

**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, FEBRUARY 24, 2020 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104  
AGENDA**

1. Open the Meeting
2. Determination of Quorum
3. Election of Chairman and Vice-Chairman
4. Approval of Minutes – December 19, 2019 Regular Planning Board Meeting Minutes
5. Old Business
  - A. Discussion and Recommendation of Text Amendment to Section 58-13 Temporary Structure and Uses and Section 58-14 Removing Temporary structures and uses requiring a conditional use permit.
6. New Business
  - A. Discussion of Text Amendment to Section 58-4 Definitions; 58-175 (3)(d) Off-street Parking and adding Section 58-25 Outdoor Storage for Storage/Parking of RVs, Boats, and Motorhomes
7. Update from Town Planner and Report from the January and February Town Council Meetings and Retreat
8. Board member comments
9. Adjournment

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MINUTES  
PAGE 1 OF 3

**1. Open the Meeting**

Chairman Prillaman called the February 24, 2020 Regular Planning Board Meeting to order at 7:00 p.m.

**2. Determination of Quorum**

Quorum was determined with all members present: Chairman Brad Prillaman, Board members Ed Goscicki, Walt Hogan, Tami Hechtel, Jim Vivian, Steve Godfrey, and Jen Conway.

Visitors: Bill Deter

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

**3. Election of Chairman and Vice-Chairman**

Chairman Prillaman opened the floor for nominations for Chairman.

Board member Vivian nominated Brad Prillaman for Planning Board Chairman. Board member Hogan seconded.

The Planning Board unanimously elected Brad Prillaman for Chairman of the Planning Board.

Chairman Prillaman opened the floor for nominations for Vice Chairman.

Board member Godfrey nominated Walt Hogan for Planning Board Vice Chairman. Board member Vivian seconded.

The Planning Board unanimously elected Walt Hogan for Vice-Chairman of the Planning Board.

**4. Approval of Minutes – December 19, 2019 Regular Planning Board Meeting Minutes**

**Motion:** Vice-Chair Hogan made a motion to approve the December 19, 2019 Regular Planning Board Meeting Minutes.

**Second:** Board member Hechtel

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

**5. Old Business**

**A. Discussion and Recommendation of Text Amendment to Section 58-13 Temporary Structure and Uses and Section 58-14 Removing Temporary structures and uses requiring a conditional use permit**

Ms. Thompson presented the staff report: In October 2019, the town adopted an event policy. The policy identifies levels of support provided by the Town, outlines event requirements and responsibilities, and sets forth the application process required of event sponsors. It covers liability insurance requirements, risk control, traffic control, food vendors, alcohol, participant waivers, etc.

The temporary use/event section of the Town's ordinance needs to be updated to be consistent with the policy. The text attached reorganizes section 58-13, gives the zoning administrator authority to

approve permits, amends the notice requirement for events, includes submission requirements, and adds additional approval criteria standards.

The Planning Board reviewed the text in December 2019 and made suggestions on changing the existing language regarding temporary construction trailers and sales office and what 'actively marketed' means

Board member Gosicki suggested requiring a trailer operated as a sales office for a subdivision be manned with a sales agent. Board member Hechtel agreed that is definable and can be tracked for compliance.

Ms. Thompson suggested adding language to restrict use of sales and construction trailers to a single neighborhood where the trailer is located.

Chairman Prillaman stated that he would like Temporary Use Permits to continue to have Planning Board approval. He identified concerns about ensuring the provision of satisfactory facilities, traffic control, and safety resources. The board discussed giving the town administrator discretion to approve events of a certain size.

Board member Hogan suggested retaining the proposed text, making temporary use permits for events administratively approved and revisit the issue after giving it a trial period. He also expressed concern for the application timeline outlined in the text.

The Board agreed to table the recommendation of the text amendment and continue discussion next month. Included in the discussion will be to quantify what the zoning administrator will approve, limiting construction/sales trailers to a single trailer and limiting use to that subdivision where the trailer is located.

## 6. New Business

### **A. Discussion of Text Amendment to Section 58-4 Definitions; 58-175 (3)(d) Off-street Parking and adding Section 58-25 Outdoor Storage for Storage/Parking of RVs, Boats, and Motorhomes**

Ms. Thompson presented the staff report. The Town has received complaints about tractors, boats, and recreational vehicles being stored in front yards of individual lots. Staff is proposing language to require that recreational vehicles and boats be stored on an improved surface and within the side or rear yard. Planning Board discussed a text amendment like this in 2018. The previous proposed text read that RV/Campers and cars can be parked in the front if it's on an improved surface. The Board stated that a resident could pave or gravel an area off the front driveway and still park their vehicles in front. The previous text recommended also mentioned that stored vehicles in the side or rear yard had to be screened. The Planning Board at that time discussed concerns on what screening meant. During the 2020 retreat, Planning Board and Council discussed storing the vehicles behind the front façade/front plane of the home or allowing the vehicles to be in the front yard and on an improved driveway, and if they are required to be a certain distance from the road. The text proposed here doesn't allow parking in front of the house at all and does not require screening and only one vehicle allowed.

Board member Vivian asked if the complaints received were individual lots in town limits or a part of neighborhoods. Ms. Thompson responded that the complaints were primarily in older neighborhoods. He stated that CCRs for HOA should take care of it.

Chairman Prillaman stated that as a town we don't need to control property to that extent. There are HOAs and we have junk ordinances and parking ordinances.

The Planning Board agreed that these issues should be handled by the subdivision HOAs.

**7. Update from Town Planner and Report from the January and February Town Council Meetings and Retreat**

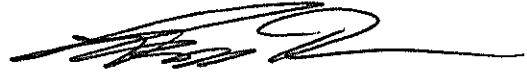
Ms. Thompson gave the update: The Planning Board has been named the Stormwater Review Board to serve as authority in any appeal of the Erosion and Sediment Control Ordinance. The Town hosted a public meeting for Atherton Phase 5. The Retreat was successful and motivated good discussion about stormwater and tree saving and text amendments. The Town has until the end of 2020 to comply with the new 160D ordinance, so the Planning Board will be seeing some of those amendments in the next month or so.

**8. Board member comments**

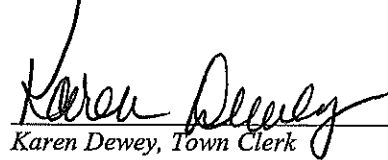
**9. Adjournment**

**Motion:** Board member Goscicki made a motion to adjourn the February 24, 2020 Regular Planning Board Meeting at 8:00 p.m.  
**Second:** Board member Hogan  
**Vote:** The motion passed with a unanimous vote

Approved: April 27, 2020



Brad Prillaman, Chairman



Karen Dewey, Town Clerk