

**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, JUNE 22, 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 Chairman Brad Prillaman, Board members Walt Hogan, Tami Hechtel, Ed Goscicki, and Steve Godfrey present. Board members Jen Conway and Jim Vivian were absent.

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

Visitors: Richard Vinroot, Drew Podrebarac, Bill Deter, Barbara Scott, Dustin Wallace

**3. Approval of Minutes – June 1, 2020 Regular Planning Board Meeting Minutes**

***Motion:*** Board member Hogan made a motion to approve the June 1, 2020 Regular Planning Board Meeting Minutes  
***Second:*** Board member Godfrey  
***Vote:*** The motion passed with a unanimous vote.

**4. Old Business**

**5. New Business**

**A. Discussion and Consideration of Block Minor Subdivision – 621 Lochaven Road-parcel number 06129112**

Ms. Thompson presented the staff report: The applicant, David Block is seeking approval for a minor subdivision for property located at 621 Lochaven Road (parcel 06129112). It is a total of 2.746 acres and is zoned R40 residential. The resultant lots are approximately 1.232 acres and 1.445 acres. Both lots meet the minimum size requirement, the minimum front, side and rear yard setbacks and are at least 120' wide at the established front setback. The proposed minor subdivision is in general conformity with the Town of Weddington Zoning and Subdivision Ordinances; therefore, staff recommends approval.

***Motion:*** Board member Godfrey made a motion to approve Block Minor Subdivision at 621 Lochaven Road.  
***Second:*** Board member Hogan  
***Vote:*** The motion passed with a unanimous vote.

**B. Discussion and Consideration of Woodford Chase Minor Subdivision-Gibson property-parcel number 06072004**

Ms. Thompson presented the staff report: The applicant, E. Reese Gibson is seeking approval for a minor subdivision for property located near the southwest corner of Highway 84 and Lester Davis Road (parcel 06072004). It is zoned RCD-Residential Conservation District. This property was

previously approved for a 9-lot subdivision in 2018 and the applicant now wishes to proceed with a minor subdivision instead. The property is 13.32 acres. The resultant lots are approximately 6.798, 2.208, and 2.032 acres. All 3 lots meet the minimum size requirement, the minimum front, side and rear yard setbacks and are at least 120' wide at the established front setback. The proposed minor subdivision is in general conformity with the Town of Weddington Zoning and Subdivision Ordinances; therefore, staff recommends approval.

Chairman Prillaman stated that in the past this was approved in the past for 9 lots. One of the issues discussed was the access to Hwy 84. Ms. Thompson added that a cul-de-sac extension beyond the minimum length set by the Weddington Code of Ordinances was approved. From that previous plan, lots have been combined to create a minor 3 lot subdivision. Driveway access permits will come from NCDOT. The Planning Board can recommend or request that the applicant consider one access driveway on to Hwy 84, but the subdivision meets the ordinance; therefore, the Town cannot make it a condition. Ms. Thompson stated that the Planning Board may table the approval and ask the applicant to consider the access driveway or approve with the request that the single access driveway be considered.

**Motion:** Board member Hechtel made a motion to approve Woodford Chase minor subdivision with the request/recommendation that the applicant consider one access driveway  
**Second:** Board member Goscicki  
**Vote:** The motion passed with a unanimous vote.

**C. Discussion and Consideration of Roboz Minor Subdivision – 757 Skytop Road-parcel number 06129030**

Ms. Thompson presented the staff report: The applicant, Johanna Roboz is seeking minor subdivision approval for property located at 757 Skytop Road (parcel 06129030). It is a total of 27.47 acres and is zoned R-80 residential. The resultant lots are approximately 6, 6.03, and 6.98 acres. All lots meet the minimum size requirement, the minimum front, side and rear yard setbacks and are at least 120' wide at the established front setback. The proposed minor subdivision is in general conformity with the Town of Weddington Zoning and Subdivision Ordinances; therefore, staff recommends approval.

Richard Vinroot, representing the Roboz family explained that the family developed Aeroplantation about 50 years ago. There is a provision in the HOA covenants that allows the Roboz family to subdivide their lots. Mr. Vinroot confirmed that the Roboz family has HOA approval for the subdivision.

**Motion:** Board member Goscicki made a motion to approve the Roboz Minor Subdivision at 757 Skytop Road.  
**Second:** Board member Hogan  
**Vote:** The motion passed with a unanimous vote.

