

**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, MARCH 24, 2014 – 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 March 24, 2014, with Chairman Dorine Sharp presiding.

Present: Chairman Dorine Sharp, Vice-Chairman Rob Dow, Bruce Klink, Jennifer Romaine, Jeff Perryman, John Giattino and Jim Vivian, Town Planner Julian Burton, Administrative Assistant Tonya Goodson and Town Administrator Amy McCollum

Absent: None

Visitors: Mark Kime, Jane Duckwall, Chris Faulk, Ken Robey and Isaac Harrow

**Item No. 1. Open the Meeting.** Chairman Dorine Sharp called the March 24, 2014 Regular Planning Board Meeting to order at 7:04pm

**Item No. 2. Determination of Quorum/Additions or Deletions to the Agenda.** There was a quorum. Chairman Dorine Sharp asked that the following item be added to the agenda under New Business: Discussion of Developer Proposed Text Amendment - Side Yard Setback. Vice-Chairman Rob Dow moved to approve the addition to the agenda. Mr. Jeff Perryman seconded the motion with votes recorded as follows:

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

**Item No. 3. Approval of Minutes.**

**A. February 24, 2014 Regular Planning Board Meeting Minutes.** Mr. Perryman offered one correction to the minutes and moved to approve the February 24, 2014 Regular Planning Board Meeting minutes with the one correction mentioned. Mr. John Giattino seconded the motion, with votes recorded as follows:

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

**Item No. 4. Old Business.**

**A. Reconsideration of the Preliminary Plat for the Graham Hall Subdivision.** The Planning Board received the following memo from Town Planner Jordan Cook and a copy of the Subdivision Preliminary Plat Application:

Aiden Properties submits a preliminary plat application for a six lot Conventional Subdivision on 6.90 acres located on Weddington-Matthews Road.

At their March 10, 2014 meeting the Town Council denied the Graham Hall Preliminary Plat based on safety concerns. There has been a change on the proposed Preliminary Plat, which allows the applicant to re-apply.

**Application Information:**

Subdivision Name: Graham Hall  
Date of Application: November 19, 2013  
Applicant/Developer Name: Aiden Properties  
Owner Name: Aiden Properties  
Parcel ID#: 06-117-005 and 06-117-005A  
Property Location: Weddington-Matthews Road  
Existing Zoning: R-40  
Proposed Zoning: R-40  
Existing Land Use: Traditional Residential  
Proposed Land Use: Traditional Residential  
Existing Use: Vacant Land  
Proposed Use: Single Family Residential Subdivision  
Parcel Size: 6.90 acres

**Development Standards:**

- Minimum lot size- 40,000 square feet
- Minimum lot width- 120 feet
- Minimum front yard setback- 50 feet
- Minimum rear yard setback- 40 feet
- Minimum side yard setback- 15 feet

**Preliminary Plat Information:**

- The entire site is 6.90 acres and is comprised of two parcels. A total 0.88 acres are being dedicated to NCDOT per the *Weddington Subdivision Ordinance*.
- The smallest lot is Lot 5 at 40,000 square feet.
- The applicant is not required open space as this subdivision is being developed as a by-right R-40 conventional subdivision. However, the applicant has provided a 36 foot required road buffer along Weddington-Matthews Road.
- The area in road buffer will be maintained by the HOA. The applicant also proposes supplemental landscaping in the buffer area. This landscaping will be in accordance with *Section 46-76* of the *Weddington Subdivision Ordinance*.
- A 498 foot cul-de-sac road (Graham Hall Court) will be constructed.
- All six lots will utilize Union County water and sewer.
- The property does not lie within a special flood hazard area.
- The existing structures on the property will be removed.

**The Graham Hall R-40 Conventional Subdivision Preliminary Plat has been found to be in general compliance with the Town of Weddington Zoning and Subdivision Ordinances with the following conditions:**

1. Development subject to review and approval/permitting of construction documents, driveways permit(s), etc. by NCDOT;
2. Development subject to review and approval of construction documents by Town's Engineering Consultant, US Infrastructure;
3. Development subject to review and approval/permitting of construction documents by Union County Public Works;
4. Plans for subdivision entry monument to be approved by the Planning Board;
5. 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.

6. Each lot to be recorded in the Graham Hall 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 Graham Hall Homeowners Association or its Developer.
7. Road name to be approved by Union County.

