

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, APRIL 26, 2021 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104
AGENDA**

1. Call to Order
2. Determination of Quorum
3. Approval of Minutes
 - A. March 22, 2021 Planning Board Regular Meeting
4. Old Business
 - A. Discussion of Providence Road Corridor
5. New Business
6. Update from Town Planner and Report from the April Town Council Meetings
7. Board member Comments
8. Adjournment

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MINUTES
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1. Call to Order

Board member Walt Hogan called the meeting to order at 7:00 p.m.

2. Swear in new Planning Board Members Manish Mittal and Travis Manning

Karen Dewey administered the oath to Board Members Manish Mittal and Travis Manning.

3. Determination of Quorum

Quorum was determined with all members present: Walt Hogan, Ed Goscicki, Jim Vivian, Steve Godfrey, Jen Conway, Manish Mittal, and Travis Manning

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

Visitors: Brent Cowan, Ray Holt, and Mark Carpenter on Zoom

4. Election of Chairman/Vice Chairman

Board member Godfrey nominated Walt Hogan as Chairman.
Second from Board member Vivian.

Board member Conway nominated Ed Goscicki as Chairman.
Second from Board member Mittal.

The Board agreed in a 6-1 vote to Walt Hogan serving as Planning Board Chairman.
Board members Godfrey, Vivian, Hogan, Goscicki, Manning, and Mittal in favor. Board member Conway opposed.

Board member Conway nominated Ed Goscicki as Vice Chairman.
Second from Board member Vivian. The Board unanimously agreed to Ed Goscicki as Planning Board Vice Chairman.

5. Approval of Minutes

A. February 22, 2020 Planning Board Regular Meeting

Motion: Board member Conway made a motion to approve the February 22, 2020 Planning Board Regular Meeting Minutes

Second: Vice Chair Goscicki

Vote: The motion passed with a unanimous vote.

6. Old Business

7. New Business

A. Discussion and Consideration of Keller Minor Subdivision at 3514 Forest Lawn Drive - Parcel number 06063038

Ms. Thompson presented the staff report: The applicants, Richard and Jesseca Keller are seeking minor subdivision approval for property located at 3514 Forest Lawn Drive (parcel 06063038). The property is a total of 5.12 acres and is zoned R60 residential within the Water Oak Colony subdivision.

The resultant lots are approximately 2.272 acres and 2.728 acres. Both lots meet the minimum lot size requirement, the minimum front, side, and rear yard setbacks, and are at least 125' 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.

Board member Goscicki asked about the flood line on the plat. Ms. Thompson responded that the plat marks the floodplain. Board member Mittal asked about access. Ms. Thompson responded that there is a dedicated right of way.

- Motion:** Board member Godfrey made a motion to approve the Keller Minor Subdivision at 3514 Forest Lawn Drive
- Second:** Vice Chair Goscicki
- Vote:** The motion passed with a unanimous vote.

B. Discussion and Recommendation of Weddington Glen Preliminary Plat

Ms. Thompson presented the staff report: CH Land Company, LLC submitted a preliminary plat and construction plans for 35 lots on 49.69 acres located at the southwest corner of Weddington-Matthews Road and Hemby Road. The proposed subdivision contains 35 lots on 49.69 acres with a total density of .70 units per acre. This is a conservation subdivision where 50% of the gross acreage must be retained as conservation land. 24.85 acres is required, and 27.40 acres has been provided. The 100' viewshed buffer includes a 10' landscape buffer along the thoroughfares to screen residential lots from the thoroughfare. A 50' buffer surrounds the property separating the proposed lots from existing parcels. The subdivision will be served by Union County Public Water and Sewer.

The subdivision is accessed by an entrance off Weddington-Matthews Road. NCDOT is requiring a left turn lane with 100' of storage on Weddington Matthews Road to serve the property. A stub road is provided to serve any future development on the Morris property to the north. The Town's consultant reviewed the trip threshold which is around 335 ADT, 27 at the AM peak and 35 trips at the PM peak. This does not warrant a TIA for the Town.

The Town Engineer reviewed the construction plans and provided minor comments that will not change the layout of the lots. Outside agency reviews are underway, including NCDOT, Public Works, NCDEQ and the Army Corps of Engineers.

A draft maintenance plan and CCRs have been submitted for review.

PIMs were held on February 20, 2017, at Town Hall and on-site. Questions were raised about process, lot sizes, road improvements, the water tower, and sewer. The sketch plan was approved by the Planning Board on February 27, 2017. The Board discussed the radius of the turnaround/stub being large enough to accommodate large vehicles, a sewer easement to the fire department, tree save areas, wetland areas, and access easements to the Helms property and cell tower parcels.

The Board reviewed the preliminary plat on December 18, 2017 and recommend approval. A sewer easement and connection to the Hemby Rd fire station was added to the plans. The Town Council approved the Preliminary Plat on February 12, 2018.

Per Section 46-45(c)(1) a final plat shall be submitted within two years of the approval of the preliminary plat. Because the two-years has lapsed the applicant is seeking re-approval. The Town's current process requires the preliminary plat to go through the conditional rezoning process and therefore a public hearing will be held by Town Council.

