

**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
WEDDINGTON TOWN HALL  
JUNE 27, 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 June 27, 2016 with Chairman Dorine Sharp presiding.

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

Absent: Jim Vivian

Visitors: Chase Kerley

**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. Town Planner Julian Button deleted Item 7a. It will be discussed at the next Planning Board Meeting.

**Item No. 3 Motion to recess to reconvene after the Board of Adjustment Meeting.** Chairman Dorine Sharp asked for a motion to continue the Planning Board Meeting to the conclusion of the Board of Adjustment hearing. Vice-Chairman Dow made the motion and Mr. Gerry Hartman seconded the motion, with votes recorded as follows:

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

Chairman Sharp reconvened the Planning Board Meeting at 9:19 p.m.

**Item No. 5. Approval of Minutes.**

**A. May 31, 2016 Regular Planning Board Meeting Minutes.** Dr. Bruce Klink moved to approve the minutes from May 31, 2016. Mr. Hartman seconded the motion, with votes recorded as follows:

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

**Item No. 6. Old Business.** None.

**Item No. 7. New Business.**

**A. Review and Consideration of Falls at Weddington Final Plat Phase 1 Map 2.** This item was deleted.

**B. Review and Consideration of Atherton Estates Final Plat – Amenity Center.** The Planning Board received the following memo from Town Planner Burton along with the final record plat.

Shea Homes submits a final plat application for 1 lot of the approved 130 lot Conventional Subdivision on 170.81 acres. Map 1 (12 Lots) was previously approved by the Council on August 11<sup>th</sup>, 2014, Map 1B (13 Lots) was previously approved by the Council on February 9<sup>th</sup>, 2015, and Phase 2 Map 1 was previously approved by the Council on September 15<sup>th</sup>, 2015.

**Application Information:**

Subdivision Name: Atherton Estates

Date of Application: 06/01/2016

Applicant/Developer Name: Shea Homes, Chase Kerley

Owner Name: Shea Atherton

Property Location: Weddington Road, Weddington-Matthews Road, and Cox Road

Existing Zoning: RCD and R-40

Proposed Zoning: R-40

Existing Land Use: Residential Conservation and Traditional Residential (no change required)

Existing Use: Vacant Land

Proposed Use: Single Family Residential Subdivision

**Project Information:**

The Atherton Estates Subdivision is a proposed 130 lot subdivision on 170.81 acres comprised of six parcels. The subdivision is located on and accessed by Weddington Road, Weddington-Matthews Road and Cox Road and is being developed by Shea Homes as a conventional subdivision.

A conventional subdivision is permitted by right in the R-40 and RCD zoning districts per the *Weddington Zoning Ordinance*. A conventional subdivision requires a minimum of 40,000 square foot lots and a minimum of 10% open space.

**General Information:**

- The Amenity Center is located on 1.67 acres.
- It will be served by Union County water and sewer.

**Infrastructure and Natural Resources**

- US Infrastructure provided a letter of approval for all phases of Atherton Estates on April 16<sup>th</sup>, 2015.
- The amenity center will be served by Union County water and sewer.

**Planning Board Action:**

Recommended Approval/Recommend Approval with Conditions/Recommend Denial

**Recommended Condition of Approval:**

1. The Amenity Center lot shall not be recorded prior to the recording of Final Plat Phase 3

Vice-Chairman Rob Dow moved to send the final plat for the amenity center with the recommended condition of approval to Council with a favorable recommendation. Mr. Brad Prillaman seconded the motion, with votes recorded as follows:

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

**C. Review and Consideration of Atherton Estates Final Plat Phase 3.** The Planning Board received the following memo from Town Planner Burton along with the final record plat.

Shea Homes submits a final plat application for 30 lots of the approved 130 lot Conventional Subdivision on 170.81 acres. Map 1 (12 Lots) was previously approved by the Council on August 11<sup>th</sup>, 2014, Map 1B (13 Lots) was previously approved by the Council on February 9<sup>th</sup>, 2015, and Phase 2 Map 1 was previously approved by the Council on September 15<sup>th</sup>, 2015.

**Application Information:**

Subdivision Name: Atherton Estates

Date of Application: 06/01/2016

Applicant/Developer Name: Shea Homes, Chase Kerley

Owner Name: Shea Atherton

Property Location: Weddington Road, Weddington-Matthews Road, and Cox Road

Existing Zoning: RCD and R-40

Proposed Zoning: R-40

Existing Land Use: Residential Conservation and Traditional Residential (no change required)

Existing Use: Vacant Land

Proposed Use: Single Family Residential Subdivision

**Project Information:**

The Atherton Estates Subdivision is a proposed 130 lot subdivision on 170.81 acres comprised of six parcels. The subdivision is located on and accessed by Weddington Road, Weddington-Matthews Road and Cox Road and is being developed by Shea Homes as a conventional subdivision.

