

**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, MAY 19, 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 May 19, 2014, with Chairman Dorine Sharp presiding.

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

Absent: None

Visitors: Dan Mays, Mike Carver, Brian Belcher, David Harrington and Tracy Stone

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

**Item No. 2. Determination of Quorum/Additions or Deletions to the Agenda.** There was a quorum.

Town Planner Julian Burton deleted New Business Item B. from the agenda. He advised that the application has been withdrawn until potentially next month. Mr. Jeff Perryman moved to accept the agenda as amended. Vice Chairman Rob Dow seconded the motion with votes recorded as follows:

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

NAYS: None

**Item No. 3. Old Business.**

**A. Review and Consideration of Weddington United Methodist Church Conditional Zoning Application.** The Planning Board received the following memo from Town Planner Julian Burton:

Weddington United Methodist Church requests a Conditional Zoning (CZ) Rezoning for Weddington United Methodist Church located on Providence Road. The Planning Board reviewed a previous version of this CZ rezoning request on March 24<sup>th</sup>, 2014 and tabled their recommendation, citing concerns about the scope of the request, and asking for more information from the applicant. The applicant revised the scope of the plan in response to these concerns from the Planning Board.

**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): Athletic Fields, Parking, and Stormwater facilities.

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. Athletic Fields
  - Two soccer fields and one baseball field
  - Concessions and restrooms proposed
- II. Parking Lot
  - 130 additional parking spaces (469 existing parking spaces)
- III. Stormwater Facilities
  - Water and quality detention pond located to south of the site adjacent to Lenny Stadler Way.

#### **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. The traffic engineer deemed that a plan consisting only of athletic fields, parking, and stormwater facilities would not require a TIA. A letter from the engineer is included in your packet.
- Parking spaces and drive aisles meet the minimum size standards set forth in *Section 58-175 and 58-176 of the Weddington Zoning Ordinance*.

#### **Screening and Landscaping:**

- The applicant has provided screening and landscaping by using existing vegetation in addition to new landscaping. The landscaping plan shows all of the proposed landscaping and screening for the Athletic fields, and is included in your packet.
- A number of trees, marked with an X on the plan, will be removed in order to effectively grade the site. New trees will be planted to provide necessary screening and landscaping. For example, the tree line located north of the athletic fields will be removed and replaced with Allee Lacebark Elm trees, as shown in the landscaping plan.

The applicant has proposed a 50 foot buffer between the church property and adjoining residential properties to the north, as required in Section 58-8. The only trees located within this buffer are existing trees. The Planning Board should consider recommending additional trees, as discussed in 58-8.a.

Town Planner Burton stated that the ordinance states that, with this size acreage, that they would be required to have 9 trees and 20 shrubs per 100 feet within that buffer. He thinks it is possible to consider

this as getting grandfathered in because a lot of this was existing beforehand. The Planning Board should decide if we want to require the applicants to put new trees and shrubs within that buffer.

Town Planner Burton also stated that no lighting plan has been submitted.

- All trees included in screening and landscaping are listed in the Town of Weddington Approved Plant Species List.

**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.

Mr. Paul Pernell – Based on the immediate need of the church in the near future this wraps into additional parking, athletic fields and storm water detention to handle the additional parking lots. The sanctuary and education building have all been removed from this plan. This is no longer a 20-year plan and now addresses the immediate needs for the church. The major features show athletic fields with 1 foot contours, a new driveway cut on Lenny Stadler Way, expanded parking, the existing asphalt lot behind the sanctuary has been expanded and the lot next to the sanctuary has been improved.

**Landscaping**

Vice Chairman Dow asked if the X's are trees that will be removed.

Mr. Pernell – Correct - The walking trail is approximately a mile if the sidewalk along Providence Road is utilized. The existing detention pond that is in between the parking lot and Providence Road will be filled in, replaced with parking and then relocated between Lenny Stadler Way and the Family Life Center.

Chairman Sharp asked if the parking would be put on the new cut through on Lenny Stadler Way and if they plan to expand both parking lots.

Mr. Pernell – Total parking spaces now are 469. When this plan is completed it should be 791.

Chairman Sharp – Even though you are just doing the athletic fields now you still want to expand the parking at this point and time?

Mr. Pernell – Correct and the walk and new storm water detention.

Ms. Jennifer Romaine noted the miscount on the parking total.

Mr. Pernell – Please remove 130 parking spaces from the plan. This is not associated. It is  $661 - 469 = 192$  new parking spaces. The new total parking spaces will be 661.

Town Planer Burton noted instead of 130 additional parking spaces the memo should say 192.

Mr. Pernell will note this on the plans.

Chairman Sharp asked where Mr. Pernell is for approvals for the water quality and detention ponds.

Mr. Pernell –We have a wetland consultant secured. They have been on site and have done a wetland delineation study. We will work directly with them to show an impervious area plan for the entire site. We will utilize this information to make a submittal to the Army Corp of Engineers. After a 2-3 month process we will secure permits to fill this small portion of Varda Lake that is on the church's property. After we receive permits we will build a detention pond as needed. The pond and parking will be together in the same construction document package.