**D. Discussion and Consideration of DPOD Minor Subdivision - 12 Mile Creek-parcel number 06129041**

Ms. Thompson presented the staff report: The applicant, DPOD LLC is seeking minor subdivision approval for property located on S Twelve Mile Creek Road, north of New Town Rd (parcel 06129041). It is a total of 7.792 acres and is zoned RCD-Residential Conservation District. One resultant parcel is approximately 2.598 acres and the other two parcels are 2.597 acres. All lots meet the minimum size requirement, the minimum front, side and rear yard setbacks and are at least 120' wide at the established front setback. The proposed minor subdivision is in general conformity with the Town of Weddington Zoning and Subdivision Ordinances; therefore, staff recommends approval.

The applicant will get access permits from DOT for any driveways on 12-Mile Creek. The applicant will also be bringing in sewer access.

**Motion:** Board member Godfrey made a motion to approve the DPOD Minor Subdivision on 12-Mile Creek.  
**Second:** Board member Hogan  
**Vote:** The motion passed with a unanimous vote.

**E. Discussion and Recommendation of Final Plat Harlow's Crossing Phase 2**

Ms. Thompson presented the staff report: M/I Homes is seeking approval of their final plat application for 29 of 71 lots on 117.64 acres located at the northeast and northwest corners of Weddington-Matthews Road and Beulah Church Road/Hemby Road intersection. Planning Board approved the Sketch Plan on December 21<sup>st</sup>, 2015. The Town Council approved the Preliminary Plat on September 12, 2016 with conditions that have been addressed. The Town Council approved the final plat application for phase 1, map 1 in November 13, 2017 which included 20 lots, and the Town Council approved the final plat application for phase 1, map 2 on April 2018 which included 22 lots. The final plat is in conformity with the preliminary plat/construction plans therefore staff recommends approval of the Harlow's Crossing Final Plat for Phase 2.

Chairman Prillaman asked about the gate and road between Harlow's Crossing and Waybridge. Ms. Thompson responded that the construction of those is covered with bonds and those bonds won't be released without approval and inspection by the town. There is an agreement between both neighborhoods. Ms. Thompson will confirm how the gate will be accessed before the Final Plat goes to Council.

**Motion:** Board member Godfrey made a motion to recommend approval of Harlow's Crossing Phase 2 Final Plat to Town Council.  
**Second:** Board member Hogan  
**Vote:** The motion passed with a unanimous vote.

**F. Design Review Board Review and Recommendation of Landscaping Plan for Wesley Chapel Volunteer Fire Department**

Ms. Thompson presented the staff report: The Planning Board reviewed the plan sets on November 21, 2019. The Board unanimously recommended approval of the plans with a staff recommended condition about the buffer trees be reviewed by the Union Power arborist to find an acceptable alternative to the requirement. It wasn't until preparing for the Town Council meeting, that staff recognized the change to the landscape buffer would require a variance. The Board of Adjustment met on June 15, 2020. A variance to allow small maturing deciduous trees instead of the required 40% to be large maturing trees and 25% to be evergreen was approved. Staff is bringing the landscape plan back for a recommendation. The elevations, landscape plan and signage will go move forward as one package to Town Council for approval in July. Four trees and 20 shrubs are required per 100 linear feet. A variance was approved for the plant type and size required within the buffer. 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. Staff recommends approval of the Wesley Chapel Volunteer Fire Department landscape plan.

**Motion:** Board member Goscicki made a motion to recommend approval of the landscaping plan for Wesley Chapel Volunteer Fire Department to the Town Council.  
**Second:** Board member Hechtel  
**Vote:** The motion passed with a unanimous vote.

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

Ms. Thompson presented the update: Staff is having meetings with a developer for ideas for the property abutting the traffic circle, including the Short property. There is about 70 acres involved and the developer is bringing sewer access to the downtown district. The developers are meeting with Councilmembers individually and would like to start meeting with Planning Board members.

#### 7. Board member comments

#### 8. Adjournment

**Motion:** Board member Godfrey made a motion to adjourn the June 22, 2020 Regular Planning Board meeting at 7:25 p.m.  
**Second:** Board member Hogan  
**Vote:** The motion passed with a unanimous vote.

Adopted: July 27, 2020



Brad Prillaman, Chair



Karen Dewey, Town Clerk