

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, AUGUST 26, 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 – July 22, 2019 Regular Planning Board Meeting Minutes
4. Old Business
 - A. Discussion and Recommendation of text amendments to Chapter 46 - subdivision ordinance and Chapter 58 - Zoning Ordinance; section 58-58 R-CD and section 58-271 Conditional zoning district amendment procedure to address Conservation Subdivision Amendments
 - B. Discussion and Recommendation of a text amendment to add Article 14 Titled Soil Erosion and Sedimentation Control Ordinance to the Zoning Ordinance
5. New Business
6. Update from Town Planner and Report from the August Town Council Meeting
7. Adjournment

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MINUTES
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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

Visitors: Bill Deter, Mike Smith

3. Approval of Minutes – July 22, 2019 Regular Planning Board Meeting Minutes

Motion: Board member Harrison made a motion to approve the July 22, 2019 Regular Planning Board Meeting Minutes as presented.

Second: Board member Hogan

Vote: The motion passed with a unanimous vote.

4. Old Business

A. Discussion and Recommendation of text amendments to Chapter 46 - subdivision ordinance and Chapter 58 - Zoning Ordinance; section 58-58 R-CD and section 58-271 Conditional zoning district amendment procedure to address Conservation Subdivision Amendments

Ms. Thompson presented the text amendments. She discussed the septic concerns the Planning Board had. The town requires a septic permit from Union County Environmental Health and the applicant must show the primary drain field and a secondary drain field. The town may not regulate off site wastewater systems. The drain fields will be seen on the site plan.

Ms. Thompson explained that the bond language was reviewed by the town attorney. Her response was that the language is typical, and it should be kept as is. The bonds allow for development phasing and gives the ability to do bond agreements which gives flexibility.

Motion: Board member Hogan made a motion to forward text amendments to Chapter 46 Chapter 46 - subdivision ordinance and Chapter 58 - Zoning Ordinance; section 58-58 R-CD and section 58-271 Conditional zoning district amendment procedure to address Conservation Subdivision Amendments to the Town Council with a favorable recommendation pending attorney review.

Second: Board member Godfrey

Vote: The motion passed with a unanimous vote.

B. Discussion and Recommendation of a text amendment to add Article 14 Titled Soil Erosion and Sedimentation Control Ordinance to the Zoning Ordinance

Ms. Thompson presented the erosion text amendment. The NCDENR staff approved the town ordinance internally and added it to the agenda for the Sedimentation Control Commission (SCC). Ms. Thompson and the town engineer went to Raleigh to answer questions and receive program delegation. However, there was a recent working group that adopted a model ordinance for towns to follow. There was a lot of discussion before it was decided to table our delegation and return for the November meeting with the model ordinance.

Motion: Board member Hogan made a motion to forward text amendment to add Article 14 Titled Soil Erosion and Sedimentation Control Ordinance to the Zoning Ordinance to the Town Council with a favorable recommendation pending attorney review.
Second: Board member Hechtel
Vote: The motion passed with a unanimous vote

5. New Business

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

Ms. Thompson presented the update: there is a meeting with the Union County Board of Commissioners and all the municipalities for a land use planning retreat.

The town held a public involvement meeting for a new conventional subdivision, Eagles Landing. It is 20 lots proposed on 25 acres off Newtown Road. There was a good turnout of residents with concerns. The biggest concern seemed to be the curve on Newtown Road. Ms. Thompson is working the DOT and the developer to ensure the access to the subdivision is in a safe place. The town has received the first round of construction plans for Hemby Place, the conservation subdivision on the corner of Hemby and Providence Road. Those plans should be on the Planning Board agenda for September.

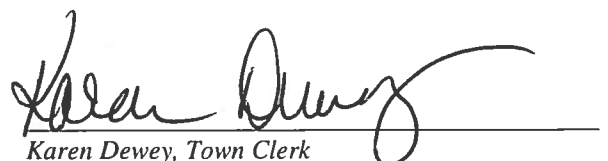
7. Adjournment

Motion: Board member Harrison made a motion to adjourn the August 26, 2019 Regular Planning Board Meeting at 7:24 p.m.
Second: Board member Godfrey
Vote: The motion passed with a unanimous vote.

Adopted: Sept 13, 2019



Brad Prillaman, Chairman



Karen Dewey, Town Clerk