

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

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

Absent: Dr. Bruce Klink

Visitors: David Weirich, Nancy Millers, Mike Kissel, JP Linner, Reid Owen, Robert Price, Steven Sacks

**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. Approval of Minutes.**

**A. July 25, 2016 Regular Planning Board Meeting Minutes.** Vice-Chairman Rob Dow moved to approve the minutes from July 25, 2016. Ms. Barbara Harrison seconded the motion, with votes recorded as follows:

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

**B. August 1, 2016 Continued Planning Board Meeting Minutes.** Vice-Chairman Dow moved to approve the minutes from August 1, 2016. Ms. Harrison seconded the motion, with votes recorded as follows:

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

**Item No. 4. Old Business.** None

**Item No. 5 New Business.**

**A. Review and Consideration of Final Plat Phase 1 Map 1 for the Major Subdivision the Enclave at Weddington.** The Planning Board received the following memo from Town Planner Burton along with the Final Plat Phase 1 Map 1.

**Project Information:**

The Enclave at Weddington is an approved conservation subdivision located on 53.52 acres. Phase 1 Map 1 includes 13 of the 42 approved lots. The subdivision is located on Antioch Church Road and is being developed by Meritage Homes.

### **Conservation Land**

The conservation land calculations (C-2.0) indicate that 29.28 acres of the 53.52 acres have been dedicated to conservation land. 13.564 acres are included within Map 1.

### **Utilities**

- The Enclave at Weddington is to be served by Union County Public Water and Sewer.

### **Access and Traffic Analysis**

- The subdivision will be accessed by one entrance on Antioch Church Road.
- The Town Planner, in coordination with Justin Carroll, determined that the subdivision did not meet the threshold for a formal Traffic Impact Analysis. The applicant is providing a left turn lane in to the site and coordinating with NCDOT for design approvals.

### **PIMS**

- PIMs were held on June 2<sup>nd</sup> and June 3<sup>rd</sup>, 2015, both at Town Hall and on-site.

### **Additional Information:**

- Lot 40 is the largest lot at 17,072 square feet.
- Lot 42 is the smallest lot at 12,961 square feet.
- The Cluster Mailbox Unit location and hydrant are both shown on the plat.
- The subdivision will include curb and gutter, and sidewalks will be provided on one side of the street and around the culs-de-sacs.

### **Construction Documents**

- USI provided final approval for the construction documents on May 9<sup>th</sup>, 2016.

### **Recommended Conditions:**

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. Each remaining lot to be recorded in the Enclave 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 Enclave at Weddington Homeowners Association or its Developer.
4. 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.
5. **Designating the common open space.**
6. **The adjacent property owner needs to be included.**
7. **The owner name and address in the title block.**
8. **Correcting the street names on the vicinity map.**

### **Planning Board Action:**

Recommend Approval/Recommend Approval with Conditions/Recommend Denial

Town Planner Burton pointed out that there is an area set aside for monumentation. The Planning Board will be receiving an entry monument application.

Vice Chairman Dow asked if it was part of the conservation land.

Town Planner Burton said no. It would be separated as common open space.

Chairman Sharp said it needs to be labeled as common open space and not included in the acreage for conservation property.

Chairman Sharp asked if there was a gap between lots 7 and 37 so when they go to the next phase it will continue.

Town Planner Burton said yes.

Vice-Chairman Dow moved to send the final plat Phase 1 Map 1 for the Enclave at Weddington to Town Council with a favorable recommendation with the above Recommended Conditions along with the 4 listed in bold. Mr. Gerald Hartman seconded the motion with votes recorded as follows:

AYES:	Vice-Chairman Dow, Harrison, Vivian, Hartman
NAYS:	Prillaman

**B. Review and Consideration of Preliminary Plat for the Major Subdivision Weddington Pond (previously Sugar Magnolia)**. The Planning Board received the following memo from Town Planner Burton.

Mr. Brad Prillaman recused himself.