A conventional subdivision is permitted by right in the R-40 and RCD zoning districts per the *Weddington Zoning Ordinance*. A conventional subdivision requires a minimum of 40,000 square foot lots and a minimum of 10% open space.

**Background Information:**

- A pre-sketch conference was held January 3, 2013.
- Public Involvement Meetings were held on Tuesday, November 19<sup>th</sup> on-site from 12:00pm-2:00pm and Thursday, November 21<sup>st</sup> at Town Hall from 4:30-6:30pm.
- The Zoning Administrator approved the Sketch Plan on October 30, 2013.
- The Town Council approved the Preliminary Plat on January 13<sup>th</sup>, 2014.
- The Town Council approved Final Plat Map 1 on August 11<sup>th</sup>, 2014.
- The Town Council approved Final Plat Map 1B on February 9<sup>th</sup>, 2015.
- The Town Council approved Final Plat Phase 2 Map 1 on September 15<sup>th</sup>, 2015.

**General Information:**

- Phase 3 is located on 44.93 acres
- The applicant is required 10% or 16.53 acres of open space after dedicating 4.45 acres of right-of-way to NCDOT and one acre for the future amenity area. 11.61 acres of open space is included in Phase 3.
- Development standards are as follows:
  - Minimum lot size - 40,000 sq. feet
  - Minimum lot width - 120 feet

- Minimum front yard setback - 50 feet
- Minimum rear yard setback – 40 feet
- Minimum side yard setback – 15 feet
- Minimum corner side yard setback – 25 feet

#### **Infrastructure and Natural Resources**

- US Infrastructure provided a letter of approval for all phases of Atherton Estates on April 16<sup>th</sup>, 2015.
- Phase 3 will be served by Union County water and sewer.

#### **Bonds and Covenants**

- Bond estimates for both water and infrastructure are currently being reviewed by USI.
- Declared Covenants, Conditions and Restrictions (CCR's) for Atherton have been reviewed and approved by the Town Attorney.

#### **Additional Information**

- The Lighting Plan for the entire subdivision was approved by the Planning Board on July 28<sup>th</sup>, 2014.
- Shea Homes is also applying for a final plat for the lot containing the proposed amenity center. Phase 3 includes the infrastructure necessary to access the amenity center lot, and must be recorded prior to the amenity center lot being recorded.

#### **Planning Board Action:**

Recommended Approval/Recommend Approval with Conditions/Recommend Denial

#### **Recommended Conditions of Approval:**

1. Performance and Maintenance Bonds to be approved US Infrastructure.
2. Each remaining lot to be recorded in the Atherton subdivision shall include on its Deed a statement that any roads in the subdivision that are not accepted by NCDOT are private and not the responsibility of the Town of Weddington and shall be maintained by the Atherton Homeowners Association or its Developer.
3. Vehicle control signs including but not limited to stop signs and speed limit signs shall be installed by the Developer and maintained by the Homeowners Association on any roads not accepted by NCDOT. All speed limits within the subdivision shall be no greater than 25 mph.
4. Coordinate with USPS and DOT to provide cluster mailboxes within subdivisions.

Vice-Chairman Dow moved to send Atherton Estates Final Plat Phase 3 to Council with a favorable recommendation with the four recommended Conditions of Approval recommended by staff. Dr. Klink seconded the motion with votes recorded as follows:

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

**D. Review and Consideration of Atherton Estates Conditional Rezoning for Amenity Center.** The Planning Board received the following memo from Town Planner Burton.

Shea Builders submits a conditional zoning application for an Amenity Center associated with the approved major subdivision, Atherton Estates. Community recreational centers are permitted as conditional uses subject to the requirements listed in Section 58-271.

**Application Information:**

Property Location: Weddington Road and Weddington-Matthews Road (2 entrances)

Existing Zoning: R-CD

Proposed Zoning: R-CD (CZ – Community Recreational Center)

Existing Land Use: Residential Conservation

Proposed Land Use: Residential Conservation (CZ)

Existing Use: Vacant Land

Parcel Size: 1.67 acres

**Project Information:**

Atherton Estates is an approved 131 lot subdivision on 170 acres. The amenity center will be located on 1.67 acres and will have a dual drive access off the internal subdivision road, Wheatberry Hill Drive. The site will include a pool, a pool pavilion, and a cabana. The plan includes the required 16 foot landscaped buffer at the border of the site, and all the trees and shrubs are included in the approved species list. A landscaped buffer is not required at the rear of the property because the property will be bordering open space, not residential lots. The “event lawn” will back onto the COS, and provide a view of the pond.

