

**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, JANUARY 28, 2019 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
MINUTES  
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**1. Open the Meeting**

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

**2. Determination of Quorum**

Quorum was determined with Chairman Brad Prillaman, Board members Tami Hechtel, Barbara Harrison, Jim Vivian, Steve Godfrey, Gerry Hartman present. Board member Walt Hogan was present via phone call without voting rights.

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

Visitors: Mike Smith, Rick Jasinski, Larry Burton, Mark King, Bill Saint, Dorothy Matthews, Herman Matthews, Bill Deter, Rob Dow, Mike Chatham, Ty Shaffer

**3. Approval of Minutes – December 17, 2018 Regular Planning Board Meeting Minutes**

*Motion:* Board member Hartman made a motion to approve the December 17, 2018 Regular Planning Board Meeting minutes as presented.  
*Second:* Board member Hechtel  
*Vote:* The motion passed with a unanimous vote.

**4. New Business**

**A. Discussion and Consideration of Sketch Plan for Classica Homes RCD at Hemby and Providence**

Ms. Thompson presented the staff report: The Planning Board is to consider a sketch plan for a conservation subdivision submitted by Classica Homes located on the southeast corner of Hemby and Providence Road. A conservation subdivision is based on the number of lots as shown on a yield plan, the yield plan exhibits 35 lots on 43.16 acres with a total density of .81 units per acre. There is no floodplain on the proposed site, however; the stream located on site is in the Six-mile Creek basin. The applicant plans to move forward with a conservation subdivision which will allow them to reduce the lot size if 50% of the site is preserved as conservation land. 21.58 acres is required for conservation land, 23.51 acres has been provided. The smallest lot proposed is 13,624 square feet. All lots meet the minimum required front, side, and rear yard setback requirements as proposed. There is a required 100-foot thoroughfare buffer, but with the utility easement, it is 150 feet. The subdivision will be served by Union County Public Water and Sewer. Public Involvement Meetings were held on Tuesday, January 22, 2019. Approximately 15 residents attended the daytime meeting and around 10 residents attended the evening meeting. Concerns over the Hemby Road access were

raised repeatedly. The Town Traffic Engineer, Justin Carrol reviewed the access point and gave the following report:

- Hemby Road access is okay where it is proposed, however; a right and left turn lane are recommended.
- He suggests a right in/right out on NC 16 where the emergency access is currently shown.
- A connection to the property to the south is recommended. That property alone will not be able to get a full access to NC16.

The applicant stated that some traffic improvement on Hemby Road is feasible. They don't believe an ingress/egress on to Providence Road is justified with only 35 homes in the subdivision.

Board member Harrison asked where the mailboxes would be located. The applicant responded that they would be located around the green common area. Board member Harrison asked if there were sidewalks planned. The applicant stated that sidewalks are drawn on the sketch plan on both sides of the street. Board member Harrison asked if the cul-de-sac were long enough to accommodate emergency vehicles. The applicant responded that they were all designed per NCDOT standards. There is a limit of 150 feet length of road for a firetruck to back up and turn around versus using the cul-de-sac bulb as a turnaround. Board member Harrison stated her concern about that.

Board member Hartman asked when can the approval of improvements on Hemby Road be solidified. Ms. Thompson responded that the Board can highly recommend the improvements, but the decision would be with the Council at the preliminary plat stage.

Board member Hechtel stated her concern with taking out the largest trees on this parcel. The applicant responded that in the southern cul-de-sac, there is grading required for those lots, causing those trees to be lost, but they are saving many others. The grading needed would damage the root systems of the big trees.

The Board stated their concern with making the left hand turn out of the neighborhood on Hemby Road during morning rush hour. Mr. Larry Burton, from Classica Homes, observed the morning rush hour from 6:30 a.m. to 8:30 a.m. and did not see any back up in the neighborhood across from the proposed entrance. The applicant stated they are not opposed to making the improvements discussed. Comments by Board member Hogan are attached for the record.

