

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
WEDDINGTON TOWN HALL
NOVEMBER 23 – 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 November 23, 2015, with Chairman Dorine Sharp presiding.

Present: Chairman Dorine Sharp, Vice-Chairman Rob Dow, Bruce Klink, Gerry Hartman, John Giattino, Brad Prillaman, Town Planner Julian Burton and Administrative Assistant Tonya Goodson

Absent: Jim Vivian

Visitors: Walter Hagen, Rob K, Jon Keith, Nancy Wilkins

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

Item No. 2. Determination of Quorum/Additions or Deletions to the Agenda. There was a quorum. Town Planner Julian Burton stated that agenda Item 5A (Sugar Magnolia) will be deferred to next month's agenda. Item 5A is removed.

Item No. 3. Approval of Minutes.

A. October 26, 2015 Regular Planning Board Meeting Minutes. Vice-Chairman Rob Dow moved to approve the minutes from October 26, 2015 as presented. Dr. Bruce Klink seconded the motion, with votes recorded as follows:

AYES: Vice-Chairman Dow, Klink, Hartman, Giattino and Prillaman
NAYS: None

Item No. 4. Old Business. None

Item No. 5. New Business.

A. Review and Consideration of Sketch Plan for the major subdivision, Sugar Magnolia.

This item was removed and will be included in December's meeting agenda.

B. Review and Consideration of the Preliminary Plat for the major subdivision, The Enclave at Weddington. The Planning Board received the following memo from Town Planner Julian Burton along with the preliminary plat.

WLV, LLC, submits a subdivision Preliminary Plat application for a 42 lot Residential Conservation Subdivision on 54 acres located off Antioch Church Rd.

Application Information:

Date of Application: August 31st, 2015

Applicant/Developer Name: WLV, LLC

Owner Name: Blue Sky Properties; WLV, LLC; William Crothers

Parcel ID#: 06090005; 06090005B; 06090008; 06090008A

Property Location: Antioch Church Rd.

Existing Zoning: R-CD

Proposed Zoning: R-CD (Conservation Subdivision through the Conditional Zoning process)

Existing Land Use: Residential Conservation
Proposed Land Use: Residential Conservation (CZ)
Parcel Size: 53.52 acres

Project Information:

The Enclave at Weddington is a proposed 42 lot subdivision on 53.52 acres. The subdivision is located on Antioch Church Rd. and is being developed by Withrow Land Ventures, LLC, as an R-CD 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. Conservation subdivisions shall be density neutral (same number of lots as would be permitted in a conventional subdivision). The site density is 0.79 dwelling units per acre. The yield plan was submitted and approved as part of the Sketch Plan application on June 22nd, 2015.

Preliminary Plat Information

The sketch plan was approved by the Planning Board on June 22nd, 2015, and the approved sketch plan is included within the Preliminary Plat submittal. The lot layout and the number of lots shown on the Overall Site Plan (C-2.0) match the sketch conservation plan (SK-1.3). US Infrastructure is currently undertaking their second review of the construction documents included in Chapters 3-9 of the preliminary plat submittal, and has indicated to Town Staff that any required changes to the construction plans are unlikely to significantly alter lot layout or access to the property.

Conservation Land

The conservation land calculations (C-2.0) indicate that 55.1% of the gross land area has been dedicated to conservation land. 50% of the Duke Right-of-Way on the western side of the property was dedicated towards conservation land, as allowed in the *Weddington Zoning Ordinance*.

Utilities

- The Enclave at Weddington is to be served by Union County Public Water and Sewer.
- Fire Hydrants are shown on sheets C-2.1 and C-2.2.

Access and Traffic Analysis

- The subdivision will be accessed by one entrance on Antioch Church Road.
- The Town Planner, in coordination with Justin Carroll, determined that the subdivision did not meet the threshold for a formal Traffic Impact Analysis. The applicant is providing a left turn lane in to the site and coordinating with NCDOT for design approvals. The Antioch Church Rd. improvements are included in Chapter 6 of the preliminary plat submittal.

