

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
WEDDINGTON TOWN HALL
JANUARY 25, 2016 – 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, 2016, with Chairman Dorine Sharp presiding.

Present: Chairman Dorine Sharp, Vice-Chairman Rob Dow, Bruce Klink, Gerry Hartman, Brad Prillaman, Barbara Harrison, Jim Vivian, Town Planner Julian Burton and Administrative Assistant Tonya Goodson

Absent: None

Visitors: Andrew Hill, Cody Simoneaux

Item No. 1. Open the Meeting. Chairman Dorine Sharp opened the meeting at 7:03 pm.

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

Item No. 3. Approval of Minutes.

A. December 21, 2015 Regular Planning Board Meeting Minutes. Vice-Chairman Rob Dow moved to approve the minutes from December 21, 2015 as presented. Mr. Brad Prillaman seconded the motion, with votes recorded as follows:

AYES:	Vice-Chairman Dow, Klink, Hartman, Prillaman, Harrison, Vivian
NAYS:	None

Item No. 5. Old Business. None

Item No. 6. New Business.

A. Review and Consideration of Entry Monument application and landscaping plan for the major subdivision, Weddington Preserve. The Planning Board received the following memo from Town Planner Julian Burton along with the Site Plan.

Please find the entry monument site plan and architectural plans for the approved major subdivision, Weddington Preserve. The plans show entryway monuments for the entrance off Lochaven Road.

- All monument structures are outside the right-of-way and sight triangles.
- Sign is located on only one side of the entrance. The sign is under the required maximum area of 20 square feet per sign, and the top of the sign is less than 7 feet tall.
- All trees and shrubs are included in the List of Acceptable Plant Species.

Recommended Condition of Approval:

- Any lighting shall meet the requirements of the Town of Weddington Lighting Ordinance.

Planning Board Action:

Recommend Approval/Recommend Approval with Conditions/Recommend Denial

Vice Chairman Dow moved to send the Entry Monument application and landscaping plan for Weddington Preserve to Council with a favorable recommendation with the above condition of approval. Mr. Gerry Hartman seconded the motion, with votes recorded as follows:

AYES: Vice-Chairman Dow, Klink, Hartman, Prillaman, Harrison, Vivian
NAYS: None

B. Review and Consideration of Text Amendment to Section 58-543 of the Weddington Zoning Ordinance to correctly reference separate section of the zoning ordinance. The Planning Board received a copy of the proposed change to the ordinance.

Town Planner Julian Burton explained that this was a small oversight that got missed the first time it was approved. It was citing the wrong section. This is a housekeeping issue.

Mr. Hartman moved to send the Text Amendment to Section 58-543 of the Weddington Ordinance to Council with a favorable recommendation. Dr. Bruce Klink seconded the motion with votes recorded as follows:

AYES: Vice-Chairman Dow, Klink, Hartman, Prillaman, Harrison, Vivian
NAYS: None

Item No. 7. Update from Town Planner. The Planning Board received the following memo from Town Planner Burton.

- Rea Road Extension – Public Hearing has been scheduled:
 - January 26th, 2016
 - Graceway Baptist Church

Ms. Harrison expressed concern for her neighbors and wanted to encourage everyone to attend.

Chairman Sharp stated that when the Planning Board approved some of the lots in Ms. Harrison's neighborhood they put future right of way for Rea Road on the plat. The Planning Board made the developer make the lots larger so the owner would still have a full acre.

SUBDIVISIONS

- Gibson Property
 - 9 lot conventional subdivision located off Weddington Road (84).
 - Applicant is working through stormwater management plan before resubmitting the sketch plan to Town Staff.
 - Staff will get traffic counts prior to planning board meeting.
 - Tentatively scheduled for February Planning Board agenda.
- The Falls at Weddington Amenity Center Construction Documents
 - Rezoning approved at the November 14th, 2015 Town Council meeting.
 - CDs submitted to Town Staff and awaiting review from the Town Engineer.

The following items were not on Town Planner Burton's memo:

- Carrington
 - Received digital version of the revised sketch plan. It does meet the two conditions. 6 lots were moved. The lots on the west side were shifted further back from Weddington Matthews Road and made them on average 10-15 feet wider.
- The Enclave
 - This has been tabled for a month. They are working hard to meet the next deadline.

Town Planner Burton handed out copies of an email sent to Joseph Lesch with Union County discussing the 5 intersections that the Planning Board recommended for the critical intersection analysis. The Council did not choose any of the intersections that were already a part of a major project (Rea Road, Highway 84 and Providence Road).

Item No.8. Other Business.

A. Report from the January Town Council Meeting. The Planning Board received the agenda from the January 11, 2016 regular Town Council Meeting.

Item No. 9. Adjournment. Vice-Chairman Dow moved to adjourn the January 25, 2016 Regular Planning Board Meeting. Mr. Jim Vivian seconded the motion with votes recorded as follows:

AYES:	Vice-Chairman Dow, Klink, Hartman, Prillaman, Harrison, Vivian
NAYS:	None

The meeting adjourned at 7:27 p.m.

Dorine Sharp, Chairman

Attest:

Tonya M. Goodson