- Motion:** Board member Hartman made a motion to approve the sketch plan for Classica Homes RCD subdivision at Hemby and Providence Roads with requirements for:
- left turn lane on Hemby Road into subdivision
  - right turn deceleration lane on Hemby Road
  - more information on traffic projections for Hemby Road and Providence Road to be included in the preliminary plat to help decide whether an access to Providence Road should be required.
  - assessment of the feasibility of saving old growth trees outside the building pads on lots to be included in the preliminary plat
- Second:** Board member Godfrey
- Vote:** The motion passed with a unanimous vote.

**B. Discussion and Consideration for Christ Lutheran Church Conditional Use Amendment to add Matthews Property to Final Plat**

Ms. Thompson presented the staff report: Christ Lutheran Church requests a conditional zoning amendment for a church use on 12,739 acres at the northwest corner of Rea and Reid Dairy Roads. This site was rezoned on October 8, 2018 with conditions. Since the approval, the applicant purchased the Matthews Property (parcel #06177012). The additional property allows the applicant to construct the building further west, away from the existing subdivision lots and amend the parking around the proposed building site. The development standards remain the same except to add the Matthews parcel and to note that there may be more than one building constructed, with the maximum gross building area to remain at 55,000 square feet.

Mr. Ty Shaffer, representing the applicant, Christ Lutheran Church, made a brief presentation outlining the amendment application. The applicant is asking to rezone the additional parcel for church use and a site plan amendment to accommodate site design changes and requesting 5-year vesting on the additional parcel.

**Motion:** Board member Hartman made a motion to forward to Town Council with a recommendation for approval the conditional zoning amendment for Christ Lutheran Church to zone the Matthews parcel for church use and accept the Land Use Plan Consistency Statement:

*The subject parcel is designated for Traditional Residential on the Weddington Land Use Plan. The conditional zoning meets the goals of the Land Use Plan in that the use retains a mix of land uses that reinforce a unique small-town character; the design is consistent with the unique small-town character of Weddington. The existing trees and undisturbed area create a buffer between the existing residential homes and the area to be developed. It is reasonable given the use and character of the area with the school and future fire department nearby.*

**Second:** Board member Vivian

**Vote:** The motion passed with a unanimous vote.

**C. Discussion of Planning Topics for Council Retreat**

Ms. Thompson stated that the Council Retreat is Saturday, February 9, 2019 from 8:30 a.m. to 1:30 p.m. at Firethorne Country Club. Discussion of planning topics is scheduled early. The Planning Board gave discussion topic ideas:

- Review the greenway/neighborhood path plans
- Lot size
- Tree ordinance

**5. Old Business**

**A. Discussion of Land Use Plan Revisions-Section V**

The Planning Board discussed and revised part of Section V of the Land Use Plan.

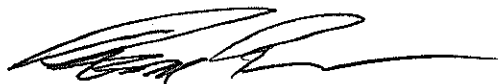
**6. Update from Town Planner and Report from the January Town Council Meeting**

Ms. Thompson stated that she has completed the rewriting of the subdivision ordinance. She has been reviewing the draft with Randall Arendt and is planning a meeting with him at the end of February. She is working on a possible joint meeting with Planning Board and Council. The Council called for a public hearing on the erosion control ordinance and the community recreation center definition for the February meeting. Staff is looking into updating the lighting ordinance. With the new LED technology, the town has been getting complaints.

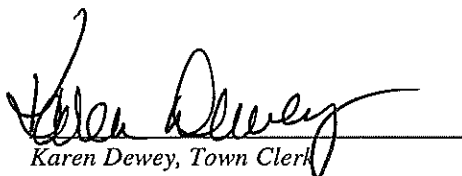
**7. Adjournment**

- Motion:** Board member Hartman made a motion to adjourn the January 28, 2019 Regular Planning Board Meeting at 8:40 p.m.
- Second:** Board member Hechtel
- Vote:** The motion passed with a unanimous vote.

