

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
WEDDINGTON TOWN HALL
FEBRUARY 22, 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 February 22, 2016, with Chairman Dorine Sharp presiding.

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

Absent: Bruce Klink

Visitors: Genny Reid

Item No. 1. Open the Meeting. Chairman Dorine Sharp opened the meeting at 7:00 pm.

Item No. 2. Determination of Quorum/Additions or Deletions to the Agenda. There was a quorum. The Planning Board received a revised agenda that added 4 items under New Business.

Vice-Chairman Rob Dow moved to adopt the revised agenda. Mr. Brad Prillaman seconded the motion, with votes recorded as follows:

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

Item No. 3. Approval of Minutes.

A. January 25, 2016 Regular Planning Board Meeting Minutes. Mrs. Barbara Harrison moved to approve the minutes from January 25, 2016 as presented. Mr. Prillaman seconded the motion, with votes recorded as follows:

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

Item No. 5. Old Business. None

Item No. 6. New Business.

A. Review and Consideration of Text Amendment to Section 58-4 Definition of Open Space. The Planning Board received a copy of the Text Amendment.

At the Town Retreat the Council decided to make the text more clear. They wanted to encourage the viewshed protection. Town Attorney Fox didn't want the Council or Planning Board to be completely tied down to a requirement that the open space had to be on the road.

Below are the underlined changes the Planning Board decided on.

Open space means a land area or water feature that conserves, enhances, or creates natural or scenic resources and wildlife habitat or that enhances or creates outdoor recreational opportunities. Open space may be dedicated for public use or held under private ownership. The required open space for

conventional subdivisions **shall** be adjacent to the required roadway buffer unless the open space is protecting a natural feature or stormwater management facility on the property. **The Town may allow flexibility on the location of open space in unique cases where an alternative purpose is served.** All conservation land, as defined in subsection 58-58(4)d is considered open space. However, not all open space is necessarily conservation land. As defined, open space may be land left in its natural state or grass and medians planted with trees in a residential, commercial or nonresidential development.

Vice-Chairman Dow moved to recommend approval of section 58-4 Definition of Open Space to the Town Council as modified. Mr. Jim Vivian seconded the motion with votes recorded as follows:

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

B. Review and Consideration of Text Amendment to Section 58-58 (4) d. Minimum Required Conservation Land. The Planning Board received a copy of the Text Amendment.

Chairman Sharp recommended adding the A. Viewshed from the Road and making Forestlands B. Vice-Chairman Dow expressed concerns about the 50% (iv.) and thought there should be some flexibility. The Planning Board came up with the following underlined wording in section iv.

1. Tracts containing primary conservation lands. All primary conservation lands within the tract shall be retained as conservation land. Half of all remaining secondary conservation lands, where they exist, shall be retained as conservation land in the order of priority as described below:
 - i. Tier A (high priority).
 - A. Viewshed from the road.**
 - B. Forestlands.**
 - ii. Tier B (medium priority).
 - A. Farmlands.
 - B. Historic site.
 - iii. Tier C (lowest priority).
 - A. Steep slopes.
 - B. Rock formations.
 - C. Lands adjacent to parks.
 - iv. At a minimum, 50 percent of the gross acreage of the tract will be required to be retained as conservation land. **When a subdivision lies on both sides of a major or minor thoroughfare, all attempts should be made to have 50 percent of the land on each side of the roadway designated as conservation land. The Town may allow flexibility on the distribution of conservation land in unique cases where an alternative purpose is served.** Conservation land in excess of the 50 percent minimum, while not required by this chapter, may be set aside at the property owner's discretion.

Vice-Chairman Dow moved to send 58-58 (4) Residential Conservation District to Council as modified with a favorable recommendation. Mr. Gerry Hartman seconded the motion with votes recorded as follows:

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

C. Review and Consideration of Text Amendment to Section to 58-146 Prohibited Signs to clarify signs on trees. The Planning Board received the following copy of the Text Amendment.

The Mayor addressed this at the Town Retreat. To clarify that the Town is only talking about specific trees the Planning Board agreed on the following underlined changes.