Mr. Perryman moved to resubmit the Graham Hall revised preliminary plat to Council with a favorable recommendation. Mr. Giattino seconded the motion, with votes recorded as follows:

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

**Item No. 5. New Business.**

**A. Review and Consideration of the Weddington UMC CZ Application.** The Planning Board received the following memo from Town Planner Cook:

Weddington United Methodist Church requests a Conditional Zoning (CZ) Rezoning for Weddington United Methodist Church located on Providence Road.

**Application Information**

Date of Application: February 21, 2014  
 Applicant Name: Weddington United Methodist Church  
 Owner Name: Weddington United Methodist Church  
 Parcel ID#: 06-150-045A, 06-150-045B, 06-150-040 and 06-150-039  
 Property Location: Providence Road  
 Existing Zoning: RCD  
 Proposed Zoning: RCD (CZ)  
 Existing Use: Church  
 Proposed Use(s): Sanctuary, Education Building, Athletic Fields and Family Life Center Expansion  
 Parcel Size: 22.09 Acres

**General Information**

- The applicant proposes a Church and its customary related accessory uses in accordance with *Section 58-58 (2)a of the Weddington Zoning Ordinance*.
- The required Public Involvement Meetings for this project were held on March 17<sup>th</sup> and March 18<sup>th</sup>, 2014. The meeting on March 17<sup>th</sup> was held at Town Hall from 4:30-6:30pm. The meeting on March 18<sup>th</sup> was held on-site from 2:30-4:30pm.
- The *Weddington Zoning Ordinance* requires that all CZ Applications go through the Construction Document process per *Section 58-271*. Several items mentioned and depicted on the site plan will require further detail during the Construction Document process and review.

**Proposed Uses on Site Plan:**

- I. Sanctuary Building
  - 2,416 seats
- II. Education Building
  - Approximately 35,000 square feet
- III. Athletic Fields
  - Two soccer fields and one baseball field

- Concessions and restrooms proposed

IV. Parking Lot

- 606 parking spaces
- Parking requirements and calculations take into account the most stringent parking requirements.

V. Family Life Center and Existing Sanctuary Expansion

**Development Standards (for a Church in the RCD zoning district):**

- Minimum Lot Area-3 acres
- Front Setback-75 feet
- Rear Setback-40 feet
- Side Setbacks-50 feet
- Maximum Building Height-35 feet except as permitted in *Section 58-15*

**Access and Parking:**

- The site will be accessed by two existing curb cuts on Providence Road, one existing curb cut on Weddington Church Road and a new curb cut on Lenny Stadler Way.
- The applicant is required to submit a Traffic Impact Analysis as part of this application.
- Parking spaces and drive aisles meet the minimum size standards set forth in *Section 58-175* and *58-176* of the *Weddington Zoning Ordinance*.

**Elevations:**

- Materials on all buildings will be brick, stone, precast concrete, stained glass and metal roofing.

**Screening and Landscaping:**

- Screening and landscaping will be provided by using existing vegetation in addition to new landscaping. The applicant is required to provide a 50 foot buffer around the perimeter of the property per *Section 58-8* of the *Weddington Zoning Ordinance*. The applicant has provided a 50 foot buffer around the perimeter of the property. The applicant has also provided internal landscaping within parking areas and islands.
- The proposed landscaping plan does comply with *Section 58-8* of the *Weddington Zoning Ordinance*. All proposed plants are permitted in *Section 58-384* of the *Weddington Zoning Ordinance*.

**Signage:**

- The applicant proposes freestanding ground signs at six locations throughout the site
- All signage to comply with *Weddington Sign Ordinance*.

**Additional Information:**

- Adjacent Property Uses are as follows:  
North: The Hunter Farm  
South: Single family houses  
East: Providence Road  
West: Single family houses
- This site is not within a regulatory flood plain.
- A lighting plan is not part of this submittal and is addressed in the conditions.

**Conditions of Approval:**

1. Engineering must be approved by Town Engineer, Bonnie Fisher with USI;
2. Water and sewer/septic plans to be approved by Union County Public Works and Environmental Health;
3. All signage must comply with *Chapter 58, Article 5* of the *Weddington Code of Ordinances*;
4. Lighting Plan must be approved by Town Staff and shall comply with Town Lighting Ordinance;
5. Applicant must confirm that parking is sufficient for all uses per *Chapter 58, Article VI* of the *Weddington Code of Ordinances*;
6. Any future revisions to the approved site plan and other approved documents must comply with *Section 58-271 (i)* of the *Weddington Zoning Ordinance*;
7. Traffic Impact Analysis to be submitted and reviewed by Town's traffic engineer prior to Town Council meeting and consideration;
8. Prior to commencement of construction, Construction Documents shall be approved by the Weddington Town Council in accordance with *Section 58-271* of the *Weddington Code of Ordinances*.
9. Parcels 06150040 and 06150039 must be combined prior to construction for build-out to meet all setback requirements.
10. The applicant must provide additional landscaping around the athletic fields along Lenny Stadler Way between the proposed vehicular access and Weddington Church Road.

