

TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
WEDDINGTON TOWN HALL  
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104  
November 26, 2018 7:00 p.m.  
AGENDA

1. OPEN THE MEETING
2. DETERMINATION OF QUORUM/APPROVAL OF AGENDA
3. APPROVAL OF MINUTES
  - A. October 22, 2018 Regular Planning Board Meeting Minutes
4. NEW BUSINESS
  - A. Discussion of Matthews Property Site Plans
  - B. Discussion of Planning Board Training
5. OLD BUSINESS
  - A. Discussion and Consideration of Erosion Control Ordinance
  - B. Discussion of Land Use Plan Revisions
6. UPDATE FROM TOWN PLANNER AND REPORT FROM NOVEMBER TOWN COUNCIL MEETING
7. ADJOURNMENT

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MINUTES  
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**1. OPEN THE MEETING**

Chairman Dow opened the meeting at 7:00 p.m.

**2. DETERMINATION OF QUORUM/APPROVAL OF AGENDA**

Quorum was determined with Chairman Rob Dow, Board members Walt Hogan, Brad Prillaman, Barbara Harrison, Jim Vivian, and Steve Godfrey present. Board member Gerry Hartman was absent.

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

Visitors: Drew Podrebarac, Brian O'Connell, Bill Deter

**3. APPROVAL OF MINUTES**

**A. October 22, 2018 Regular Planning Board Meeting Minutes**

Chairman Dow made a correction on page 3 (12 months).

<i><b>Motion:</b></i>	Board member Prillaman made a motion to approve the October 22, 2018 Regular Planning Board Meeting Minutes as amended.
<i><b>Second:</b></i>	Board member Godfrey
<i><b>Vote:</b></i>	The motion passed with a unanimous vote.

**4. NEW BUSINESS**

**A. Discussion of Matthews Property Site Plans**

Ms. Thompson presented the site plans. She stated that the Town had contracted with Cardno Engineering to provide two concept plans to tie the Matthews' property to Town Hall. Once a plan is chosen and funding options are given, Cardno will provide a phasing plan for the development. The Council is looking for general feedback. Any development will have to go through a conditional zoning application, so the Planning Board will review it when we get to the site planning stage.

Board member Prillaman asked if parking would be at the shopping center. Ms. Thompson stated that there will be some parallel parking available near the park and parking would be available at the shopping center.

Board member Harrison stated that Dr. Pinsak owns some of the property behind the buildings and that Weddington Corners is on a private sewer system. She asked if this was

assuming that the Town would have access to that. Board member Harrison also stated that the Town would have to find out if dedicated parking would be available and if the shopping center would allow the Town to have some parking available. She asked if the magnolia on the Town Hall property would be kept and how the noise from the proposed amphitheater would be.

Board member Prillaman stated that he prefers plan B as it is contiguous.

Chairman Dow asked if the proposed road on Plan B is totally on Town property. Ms. Thompson responded that it is and that it abuts the Spittle property.

Ms. Thompson stated that Mr. Spittle has complained about the cars speeding around the curve and that access point could be dangerous for that proposed access on plan B.

Chairman Dow stated that there was a lot of accidents including one death around the curve on Weddington Mathews Road and asked for this section of road to be considered by the town as they are looking into critical intersections and other traffic issues.

Ms. Thompson stated that she has requested DOT to lower the speed limit on that curve.

Chairman Dow stated concern that if the back access to the shopping center was cut off it would jeopardize the success of the shopping center. He stated that the Town needs the success of the shopping center.

Board member Hogan suggested a revision in the plans so there isn't so much of the park on the Town Hall side of the access road.

Chairman Dow suggested the Town should hold on to the property and when the area develops out, add the Town property in with the development with the understanding a town park will be built.

Board member Vivian stated that the plans look a little piecemeal. On plan B, there is no loading, plan A has merit, but overall it looks like the plans are trying to cram a lot into 3 acres without considering entire downtown overlay.

Chairman Dow asked if the sole cost and maintenance will be the responsibility of the Town. He stated his belief that it would be better to coordinate with a developer to do the whole area and it could become a town center maintained by the developer and will benefit the whole town.

Board member Harrison asked if there would be a full-time employee to maintain the park. Chairman Dow asked who would maintain the restrooms. Board member Prillaman remarked that there are no rest room facilities at Optimist Park because kids were filling the toilets with rocks.

