**Town of Weddington**

**Regular Planning Board Meeting**

**Monday, September 28, 2020 – 7:00 p.m.**

**Weddington Town Hall\***

**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 7:00 p.m.

1. **Determination of Quorum**

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

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

1. **Approval of Minutes – August 24, 2020 Regular Planning Board Meeting Minutes**

Board member Goscicki made a word change in his comments on page 4: “efficient” to “sufficient”

***Motion:*** Board member Goscicki made a motion to approve the August 24, 2020 Regular Planning Board Meeting minutes as amended.

***Second:*** Board member

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

1. **Old Business**
2. **New Business**
   1. **Review of Unified Development Ordinance Sections 1 through 6**

Mr. Bringewatt presented the draft of Sections 1-6 of the Unified Development Ordinance and addressed comments sent by Planning Board members. This is a draft and there will be a proof-reading exercise at the end of the project when the substantive editing is finished. This will comply exactly with 160D and pulls in all applicable substance from the town current ordinances. The review of the sections:

* Table of Contents-same structure as in the state statutes
* Section D-109 Conflicts of Interest – language from state statute as legal standard- if one doesn’t have a direct financial interest must cast vote
* Section D-112 non-conforming use – taken verbatim from current ordinance-broad language.
* Article 2 housekeeping
* Article 3 turn over date-update to reflect March
* Article 4 D-403(c) “substantially commenced” -may need to be defined as it could overlap with vested right and begins room for disagreement down the road.
* Article 5-anchor to comprehensive plan-housekeeping
* Article 6-parentetical overview of procedures-some existing Town of Weddington text will be replaced with 160D language
* D-104 permits Conditional Zoning-any approval goes with property, not owner or applicant

What to expect at the next Planning Board meetings:

* Article 7 for October
* Articles 8-9 for November
* Through Article 14 for December
* January-hold editorial meeting. See red lines to drafts. Get unanimous recommendation for Town Council in January.
* Approval process by end of 1st quarter 2021.
  1. **Discussion and Recommendation of Text Amendment to 58-8 Screening and Landscaping; Tree Save and Tree Replenish Requirements**

Ms. Thompson presented text for a tree ordinance for R-40 subdivisions to be included in the final draft of the Unified Development Ordinance. Text will be reviewed by the arborist and town attorney. Amendment includes:

* No removal of trees except for the buildable area of lots; no clearing within the setbacks with the exception for easements
* Added tree landscaping protection and replacement requirements
* Required street and on-lot canopy trees (4 per lot less than one acre 6 per lot more than one acre).
* Required open space landscaping including around stormwater detention areas.

Board member Vivian suggested offering different species and stagger plantings for street trees.

Board member Goscicki stated that the arborist will have recommendations on acceptable trees, and he can review trees in the landscape ordinance.

Board member Hogan asked if this would prevent clear cutting. Ms. Thompson responded that it attempts to for major subdivisions. The initial idea was to allow a smaller detention area by saving trees, but the town will need a more in-depth study to figure out how to make that work.

Chairman Prillaman stated that the objective is to bring this amendment through the approval process as part of the UDO. This new text as written will be for new major residential development. The board discussed whether this should be included for single lot development as well.

1. **Update from Town Planner and Report from the September Town Council Meeting**

Ms. Thompson gave the update: At the September Town Council meeting Planning Board terms were extended to expire in March.

Ms. Thompson had an informal meeting with developers about a rezoning request at 12 Mile Creek and 84 for a multi-use development. Developers held meetings with adjacent neighborhoods causing some exchanges on social media. The town has not received an application and staff doesn’t believe it would have the support needed.

1. **Board member comments**

Board member Hogan thanked everybody for all the hard work and suggested looking at Seven Devils, NC as an example of a Unified Development Ordinance.

1. **Adjournment**

***Motion:*** Board member Hogan made a motion to adjourn the September 28, 2020 Planning Board Regular meeting at 7:58 p.m.

***Second:*** Board member Goscicki

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

Approved: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Brad Prillaman, Chairman

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Karen Dewey, Town Clerk