

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, JULY 27, 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 July 27, 2009 at 7:00 p.m., with Chairman Dorine Sharp presiding.

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

Absent: Vice-Chairman Dow

Visitors: Daniel Barry, Kenneth Owens, Jay Ross, W. Hogan, Carol Hogan, Genny Reid, Richard Sahlie, Dave Ruth, Robert Batchelor, Maleah Batchelor and Ken James

Item No. 1. Open the Meeting. Chairman Dorine Sharp called the July 27, 2009 Regular Planning Board Meeting to order at 7:05 p.m.

Item No. 2. Continuation of Meeting. Mr. Jeff Perryman moved to continue the July 27, 2009 Regular Planning Board Meeting until after the completion of the Special Board of Adjustment Meeting. Mr. Scott Buzzard seconded the motion, with votes recorded as follows:

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

Item No. 3. Reopen the Meeting. Chairman Sharp reopened the July 27, 2009 Regular Planning Board Meeting at 8:03 p.m.

Item No. 4. Determination of Quorum/Additions or Deletions to the Agenda. There was a quorum. By consensus, the Planning Board deleted the approval of minutes from the agenda.

Item No. 5. Oath of Office – Janice Propst. Town Administrator/Clerk Amy McCollum administered the Oath of Office for Janice Propst prior to the meeting.

Item No. 6. Approval of Minutes.

A. June 22, 2009 Planning Board Meeting Minutes. This item was deleted from the agenda.

Item No. 7. Old Business. There was no Old Business.

Item No. 8. New Business.

A. Discussion on Local Area Regional Transportation Plan (LARTP). Town Planner Cook advised that a public informational meeting will be held on July 30 from 6:00 p.m. to 8:00 p.m. regarding the LARTP. The Planning Board decided to wait to make a recommendation until after the PIM is held.

Item No. 9. Updates from Town Planner. The Planning Board received the following update from Town Planner Cook:

- Martin/Alexiou/Bryson held a Joint Meeting on July 13th with the Planning Board and Town Council to present the final draft of the LARTP. The Town Council asked that the public have another chance to comment on the plan. The Town has scheduled and advertised for a Public Involvement Meeting on Thursday, July 30th from 6:00-8:00pm. The Town Council has requested the results of the meeting at their August 3rd Town Council meeting.

Don't forget to go to look at the project's website for all the latest information and let us know if you have any questions or would like to provide input on the study. The website is www.lartp.org.

- The Downtown Development Committee and Town Staff have recommended that HadenStanziale be contracted for the Downtown Master Plan. The Town Council voted to continue pursuing this at their July 13th meeting. HadenStanziale is currently working on a final contract, which the Town Council will vote on at their August 3rd meeting. If approved, HadenStanziale will begin work on the Downtown Master Plan immediately by scheduling a kick-off meeting with the Downtown Development Committee.
- The Helms Property Conditional Zoning/Rezoning proposal is currently unable to proceed with their CZ Rezoning to an MX district. The Town of Weddington Code of Ordinances only allows a rezoning to MX if the Land Use Plan is designated for future retail/office development. The current Land Use Plan designates this property as Traditional Residential. Therefore a Land Use Plan change must occur before the applicant can proceed with the rezoning. The applicant may also be able to pursue B-1 or B-2 zoning or a text amendment to the MX zoning district language. This project was submitted prior to the adoption of the moratorium and is exempt from its provisions.
- The Town Council approved the following Text Amendments at their July 13th meeting: Co-Location Towers, Planned Residential Developments, Architectural Design Standards and Design Review Board Process, Control of Glare/Light Levels, Day Care Centers and Temporary Directional Signs. The Town Attorney is currently revising the Accessory Structure (Mother-in-Law Suites) text amendment.
- The Temporary Moratorium expired on July 13th, 18 months after its adoption on January 14th, 2008.

Chairman Sharp advised that the entrance sign for the shopping center has been torn down and that the Planning Board normally approves entrance signs for shopping centers. Ms. Masurat moved to give the Town Planner administrative authority to approve temporary replacement signs for the shopping center. Mr. Perryman seconded the motion, with votes recorded as follows:

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

Item No. 10. Other Business.

A. Report from the July 13, 2009 Regular Town Council Meeting. The Planning Board received a copy of the July 13, 2009 Regular Town Council Meeting agenda as information.

Item No. 11. Adjournment. Mr. Perryman moved to adjourn the July 27, 2009 Regular Planning Board Meeting. Mr. Buzzard seconded the motion, with votes recorded as follows:

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

The meeting adjourned at 8:16 p.m.

Attest:

Amy S. McCollum, Town Clerk

Dorine Sharp, Chairman