Chairman Dow stated that a developer should build it. Big commercial developments have the green space. It would give great negotiation leverage: The Town gets a park and escapes maintenance and liability costs.

Chairman Dow stated that the Town should look at the big picture. There are issues with developing this and there are costs downstream. This type of development should be centralized and planned for the downtown overlay district.

## **B. Discussion of Planning Board Training**

Ms. Thompson explained that Marvin and Wesley Chapel are interested in a joint Board of Adjustment training session. They are looking at January (15 or 16) for any board members who are interested in attending.

## **5. OLD BUSINESS**

### **A. Discussion and Consideration of Erosion Control Ordinance**

Ms. Thompson reviewed questions from the discussion at the October Planning Board meeting.

Board member Harrison asked if there was an option for sharing an inspector with Waxhaw as previously discussed. Ms. Thompson answered that the Waxhaw inspector is not interested as he works full time and is at capacity.

Board member Harrison asked if it is the responsibility of the developer to go out and inspect. She asked when and how the Town would get involved. She asked if the inspector would be proactively inspecting sites after rains. Ms. Thompson responded that the developers are required to file weekly self-inspection reports with the inspector. It is a requirement in the state ordinance.

Board member Prillaman asked if Wesley Chapel or Marvin have an erosion control inspector. Ms. Thompson responded that neither town has their own erosion control ordinance but may be interested in sharing. She mentioned that Indian Trail has its own program, and she can ask if they are interested in partnering and sharing the expense of the inspector. Board member Prillaman stated that he was just looking for a way to defray the expense.

Chairman Dow asked if the Board members had read the ordinance thoroughly. He asked if there were any changes in the ordinance since the first time it was brought to the Planning Board. Ms. Thompson stated just the references to the individual residential lot inspections where it conflicted had been changed.

Chairman Dow stated that he was not comfortable with recommending the ordinance yet. Board member Prillaman stated he would prefer to table it. The Board agreed.

- Motion:** Board member Prillaman made a motion to table consideration of the Erosion Control Ordinance until the December Planning Board Meeting
- Second:** Board member Vivian
- Vote:** The motion passed with a unanimous vote.

## **B. Discussion of Land Use Plan Revisions**

The Planning Board continued review and revisions of the Land Use Plan.

### **6. UPDATE FROM TOWN PLANNER AND REPORT FROM NOVEMBER TOWN COUNCIL MEETING**

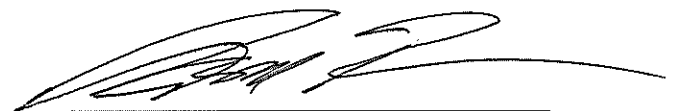
Ms. Thompson presented the update: Staff is having a pre-application meeting with Classica Homes concerning the property at the intersection of Hemby Road and Providence Road. They are preparing to submit a site plan. She stated that the conceptual plan looks decent and it is coming in as an RCD. NCDOT held a Public Involvement Meeting for the NC 16 widening from Rea Road to Waxhaw Parkway on November 6. Right of way acquisition beginning in 2021 and planning construction beginning in 2023. The Canisteo final plat was approved, and the Council is looking at intersection feasibility studies to apply for NCDOT/CRTPO funding. NCDOT is looking at 5 intersections that are concerns and Ms. Thompson stated she would add the curve on Matthews Weddington to the list. Road crash studies and traffic counts are things needed in order to apply for funds. Chairman Dow suggested including the rear entrance to Weddington Corners.

Board member Harrison asked if the Town Council was looking at the Howard House since it is up for sale. It is the oldest house in Weddington.

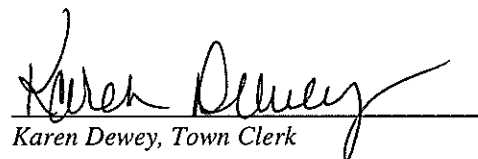
### **7. ADJOURNMENT**

- Motion:** Board member Prillaman made a motion to adjourn the November 26, 2018 Regular Planning Board meeting at 9:28 p.m.
- Second:** Board member Godfrey
- Vote:** The motion passed with a unanimous vote.

Adopted: Dec 17, 2018



Chairman

  
Karen Dewey, Town Clerk