Staff has reviewed the application and submitted documents and finds that the CZ Rezoning Application is in compliance with the *Town of Weddington Zoning Ordinance* with the aforementioned Conditions of Approval.

The Planning Board also received the following information:

- Conditional Zoning Application
- Existing Conditions Plan
- Conditional Zoning Plan
- Conditional Zoning Notes

Mr. Paul Pernell with Design Partners advised that he was contacted by Weddington United Methodist Church to do a study regarding growth of the church and their current traffic needs. They also asked Design Partners to do a traffic analysis to see how the church could improve the traffic congestion on Sunday. Design Partners came up with a 5-20 year build out plan for the church. In this plan all of the needs for the church for the next 20 years would be incorporated to include a new sanctuary, expansion and renovation of the existing sanctuary, expansion of the family life center and addition of a new education building on site and to improve the traffic needs on site which includes added parking, helping with traffic flow, easing congestion before and after services and trying to bring some of the traffic off of Lenny Stadler Way. In addition the church wants to include two soccer fields and a softball field. The church wants to expand the parking areas, add a driveway connection on Lenny Stadler Way and additional landscaping.

Items discussed:

- Time frame will be based on financial constraints of the church.
- No steadfast phasing or sequencing of this master plan exists. It is based on need and expansion.
- The first project would be establishing the athletic fields on site.
- The current parking will be used to service those fields.
- A portion of the lake that is onsite would be filled and replaced with a new wet pond or facility to capture and treat the existing storm water on site. This has to be approved by DWQ and the Army Corp of Engineers. When NCDOT established and installed Lenny Stadler Way, the lake was not a jurisdictional pond. Once they did the work, DWQ identified the lake as a

jurisdictional pond. There is now a 100 foot no disturb buffer which greatly limits what the church could do on its property.

- The Planning Board would be giving the church approval (assuming Council agrees) for a long term plan. They can't construct it until they bring construction documents.
- The current process is that the church would ask for permission for a project that they want to construct, build or propose prior to going into the construction document phase. The church is asking to take some of the ideas they see as a need in the future and actually put them onto a plan so each time they need to do something they can go ahead and proceed with construction documents as opposed to having to go through a six month process during each phase of the project.
- The Town is being asked to approve a master plan. If the church comes back in and goes through the normal conditional use zoning amendment for each phase they would not have to pay a fee or go through public involvement meetings. The church will bring in construction documents, the zoning administrator reviews and it goes to the Planning Board and then the Town Council.
- The main comments from the Public Involvement Meetings were noise and lights from the athletic fields. Chairman Sharp understood from the pastor that they do not intend for the fields to be lit at this point.
- The Planning Board compared this proposal to the Coptic Church project which contained much more detail and phasing information
- Traffic Impact Analysis data is missing from the application. Mr. Pernell said it would be very difficult to determine what the onsite grading will be for proposed buildings that may be built in 10 years.
- Mr. Perryman would like to see what they plan to do first within the next 12-18 months and have more of a timeline established.
- Mr. Pernell said the church is trying to lay out a blue print for the church to be able to produce construction documents for the Town to review.
- The church wants approval of the concept then they would show the Town the plans before they do anything.
- Vice-Chairman Dow expressed concern over items that were missing from the application such as a traffic study, will the drainage work, how will the impact on the surrounding neighbors be minimized and lighting plans
- Each phase will require separate construction document approval but not an additional public hearing.
- The main reasons the church is coming forward with this master plan is to help save in costs with permit fees, time associated with Public Involvement Meetings, Public Hearings, etc.
- The church needs to know in good faith from the Town of Weddington that they can grow.
- Neighbors have expressed concern regarding the lighting and Vice-Chairman Dow would like there to be a condition relative to lighting and advised that the Planning Board could approve the plan with no lights for the field and if at some point later they want to change that they would have to come back through and amend their approval which would trigger the need for a public hearing and give neighbors a chance to speak out.

