

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, MARCH 25, 2019 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
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1. Open the Meeting

Vice Chairman Walt Hogan opened the meeting at 6:57 p.m.

2. Determination of Quorum

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

Staff present: Town Administrator/Planner Lisa Thompson

Visitors: Bill Deter, Mike Smith, Re Smith, Ronald Williams, French Scott

Staff requested removal item 5.B. from the agenda. The Planning Board agreed.

3. Approval of Minutes – February 25, 2019 Regular Planning Board Meeting Minutes

Motion: Board member Harrison made a motion to approve the February 25, 2019 Regular Planning Board Meeting minutes as presented.

Second: Board member Vivian

Vote: The motion passed with a unanimous vote.

4. Public Hearings

A. Discussion and Consideration of a Temporary Use Permit for the Town of Weddington for Food Truck Fridays in May

Ms. Thompson presented the application. The Town has submitted an application for a Temporary Use Permit for Food Truck Fridays. Events will be held on May 3, 10, 17 and 24 from 5:30 p.m. until 9:00 p.m. No lighting will be necessary. Temporary structures will include small canopies. There will be DJ equipment set up on the porch. Parking will be available at Weddington Corners. An Event Organizer Application will be submitted to Union County Environmental Health. There will be 3 signs advertising the event and Event Parking signs will be set up during the event. Attendance is projected to be approximately 500 people per event. An off-duty Union County Sheriff's Deputy will be hired for traffic/crowd control. An EMT will be onsite. There will be 2 Porta-Jons and 1 Hand Washing Station.

Vice Chairman Hogan opened the public hearing. There were no speakers. Vice Chairman Hogan closed the public hearing.

Board member Godfrey asked who oversees this event. Ms. Thompson responded that Mayor Callis and Mayor Pro Tem Propst are a part of a group planning the event. The Town is the host of the event and staff is helping with logistics. Board member Godfrey stated that he believes there should be a hierarchy and have somebody in charge of the event.

Before issuing any temporary use permit, the Planning Board will make the following determinations:

- a. *The proposed temporary use will not materially endanger the public, health, welfare and safety:*
The Planning Board unanimously agreed, as the presences of the off-duty sheriff's deputy, the EMTs, as well as holding liability insurance and environmental health permits for the food trucks, this finding of fact is true.
- b. *The proposed temporary use will not have a substantial negative effect on adjoining properties*
Given that the event hours do not intrude on the business hours of the surrounding businesses, and adjoining properties have all been notified of the event and the Town has received no objections, the Planning Board unanimously agrees that this finding of fact is true.
- c. *The proposed temporary use is in harmony with the general purpose and intent of the ordinance and preserves its spirit*
The Planning Board unanimously agreed that this event will encourage community unity.
- d. *The proposed temporary use is held no more than four times (4) per year at any particular location.*
The Planning Board unanimously agreed that this event, which will be held on the first four Fridays of May, meets this finding of fact.

- Motion:** Board member Vivian made a motion to approve the Temporary Use Permit Application for Food Truck Fridays to be held on May 3, 10, 17, and 24, 2019 having found the application is consistent with the findings of fact.
- Second:** Board member Hechtel
- Vote:** The motion passed with a unanimous vote.

B. Discussion and Consideration of a Temporary Use Permit for Christ Lutheran Church to hold an Easter Egg Hunt and Egg Drop on April 20, 2019

Matt Simpkins with Christ Lutheran Church has submitted an application for a Temporary Use Permit for a Helicopter egg drop – Easter Egg Hunt Event on April 20, 2019 from 2:00 p.m. to 4:00 p.m. The projected attendance is 2000 people. The applicant has submitted a mass gathering permit and certification of review to Union County. Security and traffic control will be provided by the Union County Sheriff's Department. Parking will be available at Rea View Elementary and St. Margaret's Church. The Sheriff's Department suggested using a bus to get participants across Rea Road rather than have a deputy stopping traffic. Mr. Scott, representing the applicant was present to answer any questions.

