

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
WEDDINGTON TOWN HALL
APRIL 27, 2015 – 7:00 p.m.
MINUTES**

The Planning Board of the Town of Weddington, North Carolina, met in a Regular Session in the Town Hall Council Chambers, 1924 Weddington Road, Weddington, NC 28104 on April 27, 2015, with Chairman Dorine Sharp presiding.

Present: Chairman Dorine Sharp, Vice-Chairman Rob Dow, Jennifer Romaine, Bruce Klink, and Jim Vivian, Town Planner Julian Burton and Administrative Assistant Tonya Goodson

Absent: Jeff Perryman, John Giattino

Visitors: Cisco Garcia, Davis Simmons, Karla Knotts, David A. Weirich

Item No. 1. Open the Meeting. Chairman Dorine Sharp opened the meeting at 7:02pm.

Item No. 2. Determination of Quorum/Additions or Deletions to the Agenda. There was a quorum. Chairman Sharp said there were two additions to the agenda. Items F & G have been added under New Business.

Chairman Sharp suggested that New Business be moved before Old Business.

Mrs. Jennifer Romaine moved to approve the amended agenda. Vice-Chairman Rob Dow seconded the motion, with votes recorded as follows:

AYES: Vice-Chairman Dow, Romaine, Klink, and Vivian
NAYS: None

Item No. 3. Approval of Minutes.

A. March 23, 2015 Regular Planning Board Meeting Minutes. Dr. Bruce Klink moved to approve the minutes from March 23, 2015 as presented. Mr. Jim Vivian seconded the motion, with votes recorded as follows:

AYES: Vice-Chairman Dow, Romaine, Klink, and Vivian
NAYS: None

Item No. 4 New Business.

A. Review and Consideration of Final Plat for Major Subdivision, West Property. The Planning Board received the following memo from Town Planner Julian Burton along with the final Plat.

Knotts Development submits a subdivision final plat application for a 5 lot Major Subdivision on 12 acres located off Antioch Church Rd.

Application Information:

Date of Application: March 31st, 2015
Applicant/Developer Name: Knotts Development
Parcel ID#: 06069002B
Property Location: Antioch Church Rd.
Existing Zoning: RCD
Proposed Zoning: RCD (Conventional)
Existing Land Use: Residential/Agriculture
Proposed Land Use: Residential Conventional Subdivision
Parcel Size: 12 acres

Project Information:

General Layout:

The applicant proposes four 1 acre (approximately) lots fronting Antioch Church Road, and one easement lot in the rear of the property. All five lots will be part of an HOA responsible for maintenance of the Open Space shown on the plat. An existing creek winds through the 1.125 acres of open space, and the creek continues on behind lot 2. The applicant proposes 2 shared driveways, one of which provides access to an easement accessing the rear lot. The Town Council required that the CCRs require homeowners and visitors to keep driveways clear of obstructions and accessible to emergency vehicles, as a condition of their March 9th Preliminary Plat approval.

Construction Documents:

The applicant is proposing to stay under 20,000 square feet of new impervious surface for the driveways, and building footprints. Therefore, he is not required to provide stormwater detention as described in our new ordinance. The Town Council placed several conditions related to impervious surface on their preliminary plat approval on March, 9th, and the notes addressing those conditions can be found on the second page of the plat, under Miscellaneous Notes (second column).

Additional Information:

- PIMS were held on February 3rd and 4th, 2015.
- All lots will be on County well and septic, and the County has already provided approval for all septic drainfields (on record at Town Hall).

Recommended Conditions of Approval:

1. Development subject to review and approval of Driveway Permit from DOT.
2. Covenants, Conditions and Restrictions (CCRs) shall be reviewed (by Town Attorney) and executed prior to Final Plat approval by Weddington Town Council.
3. The home address must be clearly visible from the driveway entrance.

Chairman Sharp expressed concern about house numbering since everyone will not have individual mailboxes. She was especially concerned about the easement lot and how emergency services would know where the driveway is.

Ms. Karla Knotts said the lot has an address and is viewable from Antioch Church Road.

Vice-Chairman Dow suggested a third condition be added as stated above.

Vice-Chairman Dow moved to send to Council with a favorable recommendation with the 3 conditions of approval. Mr. Vivian seconded the motion, with votes recorded as follows:

AYES: Vice-Chairman Dow, Romaine, Klink, and Vivian
NAYS: None

B. Review and Consideration of Final Plat for the Major Subdivision, Weddington Preserve. The Planning Board received the following memo from Town Planner Julian Burton along with the Final Plat.

Pulte Homes submits a subdivision final plat application for all 48 lots of the approved Residential Conservation Subdivision on 58.06 acres located on Lochaven Road.

