

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, JUNE 1, 2020 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
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1. Open the Meeting

Chairman Brad Prillaman called the meeting to order at 7:00 p.m.

2. Determination of Quorum

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

Visitors: Pastor Matt Simpkins, Mike Peyton

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

3. Approval of Minutes – April 27, 2020 Regular Planning Board Meeting Minutes

Motion: Board member Hogan made a motion to approve the April 27, 2020 Regular Planning Board Meeting Minutes as presented.
Second: Board member Godfrey
Vote: The motion passed with a unanimous vote.

4. Public Hearing Discussion and Consideration of a TUP for the TOW to hold a Drive in Movie night at Hunter Farm

Chairman Prillaman opened the public hearing. There were no comments. Chairman Prillaman closed the public hearing.

Ms. Thompson presented the staff report: The town submitted an application for a Temporary Use Permit for a drive-in movie night event. The proposed event will be located at the Hunter Farm located at 13616 Providence Rd. on Sunday, June 21, 2020. In accordance with the provisions of *Article I, Section 58-13* of the *Weddington Zoning Ordinance*, the property owners and the owners of the parcels of land within 200 feet of the property involved in the Temporary Use Application have been sent notification of the public hearing. Staff reviewed the application and submitted documents and finds the Temporary Use Permit Application to be in compliance with the Weddington Zoning Ordinance and therefore recommends approval. Staff performed a site walk on June to determine capacity and other logistics. There will be no extra lighting and no vendors. There will be port a johns near the parking lights.

Before issuing any temporary use permit, the planning board shall make the following determinations:

(i) *That the proposed temporary use will not materially endanger the public health, welfare and safety;*

The Planning Board unanimously agreed that with the presence of the Union County Sheriff's Deputy and the practicing of social distancing, this proposed temporary use will not materially endanger the public health, welfare, and safety.

(ii) *That the proposed temporary use will not have a substantial negative effect on adjoining properties;*

The Planning Board unanimously agreed that since property owners within 200 feet of the property involved were sent notification of the Temporary Use Permit Application public hearing and the event is limited to the Hunter Farm Property and there will be no substantial extra lighting, this proposed temporary use will not have a substantial negative effect on adjoining properties.

(iii) *That the proposed temporary use is in harmony with the general purpose and intent of this chapter and preserves its spirit;*

The Planning Board unanimously agreed that this proposed temporary use is in harmony with the general purpose and intent of this chapter and preserves its spirit as it promotes community unity.

(iv) *The proposed temporary use is held no more than four times per year at any particular location.*

The Planning Board unanimously agrees that this proposed use, with the Town as applicant, meets this finding of fact

Board member Godfrey asked who holds liability with the town as applicant. Ms. Thompson responded that the property owner will provide a Certificate of Insurance and will hold liability.

Motion: Board member Goscicki made a motion to approve the Temporary Use Permit Application from the Town of Weddington to hold a drive-in movie on Sunday, June 21, 2020 at Hunter Farm
Second: Board member Godfrey
Vote: The motion passed with a unanimous vote.

5. Old Business

6. New Business

A. Discussion and Recommendation for a Conditional Zoning Amendment for Christ Lutheran Church South to construct a phase 1 building at 315 Reid Dairy road

Ms. Thompson presented the staff report:

Christ Lutheran Church requests a conditional zoning amendment for a church use on 12.739 acres at the northwest corner of Rea and Reid Dairy Road.

Since the conditional zoning approval, the applicant purchased the Matthews Property (parcel 06177012). The additional property allows the applicant to construct the building further west, away from the existing subdivision lots and amend the parking around the proposed building site. The development standards remained the same except (1) to add the Matthews parcel, and (2) to note that there may be more than one building constructed on the site. The building(s) maximum gross floor area of 55,000 square feet remains the same.

The applicant is now seeking an amendment to build a phase 1 building and parking.