Bonterra Builders submits a subdivision preliminary plat application for an 18 lot Residential Conservation Subdivision on 20.51 acres located off Weddington Road (Highway 84). The Planning Board approved the Sketch Plan on December 22<sup>nd</sup>, 2015.

**Application Information:**

Date of Application: May 1<sup>st</sup>, 2016

Applicant/Developer Name: Bonterra Builders

Parcel ID#: 06156005; 06126004; 06126004A

Property Location: Weddington Road

Existing Zoning: R-CD

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

Existing Land Use: Residential Conservation

Proposed Land Use: Residential Conservation (CZ)

Parcel Size: 20.51 acres.

**Project Information:**

Weddington Pond is a proposed 18 lot subdivision on 20.51 acres. The subdivision is located on Weddington Road and is being developed by Bonterra Builders, as an R-CD conservation subdivision.

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. Conservation subdivisions shall be density neutral (same number of lots as would be permitted in a conventional subdivision). The site density is 0.92 dwelling units per acre.

**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. Weddington Pond has provided 9.482 acres of conservation lands. Easements and right-of-ways are not included within the conservation lands.

#### **Utilities**

- Weddington Pond is to be served by Union County Public Water and Sewer.

#### **Access and Traffic Analysis**

- The subdivision will be accessed by one entrance on Weddington Road, and the plan also includes a road stub for future connectivity.
- The Town Planner, in coordination with Justin Carroll, determined that the subdivision did not meet the threshold for a formal Traffic Impact Analysis.
- The property is near to the Rea Road extension, but will not be directly impacted by the road improvements.

#### **PIMS**

- PIMs were held on November 2<sup>nd</sup>, and November 3<sup>rd</sup>, both at Town Hall and on-site.
- Questions were general in nature and did not indicate any significant concerns about development of the property.

#### **Additional Information:**

- Lot 15 is the largest lot at 20,668 square feet or .48 acres.
- Lot 7 is the smallest lot at 14,583 square feet or .34 acres.

#### **Construction Documents**

- USI has provided approval of the stormwater concept plan, and provided one round of review comments on the full set of construction documents.

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

1. Final Construction Document approval from US Infrastructure prior to any construction.
2. Construction document approval from UCPW prior to any construction.
3. Revision of plat to reflect name change to Weddington Pond.
4. Revision of plat to reflect name change in Weddington Hall Blvd.
5. **Common Open Space for the entrance monument and open space must be labeled on the map.**
6. **Owner update across 84.**
7. **Weddington Hall Blvd changed to Weddington Pond Blvd.**
8. **Owner name and address.**
9. **Monroe Weddington Road needs to be changed to Weddington Road Highway 84.**

Chairman Sharp expressed concern with Weddington Hall Blvd being a separate road. NCDOT will take over a road provided there are 4 driveway cuts on that road. She suggested that Lee with NCDOT be contacted.

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

Recommend Approval/Recommend Approval with Conditions/Recommend Denial

Vice Chairman Dow moved to send the Preliminary Plat for Weddington Pond to Town Council with a favorable recommendation with the recommended Conditions of Approval (1-4) along with the 5 listed above in bold. Mr. Jim Vivian seconded the motion with votes recorded as follows:

AYES: Vice-Chairman Dow, Harrison, Vivian, Hartman

NAYS: None

**Item No. 6. Update from Town Planner.**

At the next Planning Board Meeting we will have Enclave Final Plat Map 2 and potentially their entry monument.

Threshold and Carrington will be on the next Council Meeting. Public Hearings have been called.

Text Amendments are being worked on. The law has changed. The Town used to hold 150% of bond estimates. Only 125% can be held now.

Town Planner Burton has a tentative draft of the blasting ordinance. The Town needs to be notified and there are time of day restrictions.

**Item No. 7. Other Business.**

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

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

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

NAYS: None

The meeting adjourned at 7:52p.m.

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Dorine Sharp, Chairman

Attest:

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Tonya M. Goodson