Sec. 58-146. - Prohibited signs.

The following signs are expressly prohibited within all zoning districts, unless as otherwise specified in this chapter:

- (1) All off-premises signs, including directional signs and billboards. Such prohibition, however, shall not be applicable to temporary signs permitted by section 58-151.
- (2) All portable signs, except as may otherwise be allowed by this chapter.
- (3) Flashing light signs.
- (4) Any sign which the zoning administrator determines obstructs the view of bicyclists or motorists using any street, private driveway, approach to any street intersection, or which interferes with the effectiveness of or obscures any traffic sign, device or signal.
- (5) Luminous signs.
- (6) Any sign placed upon a traffic control sign, tree **that is on public land or lies within the road right-of-way**, or utility pole for any reason whatsoever.
- (7) Building-mounted signs.

(Ord. No. 87-04-08, § 8.3, 4-8-1987; Ord. No. O-2003-06, 3-10-2003; Ord. No. O-2012-01, 1-9-2012; Ord. No. O-2012-03, 3-12-2012)

Vice-Chairman Dow moved to send Section 58-146 Prohibited Sign as modified with a favorable recommendation to Council. Mr. Vivian seconded the motion with votes recorded as follows:

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

D. Review and Consideration of Text Amendment to Section 58-58 (4) e. Dimensional Standards. The Planning Board received a copy of the Text Amendment.

Vice Chairman Dow explained that the Planning Board is trying to tweak the conservation subdivision regulations as much as possible. His thought is to use several tools to push designers to become more creative.

Vice-Chairman Dow discussed below whom will be affected by this:

The Developer – They will need motivation to do a Conservation Subdivision. He will give up a lot of control. It is totally conditional so the Planning Board has a lot of say in everything he does. He will have to go through several more steps so it will take longer.

The Builder – They have to make a living which comes from laying down fewer infrastructures (shorter roads etc.) When Weddington is fully developed and you are flying over you can still see clusters of meaningful areas of trees and green space.

The Buyer – They will pay the same price. Their benefit is that their lot doesn't go right up to the back of someone else's lot. They don't have to worry about their neighbor having cars out back.

The Planning Board discussed:

Viewshed

Minimum lot requirements

Front yard setbacks

Visual appearance

Innovative Conservation District

Proposed numbers: the Board reviewed the average lot size of existing conservation subdivisions and discussed raising the minimum lot size to 14,000 or 16,000 square feet, and/or increasing the minimum lot width at the front of the building.

The Planning Board decided to continue discussions on this topic at the next Planning Board Meeting and agreed to add to next month's agenda. Town Planner Burton will work on numbers and see how it works out and possibly reach out to some developers to help develop the standards.

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

- Rea Road Extension – Public Hearing was held:
 - January 26th, 2016
 - Graceway Baptist Church

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.

CRITICAL INTERSECTION ANALYSIS

- The Advisory Committee met on January 27th.
- There were over 50 submittals from the different municipalities, the County, and the UC school board, and the consultants had to use very general data to narrow it down to a preliminary list before ultimately selecting 15 intersections. Unfortunately, the data used did not support the selection of any of the 5 intersections submitted by the Town. However, there was significant discussion regarding the traffic along Providence Road, and staff was able to submit the intersection, Ennis Road and Providence Road, for further study and possible inclusion in the final list of 15.
- The Advisory Committee will meet again in March to discuss the final list of 15 intersections and the potential improvements for each intersection.

Town Planner Burton and Chairman Sharp will be unable to attend the scheduled May Planning Board Meeting. The Planning Board discussed rescheduling it for the week after on Tuesday, May 31st. This will be put on the next agenda for approval.

Item No.8. Other Business.

A. Report from the February Town Council Meeting. The Planning Board received a copy of the agenda from the February 8, 2016 regular Town Council Meeting.

Item No. 9. Adjournment. Mr. Hartman moved to adjourn the February 22, 2016 Regular Planning Board Meeting. Vice-Chairman Dow seconded the motion with votes recorded as follows:

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

The meeting adjourned at 8:14 p.m.

Dorine Sharp, Chairman

Attest:

Tonya M. Goodson