- a. *The proposed temporary use will not materially endanger the public, health, welfare and safety:*
The Planning Board unanimously agreed that, with the presence of off-duty Sherriff's Deputies and security volunteers, as well as holding liability insurance and environmental health permits, this finding of fact is true. The Planning Board is recommending the applicant contact the Union County Sherriff's office to get a minimum of two deputies for the crowd in addition to what is needed for traffic control.
- b. *The proposed temporary use will not have a substantial negative effect on adjoining properties:*
The Planning Board unanimously agreed that, since all adjoining properties have been notified of this event and the Town has received no objections, this finding of fact is true.

- c. *The proposed temporary use is in harmony with the general purpose and intent of the ordinance and preserves its spirit*

The Planning Board unanimously agreed that this event promotes the spirit of community and the finding of fact is true.

- d. *The proposed temporary use is held no more than four times (4) per year at any particular location:*

The Planning Board unanimously agreed that since this event will be held once on April 20, 2019, this finding of fact is true.

Motion: Board member Godfrey made a motion to approve the Temporary Use Permit Application for Christ Lutheran Church to hold an Easter Egg Hunt and Egg Drop on April 20, 2019 having found the application consistent with the findings of fact, with the condition that the applicant contact the Union County Sherriff's office to request two deputies for crowd control in addition to what is needed for traffic control.

Second: Board member Hechtel

Vote: The motion passed with a unanimous vote.

5. New Business

A. Discussion of Conservation Subdivision Process

Ms. Thompson presented some of the proposed changes in the conservation subdivision ordinance. The amended process includes the Town receiving a yield plan and a resource analysis plan at the time of the application, which includes showing steep slopes/topo lines, tree save areas, and different conservation areas, usually on an aerial photo. The applicant will then lead staff, Council and Planning Board through a site walk and then return to review the 4-step process, in a charette-type setting. A public meeting will still be required, with the applicant hosting and having responsibility of sending notice to adjacent property owners. The plan will then move to the Planning Board for review and approval.

~~B. Discussion of Text Amendment to Section 46-45(b) Improvement and Guarantee Standards~~

6. Update from Town Planner and Report from the March Town Council Meeting

Ms. Thompson presented the update: The Council approved the amendment to Christ Lutheran Church CUP adding the 3rd lot into their plan. Council has one more section of the Land Use Plan to be caught up in their review. Staff will bring a clean version to Planning Board with updated statistics and tables next month. Council heard a presentation from Encounter Athletics proposing a 75,000 sq. ft. gymnasium and ball fields behind the fire station. Staff is trying to get those kinds of presentations to Council up front before developers spend a lot of money and time on plans. The Town is updating the lighting ordinance. An electrical engineer has been hired to help set some LED standards as the current ordinance doesn't cover LEDs. Council held a special meeting Friday to meet with the engineer and got some good ideas. The new ordinance will probably come to the Planning Board next month.

Vice Chairman Hogan asked if there was any feedback from DENR about the erosion control ordinance. Ms. Thompson responded that DENR had finished their review and needed some feedback on their comments. Ms. Thompson believes the Town will have erosion control designation in 2-3 weeks.

Board member Hechtel asked for the status on the Weddington Swim and Racquet Club CUP amendment. Ms. Thompson responded that the Council called for a public hearing to be held on April 8, 2019.


Vice Chairman Hogan thanked everybody for coming out and giving some good feedback. He stated that he believes the Town got their money's worth tonight.

7. Adjournment

- Motion:** Board member Harrison made a motion to adjourn the March 25, 2019 Regular Planning Board Meeting at 7:32 p.m.
- Second:** Board member Vivian
- Vote:** The motion passed with a unanimous vote.

Adopted: April 22, 2019


05.20.19
Brad Prillaman, Chairman


Karen Dewey, Town Clerk