Development Standards (for a Church in the R60 zoning district):

- Minimum Lot Area-3 acres
- Front Setback-75 feet
- Rear Setback-60 feet
- Side Setbacks-50 feet
- Maximum Building Height - 35 feet except as permitted in *Section 58-15*

Access and Parking:

- The site plan shows two points of access off Reid Dairy Rd. The first access is existing and is utilized by Thrive Day Preschool and the second access will be expanded near the existing private drive.
- The applicant is not required to submit a traffic impact analysis.

Screening and Landscaping:

- The applicant is required to provide a 50-foot landscaped buffer around the property per Section 58-8 of the zoning ordinance and buffer the parking along Reid Dairy Rd. Existing wooded areas within the buffers shall be left undisturbed.

Recommendation:

State Statute requires that all zoning regulations shall be made in accordance with a comprehensive plan. When adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan or any other officially adopted plan that is applicable, and briefly explaining why the board considers the action taken to be reasonable and in the public interest.

Staff recommends approval of the conditional district amendment with the conditions as previously approved and recommends keeping the previously approved land use plan consistency statement.

Proposed Land Use Consistency Statement

The subject parcel is designated for Traditional Residential on the Weddington Land Use Plan.

The conditional zoning meets the goals of the land use plan in that the use retains a mix of land uses that reinforce a unique small-town character; the design is consistent with the unique small-town character of Weddington. The existing trees and undisturbed area create a buffer between the existing residential homes. It is reasonable given the use and character of the area with the school and fire department nearby.

Pastor Matt Simpkins explained the phase 1 building is a 60x60 metal structure and the future phases include plans for a larger structure.

Board member Goscicki asked about the requirement for the entrances on Reid Dairy Road. Ms. Thompson explained that the access permits will be granted by NCDOT before any construction starts.

Chairman Prillaman asked about future buildings. Pastor Simpkins gave a brief background on the church and future plans for a community center, green space, and walking trails.

Board member Goscicki asked for clarification in the difference in the site plans and what is being approved? Ms. Thompson responded that because the original plan has changed from what was initially approved, the latest plan with the phase 1 building - site specific conditional district plan.

- Motion:** Board member Godfrey made a motion to forward the Conditional Zoning Amendment for Christ Lutheran Church to construct a phase 1 building at 315 Reid Dairy Road and the Land Use Plan Consistency Statement to the Town Council with a recommendation for approval.
- Second:** Board member Hechtel
- Vote:** The motion passed with a unanimous vote.

7. Update from Town Planner and Report from the May Town Council Meeting

Ms. Thompson presented the update:

- Council approved the contract with the county urban forester to be effective July 1, 2020
- The Telra Institute made a presentation for a public charter school on Weddington Matthews Road
- Council reviewed designs of alternatives for the Forest Lawn and Potter Road intersection and approved the roundabout as the final design. The town will partner with the county.
- The attorneys are working on the Uniform Development ordinance. Staff will look to present something at the end of June.
- Ms. Thompson attended CRTPO virtual meetings on the NCDOT state of affairs. The budget has been affected by the drop in gas taxes. All projects have been stopped and put on hold.
- The Woods property is looking to work together with Short Property for sewer extension into downtown area.

8. Board member comments

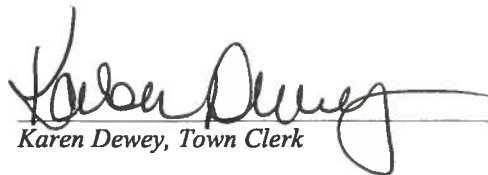
9. Adjournment

- Motion:** Board member Godfrey made a motion to adjourn the June 1, 2020 Regular Planning Board Meeting at 7:24 p.m.
- Second:** Vice Chairman Hogan
- Vote:** The motion passed with a unanimous vote.

Approved: 22 June 2020



Brad Prillaman, Chairman



Karen Dewey, Town Clerk