

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
WEDDINGTON TOWN HALL
JANUARY 22, 2018 – 7:00 p.m.**

**MINUTES
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1. OPEN THE MEETING

Chairman Dow opened the meeting at 6:59 p.m.

Chairman Dow introduced the new Planning Board/Historic Preservation Commission/Board of Adjustment member, Steve Godfrey.

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

Quorum was determined with all members in attendance: Chairman Rob Dow, Board members Walt Hogan, Brad Prillaman, Barbara Harrison, Jim Vivian, Steve Godfrey, and Gerry Hartman.

Staff present: Town Planner/Administrator Lisa Thompson, Town Clerk Karen Dewey

Visitors: Nish Hartman, Gerry Hartman

The Board unanimously agreed to postpone the recognition of Bruce Klink to the February meeting.

<i>Motion:</i>	Board member Hartman made a motion to adopt the agenda as revised.
<i>Second:</i>	Board member Hogan
<i>Vote:</i>	The motion passed with a unanimous vote.

~~3. RECOGNITION OF BRUCE KLINK~~

4. APPROVAL OF MINUTES

A. December 18, 2017 Regular Planning Board Meeting Minutes

Motion:	Board member Hartman made a motion to adopt the December 18, 2017 Regular Planning Board Minutes as presented.
Second:	Board member Prillaman
Vote:	The motion passed with a unanimous vote.

5. OLD BUSINESS

No old business was discussed.

6. NEW BUSINESS

A. Review of Planning Topics and Text Amendments for 2018

Ms. Thompson stated that the Council has planned their retreat for Saturday February 24, 2018. She asked the Planning Board for input on potential projects, text amendments, studies, and concerns for the Council to discuss.

Board member Hartman asked if the noise amendment or erosion issue was still with the Planning Board.

Chairman Dow stated those issues have moved on to Council and with the approved noise text and the part time inspector hired by the town, there is nothing more to be done with those topics.

Ms. Thompson stated that minimum lot size for conservation subdivisions is a big topic.

Board member Harrison stated that it has been 5 years since the last Land Use Plan was adopted.

Chairman Dow stated that is a great discussion topic, we have until the end of 2018 to adopt a new Land Use Plan. The Council is working with an independent organization to conduct a town survey. If timing becomes a factor, they will have to adopt the old plan and then update it later.

Ms. Thompson stated that she has received some sample questions for the survey; the concern with the last survey was that some Council members directed the questions to get the answers they wanted. She said that the plan is to give the contractor specific topics and the contractor will construct the questions around that topic. The new council members would like to weigh in before the survey goes forward, and it will go out hopefully in 2-3 months. Collecting data would be another month and that can be used to update the Land Use Plan.

Chairman Dow stated that he would like direction from the new council as to what role they want the Planning Board to play in the survey. Based on the ordinance, surveys are included in the Planning Board scope of work. Among other small topics, the original ordinance states the terms for the members of the Planning Board. The terms were staggered, but they did not provide enough continuity. The town adopted terms expiring 2 seats every year for three years and 1 seat expiring the 4th year (2-2-2-1). Chairman Dow suggested that the Planning Board could write a text amendment for that, but he doesn't believe that is what the Council is looking for.

Board member Harrison suggested that text changes to the lighting ordinance would be appropriate discussion. There is nothing in the ordinance that limits the lights and times are getting inconsistent. She said the Board could look at that and make recommendations for any new applications coming in.

Chairman Dow agreed for the need to be consistent as possible with lighting limits.

Ms. Thompson suggested viewshed buffers as a topic for future discussion. The intention of the viewshed buffers was to preserve the rural feel of the town. Chairman Dow agreed that was a good topic and stated that Council should give guidance on buffers. The subdivisions are all big berms with shrubbery versus and natural woods type look and if the Council wants a more natural appearance, that should be a discussion, and the Planning Board can rewrite that. Chairman Dow stated the need for language requiring appropriate trees in the buffers and to look at a follow up to the landscape plan to make sure they are planting what was approved. Ms. Thompson suggested a final review of the landscape plan when application is submitted.

Board member Prillaman asked if the review of landscaping on the berms could be done by Union Power. Chairman Dow clarified that Union Power would just be looking at the setbacks from the power lines. They did provide a guideline of acceptable plantings near the utility easements.

