

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, FEBRUARY 23, 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 February 23, 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 – 7:14 p.m.) and Town Clerk/Administrator Amy S. McCollum

Absent: None

Visitors: Anthony Burman

Item No. 1. Open the Meeting. Chairman Dorine Sharp called the February 23, 2008 Regular Planning Board Meeting to order at 7:11 p.m.

Item No. 2. Determination of Quorum/Additions or Deletions to the Agenda. There was a quorum. Vice-Chairman Rob Dow moved to approve the agenda with the following addition:

- Review of the Land Use Plan

Mrs. Sarah Lowe seconded the motion, with votes recorded as follows:

AYES: Masurat, Buzzard, Lowe, Steele and Vice-Chairman Dow
NAYS: NAYS

Item No. 3. Approval of Minutes.

A. January 26, 2009 Regular Planning Board Minutes. Mr. Jack Steele noted one correction that needed to be made on Page 2. Mr. Steele moved to approve the January 26, 2009 Regular Planning Board Minutes with the one correction. Mr. Scott Buzzard seconded the motion, with votes recorded as follows:

AYES: Masurat, Buzzard, Lowe, Steele and Vice-Chairman Dow
NAYS: NAYS

Item No. 4. Old Business.

A. Discussion and Consideration of Architectural Review Standards. The Planning Board reviewed a copy of the ordinance from Wake Forest dealing with architectural review standards. Chairman Sharp advised that the Town Attorney was comfortable with the ordinance with a few minor changes. Chairman Sharp discussed the changes with the Board. Mr. Steele discussed items that needed to be changed in the document to make it pertinent to Weddington instead of Wake Forest. Mr. Steele noted that language dealing with sidewalks should be struck from the ordinance since the Town does not have a Sidewalk Ordinance.

Chairman Sharp will rewrite portions of the ordinance to be specific to Weddington, make the changes noted by the Town Attorney and bring the ordinance for review at the March Planning Board Meeting.

Item No. 5. New Business.

A. Review of the Land Use Plan. Chairman Sharp advised the Board that the Town Council discussed items that they would like to be reviewed in the Land Use Plan at their meeting in January. Chairman Sharp discussed the following items that were mentioned for review:

- Private Sewer Systems and their compatibility with Union County and that these systems need to be capable of being incorporated into the county system. Town Administrator/Clerk Amy McCollum will contact Union County for an update on the status of the revisions to the Master Sewer Plan.
- Community Wells versus Individual Wells.
- Clearer understanding of what is a wetland.
- Look at the list of permitted uses in Residential Zoning. The Board asked that this item be placed on the March agenda for further review.
- Update of Fire and Rescue Section.

An up-to-date version of a portion of the Land Use Plan will be sent to each member for their review to be discussed in greater detail at the March Meeting.

Item No. 6. Update from Town Administrator/Clerk. The Planning Board received the following update from Town Administrator/Clerk McCollum:

- The new Town Planner, Jordan Cook, will begin work at the Town on March 16.
- The Town's Retreat is scheduled to be held at the Firethorne Country Club on March 27 and 28.
- A hearing will be held on March 16, 2009 at 7:00 p.m. to receive input regarding a petition received to close a portion of Lochaven Road in the Lochaven Subdivision, including where that road crosses an earthen dam.
- The Town may receive an application for an amendment to the Conditional Use Permit for the Chesterbrook Academy located on Highway 84. There were items including the ground sign and screening that do not conform to the Conditional Use Permit that was granted by the Town in 2007.
- The Town Council and Union County Board of Commissioners will hold a joint meeting on March 9, 2009 at 6:00 p.m. at the Weddington Town Hall.

Item No. 7. Other Business.

A. Report from the February 9, 2009 Regular Town Council Meeting. The Planning Board received a copy of the February 9, 2009 Regular Town Council Agenda as information.

Item No. 8. Adjournment. Ms. Lowe moved to adjourn the February 23, 2009 Regular Planning Board Meeting. Mr. Jeff Perryman seconded the motion, with votes recorded as follows:

AYES:	Perryman, Masurat, Buzzard, Lowe, Steele and Vice-Chairman Dow
NAYS:	NAYS

The meeting adjourned at 8:03 p.m.

Dorine Sharp, Chairman

Attest:

Amy S. McCollum, Town Clerk