The Planning Board went through the application and advised that the following items were outstanding:

- Traffic impact analysis for entire project
- How close are the soccer goals to the property lines? What are the dimensions from the road right-of-way to the different portions of the soccer field.
- Screening and landscaping detail - what remains and what does not?
- Proposed phasing of the project.
- Tie in between the infrastructure that is going to support the construction.

- Signage requested.
- Building materials, etc.
- Show existing and proposed topography.
- No lighting on ball fields unless there is a lighting plan.
- Hours of operation for fields.
- What percentage of the overall acreage is going to be impervious?

Ms. Romaine moved to defer consideration of the Weddington UMC CZ Application until the April Planning Board Meeting. Mr. Giattino seconded the motion, with votes as follows:

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

**B. Review and Consideration of the Final Plat for Beulah Acres.** The Planning Board received the following memo from Town Planner Cook:

Griffin Asset Management, LLC submits a final plat application for a five lot Conventional Subdivision on 5.57 acres located on Beulah Church Road.

**Application Information:**

Subdivision Name: Beulah Acres  
 Date of Application: March 19, 2014  
 Applicant/Developer Name: Griffin Asset Management, LLC  
 Owner Name: Griffin Asset Management, LLC  
 Parcel ID#: 06-120-020 and 06-120-020A  
 Property Location: Beulah Church Road  
 Existing Zoning: R-40  
 Proposed Zoning: R-40  
 Existing Land Use: Traditional Residential  
 Proposed Land Use: Traditional Residential  
 Existing Use: Vacant Land  
 Proposed Use: Single Family Residential Subdivision  
 Parcel Size: 5.57 acres, combined

**Project Information:**

The Beulah Acres Subdivision is a proposed five lot subdivision on 5.57 acres comprised of two parcels.

The Town Council approved the Preliminary Plat at their July 8, 2013 meeting. Minutes from that meeting have been included in your packet.

**Development Standards:**

- Minimum lot size- 40,000 square feet
- Minimum lot width- 120 feet
- Minimum front yard setback- 50 feet
- Minimum rear yard setback- 40 feet
- Minimum side yard setback- 15 feet

**Preliminary Plat Information:**

- The entire site is 5.57 acres. A total 0.51 acres are being dedicated to NCDOT per the *Weddington Subdivision Ordinance*.

- The smallest lot is Lot 1 at 0.964 acres or 42,011 square feet.
- The applicant is not required open space as this subdivision is being developed as a by-right R-40 conventional subdivision.
- An 18 foot wide access easement will be constructed as part of this subdivision.
- All five lots will utilize private well and septic. Well and septic area locations are depicted on the preliminary plat.
- Town staff has received approved septic permits for all five lots.
- The property does not lie within a special flood hazard area.

**The Beulah Acres R-40 Conventional Subdivision Preliminary Plat has been found to be in general compliance with the Town of Weddington Zoning and Subdivision Ordinances with the following conditions:**

1. Applicant must obtain driveway permits from NCDOT for the two access road cuts.
2. Town Council requires a marginal access street to be built to NCDOT standards and constructed per Section 46-76 of the Weddington Subdivision Ordinance. Mr. Isaac Harrow submitted letter from surveyor.
3. Final Plat must show utility easement, if needed in accordance with Section 46-76 of the Weddington Subdivision Ordinance. No new utility easements. Mr. Harrow said Union Cooperative has a power line easement and there will be a septic field that will be underneath one of the power lines on one of the lots. Mr. Harrow has permission from Union Power Cooperative and gave a copy to Ms. McCollum.
4. Town Council to determine if access easement should be bonded for as part of the Final Plat process. Ownership and maintenance of access road to be determined and noted on Final Plat.

The Planning Board also received the following information:

- Subdivision Final Plat Application
- GIS Map
- Minutes from the July 8, 2013 Town Council Meeting
- Final Plat

Mr. Isaac Harrow - The Moser Group took the private wells off and will tap into the county water. Driveway permits were sent to NCDOT last week and they are in the process of reviewing the site plan.

Mr. Giattino - Why does the road go half way down the property line?

Mr. Harrow- Because you are not allowed to have any permanent structures on the proposed septic field.

Mr. Perryman - When are homes expected to be completed?

Mr. Harrow - The owners are waiting for it to be subdivided for a homebuilder who they have already got everything lined up to purchase. They have wanted to move for quite sometime so I would say as soon as possible.