Application Information:

Date of Application: March 2nd, 2015

Applicant/Developer Name: Pulte Home Corporation

Owner Name: Hopewell Farms Limited Partnership

Parcel ID#: 06-153-025

Property Location: Lochaven Road

Existing Zoning: RCD

Proposed Zoning: RCD (Conservation Subdivision through the Conditional Zoning process)

Existing Land Use: Residential Conservation

Proposed Land Use: Residential Conservation

Existing Use: Vacant Land

Parcel Size: 58.06 acres

Project Information:

Weddington Preserve is an approved 48 lot subdivision on 58.06 acres. The subdivision is located on and accessed by Lochaven Road and is being developed by Pulte Homes as an RCD conservation subdivision.

A conservation subdivision must base the number of proposed lots on a yield plan per *Section 46-42 of the Weddington Subdivision Ordinance*. This yield plan must show the number of lots that would be allowed if the tract was developed as a conventional subdivision with 40,000 square foot lots and 10% open space. Conservation subdivisions shall be density neutral (same number of lots as would be permitted in a conventional subdivision). The site is 0.84 dwelling units per acre.

Conservation Land Summary:

Section 58-58 (4) of the Weddington Zoning Ordinance requires that a minimum of 50% of the gross acreage must be retained as conservation land. Conservation lands must remain conservation lands in perpetuity. This is often done by requiring conservation easements and/or review and approval of neighborhood CCR's.

- 32.15 acres (56.4%) of the 57.02 acres will remain conservation land.

Additional Information:

- Weddington Preserve is to be served by Union County Public Water and Sewer.

- The driveway permit approval from NCDOT includes a turn lane on Providence Road. The preliminary plat also includes a right turn lane on Lochaven Rd. to access the subdivision.

Recommended Conditions of Approval:

1. Performance and Maintenance Bonds to be reviewed and approved by USI and the Town Attorney.
2. Review and approval of CCR's, Maintenance Plan and Maintenance Agreement, and Declaration of Conservation Easement and Restrictions by Town Attorney.
3. Final approval of driveway permit from NCDOT.
4. Final approval of construction documents by Union County Public Works.
5. Each remaining lot to be recorded in the Weddington Preserve subdivision shall include on its Deed a statement that any roads in the subdivision that are not accepted by NCDOT are private and not the responsibility of the Town of Weddington and shall be maintained by the Weddington Preserve Homeowners Association or its Developer.
6. Vehicle control signs including but not limited to stop signs and speed limit signs shall be installed by the Developer and maintained by the Homeowners Association on any roads not accepted by NCDOT. All speed limits within the subdivision shall be no greater than 25 mph.
7. Coordinate with USPS and DOT to provide cluster mailboxes within subdivision.
8. Coordinate with Emergency Services and the Town of Weddington to display house numbers at each individual address.

Vice-Chairman Dow moved to send the final plat to Town Council with favorable recommendation with the 8 conditions of approval stated above. Dr. Klink seconded the motion, with votes recorded as follows:

AYES: Vice-Chairman Dow, Romaine, Klink, and Vivian
NAYS: None

C. Review and Consideration of Text Amendment to Sections 58-541 – 58-547: Drainage, Storm Water Management & Wetland protection – revisions to definitions and applications of impervious area, and creation of stormwater management regulations for the Overlay District. The Planning Board received a copy of the Draft Amendment.

Town Planner Julian Burton – Most of this document was approved in November by the Town Council. There was confusion with the West Property as to how we were defining “new impervious”. Our ordinance did not do a good job of doing that.

Town Planner Burton went through the changes and clarified that Bonnie Fisher with USI has reviewed all of this.

Town Planner Burton went over #12. – This is creating an incentive for developers in the downtown overlay to create a regional storm water pond as opposed to creating detention on each individual lot. Our default storm water ordinance requires detention for 100 year storm among other things. This would allow them to do detention for a 25 year storm (which is what Polivka has) if they are providing storm water for 9 acres or more.

58-545 came straight from Bonnie. Before we were requiring detention you had to study the storm water run off. Now that everyone is required to provide detention it doesn't really matter. Those properties in town are already providing detention for up to 100 year storms. You would have to account for all the properties upstream at build out. It governs itself.

Vice-Chairman Dow moved to send the draft amendment to Town Council with a favorable recommendation. Mrs. Romaine seconded the motion, with votes recorded as follows:

AYES: Vice-Chairman Dow, Romaine, Klink, and Vivian
NAYS: None

D. Review and Consideration of Text Amendment to Section 58-271 to align section with requirements in TIA Ordinance and TIA Process and Procedures Manual. The Planning Board received a copy of the Draft Text Amendment.

Town Planner Burton went through the changes. – This is specifically for conditional zoning which already required a TIA but not to the degree that we will require it. One of the things we want to do is make sure things get submitted early on in the process. This takes pieces from the process and procedures manual.

