

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, JULY 27, 2020 – 7:00 P.M.
VIRTUAL/LIVE STREAM*
MINUTES
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**PLEASE NOTE: DUE TO THE CURRENT STATES OF EMERGENCY RELATED TO COVID-19, THE GOVERNOR'S EXECUTIVE ORDER NO. 121 PLACING LIMITS ON CERTAIN GATHERINGS AND REQUIRING CERTAIN SOCIAL DISTANCING METHODS, AND THE IMPORTANCE OF ENSURING THE SAFETY OF TOWN RESIDENTS, STAFF, AND THE PLANNING BOARD, THE MEETING WILL BE CONDUCTED VIRTUALLY AND HAVE LIMITED PHYSICAL ATTENDANCE. THE MEETING WILL BE LIVE STREAMED ON SOCIAL MEDIA.*

1. Open the Meeting

Chairman Brad Prillaman called the meeting to order at 7:02 p.m.

2. Determination of Quorum

Quorum was determined with all Board members present: Chairman Brad Prillaman, Board members Tami Hechtel, Walt Hogan, Steve Godfrey, Jim Vivian, Jen Conway, and Ed Goscicki (arrived after meeting called to order).

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

Visitors: Weston Boles, Connor Horn

3. Approval of Minutes – June 22, 2020 Regular Planning Board Meeting Minutes

Motion: Board member Godfrey made a motion to approve the June 22, 2020 Regular Planning Board Meeting Minutes as presented
Second: Board member Vivian
Vote: The motion passed with a unanimous vote.

4. Old Business

5. New Business

A. Discussion and Consideration of Subdivision Entry Monument/Gates for Weddington Acres Subdivision

Ms. Thompson presented the staff report: The Planning Board shall review and consider an entry monument application and plans for the Weddington Acres Subdivision. Section 58-9 of the Code of Ordinances states that entry and perimeter walls and entry monuments are not required to be of any specific height or style but are subject to review and approval of the planning board prior to the start of construction.

The roads within the subdivision were approved as private in January 2018 with the following conditions:

- A wider lane at the entry so vehicles can by-pass a non-subdivision resident/contractor that may be having trouble at the gate;
- The developer/applicant install a YELP box on the gate system;

- Applicant provides a turning radius exhibit to ensure a school bus or larger box truck could turn around in the entrance area.
- The construction drawings are updated to reflect the new entry.
- CCR's are reviewed by the Town Attorney to ensure access requirements, upkeep, and inspections are covered by the HOA per Section 58-23.
- A bond is obtained to cover the maintenance requirements per Section 58-23.
- The final plat (once approved) shall be updated to reflect the private roads/entry.

The proposed location of the gates allows up to 3 cars to be stacked and the current layout at the entrance includes a turn-around area which will remain. The columns have a stone veneer and are approximately 8'6" in height. The sign is 15 square feet which is less than the 20 square feet required by the town. Staff recommends approval of the Weddington Acres entrance monument/gates.

Chairman Prillaman expressed concern with the width of the lanes at both entrances, Weddington Matthews Road and Antioch Church Road. He suggested lanes closer to 20 feet wide and a possible reduction the width of the median.

Board member Goscicki agreed with the concerns and asked if there was flexibility with moving the gates to further into the neighborhood. Board member Hogan was concerned about the ease of access for emergency vehicles including their ability to by-pass vehicles stopped at the call box.

Mr. Boles responded that moving the gates further would have other ramifications. There is an option to widen the lanes to 20 feet at the Weddington Matthews entrance and the Antioch Church Road entrance.

Chairman Prillaman stated that the Board needs revised drawings to review before approval.

- Motion:** Board member Godfrey made a motion to table consideration of subdivision entry monument and gates for Weddington Acres Subdivision until the Regular Planning Board Meeting on August 24, 2020
- Second:** Board member Vivian
- Vote:** The motion passed with a unanimous vote.

B. Land Use Plan Annual Review

Ms. Thompson presented the Annual Land Use Plan Review. Attached with Planning Board comments for the record.

C. Update on Unified Development Ordinance

The Town is looking to remove inconsistencies and outdated policies and to comply with the new NCGS 160D regulations implemented by the state. The Council is holding two work sessions to look at approval for the scope of work and The Planning Board will review details in stages starting in August. The process will take about 6-8 months.

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

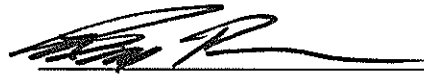
Ms. Thompson presented the update: The Council approved the Harlow's Crossing Phase 2 final plat and the elevation plans for the Wesley Chapel Volunteer Fire Department. They discussed the draft of the County Intersection Design Workbook, which includes the Forest Lawn and Potter Road intersection.

7. Board member comments

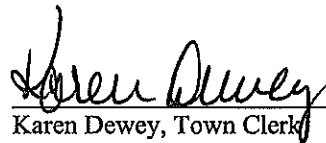
8. Adjournment

Motion: Board member Hogan made a motion to adjourn the July 27, 2020 Regular Planning Board Meeting at 7:39 p.m.
Second: Board member Godfrey
Vote: The motion passed with a unanimous vote.

Approved: August 24, 2020



Brad Prillaman, Chairman



Karen Dewey, Town Clerk