

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
WEDDINGTON TOWN HALL
MAY 18, 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 May 18, 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: Daryl Matthews, Shelia Allen, Mark Kime

Item No. 1. Open the Meeting. Chairman Dorine Sharp opened the meeting at 7:00pm.

Item No. 2. Determination of Quorum/Additions or Deletions to the Agenda. There was a quorum. Chairman Sharp added Item C to the agenda under New Business as reads below.

Vice-Chairman Rob Dow moved to approve the amended agenda. Mr. Jim Vivian seconded the motion, with votes recorded as follows:

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

Item No. 3. New Business

A. Review and Consideration of Entry monument for the Falls at Weddington.

The Planning Board received the following memo from Town Planner Julian Burton along with the Monumentation Package.

Please find the architectural and landscaping plans for the entry monuments for the approved major subdivision, The Falls at Weddington. The plans show entryway monuments for three entrances on Antioch Church Road.

- All plants are on the List of Acceptable Plant Species.
- All monument structures are outside the right-of-way and sight triangles.

Recommended Condition of Approval:

- Any lighting shall meet the requirements of the Town of Weddington Lighting Ordinance.
- All signs are under the required maximum area of 20 square feet per sign (Section 58-152.f.).

Chairman Dorine Sharp added a 2nd Condition of Approval to read as above.

Vice Chairman Dow moved to send the monument and landscape design with the two conditions listed above to Council with a favorable recommendation. Dr. Bruce Klink seconded the motion, with votes recorded as follows:

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

B. Review and Consideration of Minor Subdivision for Rachel Matthews. The Planning Board received the following memo from Town Planner Burton along with the Minor Subdivision Map.

The Matthews plat is a minor subdivision as defined in the *Weddington Subdivision Ordinance Article II Section 46-40*. Three lots are being created from an existing 6.09 acre parcel owned by Rachel Matthews, located on Old Mill Rd.

Application Information

Date of Application: April 20th, 2015
Applicant/Owner Name: Rachel Matthews
Parcel ID#: 06150077C; 06150077B
Existing Zoning: R-40
Existing Use: Single family house on Lot 1
Proposed Use: Single family Residential

General Information:

Minimum lot size - 40,000 sq. ft.
Front yard setback – 50 feet
Rear yard setback – 40 feet
Side yard setbacks – 15 feet
Minimum lot width at building line – 120 feet, measured at the front yard setback

- .34 acres will be dedicated to NCDOT.
- All three lots will be served by well and septic. The plat shows the approved locations for the septic drainfield areas, and Note 10 addresses well location and approval.
- Lots 2 and 3 meet panhandle requirements described in Section 46-75.(b).3, and Note 7 reaffirms that the requirement is being met.

Planning Board Action:

Approve/Approve with Conditions/Deny

Vice Chairman Dow moved to approve the Rachel Matthews Minor Subdivision. Mr. Vivian seconded the motion, with votes recorded as follows:

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

C. Review of Land Use Plan Annual Review July 2015. The Planning Board received the following Land Use Goals and Policies from Town Planner Burton. His suggestions/comments are underlined and italicized.

Land Use Plan Annual Review July 2015

LAND USE GOALS AND POLICIES

The town continues to require open space for developments 6 acres or greater, and has increased the required buffer for new developments along thoroughfares to 100 feet.

All **Subdivision** development currently being proposed are single family homes. – *should we also include Churches? We approved Threshold last fall and we have an application for All Saints Anglican that will likely be reviewed by Council in June.* **The Planning Board decided not to add the italicized text.**

Members of the town council and the planning board have been approached regarding additional commercial development that is larger than the scale needed to serve the Town. The ordinances and Land Use Plan have been referenced in response to these queries. Large scale commercial development could create additional traffic and safety issues. **Chairman Sharp to reword this paragraph.**

Conservation subdivisions are in progress on Rea Rd, on Weddington-Matthews Road, and on Lochaven Road and on Antioch Church Road, with smaller lots thus providing additional conservation land in the town.

The Planning Board (acting as the Design Review Board) and the Town Council review construction plans and the Planning Board reviews entrance monuments for new subdivisions to be sure they are consistent with the Town's aesthetic values.

The Town Council has required re-location of a subdivision entrance on Hemby Road to improve sight lines **and continues to minimize curb cuts and thoroughfares.**

The Town has a representative on the Charlotte Regional Transportation Planning Organization to stay informed and have input on road and thoroughfare plans.

Plans have been made to maintain the medians on Providence Road and to purchase new town banners when the budget will allow.

The LARTP has specified certain roads that will be required and the extension of Amanda Drive will begin as Vintage Creek is built. The Falls at Weddington will continue the **Amanda** Drive extension.

The Town continues its contract with CCOG for a part-time code enforcement officer to investigate complaints about violations of the Town's ordinance.

Storm Water Ordinances have been revised and strengthened with the help of the engineer at USI.

The Zoning Administrator/Planner along with the Town Core Committee created a draft ordinance to ensure a pedestrian friendly, cohesive development process in the Town Center.

The Planning Board with assistance from NCDOT and traffic engineer Justin Carroll has established new requirements ~~drafted requirements~~ for traffic impact analysis studies for both conditional zoning and major subdivisions.

Changes discussed in the Planning Board Meeting on May 18, 2015 are denoted in **bold**.

Chairman Sharp will have The Land Use Plan Annual Review updated for the next Planning Board Meeting. It is supposed to be presented to Town Council in July.

Item No. 4 Update from Town Planner. The Planning Board received the following update memo from Town Planner Burton:

The Town Council approved the following at the May 11th meeting.

- Weddington Preserve Final Plat
 - West Property Final Plat
 - TIA Ordinance and Process and Procedures Manual
 - LDS CZ Major Amendment (They deferred the Construction Documents until next month)
- Staff has received Sketch Plans for the following major subdivisions:
 - The Enclave at Weddington
 - The Woods (Phase 2)

Town Planner Burton said All Saints is still working with USI.

Item No. 7. Other Business

A. Report from the May Town Council Meeting

See the Update from Town Planner above.

Item No. 8. Adjournment. Vice Chairman Dow moved to adjourn the May 18, 2015 Regular Planning Board Meeting. Mr. Vivian seconded the motion with votes recorded as follows:

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

The meeting adjourned at 7:47p.m.

Dorine Sharp, Chairman

Attest:

Tonya M. Goodson