

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, MAY 20, 2019 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA**

1. Open the Meeting
2. Determination of Quorum
3. Approval of Minutes – April 22, 2019 Regular Planning Board Meeting Minutes
4. Old Business
5. New Business
 - A. Discussion and Consideration of the Morrison Minor Subdivision
6. Update from Town Planner and Report from the May Town Council Meeting
7. Adjournment

**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: _____

Brad Prillaman, Chairman

Karen Dewey, Town Clerk

TOWN OF W E D D I N G T O N

MEMORANDUM

TO: Chairman and Planning Board

FROM: Lisa Thompson, Town Administrator/Planner

DATE: May 20, 2019

SUBJECT: Morrison Minor Subdivision

The applicant, Stephen Morrison is seeking a minor subdivision for property located at 7502 and 7504 New Town Road. It is a total of 4.94 acres and is zoned R40 residential.

There are two existing lots being subdivided to add one additional lot. Resultant lots are approximately 1.57 acres, 2.00 acres and 1.43 acres. All 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.

SURVEYOR CERTIFICATION

I, E. DANIEL WOOTEN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK AND PAGE AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES DRAWN FROM ADJOINING OWNERS DEEDS AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED DOES NOT EXCEED 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THIS 22ND DAY OF APRIL, 2019.

E. Daniel Wooten

E. DANIEL WOOTEN, NCPLS L-4341



GLOBAL POSITIONING SYSTEM SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS (GNSS) SURVEY: CLASS A SURVEY; POSITIONAL ACCURACY 0.03'; REAL-TIME (RTK) NETWORK; NAD 83 (2011), NAVD 88; NC VIRTUAL RTN; GEOID MODEL 12; COMBINED GRID FACTOR 0.9998596397; UNITS-US FEET

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT.
- E. DANIEL WOOTEN, NC-PLS L-4341, DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HERE ON.
- PROPOSED MORRISON ROAD PER CARROLL RUSHING PLANS DATED 9/08/96. ALSO REFERENCE NCDOT LETTER WITH SUBJECT "ACCEPTANCE OF UNPAVED ROAD ONTO STATE SYSTEM" DATED JUNE 13, 1996.
- THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- IRON REBAR SET AT LOT CORNERS UNLESS OTHERWISE NOTED.
- THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE TWO TRACTS INTO THREE LOTS AND SHOW 45' R/W.

SETBACK PER ZONING:

ZONING - R-40
MINIMUM FRONT SETBACK: 50 FEET
MINIMUM SIDE YARD: 15 FEET
MINIMUM REAR YARD: 40 FEET
MINIMUM LOT WIDTH: 120 FEET

LINE TABLE:

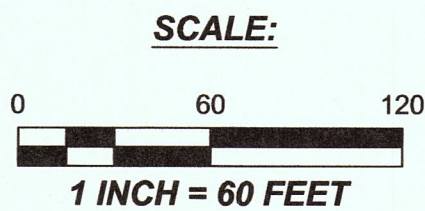
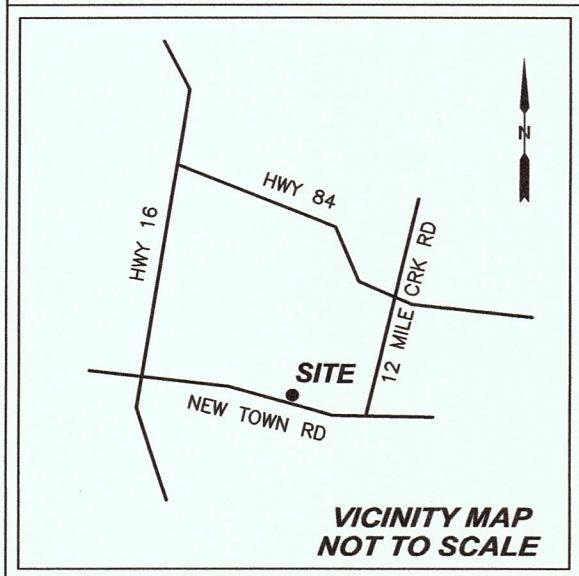
L1 N 57°16'09" W 18.56'
L2 N 49°20'21" W 70.11'
L3 N 46°18'24" W 40.89'
L4 N 46°18'24" W 53.68'
L5 N 45°04'31" W 96.27'
L6 N 44°45'13" W 20.73'
L7 S 30°44'38" W 96.67'
L8 S 30°44'38" W 268.83'