Adopted: Feb 25, 2019



Brad Prillaman, Chairman



Karen Dewey, Town Clerk

attachment to minutes  
1/23/2019 Planning Board

Classica Homes – Hemby and NC16 dated 12.21.2018

PIM and property walk 1.22.2019

### Notes and Observations

1. Landscape was not considered first; Civil Engineer designed, then filled in the trees and shrubs.
2. Single entrance on Hemby directly across from Providence Forest (will act like a cul-de-sac single entry/exit and another insular development).
3. Initially I think it will be another clear-cut, slab, trucked-in development, mimicking several recent and not different from Mecklenburg developments. Do not think this is in line with the recent Town Survey.
4. 92% (32/35 lots) are less than .5 acre, with only 3 equal to or greater than .5 acres.
5. The present developable wooded area is an even mixture of Sweet Gum and Pine. (I did not see any Pecan Trees, something that was used to deem the corner lot as an agriculture property.) During the walk of the property, the developer did note that there is a section having approximately 100 cedar trees that are not natural to the area.
6. It appears that most of those trees closest to the corner of NC-16 and Hemby road will be cut.
7. Fire access easement is on Providence Road. It appears to be approximately across from "lane direction change feature" on a Michigan Super Street.
8. There does not appear to be a provision for a future linking to the potential developable properties to the south (Gad Feng/Lin Zhang) or to the east (Robert Dow).

I did tell developer that I was on the Planning Board and then spread out the attached picture of the proposed layout, which is on page SK-1.3. My notes/markings are on that sheet which is attached as a photo.

I did have some difficulty mentally overlaying that proposed development on the tree survey sheet, even though the outline of the proposed development is included on SK-1.5. Walking the property did help to observe that some proportion of the proposed development will not have any trees on NC-16 to shield the back of the homes from NC-16. So, the buffer for that area will be the standard 9 tree/20 shrubs. I expect that at the least, that portion of the proposed subdivision will most likely look exactly like the development across from the Hemby Fire Station.

The property has a significant potential for a walking path, something that the recent Town Survey indicated was a desire from the citizens of Weddington.

The developer did have another handout (dated 1.21.2018) at the presentation that showed trees being planted along the development streets. I think that this is an update to SK-1.3 with an incorrect (most likely typo) date. I am not sure, but it also

shows trees being planted completely along NC-16 and Hemby Road. I did not notice that until much later after the on-site presentation.

I had (see the attached picture) drawn some slightly different road layout to potentially provide more of a "Town Common" extension of the proposed plot layout. Both were immediately rejected because of time constraints. A time constraint is not something that causes me concern.

The environmental plan (SK-4) and the slope analysis (SK-5) do not appear to significantly prevent moving the easternmost section of road more easterly and moving the lots inside of the development to the edge.

I also see a significant potential for a walking path around the property, with branches and benches at the retention pond, etc.

My quick summary.

1. This has all the potential to look exactly like all the rest of the new developments in Weddington. I did not pay strict, detailed attention to the slope analysis (SK-1.6) but the existing field appears to be relatively flat. I believe that the lots on the Eastern side could have some of the slope, thus allowing that side of the road to be moved east.
2. I did not interpret the results of the Town Survey as supporting this type development.
3. I do not think it preserves the rural character of Weddington, although it could with some changes to the timber cutting, and less interior roadway.
4. I would make a motion to not send this forward to Town Council without a more detailed analysis of and additions to (if required) conditions for the sub-division prior to sending it to Town council.
5. Stubs for future linkage to other potential developments is an example that I think is missing and within the Town's ability to stipulate as a condition.
6. When I asked if something on the SK-1.3 could be moved, I was told that the answer was "No" because of time. I guess that the plans exactly conform to the ordinances, very short amount of time to diligently check that aspect, and Staff is outstanding at doing that. I really believe that we missed the boat on this one, if it goes forward to Council as is, to respond to the latest survey, and incorporate some of the training that we received last July which would retain the rural character of Weddington. I see just another development like the one across from Hemby fire station. Mostly clear-cut, slabs, trucked in houses with just a berm, views of back yards and maybe some trees. This plot is suited for a conservation type "village green" in the center, no crossroads, no cul-de-sacs, the potential for having a development with connecting stubs with later developments, and a superior walk around the perimeter.