Chairman Sharp suggested if the Council passes it in a form that this will not be applicable then we have them delay the public hearing for another month.

Vice-Chairman Dow suggested that 2-5 under (a) Traffic Impact Analysis be deleted from the draft because they were stated in the other documents.

Town Planner Burton suggested that e under (b) Application be removed.

Vice-Chairman Dow moved to send 58-271 to Town Council with the modifications stated above. Mrs. Romaine seconded the motion, with votes recorded as follows:

AYES: Vice-Chairman Dow, Romaine, Klink, and Vivian
NAYS: None

E. Review and Consideration of Text Amendment to Section 46-41 to align section with requirements in TIA Ordinance and TIA Process and Procedures Manual. The Planning Board received a copy of the Draft Text Amendment.

Chairman Sharp brought attention to the Planning Board that the last sentence in item b under Sketch plan for major subdivisions in Section 46-42 (A draft TIA, as described in the Traffic Impact Analysis Process and Procedures Manual (Step 4) should be deleted. This section is not included in this item of business since no change will be made.

Vice-Chairman Dow moved to send Section 46-41 to Town Council with a favorable recommendation. Mr. Vivian seconded the motion, with votes recorded as follows:

AYES: Vice-Chairman Dow, Romaine, Klink, and Vivian
NAYS: None

F. Review and Consideration of Text Amendment to Section 58-4 to define adaptive reuse.

The Planning Board received a copy of the Section 58-4 Definitions.

Chairman Sharp – In the document for the overlay district we use the term “adaptive reuse” but we have no definition for it. We want to be very clear when we use that term.

Mrs. Romaine moved to send 58-4 to Town Council with a favorable recommendation. Mr. Vivian seconded the motion, with votes recorded as follows:

AYES: Vice-Chairman Dow, Romaine, Klink, and Vivian

NAYS: None

G. Review and Consideration of Text Amendments to Sections 58-60, 58-56.1, and 58-57.1 to align zoning districts with Section 58-272. The Planning Board received a copy of the Draft Text Amendment.

Chairman Sharp – Basically we are saying that if you are zoned MX, B1 or B2 and you lie within the overlay district that any development that occurs within that overlay district must also meet the requirements of 58-272.

Mr. Vivian moved to send to Town Council with a favorable recommendation Sections 58-60, 58-56.1 and 58-57.1 Dr. Klink seconded the motion, with votes recorded as follows:

AYES: Vice-Chairman Dow, Romaine, Klink, and Vivian

NAYS: None

Item No. 5. Old Business:A. Review and Consideration of Text Amendment to Section 58-272: Downtown Overlay District –Creation of Overlay District Policy. The Planning Board received a copy of the Draft Text Amendment 58-272.

Vice-Chairman Dow recused himself from this discussion as an adjacent landowner to the parcels this item addresses.

Town Planner Burton went over the draft revisions that were suggested by the Town Center Committee.

Chairman Sharp told the Planning Board that there is an extra sheet in front of them where a 2nd item was added under (e) Open space and Natural Features. Page 2 has been replaced except #3.

Chairman Sharp suggested that under (f) Design and Parking #2 the sentence read: All roof equipment must be screened from public view. Also, change #5 first sentence to read: Decorative street lighting shall be approved by the Town Council.

Dr. Klink moved to send to Town Council with favorable recommendation including the changes mentioned above. Mr. Vivian seconded the motion with votes recorded as follows:

AYES: Romaine, Klink, and Vivian

NAYS: None

Vice-Chairman Dow returned to the meeting.

Item No. 6 Update from Town Planner. The Planning Board received the following update memo from Town Planner Burton:

- All Saints Anglican Church is still working with USI to try and come up with a suitable stormwater management plan. The public hearing will likely be on the May Council agenda.
- Public Hearings for the TIA documents and the LDS conditional zoning major amendment will be on the May Council agenda.

Chairman Sharp – Drumstrong is not being held in Weddington this year.

Town Planner Burton – The same people that built Falls at Weddington have submitted another sketch plan for another property. It will be called Falls II. They wanted to do conservation again and will end up being 40 lots.

Item No. 7. Other Business

A. Report from the April Town Council Meeting

Chairman Sharp – The Council had the item about roof top maximum height exemption. Town Planner Burton advised that this item was approved by the Council.

Item No. 8. Adjournment. Vice-Chairman Dow moved to adjourn the April 27, 2015 Regular Planning Board Meeting. Mrs. Romaine seconded the motion with votes recorded as follows:

AYES:	Vice-Chairman Dow, Romaine, Klink, and Vivian
NAYS:	None

The meeting adjourned at 8:08 p.m.

Dorine Sharp, Chairman

Attest:

Minutes transcribed by Tonya Goodson