LEGEND

EIR - EXISTING IRON REBAR
EOP - EDGE OF PAVEMENT
C/L - CENTER LINE
R/W - RIGHT-OF-WAY
S.T. - SIGHT TRIANGLE
N - NORTHING
E - EASTING

LINE	BEARING	DISTANCE
L1	N 57°16'09" W	18.56'
L2	N 49°20'21" W	70.11'
L3	N 46°18'24" W	40.89'
L4	N 46°18'24" W	53.68'
L5	N 45°04'31" W	96.27'
L6	N 44°45'13" W	20.73'
L7	S 30°44'38" W	96.67'
L8	S 30°44'38" W	268.83'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	322.50'	37.56'	N 28°17'55" E	37.53'
C2	277.50'	54.95'	N 30°38'09" E	54.86'
C3	25.00'	22.12'	N 61°39'39" E	21.41'
C4	50.00'	245.57'	N 53°41'28" W	63.33'
C5	25.00'	22.12'	S 10°57'26" W	21.41'
C6	322.50'	63.87'	S 30°38'09" W	63.76'
C7	277.50'	32.32'	S 28°17'55" W	32.30'



CERTIFICATION OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE TOWN OF WEDDINGTON, THAT WE HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND HEREBY ESTABLISH ALL LOTS, WITH MINIMUM BUILDING SETBACK LINES, AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE WEDDINGTON PLANNING BOARD IN THE PUBLIC INTEREST.

DATE

OWNER

DATE

OWNER

NOTARY PUBLIC:

STATE OF NORTH CAROLINA
COUNTY OF UNION

I, _____ A NOTARY PUBLIC OF UNION COUNTY, NORTH CAROLINA, CERTIFY THAT _____, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

CERTIFICATE OF ADMINISTRATION APPROVAL:

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF WEDDINGTON, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE WEDDINGTON PLANNING BOARD FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF UNION COUNTY, NORTH CAROLINA. THIS _____ DAY OF _____, 2019.

PLANNING BOARD CHAIRMAN
TOWN OF WEDDINGTON

REVIEW OFFICER:

STATE OF NORTH CAROLINA
COUNTY OF UNION

I, _____ REVIEW OFFICER OF UNION COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE

REVIEW OFFICER

TOTAL AREA

215,519 SQ.FT.
4.948 ACRES

NO. DATE BY REVISION

MINOR RECORD PLAT OF
TRACT 1 & TRACT 2,
WORTHELL MORRISON, SR. PROPERTY

MORRISON FAMILY PROPERTY
#7502 & #7504 NEW TOWN ROAD
TOWN OF WEDDINGTON, SANDY RIDGE TOWNSHIP
UNION COUNTY, NORTH CAROLINA

PLAT K-508
DEED 671-520, 6276-621, 251-573
Tax Number: 06-132-001b & 06-132-001G

FIELD/DRAWN ACAD SCALE DATE
DW/DW 7504NEWTOWNRD.DWG 1"=60' APRIL 22, 2019

WOOTEN SURVEYING

& ASSOCIATES, PLLC
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119 SMITH CIRCLE
MATTHEWS, NC 28104
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STEPHEN MORRISON
DEED 671-530
LOT 1 (PLAT E-696)
TAX 06-132-030

CURL W. SIMS, JR.
DEED 265-198
TAX 06-132-001C

THOMAS LEVI MORRISON
DEED 671-539
TAX 06-132-029

AREA LOT 1A:
66,076 SQ.FT.
1.517 ACRES

AREA LOT 1B:
87,106 SQ.FT.
2.000 ACRES

AREA LOT 1C:
62,337 SQ.FT.
1.431 ACRES

NOW OR FORMERLY
J.W. THREATT
DEED 6585-607
LOT 1, IVEY PROPERTY (PLAT B-311A)
TAX 06-132-020

HENDERSON MORRISON, JR.
DEED 251-573
TAX 06-132-001A