

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, AUGUST 24, 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. Call Meeting to Order

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

2. Determination of Quorum

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

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

Visitors: Matt Simpkins, Conor Horn, Weston Boles

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

Motion: Board member Goscicki made a motion to approve the July 27, 2020 Regular Planning Board Meeting Minutes.
Second: Board member Hogan
Vote: The motion passed with a unanimous roll call vote.

4. Old Business

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

Ms. Thompson presented the staff report: The Planning Board reviewed the entrance on July 27, 2020 and expressed safety concerns with the amount of traffic on both Weddington Matthews Rd. and Antioch Church Rd. and the need to stack 3 cars from the call box (not the gate) to the road and a wide enough lane to pass someone who may be stuck at the call box. The plans were amended to include 60' from the call box to the edge of pavement and 20' wide lane at the call box as requested. Staffer commends approval of the Weddington Acres entry monument/gates.

The Board agreed that the applicant responded to the concerns expressed and the plans for the entry gates look safer.

Motion: Board member Hogan made a motion to approve the Weddington Acres Entry Monument/Gates.
Second: Board member Godfrey
Vote: The motion passed with a unanimous roll call vote.

B. Discussion and Recommendation of Conditional Zoning Amendment for Christ South

Ms. Thompson presented the staff report: The applicant is now seeking an amendment to build phase 1, which includes the little barn, hospitality barn (within the existing garage and decking), center

lawn, an existing home (Ms. Matthews residence) and parking. Phase 2 will be required to come back through the conditional zoning amendment process.

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. NCDOT will be required to approve the access. The parking has been separated into sections to avoid large expanses of asphalt and it is located outside of the rear and side yard setbacks required by code. One parking space is required per 4 seats in a sanctuary plus 1 space for each employee. There are approximately 242 seats. 60 parking spaces are required, and 66 spaces have been provided. The hospitality barn will utilize existing parking spaces until phase 2 is built.

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. The detailed landscaping plan will be required to go through the Design Review Board process during the construction plan phase of the project.

The conceptual elevations show a fiber cement lap siding, wooden barn doors, overhead doors and a metal roof. The new elevations meet the intent of the design and appearance standards with features that avoid monotony or massing. The final elevations will be required to go through the Design Review Board process prior to construction.

Any freestanding lighting fixtures on the site will be required to follow Chapter 14, Article IV of the town's ordinances.

The development standards remain the same as originally approved except for the following:

- 4.C The maximum height of any building was raised to 45 ft.
- 4.D The conceptual drawings were noted to be for the "phase one" building, to be built in phase one and not the "principal" building which will be the main worship building and be future. As is noted in the language, design of the principal building and all other buildings will be similar in character to the phase one building drawings provided.
- 8.A No signs were shown on the master plan. The development standard was modified to remove the reference to the location of signs. All signs are required to be reviewed by the Design Review Board.

Mr. Simpkins presented some history on the project. He explained that in the planning for this property, they used answers from the town survey as a guide for development. He stated that this will be a greenspace focused on being community driven. The goal is to provide as many possibilities for people to meet throughout the week and it can be something for the Weddington community to use.

Chairman Prillaman asked about the notes on the bottom of the plans that included a "farm to table and coffee shop". Mr. Simpkins explained that the hospitality barn will function as a gathering place, or an office of sorts where he can meet with people all week long. The Church is not planning to open a Starbucks type coffee house.

Board member Godfrey asked about the existing structures. Mr. Simpkins explained that the Little Barn is only structure on the plans that isn't currently standing.

Board member Hogan asked about the status of Mrs. Matthews' house. Mr. Simpkins explained that the church does have plans for it, but she will remain there for as long as she wants. When she leaves, they will then evaluate the best use for that part of the property. The other existing structure houses the Thrive Day School, which is a school for exceptional children.

Board member Vivian asked if the coffee house is only for church members or if it is a planned business for the church. Mr. Simpkins explained that the purpose is for hospitality and office hours. To create interaction with the community. Ms. Thompson added that she will work with the applicant on the language to clarify the uses of the buildings on these plans.