**Access and Parking:**

The amenity site will be accessed by two drives off Wheatberry Hill Drive and will provide 38 spaces, a number based on the size of the pool.

**Traffic Impact Analysis:**

Although the amenity center rezoning constitutes a new application and triggers the need for a revised TIA, staff confirmed with the Town’s traffic engineer that the improvements already included in the driveway permits are sufficient given the size of the subdivision, and eliminate the need for further study and analysis.

**Construction Documents:**

US Infrastructure has provided final approval for the construction documents associated with the Amenity Center and the approval letter is included in your packet.

**Recommended Conditions of Approval:**

1. Final plat including the amenity center site must be recorded prior to construction.

**Planning Board Action:**

Recommend approval/Recommend approval with conditions/Recommend Denial

Vice-Chairman Dow moved to send Atherton Estates Conditional Rezoning for Amenity Center to Council with a favorable recommendation with the recommended condition of approval. Mrs. Barbara Harrison seconded the motion, with votes recorded as follows:

AYES: Vice-Chairman Dow, Prillaman, Klink, Harrison, Hartman

NAYS: None

**E. Review and Consideration of Atherton Estates Amenity Center Construction Documents.** The Planning Board received the following memo from Town Planner Burton along with a memo from US Infrastructure (Bonnie Fisher).

Shea Builders submits a conditional zoning application for an Amenity Center associated with the approved major subdivision, Atherton Estates. Community recreational centers are permitted as conditional uses subject to the requirements listed in Section 58-271.

**Application Information:**

Property Location: Weddington Road and Weddington-Matthews Road (2 entrances)

Existing Zoning: R-CD

Proposed Zoning: R-CD (CZ – Community Recreational Center)

Existing Land Use: Residential Conservation

Proposed Land Use: Residential Conservation (CZ)

Existing Use: Vacant Land

Parcel Size: 1.67 acres

**Project Information:**

Atherton Estates is an approved 131 lot subdivision on 170 acres. The amenity center will be located on 1.67 acres and will have a dual drive access off the internal subdivision road, Wheatberry Hill Drive. The site will include a pool, a pool pavilion, and a cabana. The plan includes the required 16 foot landscaped buffer at the border of the site, and all the trees and shrubs are included in the approved species list. A landscaped buffer is not required at the rear of the property because the property will be bordering open space, not residential lots.

**Traffic Impact Analysis:**

Although the amenity center rezoning constitutes a new application and triggers the need for a revised TIA, staff confirmed with the Town's traffic engineer that the improvements already included in the driveway permits are sufficient given the size of the subdivision, and eliminate the need for further study and analysis.

**Construction Documents:**

US Infrastructure has provided final approval for the construction documents associated with the Amenity Center and the approval letter is included in your packet.

**Recommended Conditions of Approval:**

1. All lighting must meet the Town of Weddington lighting ordinance
2. Height of all structures must be below 35 feet measured from grade to the eave.

**Planning Board Action:**

Recommend approval/Recommend approval with conditions/Recommend Denial

Vice-Chairman Dow moved to send Atherton Estates Amenity Center Construction Documents to Council with a favorable recommendation with the conditions of approval recommended by staff. Mr. Gerry Hartman seconded the motion, with votes recorded as follows:

AYES: Vice-Chairman Dow, Prillaman, Klink, Harrison, Hartman

NAYS: None

**F. Review and Consideration of Land Use Plan Annual Review.** The Planning Board received the Review from Town Planner Burton.

The Board made two changes to the document presented to clarify subdivisions divided by a thoroughfare and how the Town handles code enforcement.

Vice-Chairman Dow moved to permit Town Planner Burton to present the modified Land Use Plan Annual Review to Council. Dr. Klink seconded the motion, with votes recorded as follows:

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

**Item No. 8. Update from Town Planner.** The Planning Board received the following memo from Town Planner Burton.

#### **SUBDIVISIONS**

- Sugar Magnolia has submitted a Preliminary Plat application for the 18 lot subdivision located off Weddington Road.
- Carrington has submitted a Preliminary Plat application for the 71 lot subdivision located off Weddington-Matthews Road and Hemby Road.

#### **Conditional Rezoning**

- Threshold Church has submitted a conditional rezoning application for Phase II of the church's development plan. They are planning on being on the July Planning Board agenda.

#### **Item No. 9. Other Business.**

**A. Report from the June Town Council Meeting.** The Planning Board received a copy of the agenda from the June 13, 2016 regular Town Council Meeting.

**Item No. 9. Adjournment.** Mrs. Harrison moved to adjourn the June 27, 2016 Regular Planning Board Meeting. Mr. Brad Prillaman seconded the motion, with votes recorded as follows:

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

The meeting adjourned at 9:47 p.m.

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Dorine Sharp, Chairman

Attest:

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Tonya M. Goodson