PIMS

- PIMs were held on June 2nd and June 3rd, 2015, both at Town Hall and on-site.
- Summary of concerns:
 - Buffering and screening between The Enclave and the Preserve at Brookhaven
 - Damage to Antioch Church Road during construction
 - Length of time for construction

Additional Information:

Lot 21 is the largest lot at 23,834 square feet or .547 acres.

- Lot 42 is the smallest lot at 12,980 square feet or .298 acres.
- The Cluster Mailbox Unit location is shown on sheet C-2.0.
- The subdivision will include curb and gutter, and sidewalks will be provided on one side of the street and around the culs-de-sacs.

Recommended Conditions:

1. Development subject to review and approval/permitting of construction documents, driveways permit(s), etc. by NCDOT. Applicant must provide proof of approval of the construction documents before commencing with construction.
2. Development subject to review and approval of construction documents by Town's Engineering Consultant, US Infrastructure. Applicant must provide proof of approval of the construction documents before commencing with construction.
3. Development subject to review and approval/permitting of construction documents by Union County Public Works. Applicant must provide proof of approval of the construction documents before commencing with construction.
4. Declaration of Conservation Easement and Restrictions shall be reviewed (by Town Attorney) and executed prior to Final Plat approval by Weddington Town Council.
5. Maintenance Plan and Maintenance Agreement shall be reviewed (by Town Attorney) and executed prior to Final Plat approval by Weddington Town Council.
6. Covenants, Conditions and Restrictions (CCRs) shall be reviewed (by Town Attorney) and executed prior to Final Plat approval by Weddington Town Council.
7. Lot numbering to be fixed on two plat pages as pointed out to the developer and road name Weddington Downs changed to Weddington Matthews in the vicinity map on the 3rd page.
8. Cluster mailbox location to be reviewed and revised to address safety concerns with the current placement. A parking or pull out area may be added with approval of the Town Planner.

Planning Board Action:

Recommend Approval/Recommend Approval with Conditions/Recommend Denial

Vice Chairman Dow asked about the island on Antioch Church Road and if it was new.

Mr. Jon Keith with TDON Development – The turn lane improvements on Antioch Church Road will include a left turn lane and a road widening to accommodate the left turn lane. The island you see is actually going to be striped – a chevroned out asphalt. There will be no grass or curb in that area.

Mr. Keith explained the traffic pattern. He said a TIA was done even though it was not required. It showed that there was not a need for a left turn lane. When they met with DOT the suggestion was that they would rather support a left turn lane rather than a right turn lane.

Chairman Sharp and Dr. Klink pointed out some errors on the plats presented regarding lot numbering and a road name. Fixing these was added as a condition.

Chairman Sharp discussed possible safety concerns with the placement of the cluster mailbox. The developer agreed that they would review the location and look at alternatives. This was added as a condition.

Vice Chairman Dow moved to send the Enclave at Weddington preliminary plat with the two additional conditions as discussed to Town Council with a favorable recommendation. Mr. Gerry Hartman seconded the motion with votes recorded as follows:

AYES:	Vice-Chairman Dow, Klink, Hartman, Giattino and Prillaman
NAYS:	None

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

- Staff has received a sketch plan submittal for a new proposed subdivision, Carrington, located at the intersection of Weddington-Matthews and Hemby Road. PIMs have been scheduled for December 8th and 9th.

- Staff received Construction Documents for the Falls at Weddington Amenity Site. This item will likely be on the December Planning Board agenda.

Chairman Sharp acknowledged Town Planner Burton for receiving his certificate for Certified Planner.

Item No. 7. Other Business.

A. Report from the November Town Council Meeting. The Planning Board received the agenda from the November 9, 2015 regular Town Council Meeting.

Item No. 8. Adjournment. Vice Chairman Dow moved to adjourn the November 23, 2015 Regular Planning Board Meeting. Mr. John Giattino seconded the motion with votes recorded as follows:

AYES:	Vice-Chairman Dow, Klink, Hartman, Giattino and Prillaman
NAYS:	None

The meeting adjourned at 7:33p.m.

Dorine Sharp, Chairman

Attest:

Tonya M. Goodson