Board member Goscicki wanted clarification that this was not a retail coffee shop. Mr. Simpkins responded that this particular use is not allowed in their zoning regulations. The coffee shop is only to create space for interaction with the community. This is a different concept for a church with plans to be active throughout the week and not just Sundays. The farm to table listed in the notes refers to a type of food box program and not a retail operation.

Board member Hechtel asked about the impervious surfaces in the parking lots. Mr. Simpkins responded that they are looking at alternative drainage. The plan is to keep the area as green as possible. Ms. Thompson stated that she had the same concerns. There will be a flow study and fully designed erosion control plans. Board member Hechtel asked where in the process that takes place. Ms. Thompson stated during the construction plan phase the applicant will have to do a study and provide calculations on impervious surfaces including the parking areas.

Board member Goscicki stated his appreciation for the master plan and asked if parking was sufficient for the ultimate build out of the property. Mr. Simpkins responded that the parking outlined in the plans is enough for the finished project.

Board member Conway asked what the estimated timeline for completion of phase 1 is. She stated concerns with the project stopping because of funding and an eyesore being left. Mr. Simpkins responded that they hope to have phase 1 completed by next summer, they must work on getting bids. Mr. Simpkins stated that the church is not interested in making Weddington less beautiful. They will have cash in hand for the phase before starting the project. Chairman Prillaman asked if there were enough funds in had to complete phase 1. Mr. Simpkins replied that they had some. The goal is to have all cash and then begin breaking ground.

Land Use Plan 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.

Motion: Board member Hogan made a motion to adopt the Land Use Plan Consistency Statement

Second: Board member Godfrey

Vote: The motion passed with a unanimous roll call vote.

Motion: Board member Godfrey made a motion to forward the Conditional Zoning Amendment for Christ South for Phase 1 to the Town Council with a favorable recommendation with the understanding the Ms. Thompson will work with the applicant on the language to clarify the building uses.

Second: Board member Goscicki

Vote: The motion passed with a unanimous roll call vote.

5. New Business

A. Discussion of Unified Development Ordinance and presentation from Town Attorney Kevin Bringewatt

Mr. Bringewatt discussed the scope of the UDO. The goal is to unify the existing development ordinance in the Town of Weddington Code of Ordinances. Combining zoning and subdivision ordinances in to one well-organized document. State Statutes changed, requiring all municipalities to comply with Chapter 160D and creating the UDO for the town will streamline existing provisions. Mr. Bringewatt discussed the timeline the Planning Board will follow in their review of the document. The schedule can be revisited and revised as needed.

- August 2020 First draft of articles 1-6
- September 2020 First draft of articles 7-9; Planning Board Review and work session re: articles 1-6
- October 2020 First draft of Articles 10-14; Planning Board Review and work session re: articles 7-9 (*likely no need for review and work session for articles 10-14)
- November 2020 Initial Public Comment and review period (not required)
- December 2020 Council work session #3 and confirm next steps.
- Early 2021 proceed with formal text adoption process. Time built in for additional public sessions or council work as needed.

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

Ms. Thompson presented the update: The Council voted to join the Western Union Municipal Alliance with Mineral Springs, Wesley Chapel, Marvin, and Stallings. This will help the municipalities advocate for mutual interests and goals and communicate to the county and state as a united voice. The group met on Thursday and will meet on the 4th Thursday of every month.

7. Board member comments

8. Adjournment

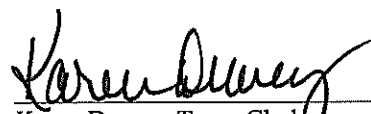
Motion: Board member Hogan made a motion to adjourn the August 24, 2020 Planning Board Regular Meeting at 8:16 p.m.

Second: Board member Godfrey

Vote: The motion passed with a unanimous roll call vote.

Approved: _____ September 28, 2020


Brad Prillaman, Chairman


Karen Dewey, Town Clerk