

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, JUNE 24, 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 – May 20, 2019 Regular Planning Board Meeting Minutes
4. Old Business
5. New Business
 - A. Discussion and Consideration of the 2019 Land Use Plan
 - B. Discussion and Consideration of Text Amendment to Chapter 46 Article II Procedure for Review and Approval of Subdivision Plats
6. Update from Town Planner and Report from the June Town Council Meeting
7. Adjournment

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MINUTES
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1. Open the Meeting

Chairman Brad Prillaman called the meeting to order at 6:58 p.m.

2. Determination of Quorum

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

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

Visitors: Bill Deter

3. Approval of Minutes – May 20, 2019 Regular Planning Board Meeting Minutes

Motion: Board member Hartman made a motion to approve the May 20, 2019 Regular Planning Board Meeting Minutes as presented.
Second: Board member Harrison
Vote: The motion passed with a unanimous vote.

4. Old Business

Board member Hartman asked if the courtesy letter was sent regarding the Drumstrong event and the need for a Temporary Use Permit application before another event was planned. Ms. Thompson responded that a letter was sent to the property owner with no response. An additional letter will be sent, and staff will follow up in early 2020.

5. New Business

A. Discussion and Consideration of the 2019 Land Use Plan

The Planning Board Discussed the 2019 Land Use Plan and made minor revisions:

Page 7 D-plan for appropriate...land uses-conservation land cannot be developed in bold-and add "such conservation land"

Page 8 first paragraph-get rid of "development"

Page 10- bottom-goal 7 check with attorney to strike

Page 19-accurate dates- Change to 2024 (all 2023 change to 2024)

Page 22- reference Randall Arendt's book for principles: see page 55

Page 24 map-Marvin's boundaries-updated GIS layer

Page 28 - 3.11 average household size. Population estimate check with Lisa

Page 29 – grown 1/97 rate per year. Double check growth rate.

Page 39-fire service-provide emergency service and first responder services. Address for planned fire station-location for new firehouse.

Page 41-no map

Page 42- “this park features”

Page 43-number of students confirmed-delete exhibit 8

Page 44-library site-by Cuthbertson-(page 45) picked location—confirm location

Page 56-check the minimum min lot size for accuracy. 2nd to last paragraph: reference 4-step process of rural conservation design as “described in the book title”

Page 67-68 - update CUP list

Motion: Board member Hartman made a motion to forward the 2019 Land Use Plan to Town Council with a recommendation for approval/adoption.

Second: Board member Hechtel

Vote: The motion passed with a unanimous vote.

B. Discussion and Consideration of Text Amendment to Chapter 46 Article II Procedure for Review and Approval of Subdivision Plats

Ms. Thompson presented notes from Randall Arendt and staff notes on the changes to the text and Planning Board reviewed the notes:

- Change on minimum buildable area (staff suggests at least 9000 buildable area on a yield plan) The Board agreed.
- Location of open space: add end street design and cul de sac section – cul-de-sac less than 500 feet check with DOT if a teardrop style/wider median is acceptable
- Trails constructed same way as streets - Board member Harrison asked if trails are provided, who confirms they are constructed before houses are sold. Ms. Thompson stated that there isn't anything in the text that requires trails, but if there are constructed, a trail head sign is required, and the construction inspector would confirm the trail.
- Street pavement width-streets with park land on one side, may be allowed to be narrower. Checking with NCDOT. Board disagrees with the narrower road.
- Storm water management: need/want detention ponds - how to do it naturally. Ms. Thompson stated that the new stormwater ordinance has been effective.
- Cul-de-sac length – current ordinance limits maximum length to 600 feet for conventional subdivisions and unlimited length for RCD. Does the Board want to consider the same limits for both types of subdivisions? The length is less about the safety issue and more about the number of cars on a street and the volume on a single road and disbursement of traffic. The recommendation is to have 150 ADT which is about 10 trips per home, which totals about 15 homes on the road. Ms. Thompson recommended that the limit on cul-de-sacs be no more than 16 dwelling units. That would be about a 960 ft. long cul-de-sac for conventional subdivisions and about 640 ft. long for RCD, if all the homes were built on one side of the street. Limit currently is 600 ft. for conventional subdivisions. Ms. Thompson asked if the Board agreed with the number of homes governing the cul-de-sac length as opposed to just limiting the length. The Board discussed the options-16 homes max per cul-de-sac. Board members Hectel and Hartman agreed. Board member Harrison expressed concern about the possible length of the cul-de-sac in the conventional subdivision. Board members Vivian and Godfrey expressed reservations. Board member Godfrey stated he believed it was too restrictive. Board member Vivian stated his concern with the longer cul-de-sac being that drivers were less likely to drive safely on a long stretch of road. The Board agreed to review and consider for recommendation at the next meeting.

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

Ms. Thompson presented the update: The Town contracted for a Level of Service analysis to be done at certain intersections:

- Potter Road and Forest Lawn
- Beulah Church Road and Twelve Mile Creek Road
- Antioch Church Road and Forest Lawn Drive
- Antioch Church Road and Beulah Church Road
- New Town Road and Twelve Mile Creek Road

The study included traffic counts and recommended improvements.

The Council held a work session meeting for the park plans and with no consensus, they are planning another work session before the July meeting. The plans may come to Planning Board in July for feedback.

Board member Harrison asked about the County survey on the traffic plans and if Amanda Drive would be completed. Ms. Thompson responded that the original plan had misaligned roads, so the County is taking public comment and Amanda Drive is still on the LARTP.

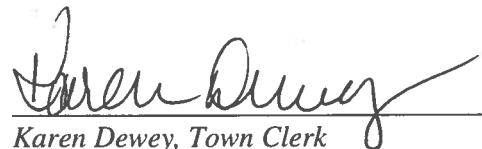
7. Adjournment

- Motion:** Board member Hartman made a motion to adjourn the June 24, 2019 Regular Planning Board Meeting at 8:10 p.m.
- Second:** Board member Godfrey
- Vote:** The motion passed with a unanimous vote.

Adopted: July 22, 2019



Brad Prillaman, Chairman



Karen Dewey, Town Clerk