

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
WEDDINGTON TOWN HALL
DECEMBER 19, 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 December 19, 2016 with Chairman Rob Dow presiding.

Present: Chairman Rob Dow, Vice-Chairman Brad Prillaman, Barbara Harrison, Jim Vivian, Bruce Klink, Gerry Hartman, Walton Hogan, Town Planner/Administrator Lisa Thompson, Interim Planner Nadine Bennett and Finance Officer Leslie Gaylord

Absent: None

Visitors: Mayor Bill Deter, Councilmember Michael Smith, Anna-Marie Smith, Liz Callis, Carol Hogan

Item No. 1. Open the Meeting. Mr. Rob Dow opened the meeting at 7:00 p.m.

Item No. 2. Determination of Quorum/Additions or Deletions to the Agenda. There was a quorum.

Item No. 3. Administration of Oaths.

Mayor Bill Deter administered the oaths of office to Brad Prillaman and Walton Hogan.

Item No. 4. Election of Chairman and Vice-Chairman. Mr. Rob Dow recognized Dorine Sharp for her many years serving as Planning Board Chairman. Mr. Gerry Hartman nominated Rob Dow to be the new Chairman. Mr. Jim Vivian seconded the nomination. Mrs. Barbara Harrison nominated Brad Prillaman. Mr. Prillaman stated that he felt it was prudent to have someone familiar with the codes and ordinances and he does not think that the majority of the board has enough experience and he would therefore not be comfortable being chairperson. Mr. Dow stated that he would be happy to do it despite some concerns as to his outspokenness.

Mrs. Harrison moved to close the nominations. Mr. Gerry Hartman seconded the motion with votes on both nominations recorded as follows:

Motion to elect Brad Prillaman as Chairman of the Planning Board:

AYES: Harrison

NAYS: Vivian, Klink, Hartman and Hogan

Motion to elect Rob Dow as Chairman of the Planning Board:

AYES: Vivian, Klink, Hartman and Hogan

NAYS: Harrison

Dr. Bruce Klink nominated Brad Prillaman as Vice-Chairman. Mrs. Harrison seconded the nomination.

Chairman Dow moved to close the nominations. Votes in favor of Brad Prillaman as Vice-Chairman were recorded as follows:

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

Item No. 5. Approval of Minutes.

A. November 28, 2016 Regular Planning Board Meeting Minutes. Vice-Chairman Brad Prillaman moved to approve the minutes from November 28, 2016 as presented. Dr. Klink seconded the motion, with votes recorded as follows:

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

Item No. 6 Old Business.

A. Review and Consideration of Text Amendment to Section 58-4 Definitions to add Building Footprint to the Town Ordinances

Interim Planner Nadine Bennett stated that this was discussed at the last meeting. It was broken into two different items because one is an addition to the definitions and the other is to the accessory structure language. The discussion last month was just to clarify the language that we had. We have decided to use cumulative total of accessory structures when talking about the maximum allowed square footage. We are comparing building footprint to building footprint.

Mrs. Harrison questioned whether we were talking about six acres or five acres. Interim Planner Bennett confirmed that it is six acres because that is what is in the ordinance now. There was a discussion about what constitutes exact square footage. Vice-Chairman Prillaman questioned whether the total amount of square footage is based on what's written and submitted by the state or town or the building permits that are already in place by the county. Interim Planner Bennett says that is why it actually has the square footage divided by the number of floors. She says either they will supply it to us in an official way or, if it is available on the record, it can be found on Union County GIS but that is why we wanted to make an allowance for not being able to figure out what the exact square footage is and just take the square footage they submit divided by the number of floors. She emphasized that they cannot just say what the square footage is and that it must be provided by something official.

Mr. Hartman suggested a minor correction to change a capital "I" after the comma.

Vice-Chairman Prillaman moved to send the text change to add building footprint definition with the change of the capital "I" to Council with a favorable recommendation. Mrs. Harrison seconded the motion with votes recorded as follows:

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

B. Review and Consideration of Text Amendment to Section 58-16 Accessory Uses and Structures

Chairman Dow asked if we had always required a well to be within the setback. Interim Planner Bennett said that we have, within the accessory structure setbacks.

Mr. Vivian inquired how we came up with 15% of the gross lot acreage. Chairman Dow said that we piddled with various numbers and that is a huge amount so should not prevent anyone from building.

Mr. Walt Hogan inquired if the section in parentheses about the swimming pool applies to 6 acre or larger lots also. Interim Planner Bennett said that it does and she will add that to the 6+ acre section also.