Ms. Thompson stated that currently, Applicants provide plans for the monuments and landscaping around the entrances for approval. The landscape plan is submitted with the preliminary plan, but isn't checked after that. Ms. Thompson stated that the engineers submit a plan with numbers of trees and shrubs required by ordinance. There needs to be another checkpoint where an actual landscape plan is submitted and it needs to come back through planner for review. The requirement could be tied into entrance landscaping and monuments review.

Chairman Dow stated that Bill Duston, who provided Planning Board training in December, mentioned the Town of Waxhaw has done a type of overlay district along known corridors where main roads will be expanded over the next 20 years. This will help with future right of way and the setbacks will help keep the drive into town natural looking. The Planning Board agreed that this was a good idea to be discussed and researched.

Board member Hartman asked if anything can be done by the town to encourage communications companies to put in small cell towers (as opposed to big towers) to boost areas where signal is poor. He believes this would be worth discussion.

B. Town Survey Update

Ms. Thompson spoke about the town survey: She hasn't had the opportunity to review the questions yet. The new Town Council has not provided any input on the questions. The plan is to have one IP address per survey. One question will ask what subdivision the respondent is located in which will enable cross tabulation. That kind of study hasn't been done in the past. It will be about 45-50 questions with conservation subdivisions and lot size being one of the big subjects. There are a lot of open ended questions involving pace of growth, transportation, greenways versus multiuse paths, town services, and age-restricted housing.

Board member Harrison stated that the last survey offered hard copies of surveys. Ms. Thompson stated that was a part of the contract and would be done.

Chairman Dow asked if there were questions on commercial growth. Ms. Thompson stated that there is a general question. Chairman Dow asked if the question got into detail about where the residents would want commercial located.

Board member Hogan asked if the Planning Board should go through the questions to get better phrases. Chairman Dow stated that the survey questions need to be done by the third party.

Board member Harrison asked how many responses the town will get back. Board member Hartman asked what the hit rate has been in the past. Chairman Dow stated that the first survey done by the town was delivered to every house in Weddington and the response rate was only 37%.

Board member Prillaman asked if Planning Board is tasked with making recommendations. Chairman Dow said that the board is waiting for direction from Council.

7. UPDATE FROM TOWN PLANNER

Ms. Thompson presented the update. She stated that the town is talking to the Fire Department about rezoning a parcel of land on Rea and Reid Dairy Roads. The parcel is part of a 10 acre farm currently zoned R-60. The plan is to rezone to R-40 and then to a conditional district because the R-60 setbacks won't allow the proposed fire station building to fit. Ms. Thompson has also spoken to a church regarding the remaining part of the parcel. The ordinance requires conditional zoning for a church.

Additionally, the subdivision at Lester Davis and Highway 84 (Woodford Chase) has received sketch plan approval for a 9 lot conventional subdivision. There were 2 entrances on Highway 84; NCDOT has taken one away and the applicant is re-working the preliminary plat/constructions plans to get NCDOT approval.

Board member Prillaman asked if the town can get the entrance to come off of Lester Davis Road rather than Highway 84. Ms. Thompson responded that the town can try, but it is being presented as a conventional subdivision not conservation, so the town doesn't have much say.

Ms. Thompson stated that the subdivision has a driveway access easement, no private roads. There are five older subdivisions that have driveway access easements. It's a matter of interpretation and the meaning of a marginal access street that the Planning Board will need to decide.

8. REPORT FROM THE JANUARY TOWN COUNCIL MEETING

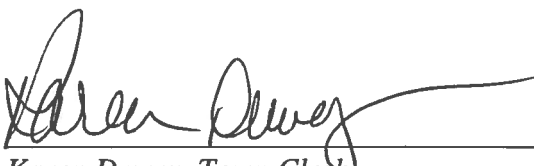
Ms. Thompson had nothing new to report from the January Town Council Meeting.

9. ADJOURNMENT

Motion: Board member Prillaman made a motion to adjourn the January 22, 2018 Regular Planning Board meeting at 7:33 p.m.
Second: Board member Hartman
Vote: The motion passed with a unanimous vote.

Adopted: 2/24/2018


Robert Dow, Chairman


Karen Dewey, Town Clerk