Vice-Chairman Dow moved to send a favorable recommendation to the Town Council for the Final Plat for Beulah Acres with the conditions as noted above along with a condition that staff determine whether the water and sewer should be bonded through Union County Public Works. Mr. Giattino seconded the motion, with votes as follows:

AYES:	Klink, Romaine, Giattino, Vivian and Vice-Chairman Dow
NAYS:	Perryman



Mr. Perryman commented that he can not vote for a final plat and have people move into a house until our water situation is resolved.

**C. Discussion of Developer Proposed Text Amendment – Side Yard Setback.** Chairman Sharp advised that the applicant is proposing a text amendment within conservation subdivisions that the side yard be 10 feet instead of a total of 30 feet. He wants to reduce that to a 20 foot separation for principal buildings.

Mr. Mark Kime with Land Design discussed the proposed text amendment with the Planning Board and advised that it would help them to minimize the road infrastructure costs and preserve as much of the conservation areas as possible.

Vice-Chairman Dow - There is a conservation subdivision going in at Lochaven. There were huge buffers around the houses from surrounding neighbors. They didn't save every time they could in pavement by having the shortest road. They sized their lots less deep and wider. I would like to increase the side yard setbacks and have all conservation subdivisions preserve 50% of open space.

Planning Board members expressed that they did not see a need for the change; however, Chairman Sharp and Mr. Julian Burton will review this item and see if it impacts anywhere else and will place the item on next month's agenda for a more complete discussion and review.

**D. Review and Consideration of the Final Plat for Bromley – Map 8.** The Planning Board received the following memo from Town Planner Cook, the Subdivision Final Plat Application, Approved Map 8 Preliminary Plat and the Final Plat:

Toll NC II, LP submitted an application on March 18, 2014 for approval of the Final Plat of Map 8 in the Bromley subdivision located off of Hemby Road.

**Project Information:**

The Bromley subdivision is an approved 120 lot subdivision on 151.60 acres. The subdivision is located on Hemby Road. Bromley is being developed by Toll Brothers as a Conventional subdivision.

Map 8 is comprised of 25 lots on parcel 06-123-127. Map 8 was given Preliminary Plat approval on January 10, 2006.

The submitted Final Plat for Map 8 is similar to the approved Map 8 Preliminary Plat. The approved Preliminary Plat has been included in your packet.

**Map 8 Information:**

- Map 8 is 25 lots and 25.376 acres.
- Map 8 is not required open space on its own. The Bromley subdivision has provided 15.84 acres or 10.5% open space in accordance with the *Weddington Zoning Ordinance*.
- Development standards are as follows:
  - Minimum lot size- 40,000 sq. feet
  - Minimum lot width- 120 feet
  - Minimum front yard setback- 50 feet
  - Minimum rear yard setback – 40 feet
  - Minimum side yard setback – 15 feet
  - Minimum corner side yard setback – 25 feet

- Lot 104 is the smallest lot within Map 8 at 40,021 square feet.
- Water and sewer services are provided by Union County Public Works (approvals on file).
- A copy of the approved Declared Covenants, Conditions and Restrictions (CCR's) for Bromley are on file at Town Hall.
- US Infrastructure has previously reviewed and approved the Preliminary Plat.
- All roads are built to NCDOT standards (final 1" layer of asphalt to be added after construction). Road names and addresses have been approved by Union County E911.
- All NCDENR, NCDOT and Union County approvals and permits are on file with the Town. These approvals were required during the Preliminary Plat process.

**The Bromley Map 8 Final Plat has been found to be in general compliance with the Town of Weddington Zoning and Subdivision Ordinances with the following conditions:**

1. Performance and Maintenance Bonds to be approved the Town Council (USI and Union County currently reviewing the bond estimates).
2. Each remaining lot to be recorded in the Bromley 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 Bromley Homeowners Association or its Developer.
3. Maintenance bond to be approved shall be no less than amount submitted to Union County Public Works.
4. 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.
5. Developer to install rises on fire hydrants if covered during any phase of construction.

Mr. Klink moved to send to Council with favorable recommendation the Final Plat for Bromley, Map 8 with the five conditions mentioned above. Mr. Vivian seconded the motion, with votes recorded as follows:

AYES: Klink, Romaine, Giattino, Vivian and Vice-Chairman Dow  
NAYS: Perryman

**E. Review and Consideration of the Final Plat for Bromley – Map 9.** The Planning Board received the following memo from Town Planner Cook, the Subdivision Final Plat Application, Approved Map 9 Preliminary Plat and the Final Plat:

Toll NC II, LP submitted an application on March 18, 2014 for approval of the Final Plat of Map 9 in the Bromley subdivision located off of Hemby Road.

