

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
WEDDINGTON TOWN HALL
1924 Weddington Road
Weddington, NC 28104
September 24, 2018 – 7:00 p.m.
MINUTES
PAGE 1 OF 3**

1. OPEN THE MEETING

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

2. DETERMINATION OF QUORUM/APPROVAL OF AGENDA

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

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

Board member Hartman made a motion to switch the order of new and old business. Board member Prillaman seconded the motion. The motion passed with a unanimous vote.

3. APPROVAL OF MINUTES

A. August 27, 2018 Regular Planning Board Meeting Minutes

Motion: Board member Hartman made a motion to approve the August 27, 2018 Regular Planning Board Meeting Minutes as presented.
Second: Board member Hogan
Vote: The motion passed with a unanimous vote.

4. NEW BUSINESS

A. Review and Consideration of The Falls at Weddington Phase 3 Map 1 Final Plat

Ms. Thompson presented the staff report: The Falls at Weddington Subdivision preliminary plat consists of 185 lots and was approved on December 8, 2014. The subdivision is located on both sides of Antioch Church Rd and is being developed by The Falls at Weddington, LLC, as an RCD conservation subdivision. Phase 3 is the last phase to be developed and consists of 69 lots. It is the most western portion of the overall tract and is adjacent to Vintage Creek and Willow Oaks Subdivisions. *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. A separate conservation easement plat has already been recorded. This map contains 2.74 acres of common open space.

There are 5 recommended conditions of approval:

1. 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.

Chairman Dow stated that the monument sign is only on one side. He asked if the building materials were brick and stone. Ms. Thompson responded that the materials are stone veneer and a cedar beam on the top.

Motion: Board member Hartman made a motion to approve the Canisteo Entrance Monument Sign.
Second: Board member Vivian
Vote: The motion passed with a unanimous vote.

5. OLD BUSINESS

A. Discussion of Land Use Plan Revisions

The Planning Board reviewed previous edits in section 1 and most of section 2 of the Land Use Plan and made additional revisions.

6. UPDATE FROM TOWN PLANNER AND REPORT FROM SEPTEMBER TOWN COUNCIL MEETING

Ms. Dewey gave an update from the September Town Council Meeting:

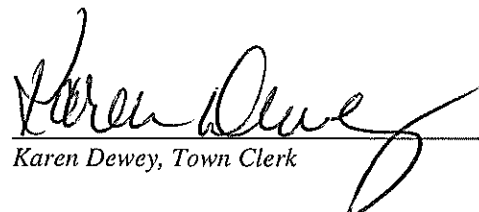
- The Council called for two public hearings for conditional zoning applications to be held at the October meeting. One for Weddington Fitness Center and one for Christ Lutheran Church.
- The Council approved a Text Amendment prohibiting the burning of land clearing vegetation.
- The Council entered into contract for a site plan for the Matthews and Town Hall properties.
- The Council approved the Final Plat for Weddington Acres Subdivision.

7. ADJOURNMENT

Motion: Board member Prillaman made a motion to adjourn the September 24, 2018 Regular Planning Board Meeting at 8:45 p.m.
Second: Board member Hartman
Vote: The motion passed with a unanimous vote.

Adopted: 22 Oct 2018


Rob Dow, Chairman


Karen Dewey, Town Clerk