Chairman Sharp would like to see additional trees.

Mr. Pernell – If we can utilize the existing trees then we can supplement to match the buffer requirements.

Chairman Sharp – I would say meet the current buffering requirements supplementing any existing trees with whatever is needed to be planted.

Mr. Bruce Klink asked if the loop trail is concrete, black top or mulch

Mr. Pernell – The type of material is mulch or pea gravel but not impervious.

Mr. Pernell explained the screening shown on the proposed plan. He stated, “The dashed line that shows the screening on the supplemental planting plan is actually the solid line that is shown on the plan. The two lines are one in the same. A lot of the plantings are evergreen. Along Weddington Church Road are evergreen shrubs and they will be approximately 6-7 feet in height and will be in addition to Lacebark Helms that are shown in the right-of-way.

Vice Chairman Dow – The staircase is simply accessed from the parking lot to the campus.

Mr. Pernell – The lower lot is considerably lower than the sanctuary. The fountain is slated to be a future expansion narthex (new entry into the exiting sanctuary).

Mr. Pernell stated that a columbarium is a place for someone's ashes to be stored. It is a wall with units to store the urns. It is open air.

Vice Chairman Dow counted 52 trees that were being taken out and you are putting in at least 52 new ones. He wanted to know what type of tree would be used.

Mr. Pernell had no exact answer. It was advised that they have to be on the approved list. A lot of the trees are going to grow to be larger trees.

### **Parking**

Ms. Romaine asked how much realignment will be needed at the driveway aisle.

Mr. Pernell stated that is very steep. He said it would depend on onsite conditions and taking a look at where the drive aisles align for the parking lot as it is expanded to the buffers and setbacks. The curb cut on Highway 16 will not change. It will be one lane in and one lane out.

Ms. Romaine stated that there is a lot of frontage of parking lots to Highway 16. She wanted to know if it was possible to put more of the parking in the back and put some landscaping in the front corner.

Mr. John Giattino wanted to know why not extend the trees to match the other side.

Mr. Pernell said that would be fine. The existing trees are 40 feet on center. He thought 4 trees would work.

Chairman Sharp requested that the parking lot extension to where the current detention pond is should match the landscaping on the other side of the entrance.

#### **Athletic Field Area**

Mr. Klink asked how much distance is between the athletic field boundary and that line of shrubs.

Mr. Pernell said about 20 feet.

Chairman Sharp asked about the comment about restrooms and concession stands.

Mr. Pernell – The restrooms and concession stands are shown behind the Family Life Center. Location is to be determined because we don't know yet. This is associated with the construction documents. The retaining wall will be a small cheap wall.

Mr. Pernell said there would be no benches or aluminum bleachers. There is a slope that is bumping up to the Family Life Center which would offer a good opportunity to sit on the hill.

Chairman Sharp asked about parking on Lenny Stadler Way. She and residents near by are concerned that people will park as close to where their destination is as possible. Chairman Sharp asked how do you get people to use the parking lot and not park along Lenny Stadler Way?

Mr. Pernell will to explore talking to NCDOT about putting no parking signs up.

Chairman Sharp wants this requirement that at least a dialogue is started about no parking signage on Lenny Stadler Way.

Chairman Sharp spoke to neighbors during public involvement meetings. They were worried about lights shining in their houses. She would like to see this never be a lighted field. Chairman Sharp asked about any future plans to light the fields.

Mr. Pernell – The lighting is noted as no lighting associated with athletic fields except for security lighting. (Lighting #4)

Chairman Sharp thinks amplified sounds should be a condition. No amplified sound shall be allowed as part of the athletic field.

Mr. Pernell asked if it could follow the noise ordinance.

Chairman Sharp stated that we do not have one and that the Town adopted the County one. She suggested that the condition be no sound amplification. Chairman Sharp suggested the next item to discuss is hours that the ball field will be used. She has a problem with the 8 am start time.

Mr. Jeff Perryman – If this church is expanding to K-12 school and they are hosting an event that there should be some leeway to let them have some amplified sound where they could announce players etc.

Chairman Sharp understood that teams from other schools would not be brought in. If they get to that point then the church could come back and ask.

Mr. Mike Carver – 8 am is normal time.

Chairman Sharp suggested a condition to change Sunday to 1 pm until sundown and leave Monday – Saturday the same.

**Recommended 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. Any future revisions to the approved site plan and other approved documents must comply with *Section 58-271 (i)* of the *Weddington Zoning Ordinance*;
6. 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*.
7. Parking extension where the storm water pond is currently located to match the existing parking landscaping.
8. Meet the buffer requirements from the ordinance for the trees and shrubs within the 50 and 40 foot buffer.
9. Confirmation of conversations with DOT regarding no parking signs along Lenny Stadler Way.
10. No amplified sound in this current phase.
11. Hours of operation will be 8 am – sun down Monday - Saturday – 1 pm – sun down Sunday.

