

**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, NOVEMBER 25, 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 – September 23, 2019 Regular Planning Board Meeting Minutes
4. Old Business
  - A. Discussion of Tree Ordinance
  - B. Discussion and Recommendation of a Text Amendment to Section 58.606(e) of the Erosion and Sediment Control Ordinance
5. New Business
  - A. Review and Consideration of Wesley Chapel Volunteer Fire Department Construction Documents
6. Update from Town Planner and Report from the October and November Town Council Meetings
7. Board member comments
8. Adjournment



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MINUTES  
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**1. Open the Meeting**

Chairman Brad Prillaman called the meeting to order at 6:59 p.m.

**2. Determination of Quorum**

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

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

Visitors: Union County Urban Forester Bill Smith, Barry Kelly

**3. Approval of Minutes – September 23, 2019 Regular Planning Board Meeting Minutes**

Discussion: Board member Hogan asked for confirmation on the 12,000 square foot minimum lot size in the R-CD subdivision ordinance. Ms. Thompson responded that the minimum lot size was not changed.

***Motion:*** Board member Hartman made a motion to approve the September 23, 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 of Tree Ordinance**

Ms. Thompson discussed reviewing a tree ordinance. Town Council approved a contract with Land design for help in creating a tree ordinance. Ms. Thompson introduced Bill Smith, Union County Urban Forester.

Mr. Smith asked the Board why changing the ordinance was being considered. Chairman Prillaman responded that when developments submit applications, the town would like to accommodate certain heritage trees, preserve the tree scape and scenic beauty of Weddington. Currently the town has no tree preservation requirement. Board member Hechtel added that they are trying to maintain the rural character of Weddington.

Mr. Smith and the Board continued discussion of tree preservation to maintain rural character. The current Weddington conservation subdivision ordinance provides for significant tree save areas, that will allow for trees to grow in an undisturbed area. The current conventional subdivision ordinance does not provide for maintaining the scenic view of the property. The goal of a tree ordinance is not to regulate individual homeowners, but to focus on saving the trees before development.

The Planning Board agreed to continue discussion and review the conventional subdivision ordinance.

**B. Discussion and Recommendation of a Text Amendment to Section 58.606(e) of the Erosion and Sediment Control Ordinance**

Ms. Thompson explained: the ordinance was reviewed by the state commission and received conditional approval. Section 58.606 (e) needs to be removed as it references the soil conservation district that was removed from the ordinance in the first draft.

- Motion:** Board member Hartman made a motion to forward the Text amendment to section 58.606(e) of the erosion and Sediment Control Ordinance to the Town Council with a favorable recommendation for approval
- Second:** Board member Hogan
- Vote:** The motion passed with a unanimous vote.

## 5. New Business

### A. Review and Consideration of Wesley Chapel Volunteer Fire Department Construction Documents

Ms. Thompson presented the staff report: Weddington Code of Ordinances Section 58-271(i) requires building schematics, landscape plans and the signage proportion of the construction drawings be approved by the Design Review Board (DRB). The function of the DRB shall be performed by the Planning Board.

#### Sign Plan

The freestanding ground sign will be located at the entrance, perpendicular to Reid Dairy Rd. The specifications for the monument sign are as follows:

- Sign face total area is approximately 17.11 square feet and will not exceed 20 square feet. The stone monument will be larger as Code allows.
- The maximum height of monument is 7'. They are proposing 4'.
- The monument is clear of the site triangle, 5' from edge of pavement and out of State right-of-way.
- The applicant proposes a masonry veneer with cast stone coping and the sign copy will surrounded by heavy timber stain to match the building

Board member Harrison asked which right of way the sign would be. Ms. Thompson responded that the sign would be at the entrance on Reid Dairy Road.

#### Landscaping Plan

The applicant is proposing plants and shrubs as depicted on Sheet L100 with details on L101. The required buffer is 18'; however, the applicant is proposing a privacy fence that allows the buffer to be reduced by 20%. The buffer shown is 14.5'. The fence is 6' in height which is the required minimum height. Four trees and 20 shrubs are required per 100 linear feet. 40% of the trees shall be large mature trees however most of the buffer is within 18' of overhead power lines. The ordinance specifies only shrubs with a mature height less than 20' shall be within 18'. Staff will work with the Union Power arborist to see if there are any trees acceptable to be planted in these areas. Staff is seeking an exception to our tree buffer requirement if there is no alternative. Off-street parking, loading facilities and dumpsters shall be screened. Dwarf hollies are proposed around the front parking area and generator pad; a 6' masonry wall surrounded by savannah hollies are proposed around the dumpster.

#### Elevations

The architectural design standards are regulated in Section 14 of the Weddington Code of Ordinances. This Section applies to all nonresidential buildings. The elevations depict a fiber

cement siding, with a 4-9' stone veneer and capstone. The roof is a 6"/12" gable roof with asphalt shingles. All rooftop utilities are concealed. The elevations meet the overall design and appearance standards given the scale of the building, roofline, windows and landscaping along the front façade to prevent massing, and high-quality materials.

Staff recommends approval of the signage plan, landscape plan, and elevations with the condition that the buffer and street trees be reviewed by the Union Power arborist to find an acceptable alternative to the requirement.

**Motion:** Board member Hartman made a motion to approve the construction documents; the signage plan, landscape plan, and elevations; with the condition that the buffer and street trees be reviewed by Union Power arborist to find an acceptable alternative to the requirement.

**Second:** Board member Godfrey

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

## **6. Update from Town Planner and Report from the October and November Town Council Meetings**

Ms. Thompson presented the update: at the October meeting, the Council approved the Erosion and Sediment Control Ordinance, the changes to the RCD Conservation Subdivision ordinance, discussed an event policy, and at the November meeting, Council ordered the road right of way abandonments for Rea Road for the Wesley Chapel Volunteer Fire Department and for Michelle Court near Cari Lane. They approved adding a leading left signal at 12 Mile Creek and 84 that will happen in the next month or so. The commercial driveway easement lease for Weddington Corners was renewed for 10 years. Ms. Thompson has a pre application meeting with Shea Homes for adding property behind the horse farm on Cox Road adding on to Atherton as a conventional subdivision.

## **7. Board member comments**

Board member Vivian asked about the Tilley Morris round a bout by the private school and if it was moving forward as he noticed NCDOT had re-staked the property. Ms. Thompson responded that project is slated for 2021.

Board member Harrison stated that the battery-operated lights on the town monuments are not working. She suggested to put in electric lights. Ms. Thompson stated that she would look into that.

## **8. Adjournment**

**Motion:** Board member Hartman made a motion to adjourn the November 25, 2019 Regular Planning Board Meeting at 7:51 p.m.

**Second:** Board member Hogan

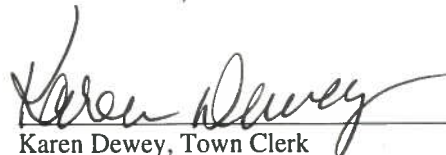
**Vote:** The motion passed with a unanimous vote.

Approved: \_\_\_\_\_

*December 16, 2019*



Brad Prillaman, Chairman



Karen Dewey, Town Clerk

