

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

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

Absent: Dr. Bruce Klink, Gerry Hartman, Brad Prillaman

Visitors: Scott Herr, Jeremia Murphy, Graham Adams, John Loberg, Bill Deter, Jeff Gardner, Joel Causey, Jason King, Susan Allen Futerman, Brian Groves

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. Chairman Sharp asked that Old Business be moved to the very end of the meeting.

Item No. 3. Motion to recess to reconvene after the Board of Adjustment Meeting. Chairman Sharp asked for a motion to continue the Planning Board Meeting to the conclusion of the Board of Adjustment hearing. Mrs. Barbara Harrison made the motion and Mr. Jim Vivian seconded the motion, with votes recorded as follows:

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

Item No. 4. Reconvene the Planning Board Meeting. Chairman Sharp reconvened the Planning Board Meeting at 7:03 p.m.

Item No. 5. Approval of Minutes.

A. June 27, 2016 Regular Planning Board Meeting Minutes. Vice-Chairman Rob Dow moved to approve the minutes from June 27, 2016. Mrs. Harrison seconded the motion, with votes recorded as follows:

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

Item No. 6. New Business.

A. Review and Consideration of Vintage Creek Final Plat Phase 2. The Planning Board received the following memo from Town Planner Burton along with the Final Record Plat.

Standard Pacific of the Carolinas, LLC submits a final plat application for 40 lots (54.75 acres) of the approved 90 lot Residential Conservation Subdivision on 116.52 acres located on Weddington-Matthews Road.

Application Information:

Subdivision Name: Vintage Creek

Date of Application: June 1st, 2016

Applicant/Developer/Owner Name: Standard Pacific of the Carolinas, LLC

Parcel ID#: 060-90-004

Property Location: Weddington-Matthews Road

Existing Zoning: RCD

Proposed Zoning: RCD (Conservation Subdivision through the Conditional Zoning process)

Existing Land Use: Residential Conservation

Proposed Land Use: Residential Conservation

Existing Use: Vacant Land

Proposed Use: Single Family Residential Subdivision

Map Size: 54.757 acres

Project Information:

The Vintage Creek Subdivision is a proposed 90 lot subdivision on 116.52 acres. The subdivision is located on and accessed by Weddington-Matthews Road and is being developed by Standard Pacific of the Carolinas.

A conservation subdivision must base the number of proposed lots on a yield plan per *Section 46-42 of the Weddington Subdivision Ordinance*. This yield plan must show the number of lots that would be allowed if the tract was developed as a conventional subdivision with 40,000 square foot lots. The Vintage Creek yield plan yielded 90, 40,000 square foot lots. Conservation subdivisions shall be density neutral (same number of lots as would be permitted in a conventional subdivision). The site is 0.77 dwelling units per acre.

Background Information:

- A pre-sketch conference was held on December 14, 2011 and June 18, 2012.
- A site walk occurred on-site May 3, 2012.
- Public Involvement Meetings were held on Monday, July 9th on-site from 2:00-4:00pm and Wednesday, July 11th at Town Hall from 6:00-8:00pm.
- The Planning Board approved the Sketch Plan on July 23, 2012.
- The Planning Board gave a unanimous favorable recommendation of the Preliminary Plat on March 25, 2013.
- The Town Council approved the preliminary plat on June 10th, 2013.
- Final Plat Phase I was approved on December 8th, 2014.

Phase 2

- Phase 2 is 40 lots (54.757 acres)
- Development Standards are as follows:
 - Front Yard Setback: 30'
 - Side Yard Setback: 5' (30' separation between principal buildings)
 - Side Corner Setback: 15' (with street frontage)
 - Rear Setback: 20'
- Smallest Lots: 43-45, 75-79, 90, 91 at 13,500 square feet.
- Phase II is to be served by Union County Public Water and Sewer.

Amanda Drive

The following condition was placed on the preliminary plat approval in 2013:

“The Applicant commits to the construction of the extension of Amanda Drive, east of the roundabout proposed within Phase II, within thirty (30) days following written notice from the Town that development is occurring on the adjacent property (Parcel Tax ID# 06093007-Deed Book 3741 Page 317). Applicant agrees that in lieu of the Amanda Drive extension construction, Applicant may fund through the establishment of an escrow account all costs for the construction of the Amanda Drive extension. The escrow account funds shall be established commensurate with the filing of the first plat within Phase II of the Vintage Creek subdivision and shall be used to construct the Amanda Drive extension. The escrow account funds shall be based on the Town’s engineers’ estimated cost to construct the Amanda Drive extension and shall be based on the projected construction date. The escrow amount shall be established by the Town and approved by the Weddington Town Council.”

