

**TOWN OF WEDDINGTON
CONTINUED REGULAR PLANNING BOARD MEETING
WEDDINGTON TOWN HALL
AUGUST 1, 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 August 1, 2016 with Chairman Dorine Sharp presiding.

Present: Chairman Dorine Sharp, Vice-Chairman Rob Dow, Brad Prillaman, Barbara Harrison, Bruce Klink, Town Planner Julian Burton and Town Clerk Peggy Piontek

Absent: Jim Vivian and Gerry Hartman

Visitors: Jonathan Keith and Rob Steigele

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.

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. Vice-Chairman Rob Dow made the motion and Dr. Bruce Klink seconded the motion, with votes recorded as follows:

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

Item No. 4. Reconvene the Planning Board Meeting. Chairman Sharp reconvened the Planning Board Meeting at 9 p.m.

Item No. 5. Old Business.

A. Review and Consideration of Falls at Weddington Final Plat Phase 1 Map 2. The Planning Board received the following memo from Town Planner Julian Burton.

Falls at Weddington, LLC, submits a subdivision final plat application for 23 lots of the approved Residential Conservation Subdivision, The Falls at Weddington, located off Antioch Church Rd. The subdivision is located on both sides of Antioch Church Road and Final plat Phase 1 Map 2 includes lots and conservation land located on the west side of Antioch Church Road, downstream from the Richter Dam and pond.

Application Information:

Date of Application: May 10th, 2016
Applicant/Developer Name: The Falls at Weddington, LLC
Parcel ID#: 06093007
Property Location: Antioch Church Rd.

Project Information:

The Falls at Weddington Subdivision preliminary plat consists of 185 lots and was approved on December 8th, 2014. The subdivision is located on both sides of Antioch Church Rd. and is being developed by Falls at Weddington, LLC, as an RCD conservation subdivision.

Conservation Easement:

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.

Construction Documents

US Infrastructure has partially approved the construction documents associated with the Falls at Weddington Preliminary Plat. The one outstanding item is NCDOT approval of the culvert under the bridge upstream from Phase 1 Map 2.

Recommended Conditions of Approval:

1. Bond estimates to be approved by the Town's engineering consultant.
2. Bond instruments to be reviewed and approved by the Town Attorney and the final bond instruments must be submitted to the Town prior to recording of the final plat.
3. Construction Documents to be approved by the Town Engineer.
4. Each remaining lot to be recorded in the Falls at Weddington 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 Falls at Weddington Homeowners Association or its Developer.
5. 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.
6. Coordinate with USPS and DOT to provide cluster mailboxes within subdivision.

Planning Board Action:

Recommend Approval/Recommend Approval with Conditions/Recommend Denial

Vice-Chairman Dow moved to send the final plat of Falls at Weddington Phase 1 Map 2 to Town Council with a favorable recommendation. Mr. Brad Prillaman seconded motion, with votes recorded as follows:

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

Item No. 6. New Business. None

Item No. 7. Adjournment. Ms. Barbara Harrison moved to adjourn the August 1, 2016 Continued Regular Planning Board Meeting. Dr. Klink seconded the motion, with votes recorded as follows:

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

The meeting adjourned at 9:10p.m.

Dorine Sharp, Chairman

Attest:

Tonya M. Goodson