Proposed Land Use Consistency Statement

The Land Use Plan designates the property as Conservation Residential. The subdivision is consistent with the Land Use Plan as it promotes conservation area, view shed buffers, and open space. It is reasonable in that alternative lot sizes accommodate a variety of age and income groups yet ensures new residential development consisting of single-family homes and is providing buffering along adjacent properties.

The updated preliminary plat is similar to the original approved sketch plan and is the same as the previous approved plat; therefore, staff recommends approval.

Board member Conway expressed concern regarding the wetlands, wet pond, and runoff into the existing Bromley subdivision and asked if any investigation has been done. Ms. Thompson responded that a study was done of the entire basin. Stormwater will be released at the predevelopment rate. The Town storm water ordinances are conservative. The town requires the pond to be designed to hold the 100-year storm flow rate and most towns require only the 25-year storm flow rate. This provides more protection to downstream properties. Board member Conway asked if there are any ramifications down the road if this development causes an issue. Ms. Thompson responded that the maintenance plan and agreement requires an annual inspection for the ponds.

Board member Conway asked if there was any discussion of a turn lane on Hemby Road to Weddington Matthews Road. She stated that this intersection is a traffic concern that needs to be addressed. Ms. Thompson responded that there aren't enough home sites in this development to require a traffic impact analysis and the developer is not required to do anything off site. Board member Goscicki asked if there could be a future ROW dedication. Mr. Cowan stated that the plans show a 30-foot walking trail easement parallel to the right of way. Mr. Carpenter stated that they could look at it, but they don't want to create additional engineering changes to the plans.

Board member Manning asked about gpd water and sewer, if this development is grandfathered in. Board member Goscicki stated that this development will get capacity from a different basin.

Board member Manning asked if there was any requirement for a fence around the wet pond. Mr. Cowan responded that it is not required. Board member Manning asked if they would install a fountain or something to keep insects down. Mr. Cowan stated that is not a requirement. Chairman Hogan asked if there can be a stipulation that the HOA has to provide that. Board member Vivian stated there would have to be a required depth that a detention pond may not be able to maintain. Board member Manning recommended a fountain on the detention pond.

Board member Conway asked about the driveway on the property off Hemby to the Helms parcel. The developer stated that is a driveway to the cell tower and the Helms property. When that road is completed there will be a curb cut to allow trucks to get to the tower or the Helms property. There is an easement for those two properties.

- Motion:** Board member Manning made a motion to forward the Weddington Glen Preliminary Plat to Town Council with a recommendation for approval with recommendations for a fountain in the wet pond and have the applicant show enough ROW for a turn lane on Hemby Road to Weddington Matthews Road.
- Second:** Board member Godfrey

Vice Chair Goscicki expressed concern regarding recommending the fountain. If Council requires a fountain, it is legislated as a part of this approval, putting a condition that will require maintenance ad infinitum. Vice Chair Goscicki stated that he would raise a concern to Council about water quality, but he would not want to stipulate a solution, but leave it up to the developer to let the Council know how they will deal with water quality issues.

Board member Mittal amended the motion include Vice Chairman Goscicki's concerns with the recommendations.

Vote: The amended motion passed with a unanimous vote.

C. Providence Road Corridor Study

Ms. Thompson presented the staff report: The goal is to protect the corridor and plan for the future. Staff recommends the following:

- List uses NOT wanted along the corridor and list types of transitional uses
- Inventory the properties including zoning and existing uses
- List properties with historic potential
- Create a corridor map with boundaries
- Consider a short survey with open questions about land use
- Draft an update to the Land Use Plan.

Currently the land use plan has the corridor designated as residential, where only subdivisions and churches are currently allowed.

Board member Goscicki asked if the outcome is an overlay district or a new land use category. Ms. Thompson responded that the goal is to brainstorm and get ideas how this will look.

Board member Vivian suggested a Public Involvement Meeting to get input from residents

The Planning Board agreed to list ideas and send to Ms. Thompson, create an inventory of existing land uses and possible threats, list uses not wanted, list transition options and break the corridor into sections to create a framework.

8. Update from Town Planner and Report from the February Town Council and Retreat Meetings

Ms. Thompson presented an update: The Council held a work session for the UDO. A public hearing will be held on April 12th and the UDO is posted on the Town website. UCPW is having sewer capacity issue and they are stopping all new development approvals.

9. Board member Comments

Board member Conway: Welcome to Manish and Travis.

Vice Chairman Goscicki: Nothing else, other than welcome also.

Board member Vivian: Welcome.

Board member Godfrey: Welcome.

Chairman Hogan: Welcome aboard. Looking forward to working with you. You stepped in at a really good time. The UDO is done, and we'll be doing something fun for a while.

10. Adjournment

Motion: Board member Vivian made a motion to adjourn the March 22, 2021 Regular Planning Board Meeting at 8:10 p.m.

Second: Board member Goscicki

Vote: The motion passed with a unanimous vote.

Approved: _____

Walt Hogan, Chairman

Karen Dewey, Town Clerk