/Administrator. The Planning Board received the following update from Town Clerk/Administrator Amy McCollum:

Zoning Administrator/Planner Position

Friday was the last day to receive resumes for this position. COG/Nadine Bennett will start conducting the telephone interviews and then present to the Town the top three to four applicants to interview. Jerry McKee and Robert Gilmartin are on the committee to assist with the interviews.

Retreat

I am going to wait to schedule the retreat in March so that hopefully the Zoning Administrator/Planner position will be filled. If you have any dates (Friday and Saturday) in March that would be a conflict, please let me know.

Appointments

One seat is still open on the Parks and Recreation Advisory Board and three positions on the Downtown Transportation Committee. Consideration of these appointments will be on the February agenda.

Moratorium

The moratorium is set to expire in July.

LARTP

The next LARTP Meeting is February 12, 2009 here at the Weddington Town Hall.

Lochaven Subdivision

Paul Johnson with Airborne Development, LLC has proposed closing the dam and part of the road that he owns in the Lochaven Subdivision. There has been a lot of concern from the residents of the Lochaven Subdivision over this matter. Anthony Fox and his office have been reviewing this matter to see what role the Town should have in the closing of this road and dam. Anthony will have a letter prepared Monday with his recommendations regarding the closing of the road and our role in this subdivision since it was platted before the Town was incorporated.

Providence Woods South Subdivision/Stirrup Court

There have been concerns from several neighbors regarding the individual that lives at the end of Stirrup Court and the dirt that they have brought onto their property. The property is in the floodplain and individuals are concerned that the property owner is filling in the floodplain. I plan to meet with the property owner on Monday and Bonnie Fisher, our engineer is meeting with them on Thursday to tell her what she needs to do to comply with the Town's new Floodplain ordinance.

Item No. 9. Other Business.

A. Report from the January 12, 2009 Regular Town Council Meeting. The Planning Board received a copy of the January 12, 2009 Regular Town Council Meeting agenda as information.

Item No. 10. Adjournment. Ms. Lowe moved to adjourn the January 26, 2009 Regular Planning Board Meeting. Mr. Buzzard seconded the motion, with votes recorded as follows:

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

The meeting adjourned at 10:01 p.m.

Dorine Sharp, Chairman

Attest:

Amy S. McCollum, Town Clerk