

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
WEDDINGTON TOWN HALL
SEPTEMBER 26, 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 September 26, 2016 with Chairman Dorine Sharp presiding.

Present: Chairman Dorine Sharp, Vice-Chairman Rob Dow, Brad Prillaman, Barbara Harrison, Jim Vivian, Bruce Klink, Gerry Hartman, and Administrative Assistant Tonya Goodson

Absent: None

Visitors: Walton Hogan, Reid Owen, Don Titherington, Trey Harter, Robert Price, Eric Lalone, Bob Davis, Frank Cantrell, Bob Shlossen, Barry Moose, Stephen Goodwin, Jay Robert, Mike Sealy, Liz Callis

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. August 22, 2016 Regular Planning Board Meeting Minutes. Ms. Barbara Harrison moved to approve the minutes from August 22, 2016. Mr. Gerry Hartman seconded the motion, with votes recorded as follows:

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

Item No. 4. Old Business. None

Item No. 5 New Business.

A. Review and Consideration of Entry Monument and Landscape Construction Documents for the Major Subdivision the Enclave at Weddington. The Planning Board received the following.

The Enclave at Weddington Entrance and Landscape Documents

Please find the entry monument site plan, architectural plans and landscaping construction documents for the approved major subdivision, The Enclave at Weddington.

The documents are labeled the Falls of Weddington which has now taken over Enclave.

The plans show entryway monuments for the entrance off Antioch Church Road.

All monument structures are outside the right-of-way and sight triangles and are on both sides of the entrance.

The sign is under the required maximum area of 20 square feet per sign, and the top of the sign is less than 7 feet tall.

Recommended Conditions of Approval:

1. All lighting must meet the Town's lighting ordinance.
2. All landscape plantings must be on the Town's approved List of Acceptable Plant Species.

All construction documents are approved by the Town Council.

Planning Board Action: Favorable Recommendation/ Favorable Recommendation with Conditions/
Unfavorable Recommendation

Chairman Sharp asked how the right turn lane that the Town Council is asking for will affect the plans.

Mr. Robert Price said it doesn't from a monumentation standpoint or a planning perspective. The plans will have a slip sheet showing the right turn lane. He also said the landscaping plan is the same that TDON had submitted.

Vice-Chairman Rob Dow moved to send the landscape construction documents and the Enclave at Weddington entrance to Town Council with a favorable recommendation. Mr. Jim Vivian seconded the motion with votes recorded as follows:

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

B. Review and Consideration of Final Plat Phase 1 Map 2 for the Major Subdivision the Enclave at Weddington. The Planning Board received the following memo from Previous Town Planner Julian Burton along with the Final Plat.

Project Information:

The Enclave at Weddington is an approved 42 lot conservation subdivision located on 53.52 acres. Phase 1 Map 2 includes the remaining 29 lots. The subdivision is located on Antioch Church Rd and is being developed by Meritage Homes.

Conservation Land

The conservation land calculations indicate that 29.28 acres of the 53.52 acres has been dedicated to conservation land. 22.25 acres are included within Map 2.

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 2nd and June 3rd, 2015, both at Town Hall and on-site.

Additional Information:

The Cluster Mailbox Unit is shown on Map 1, and hydrants are shown on both maps.

- 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 9th, 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.

Planning Board Action:

Recommend Approval/Recommend Approval with Conditions/Recommend Denial

Vice-Chairman Dow moved to send the final Plat of the Enclave at Weddington Phase 1 Map 2 to the Town Council with a favorable recommendation with the recommended 4 Conditions of Approval. Dr. Bruce Klink seconded the motion with votes recorded as follows:

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

C. Review and Consideration of Text Amendment to Section 46-45(f) Addresses and Cluster Mailboxes. The Planning Board received a copy of the proposed changes.

Chairman Sharp explained that Union County contacted all the municipalities and requested that Union County assign all addresses. Ms. Sharp changed the ordinance to reflect the new request. It will take 6 weeks for the ordinance to reflect this change. However, this is effective immediately.

Mr. Brad Prillaman moved to send the Text Amendments to the Town Council with a favorable recommendation. Mr. Hartman seconded the motion with votes recorded as follows:

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

D. Review and Consideration of the Woods Final Plat Phase 1. The Planning Board received the following memo and the Phase 1 drawings.

The Woods Final Plat Phase 1

The Woods is a proposed 275.39 acre 204 lot subdivision of which Phase 1 is 125 lots, 124 residential lots and 1 amenity center lot. Phase 1 is 162.45 acres including all rights of way. Common area consists of 20.76 acres. The subdivision is located on Weddington Rd. /Hwy 84 and is being developed by IB Development LLC as an R-CD conventional subdivision.

The Town Council approved the preliminary plat on June 18, 2007 and the final plat was received by the Town on June 12, 2015. The preliminary plat was still in effect because of permit extension deadlines provided by the state to developers during the economic downturn.

Development standards:

- Minimum lot size - 40,000 sq ft.
- 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

The smallest lot size is 40,002 sq ft, lot # 55

The subdivision will be served by Union County water and septic tanks. Lots #37, 50, 51, 52, 81, 82, 91, 96, 97 and 108 will be used for community septic fields. The cul-de-sac length was approved by the Town Council at their May 14, 2007 meeting.

Preliminary Plat was reviewed by the Planning Board on June 18, 2007 and given a favorable recommendation with conditions.

The Declared Covenants, Conditions and Restrictions document is on file.