**Project Information:**

The Bromley subdivision is an approved 120 lot subdivision on 151.60 acres. The subdivision is located on Hemby Road. Bromley is being developed by Toll Brothers as a Conventional subdivision.

Map 9 is comprised of 5 lots on parcel 06-123-127. Map 9 was given Preliminary Plat approval on January 10, 2006.

The submitted Final Plat for Map 9 is identical to the approved Map 9 Preliminary Plat. The approved Preliminary Plat has been included in your packet.

**Map 9 Information:**

- Map 9 is 5 lots and 6.871 acres.
- Map 9 is not required open space on its own. The Bromley subdivision has provided 15.84 acres or 10.5% open space in accordance with the *Weddington Zoning Ordinance*.
- Development standards are as follows:
  - Minimum lot size- 40,000 sq. feet
  - Minimum lot width- 120 feet
  - Minimum front yard setback- 50 feet
  - Minimum rear yard setback – 40 feet
  - Minimum side yard setback – 15 feet
  - Minimum corner side yard setback – 25 feet
- Lot 33 is the smallest lot within Map 9 at 40,000 square feet.
- Water and sewer services are provided by Union County Public Works (approvals on file).
- A copy of the approved Declared Covenants, Conditions and Restrictions (CCR's) for Bromley are on file at Town Hall.
- US Infrastructure has previously reviewed and approved the Preliminary Plat.
- All roads are built to NCDOT standards (final 1" layer of asphalt to be added after construction). Road names and addresses have been approved by Union County E911.
- All NCDENR, NCDOT and Union County approvals and permits are on file with the Town. These approvals were required during the Preliminary Plat process.

**The Bromley Map 9 Final Plat has been found to be in general compliance with the Town of Weddington Zoning and Subdivision Ordinances with the following conditions:**

1. Performance and Maintenance Bonds to be approved by the Town Council (USI and Union County currently reviewing the bond estimates).
2. Each remaining lot to be recorded in the Bromley 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 Bromley Homeowners Association or its Developer.
3. Maintenance bond to be approved shall be no less than amount submitted to Union County Public Works.
4. 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.
5. Developer to install rises on fire hydrants if covered during any phase of construction.

Mr. Klink moved to send to Town Council with a favorable recommendation the Final Plat for Bromley Map 9 with the five conditions mentioned noted. Mr. Giattino seconded the motion with votes recorded as follows:

AYES:	Klink, Romaine, Giattino, Vivian and Vice-Chairman Dow
NAYS:	Perryman

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

- The Town Council denied the Preliminary Plat for the six lot Graham Hall subdivision. The Council denied the application on the merits of safety and public welfare.
- The Town Council continued the Bard Property Preliminary Plat at their last meeting. The Council expressed concern over the location of the subdivision entrance and asked that the

applicant look into relocating the entrance. This project will be on the April 14<sup>th</sup> Council agenda.

- Staff has received a Sketch Plan application for the six lot Ascot Estates subdivision located on Weddington Road across from the WCWAA. This is not yet on an agenda.
- The following items will be on the April 14<sup>th</sup> Town Council agenda:
  - Graham Hall Subdivision Preliminary Plat
  - Beulah Acres Subdivision Final Plat
  - Corner Lot Definition Text Amendment
  - Wedding, Banquet and Reception Center Text Amendment
- The following items may be on the April 28<sup>th</sup> Planning Board agenda for discussion:
  - DrumStrong TUP Application
  - Conservation Subdivision side yard Setback Text Amendment

**Item No. 7. Discussion of Action Items from 2014 Council Retreat.** The Planning Board received a list of action items for the Planning Board from the 2014 Town Council Retreat. The Planning Board divvied up the research responsibilities among each other.

**Item No. 8. Other Business.**

**A. Report from the March Town Council Meeting.** The Planning Board received a copy of the March Town Council Meeting agenda as information.

**Item No. 9. Adjournment.** Mr. Perryman moved to adjourn the March 24, 2014 Regular Planning Board Meeting. Mr. Vivian seconded the motion, with votes recorded as follows:

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

The meeting adjourned at 10:06 p.m.

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Dorine Sharp, Chairman

Attest:

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Amy S. McCollum, Town Clerk

Minutes transcribed by Tonya Goodson