

**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
WEDDINGTON TOWN HALL  
1924 Weddington Road  
Weddington, NC 28104  
SEPTEMBER 25, 2017 – 7:00 P.M.  
MINUTES  
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**1. OPEN THE MEETING**

Chairman Rob Dow called the meeting to order at 7:00 p.m.

**2. DETERMINATION OF QUORUM/ADDITIONS OR DELETIONS TO THE AGENDA**

Quorum was determined with Chairman Rob Dow, Board members Walt Hogan, Brad Prillaman, Barbara Harrison, Bruce Klink, and Gerry Hartman in attendance. Board member Jim Vivian was absent.

Staff Present: Town Administrator/Planner Lisa Thompson and Town Clerk Karen Dewey

Visitors: Mayor Bill Deter, Councilmember Mike Smith, Anne Marie Smith, Marty Davis, Bill Price

The Board agreed to move Old Business after New Business on the Agenda and to table item 5C Review and Consideration for Weddington Swim and Racquet Club Amendment to the Conditional Use Permit for Additional Tennis Courts

- Motion:** Board member Harrison made a motion to adopt the revised agenda  
**Second:** Board member Hogan  
**Vote:** The motion passed with a unanimous vote.

**3. APPROVAL OF AUGUST 28, 2017 REGULAR PLANNING BOARD MEETING MINUTES**

Board member Harrison corrected a grammatical error on page 4.

- Motion:** Board member Hartman made a motion to approve the August 28 Regular Planning Board Meeting Minutes as amended.  
**Second:** Board member Harrison  
**Vote:** The motion passed with a unanimous vote.

#### 4. NEW BUSINESS

##### A. Review and Consideration of Entry Monument for Harlow Crossing Subdivision (formerly Carrington Subdivision)

Chairman Dow reminded the Planning Board that this agenda item is not for a recommendation to the Council, but for review and approval by the Planning Board.

Ms. Thompson presented the staff report. The signs will be facing Weddington-Matthews Road. The columns are 6'9" tall with a stone cap for a maximum height of 7'. The proposed plans include ornamental aluminum fence and lanterns.

The site plan shows the monument signs and plantings located outside of the sight triangles and 500' line of sight area and are in compliance with the proposed landscaping in utility easements text amendment. The site plan is on file in the Planner's office.

The landscape plan meets the new proposed text which considers distance from the power lines.

The lanterns meet the lighting ordinance requirement.

Section 58-152 (f) of the *Weddington Zoning Ordinance* permits two signs per subdivision entrance, behind the right-of-way line with a maximum area of 20 square feet per sign. The signs are in general conformance with the *Weddington Zoning Ordinance*.

Board member Harrison expressed her concern with plantings in the utility easement. Ms. Thompson clarified that the plantings follow the required distance for landscaping near utility easements per the new ordinance.

Board member Hartman asked the applicant to confirm that the lighting would be only the two lanterns shown on the site plan. The Applicant stated that there is additional up lighting on the monument and confirmed that the lighting is in compliance, shielded and pointed toward the sign.

The Applicant confirmed to Chairman Dow that there are opposing major monuments and opposing stand-alone columns on each side. Chairman Dow confirmed that there is a logo on the columns. He asked what maximum sign square footage is. Ms. Thompson confirmed that the applicant is allowed two signs per entry with a maximum of 20 square feet.

Board member Hogan asked how tall the berm is. The Applicant confirmed that the berm is 6 feet.

Chairman Dow wanted confirmation that the monuments are in dedicated common open space, not conservation land.

Ms. Thompson stated that can be confirmed when the Applicant submits a final plat to the Town Council next month, in order to change the name of the subdivision.

Chairman Dow stated that he was fine with approval under the condition that Ms. Thompson verifies the monument is in common open space and not within the required conservation area. The Board agreed. Ms. Thompson asked if the signs were on dedicated conservation land, would the Board be okay with designating that as common open space. Chairman Dow responded that would be acceptable only if the Applicant meets the requirements for conservation land. The Board agreed.

- Motion:** Board member Hartman made a motion to approve the Entry Monument for Harlow's Crossing Subdivision with the condition that Ms. Thompson confirms that the monument is placed in common open space and not the required conservation area.
- Second:** Board member Hogan
- Vote:** The motion passed with a unanimous vote.

**B. Review and Consideration of a Rezoning from R-40 to R-CD for property located at Weddington Matthews Road and Hemby Road, Parcel Number 06120002B**

Chairman Dow explained when the Town rezoned parcels for conservation districts parcels less than 6 acres were kept as R-40 because they couldn't stand alone as a conservation subdivision.

Ms. Thompson said that the subject parcel is zoned R-40, which wasn't caught when the sketch plan for the subdivision came through for approval. The town attorney suggested that the applicant go through the rezoning process.

This parcel is 1.91 acres and is being combined with 40 acres already zoned as R-CD.

Ms. Thompson stated that when the Board makes their recommendation, they must adopt the Land Use Plan consistency statement that has been provided.

Chairman Dow explained that in a rezoning recommendation, the Board has to reference the Land Use Plan compatibility statement.

- Motion:** Board member Hartman made a motion to forward to Town Council with a favorable recommendation the rezoning from R-40 to R-CD for property located at Weddington Matthews Road and Hemby Road, Parcel number 06120002B. The rezoning meets the goals of the land use plan in that it ensures the conservation of open space and scenic views; protects areas that are within wetlands and streams; minimizes the visual effect of development from surrounding properties and roadways; and maintains the town's strong single-family residential character.
- Second:** Board member Klink
- Vote:** The motion passed with a unanimous vote.