The Woods Subdivision Final Plat has been found to be in general conformance with the Town of Weddington Zoning and Subdivision Ordinances that were in effect at the time of their initial submittal.

All required permits and approval documents have been received by the town with the following exceptions.

The following issues need to be addressed:

1. The subdivision shows 2 entrances, one on Hwy 84 and one on the proposed Rea Rd. extension. NCDOT has agreed to issue a permit for the Hwy 84 entrance, but will not permit an entrance on Rea Rd at this time due to possible route variations.
2. The amenity center is a conditional use and will require a separate application from the Developer.

Recommended Conditions of Approval:

1. Add a note to the plat stating the community septic field ~~regarding the community septic lots referred to above and stating that no single family home will be located on these lots until the fields are abandoned.~~ Additionally area located in Phase 2 of the development cannot be used for single family homes until those septic fields are abandoned.
2. Bond estimates to be approved by the Town's engineering consultant.
3. 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 the final plat.
4. Each lot to be recorded in the Woods 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 Woods 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 the subdivision.
7. Any entry monuments require Planning Board approval.
8. No construction may take place on the amenity center lot until a conditional use permit has been approved by the Town Council.

Planning Board Action

Recommend Approval/ Recommend Approval with Conditions/ Unfavorable Recommendation
(recommend denial)

Planning Board discussed the following bullet points:

- 10 lots that were designated as septic lots.

Mr. Bob Davis (Engineer) said that there are permits for all 124 lots. The septic fields were shown based on the Town's ordinance of having a certified soil scientist's review.

- The two entrances. NCDOT will not permit that second entrance until they have the Rea Road route decided. The Preliminary Plat was approved as a two entrance subdivision. What will happen if the proposed roadway takes a more northerly route and cuts through all of the lots along the proposed extension route?

Mr. Davis said it was shown on the Preliminary Plat as a future connected entrance to a future road. If that road never gets built everyone has circulation and a way out.

Mr. Barry Moose said NCDOT cannot take a position because there is not a road there at the moment. Once the alignment is finalized then NCDOT will look at the proposed entrance.

Stephen Goodwin (Attorney for Woods) said if the road goes north and the State takes it then there is nothing that can be done because it is a public purpose. Same goes for South.

- Traffic circles on Preliminary Plat

Mr. Davis said it has been changed to regular intersections. Traffic Circles in subdivisions are maintenance headaches.

- Traffic Impact Analysis

Mr. Davis explained that with the internal circulation pattern it will stand on its own without having the second entrance.

Mr. Moose said NCDOT is comfortable with the one entrance. It would not have been approved if NCDOT thought the neighborhood could not handle the one entrance.

- Entrance 84 and potential entrance on Rea Road

Mr. Davis – The right-of-way varies and there are road sections within the preliminary plat. The 84 entrance varies because NCDOT never bought the right-of-way.

Vice-Chairman Dow is concerned that there is a plat that shows an entrance that is private and gated.

Mr. Davis referenced minutes where the PRD was approved by the Planning Board on July 23, 2007 and by the Town Council on September 10, 2007.

Vice-Chairman Dow wanted to make sure this had not been revised.

- Gated Community

The Planning Board took a brief recess at 8:14 pm to look at the Preliminary Plat and review the minutes. They reconvened at 8:31.

Chairman Sharp announced that they found where the PRD was approved. In 2007 the Woods applied for the final plat for the front 30 lots. All of the PRD pieces were approved at that point. They got final plat approval but it was never recorded because the economy tanked. Those 30 lots included the entrance.

Mr. Davis – So the Council and the Planner were comfortable with the private roads and the PRD system. He said they would bring the new gate design to the Planning Board. The other entrance was approved as a potential future entrance to a potential future road. It is a stub.

Vice-Chairman Dow – We have a preliminary plat that has been approved. We find that it has been approved as a PRD. What we don't know is the details of the construction of the PRD but it was approved by previous Council. The final plat does not have to show gates.

- The items that need to be addressed on the plat submission for the Town Council meeting:
 1. North Arrow on the Cover sheet; the vicinity map has one but we need one on the large drawing.
 2. Property owner phone number included in note #5.
 3. The names of adjoining subdivisions and the current property owners on adjacent lots (this was included on the prior map submittal).
 4. A note on the plat that the subdivision is a Planned Residential Development (PRD) with private roads and entrance gate.
 5. Label the blank roadway at the bottom of the plat as Reserved for future right-of-way.

Vice-Chairman Dow moved to send the Final Plat Phase 1 of the Woods to Town Council with an unfavorable recommendation. Mr. Vivian seconded the motion with votes recorded as follows:

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

The Planning Board gave the following explanation for the unfavorable recommendation:

The preliminary plat that was approved had two entrances and on the final plat only one entrance has been permitted and the second cannot be at this time.

Item No. 6. Update from Town Planner.

The Town hired Nadine Bennett of N Focus to fill in part time for the Planning Position.

Chairman Sharp will put in next month's Planning Board packet Marvin's text and Previous Town Planner Burton's text regarding blasting.

Item No. 7. Other Business.

A. Report from the September Town Council Meeting. The Planning Board received a copy of the agenda from the September 12, 2016 Regular Town Council Meeting.

Item No. 9. Adjournment. Mr. Prillaman moved to adjourn the September 26, 2016 Regular Planning Board Meeting. Jim Vivian seconded the motion with votes recorded as follows:

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

The meeting adjourned at 9:08 p.m.

Dorine Sharp, Chairman

Attest:

Tonya M. Goodson