US Infrastructure approved the bond amounts for the construction of Amanda Drive, and the bond instrument was delivered to the Town of Weddington for the approved amount.

Additional Information

- USI provided final approval for the construction documents.
- Declared Covenants, Conditions, and Restrictions (CCR’s) were approved by the Town attorney.
- Bond instruments for Phase II have been delivered to the Town (US Infrastructure approved the bond amounts).

Recommended Conditions of Approval:

1. Each remaining lot to be recorded in the Vintage Creek 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 Vintage Creek Homeowners Association or its Developer.
2. 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.
3. Coordinate with USPS and DOT to provide cluster mailboxes within subdivision.
4. Construction of or bonding for the connection of Amanda Drive where Vintage Creek meets Mandy’s Plantation and the additional parcel and this connection to be shown on final plat.

Planning Board Action

- Recommend Approval/Recommend Approval with Conditions/Recommend Denial

Chairman Sharp asked that before this goes to Town Council the map be redone showing the parcel that was purchased with the appropriate labels for road and right-of-way.

Vice-Chairman Dow moved to send to Town Council with a favorable recommendation the Final Plat Phase II Vintage Creek with the recommended Conditions of Approval along with the number 4 additional one (underlined above). Mrs. Harrison seconded the motion, with votes recorded as follows:

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

B. Review and Consideration of Carrington Preliminary Plat. The Planning Board received the following memo from Town Planner Burton along with the preliminary plat.

MI Homes submits a subdivision Preliminary Plat application for a 71 lot Residential Conservation Subdivision on 117.64 acres located at the intersection of Weddington-Matthews Road and Beulah Church Road/Hemby Road.

Application Information:

Date of Application: June 7th, 2016

Applicant/Developer Name: MI Homes

Parcel ID#: 06120012; 06120012A; 06120021

Property Location: Weddington-Matthews Road and Hemby Road/Beulah Church Road

Existing Zoning: R-CD; R-40 (.98 acres)

Proposed Zoning: R-CD (Conservation Subdivision through the Conditional Zoning process)

Existing Land Use: Residential Conservation

Proposed Land Use: Residential Conservation (CZ)

Project Size: 117.64 Acres

Project Information:

Carrington is a proposed 71 lot subdivision on 117.64 acres. The subdivision is located at the intersection of Weddington-Matthews Road and Hemby/Beulah Church Road and is being developed by MI Homes, as an R-CD conservation subdivision.

The developer may close on the property in different phases in addition to platting the property in different phases. The applicant will provide a document which includes the signatures of all property owners, stating their understanding that the conditional rezoning will be tied to the land unless amended by the Town Council.

PIMs were held on December 8th, and December 9th, both at Town Hall and on-site. Planning Board reviewed and conditionally approved the Sketch Plan on December 21st, 2015. The applicant has since met all the Sketch Plan conditions and received administrative approval of those conditions.

Conservation Land Summary:

Section 58-58 (4) of the Weddington Zoning Ordinance stipulates that a minimum of 50% of the gross acreage must be retained as conservation land. Conservation lands must remain conservation lands in perpetuity. This is often done by requiring conservation easements and/or review and approval of neighborhood CCR's. Conservation lands are broken down into three tiers and given different priorities. Carrington has provided 70.04 acres of conservation lands.

Utilities

- Carrington is to be served by Union County Public Water and Sewer, and will utilize the pump station planned for the major subdivision, The Falls at Weddington.

Access and Traffic Analysis

- The subdivision is accessed by entrances on either side of Weddington-Matthews Road. The applicant has worked through the Weddington TIA process with Town Staff and the Town's traffic consultant, Justin Carroll. The applicant is proposing right and left turn lanes in both directions on Weddington-Matthews Road and the off-site improvements can be found on Sheet C-700.
- **Emergency Access Road:** The east side of the development has an emergency access road which connects with Havenchase Drive in the Subdivision, Waybridge. Staff confirmed that Havenchase Drive was intended to provide future connectivity to the adjacent property at the preliminary plat approval for Waybridge. Waybridge is currently a gated community and the developer and/or the Waybridge HOA will be responsible for installing and maintaining a gate on

Havenchase Drive. Although the access road will not provide added connectivity to the public, it still creates a second entrance for emergency service vehicles and increases safety for both Waybridge and Carrington subdivisions.