~~C. Review and Consideration for Weddington Swim and Racquet Club Amendment to the Conditional Use Permit for Additional Tennis Courts~~

**5. OLD BUSINESS**

## **A. Greenways Discussion**

Board member Hogan stated that he and Board member Hartman would like to present suggestions to Town Council and have them make recommendations. He suggests this should become part of the Land Use Plan and put something in to put the burden on developers to contribute a fee or build parts of the greenway. He recommends getting guidance from Town Council and come back to Planning Board when they get the okay to move forward.

Ms. Thompson presented a recent bid for the City of Gastonia as an example from the contractor that also did the Village of Marvin greenway paving job, Tarpon Construction. It was for 2500 linear feet in a Duke Energy easement for a total of \$414,221 about \$165 per linear foot. This bid includes a 10 foot asphalt path and \$60,000 for a stream crossing.

Board member Hartman suggested presenting the concept to the Council and talk about the different objections and lay out the plan. If the Council would like to proceed, get from them some guidance on what areas and how far reaching they want to go.

Board member Hogan stated that there is a potential site in the Falls at Weddington subdivision near Antioch Church Road where it crosses with Weddington Matthews Road and down through that area. He stated the need to identify the issues with this trail.

Chairman Dow stated that he is interested in hearing what the Town Council is interested in as far as public driving in from elsewhere, parking and walking on the trail, because it wouldn't be just Weddington residents.

He asked if the Board was comfortable with Ms. Thompson working out a plan/presentation to Council to get a feel for the depth that they want.

Board member Harrison stated that Board members Hogan and Hartman should put something together with Ms. Thompson's help. She praised the amount of work they put in to it and would like the Town Council to know that.

The Planning Board unanimously agreed to task Board members Hogan and Hartman to make a presentation on the greenway to the Town Council.

## **6. UPDATE FROM TOWN PLANNER**

Ms. Thompson attended an internal staff NCDOT meeting to discuss the NC 16 road improvement from Rea Road to Waxhaw Parkway. The projected average daily traffic for 2040 is 50,000 cars per day. They are considering a 4 lane superstreet, or possibly a 6 lane conventional design on Providence Road.

Chairman Dow asked if NC 16 through Weddington would remain 4 lanes. Ms. Thompson answered that NCDOT would have to reevaluate it.

Board member Harrison asked for confirmation that NCDOT is estimating there will be 50,000 cars on Providence Road between Waxhaw Parkway and Rea Road in 2040.

Board member Prillaman asked about the Rea Road extension. Ms. Thompson stated that DOT has started final design; 2019 start of constructions and 2021 completion.

Chairman Dow asked what the count is currently. Ms. Thompson answered that she didn't have those numbers, but at Waverly, NC 16 and I-485, the count is currently 50,000 cars per day. She stated that DOT will look for Council input for bike lanes and sidewalks. There may be some preliminary right of way drawings this spring and public comment periods will come after that.

Chairman Dow expressed his concern about the NCDOT swallowing up the buffers the Town builds in to developments to keep our green space. He stated this is worth serious consideration and he would like to encourage the Board to think about this. One can see the reasons why DOT is going to have to do it. He asked what exactly a superstreet is.

Ms. Thompson explained that a superstreet allows no left turns from the regular flow of traffic. It involves restricting crossings and requiring U-turns.

Chairman Dow asked Ms. Thompson to check with the town attorney as far as what the scope and reach as a town is, for developers for new developments along Providence Road. Can the Town require a larger buffer in an area that DOT is looking to widen?

Ms. Thompson responded that if it's on one of our comprehensive plans, we can ask for right of way but we should consider an update to the LARTP or comprehensive plan.

Chairman Dow stated that there is a developer construction sign at Hemby and Providence Roads and there will be a new housing development with 45-48 houses with a tremendous amount of road frontage on Providence Road that we know is going to be gone if Providence Road gets widened.

The Board agreed to have Ms. Thompson contact the town attorney regarding the buffer requirements.

## **7. REPORT FROM THE SEPTEMBER TOWN COUNCIL MEETING**

Ms. Thompson presented the report from the Town Council meeting. The Council approved a town survey and questions will be formulated in the next month or month and a half. She stated that she will gather topic ideas and let Benchmark come up with the questions. There will be a test run done with the Planning Board and Council.

There are 5 public hearings for the Council for October:

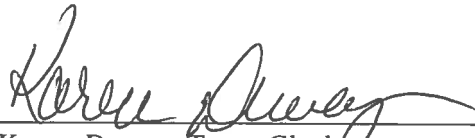
- Columbarium at Weddington United Methodist Church
- All Saints conditional rezoning amendment for additional parking and changing light requirements
- Canisteo preliminary plat/construction plans
- Text amendment for noise
- Text amendment for landscaping in the utility right of way.

## **8. ADJOURNMENT**

**Motion:** Board member Prillaman made a motion to adjourn the September 25, 2017 Regular Planning Board Meeting at 7:36 p.m.  
**Second:** Board member Hartman  
**Vote:** The motion passed with a unanimous vote.

Adopted: October 9, 2017

  
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Robert Dow, Chairman

  
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Karen Dewey, Town Clerk