Mr. Vivian moved to send the text change to Section 58-16 Accessory Uses and Structures with the addition of the swimming pool adjustment to Council with a favorable recommendation. Mrs. Harrison seconded the motion with votes recorded as follows:

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

Item No. 5 New Business.

A. Consideration of Approval of 2017 Meeting Calendar. The Planning Board received the following 2017 meeting dates.

Chairman Dow indicated that they would be approving the schedules for all three boards: Planning Board, Historic Preservation and Board of Adjustment.

SCHEDULE OF PLANNING BOARD MEETINGS - 2017

(4TH MONDAY OF EVERY MONTH)

DATE	TIME	LOCATION
January 23, 2017	7:00 p.m.	Town Hall Council Chambers
February 27, 2017	7:00 p.m.	Town Hall Council Chambers
March 27, 2017	7:00 p.m.	Town Hall Council Chambers
April 24, 2017	7:00 p.m.	Town Hall Council Chambers
May 22, 2017	7:00 p.m.	Town Hall Council Chambers
June 26, 2017	7:00 p.m.	Town Hall Council Chambers
July 24, 2017	7:00 p.m.	Town Hall Council Chambers
August 28, 2017	7:00 p.m.	Town Hall Council Chambers
September 25, 2017	7:00 p.m.	Town Hall Council Chambers
October 23, 2017	7:00 p.m.	Town Hall Council Chambers
November 27, 2017	7:00 p.m.	Town Hall Council Chambers
December 18, 2017 (Moved up one week – Christmas)	7:00 p.m.	Town Hall Council Chambers

SCHEDULE OF HISTORIC PRESERVATION COMMISSION MEETINGS - 2017

***(4TH MONDAY OF THE FIRST MONTH OF EVERY QUARTER AFTER THE
REGULARLY SCHEDULED PLANNING BOARD MEETING AT 7:00 P.M.)**

DATE	TIME	LOCATION
January 23, 2017	*as stated above	Town Hall Council Chambers
April 24, 2017	*as stated above	Town Hall Council Chambers
July 24, 2017	*as stated above	Town Hall Council Chambers
October 23, 2017	*as stated above	Town Hall Council Chambers

SCHEDULE OF BOARD OF ADJUSTMENT MEETINGS - 2017

DATE	TIME	LOCATION
January 23, 2017	After Planning Board meeting	Town Hall Council Chambers

Dr. Klink moved to accept the schedules for the Planning Board, the Historic Preservation Commission and the Board of Adjustment Meetings for 2017 as presented. Vice-Chairman Prillaman seconded the motion, with votes recorded as follows:

AYES: Vice-Chairman Dow, Prillaman, Harrison, Vivian, Klink, Hartman and Hogan

NAYS: None

B. Review and Consideration of Text Amendment Section 46-49 to eliminate maintenance bonds for roads from the Town Ordinances.

This had been discussed at the meeting before last. Interim Planner Bennett stated that Town Attorney Anthony Fox pointed out that the initial text amendment basically didn't go far enough in the adjustment we needed to make to the ordinance. In addition to the state statutes not allowing a bond of more than 1.25 times the amount, they also say that we can no longer do maintenance bonds on roads so we need to take that language out in order to conform. She pointed out that the Planning Board needs to approve both this new change as well as the previously approved changes since the Town Council sent the whole thing back to them.

Mr. Hartman moved to send the text change for Section 46-49 for the elimination of maintenance bonds for roads, along with the previously recommended language, to Town Council with a favorable recommendation with the condition that the changes are approved by the Town Attorney. Mr. Vivian seconded the motion with votes recorded as follows:

AYES: Vice-Chairman Prillaman, Harrison, Vivian, Klink, Hartman and Hogan

NAYS: None

Item No. 8. Update from Town Planner.

Interim Planner Bennett stated that we now have a new Town Planner. Town Planner/Administrator Lisa Thompson introduced herself and stated that she is already familiar with many of the Town's ordinances because she previously worked for Marvin and many of their ordinances were copied from Weddington so she feels it should make for a smooth transition.

Item No. 9. Other Business.

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

Item No. 10. Adjournment. Vice-Chairman Prillaman moved to adjourn the December 19, 2016 Regular Planning Board Meeting. Dr. Klink seconded the motion with votes recorded as follows:

AYES: Vice-Chairman Prillaman, Harrison, Vivian, Klink, Hartman and Hogan

NAYS: None

The meeting adjourned at 7:28 p.m.

Rob Dow, Chairman

Attest:

Leslie Gaylord, Interim Clerk