Construction Documents

US Infrastructure has provided an approval of the stormwater concept plan, and a first review of the full construction document set. The set in your packet has not addressed the first round of comments, but changes to the overall site plan are unlikely. If the site plan changes significantly, then the Town Planner will consider another planning board review and recommendation to the Town Council.

PIMS

- PIMs were held on December 8th, and December 9th, both at Town Hall and on-site.

Additional Information:

- Staff forwarded the sketch plan to Union County Schools, and they confirmed that all the schools servicing the subdivision had capacity.

Recommended Conditions of Approval:

1. Development subject to review and final approval of construction documents by Town's Engineering Consultant, US Infrastructure. Applicant must provide proof of approval of the construction documents before commencing with construction. Significant changes to the site plan during construction document finalization may require a second planning board review.
2. Development subject to review and approval/permitting of construction documents by Union County Public Works; Applicant must provide proof of approval of the construction documents before commencing with construction.

Planning Board Action:

Recommend Approval/Recommend Approval with Conditions/Recommend Denial

Chairman Sharp suggested that MI add a vicinity map before this goes to Town Council.

Mr. Scott Herr with MI Homes said they have been communicating with neighbors and the Waybridge HOA to make sure that the plans will be acceptable to them.

Chairman Sharp asked what has been determined about the road that meets up with the road from Waybridge.

Mr. Herr - It will be an emergency access only. Waybridge has put up a simple gate that will be siren activated.

Mrs. Harrison asked if filling in wetlands was acceptable.

Mr. Herr - There are some disconnected wetlands on the west parcel that are okay to fill. They are low points in the field that are filled with water.

Chairman Sharp noted that the Planning Board did not get a plat map.

Jeremia Murphy with Cole Jenest Stone said the smallest lot size is 14,350 square feet.

Town Planner Burton suggested getting a cleaned up site plan for the Council. The detail showed on other maps needs to be transferred.

Mr. Herr said they would adhere to the signage regulations.

Vice Chairman Dow moved to send to Town Council with a favorable recommendation the Carrington Conservation Subdivision Preliminary Plat with the two Conditions of Approval listed by staff. Mr. Vivian seconded the motion, with votes recorded as follows:

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

C. Review and Consideration of Conditional Rezoning and Construction Documents for Threshold Church. The Planning Board received the following memos along with a Threshold Church Summary and construction documents from Town Planner Burton.

Memo: Threshold Church requests a conditional zoning (CZ) major amendment for Threshold Church located off of Antioch Church Rd. Phase I was approved in 2014 and included parking and a new driveway. Phase II includes a 17,000 square foot building expansion, additional parking, and stormwater management facilities.

Application Information

Date of Application: May 1st, 2016
Applicant Name: Threshold Church
Owner Name: Threshold Church
Parcel ID#: 06-090-011C
Property Location: 3501 Antioch Church Rd.
Existing Zoning: RCD
Proposed Zoning: RCD (CZ)
Existing Use: Single Family Residential
Parcel Size: 9.8 acres

General Information

- The applicant proposes a Church and its customary related accessory uses in accordance with *Section 58-58 (2) a of the Weddington Zoning Ordinance.*
- A brief narrative about the proposed uses for the church can be found in your packet.
- The required Public Involvement Meetings for this project were held on July 19th and July 20th, 2016 and provided no significant concerns from the public.

Development Standards (for a Church in the RCD zoning district):

- Minimum Lot Area-3 acres
- Front Setback-75 feet
- Rear Setback-40 feet
- Side Setbacks-50 feet
- Maximum Building Height - 35 feet except as permitted in *Section 58-15*

Access and Parking:

- The site will continue to be accessed by the existing driveway off Antioch Church Road, previously approved by NCDOT.
- The applicant was required to go through the Traffic Impact Analysis with Town Staff and the Traffic Consultant, and will be providing a left turn lane and a right deceleration lane. The left turn lane will likely be coordinated with the left turn lane providing access to the subdivision, the Enclave at Weddington.

- The gravel parking lot will be expanded from 75 to 185 spaces.

Screening and Landscaping:

- The applicant already met buffer and landscaping requirements with Phase I, and will not be required to provide any additional screening or landscaping as a part of Phase II.

Utilities

- The property will be served by Union County water, and a private septic system. The applicant has provided the septic approval from Union County environmental health. The applicant is still considering connecting to sewer in the future.

