

**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, APRIL 22, 2019 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
MINUTES  
PAGE 1 OF 4**

**1. Open the Meeting**

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

**2. Determination of Quorum**

Quorum was determined with Chairman Brad Prillaman, Board members Walt Hogan, Tami Hechtel, 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

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

Board member Hogan asked to have his final comment about residents getting their money's worth added to the minutes.

*Motion:* Board member Walt Hogan made a motion to approve the March 25, 2019 Regular Planning Board Meeting Minutes as amended.

*Second:* Board member Harrison

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

**4. Old Business**

**A. Discussion and Recommendation of Development Standards for Conservation Subdivision**

Ms. Thompson presented the background on the development standards and the changes. She described the biggest change as adding the mini charrette and the four-step process. She would like to take the development standards to Council to introduce the process.

Board member Harrison asked who the subdivision/zoning administrator would be. She pointed out that the standards refer to both throughout and it should be consistent. Ms. Thompson replied that it should be made consistent throughout the subdivision ordinance.

The Planning Board reviewed the procedures for review and approval of conservation subdivision plats.

Board member Hechtel expressed concern about a watershed analysis not completed in the initial review of plans. Specifically, a plan that shows how water moves across the land and how adding the buildings and impervious surface disturbs that natural flow. Ms. Thompson explained that it is part of the construction plan packet submittal. What the Planning Board will see at sketch plan is an existing resources and analysis will include topography and ridge lines showing boundaries of catchment areas for stormwater runoff. Staff can clarify this in the standards. At the construction plan phase the applicant will submit stormwater calculations.

Board member Harrison expressed concern with the scheduling of the on-site visit and possible attendance issues. Ms. Thompson stated that she would add documentation of the meeting to the process for those members/officials unable to make the visit.

The Planning Board made a unanimous recommendation to submit to the Town Council with concerns as outlined:

- Consistency in naming subdivision administrator/zoning administrator throughout the document.
- Stormwater flow
- Documentation of ideas, concerns, content of onsite visit and charrette for those not in attendance.

## 5. New Business

### A. Discussion and Recommendation of Erosion Control Amendments

Ms. Thompson reviewed the State recommended amendments. The biggest change was to move the entire ordinance into the zoning ordinance so staff can reference, and issue stop work orders. The Sediment Act is not an option for municipalities to issue stop work orders.

**Motion:** Board member Hogan made a motion to forward the Erosion Control Amendments to the Town Council with a recommendation to approve the amendments suggested by the State.

**Second:** Board member Godfrey

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

### B. Discussion and Recommendation of Lighting Ordinance Amendment

Ms. Thompson presented the background. The Council met with a lighting consultant/electrical engineer. The biggest concern is LED lighting. The current ordinance does not address LED lighting. The changes include adding a Backlight, Up light, and Glare (BUG) rating and adding parameters around the limits on brightness and color of the LED lights.

Chairman Prillaman stated concern about G-3 lighting being acceptable for residential streets which are rated for G-2 lighting.

**Motion:** Board member Hogan made a motion to forward the Lighting Ordinance Amendment to the Town Council with a recommendation for approval, with clarification for the G-2 lighting from the electrical engineer.

**Second:** Board member Hechtel

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

### C. Discussion and Consideration of a Minor Subdivision: 542 Lochaven Road

Ms. Thompson presented the staff report: The applicant, Timothy Samuels is seeking a minor subdivision for property located at 542 Lochaven Road (parcel 06153021). It is a total of 2.55 acres and is zoned R40 residential. The resultant lots are approximately 1.26 acres and 1.09 acres. Both lots meet the minimum size requirement, the minimum front, side and rear yard setbacks and are at

least 120' wide at the established front setback. The proposed minor subdivision is in general conformity with the Town of Weddington Zoning and Subdivision Ordinances; therefore, staff recommends approval.

Ms. Thompson stated that there should be a condition to add the signature block for the Planning Board Chairman to sign approval and amend the note under setbacks on the plat to state that the lots are 120 feet *wide* at *front yard* setback.

- Motion:** Board member Hogan made a motion to approve the minor subdivision at 542 Lochaven road with recommended conditions.
- Second:** Board member Harrison
- Vote:** The motion passed with a unanimous vote.

#### **D. Discussion of Minimum Buffer Requirements**

Ms. Thompson stated that the purpose is to introduce a discussion. She reviewed Randall Arendt's recommendations:

- No buffers for homes fronting a thoroughfare. When facing the road, Mr. Arendt's belief is that it is better to look at the front of a house than they side or back yards where there are play areas, and pools. This is how the current ordinance is interpreted.
- If homes are side or rear facing the thoroughfare: a 150-foot buffer unless the developer provides two rows of evergreens, then the buffer can be as small as 50 feet.

Ms. Thompson stated that the idea is to not limit the options. Limiting the buffers could force all development into center of parcel.

Board member Harrison stated that the buffer requirements could be determined during the charrette and be site specific.

The Planning Board discussed viewshed analysis being covered during the charrette and determine minimums on a case by case basis. They agreed to keep the viewshed ideally at 100 feet but provide for a minimum distance of 50 feet with justification for that distance, and provide not just evergreen planting, but native species to help preserve the rural character.

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

Ms. Thompson presented the update: Council approved the CUP amendment for the Weddington Swim and Racquet Club with the conditions provided by the Planning Board. Classica Homes came in with a presentation to make sure their plans were on the right path. They added a right turn only from the subdivision on to Providence Road. After a Request for Qualifications was posted, Cardno was chosen to work on design plans for the town park.

#### **7. Adjournment**

- Motion:** Board member Hogan made a motion to adjourn the April 22, 2019 Regular Planning Board Meeting at 8:14 p.m.
- Second:** Board member Godfrey

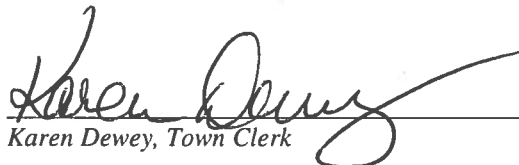
**Vote:** The motion passed with a unanimous vote.

Adopted: May 20, 2019



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*Brad Prillaman, Chairman*



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*Karen Dewey, Town Clerk*