Construction Documents

- US Infrastructure has provided an approval of the stormwater concept plan, and a first review of the full construction document set. The set in your packet has not addressed the first round of comments, but changes to the overall site plan are unlikely. If the site plan changes significantly, then the Town Planner will consider another planning board review and recommendation to the Town Council.

Additional Information:

- This site is not within a regulatory flood plain.

Recommended Conditions of Approval:

1. Any future revisions to the approved site plan and other approved documents must comply with *Section 58-271 (i) of the Weddington Zoning Ordinance*;
2. All lighting shall be turned off no later than 30 minutes after the conclusion of any evening event, exempting Christmas Eve and the Easter Holiday.

Planning Board Action for the Conditional Rezoning:

Recommend approval/Recommend approval with conditions/Recommend Denial

Chairman Sharp suggested the applicant figure out what they want for lighting.

There is no signage for the proposed building at this point.

It was decided that Threshold would continue on the current schedule and they may come back with the sign at the entrance as soon as Monday. They will let Town Planner Burton know if they will have a sign design by Monday, August 1, 2016.

Vice Chairman Dow moved to send to Council with a favorable recommendation the Conditional Rezoning for Threshold Church Phase II with the staff recommended Condition of Approval along with the 2nd additional one (underlined above). Mr. Vivian seconded the motion, with votes recorded as follows:

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

Threshold Church requests a conditional zoning (CZ) major amendment for Threshold Church located off of Antioch Church Rd. Phase I was approved in 2014 and included parking and a new driveway. Phase II

includes a 17,000 square foot building expansion, additional parking, and stormwater management facilities.

Construction Documents

- US Infrastructure has provided an approval of the stormwater concept plan, and a first review of the full construction document set. The set in your packet has not addressed the first round of comments, but changes to the overall site plan are unlikely. If the site plan changes significantly, then the Town Planner will consider another planning board review and recommendation to the Town Council.

Recommended Conditions of Approval:

1. All engineering associated with construction documents to be approved by the engineering consultant, US Infrastructure
2. Café on the construction documents be changed to gathering space

Planning Board Action for the Construction Documents

Recommend approval/Recommend approval with conditions/Recommend Denial

Vice-Chairman Dow moved to send to Council with a favorable recommendation Construction Documents for Threshold Church with the Recommended Condition of Approval along with the 2nd additional one (underlined above). Mr. Vivian seconded the motion with votes recorded as follows:

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

D. Public Hearings - Review and Consideration of Temporary Use Permit Application for the Weddington Country Festival. Chairman Sharp opened the Public Hearings. Administrative Assistant Tonya Goodson swore in Mayor Bill Deter and Town Planner Julian Burton. The Planning Board received the TUP application.

Chairman Sharp suggested a list for the deputies to keep them separated and engaged especially to watch for no parking on access road.

Chairman Sharp asked Mayor Deter the following Findings of Fact:

Findings of Fact:

- a. The proposed temporary use will not materially endanger the public, health, welfare and safety. Mayor Deter: Yes, there will be three off duty deputies, an ambulance with paramedics and a Fire Department here. There will be port-a-johns and hand wash stations. Additionally, we will have a deputy at the access road to make sure the traffic flows.
- b. The proposed temporary use will not have a substantial negative effect on adjoining properties. Mayor Deter: Yes, we have contacted the adjoining properties. The Festival is from 10am-4pm.
- c. The proposed temporary use is in harmony with the general purpose and intent of the ordinance and preserves its spirit. Mayor Deter: Yes, it is to create a sense of community within Weddington. It brings the citizens in.
- d. The proposed temporary use is held no more than four times (4) per year at any particular location. Mayor Deter: Yes, we only do this once a year.

Chairman Sharp closed the public hearing.

Vice-Chairman Dow moved to approve the Temporary Use Permit Application for the Weddington Country Festival citing the findings as given by Mayor Deter. Mr. Jim Vivian seconded the motion, with votes recorded as follows:

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

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

SUBDIVISIONS

- The preliminary plat application for the 18 lot subdivision, Sugar Magnolia, should be on the August Planning Board agenda.

TRANSPORTATION

- Roundabout at Tilley Morris and Weddington-Matthews
- Turn Lane at Ennis Road and Providence Road

Additional update – Atherton got approved.

Item No. 8. Old Business.

A. Review and Consideration of Falls at Weddington Final Plate Phase 1 Map 2.

Mrs. Harrison moved to continue this meeting to Monday, August 1 at 7:00 pm. Mr. Vivian seconded the motion, with votes recorded as follows:

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

Dorine Sharp, Chairman

Attest:

Tonya M. Goodson