**Planning Board Action:**

Recommend approval/Approval with conditions/Denial

The Planning Board also received the following information:

- Conditional Zoning Application
- Letter dated April 28, 2014 from Justin T. Carroll, PE - Transportation Engineer
- Existing Conditions Plan
- Conditional Zoning Plan
- Conditional Zoning Notes
- Athletic Field Screen Planting

Mr. Giattino moved to send the Conditional Use Permit for Weddington United Methodist rezoning request to the Town Council with the 11 conditions discussed tonight with a favorable recommendation. Mr. Jeff Perryman seconded the motion with votes recorded as follows:

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

Chairman Sharp had a request from Councilwoman Pam Hadley for Mr. Pernell asking if he had any information about rain gardens and how they have to be replaced periodically.

Mr. Pernell – EPA has mandated that new storm water detention facilities be inspected on an annual basis. They have to be carried out by a landscape architect or civil engineer. Soil media begins to hold

its total phosphorous amount that it can possibly hold. They become ineffective. All the solid media needs to be replaced every 5-7 years.

Chairman Sharp – The original question came to me about wanting a rain garden as part of the detention pond at the church.

Mr. Pernell – The goal is to have 85% of total suspended solids removable from the storm water. The detention pond meets that same goal.

**Item No. 4. New Business.**

**A. Review and Consideration of Minor Subdivision: David Harrington.** The Planning Board received the following memo from Town Planner Burton:

The David Harrington plat is a minor subdivision as defined in the *Weddington Subdivision Ordinance Article II Section 46-40*. Two lots are being created from an existing 10.21 acre parcel owned by David and Pamela Harrington, located at 3716 Twelve Mile Creek Road.

**Application Information**

Date of Application: May 5<sup>th</sup>, 2014

Applicant/Owner Name: David and Pamela Harrington

Property Address: 3716 Twelve Mile Creek Road, Weddington, NC 28104

Parcel ID#: 06099008

Existing Zoning: RCD, no zoning change proposed

Existing Use: Single family house on Lot B

Proposed Use: Single family house Lot A

**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

- The applicant proposes to subdivide a 10.21 acre parcel into 2 separate tracts. .23 acres will be dedicated to NCDOT.
- Lot B is currently served by private well and septic.
- Applicant proposes individual septic tank on Lot A. Staff has received approved septic permits from Union County.
- Existing structure in Lot B meets all setback requirements.
- Panhandle meets the requirements of the ordinance, measuring exactly 200 ft long and 35.09 ft. wide

Town Planner Burton noted one change to the plat. Note 10. See attached

**Planning Board Action:**

Approve/Approve with Conditions/Deny

The Planning Board also received the following information:

- Subdivision Final Plat Application
- Minor Subdivision Plan for David Leroy Harrington and Pamela Harrington

Mr. Perryman moved to approve the David Harrington minor subdivision final plat as submitted. Mr. Klink seconded the motion with votes recorded as follows:

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

**B. Review and Consideration of Subdivision Entrance Monument Sign for Atherton Estates.** This item was deleted from the agenda by Town Planner Burton at the start of the meeting.

**C. Review and Consideration of Text Amendment: Homeowners Association and Street Maintenance (Within Checklist).** The Planning Board received a copy of the following proposed text amendment:

**Sec. 46-46. Information to be contained in or depicted on preliminary and final plats.**

The preliminary and final plats shall depict or contain the information indicated in the following table. An 'X' indicates that the information is required. Preliminary plat information is only required for major subdivisions.

| Information   | Preliminary Plat | Final Plat |
|---|------------------|------------|
| Title block containing the subdivision name and the name of the owner   | X                | X          |
| Location (including township, county and state)   | X                | X          |
| Date or dates survey was conducted and plat prepared  | X                | X          |
| A scale of drawing in feet per inch listed in words and figures   | X                | X          |
| A bar graph scale and north arrow   | X                | X          |
| The name of the subdivider  | X                | X          |
| A sketch vicinity map with north arrow showing the relationship between the proposed subdivision and surrounding area   | X                | X          |
| The names, addresses and telephone numbers of all owners, mortgagees, registered land surveyors, land planners, architects, landscape architects and professional engineers responsible for the subdivision | X                | X          |
| The registration numbers and seals of the professional engineers and land surveyors   | X                | X          |
| Date of plat preparation  | X                | X          |
| The boundaries of the tract or portion thereof to be subdivided, distinctly and accurately represented with all bearings and distances shown  | X                |            |
| The exact boundary lines of the tract to be subdivided, fully dimensioned by lengths and bearings, and the location of existing boundary lines of adjoining lands   |                  | X          |
| The names of owners of adjoining properties   | X                | X          |
| The names of any adjoining subdivisions of record or proposed and under review  | X                | X          |
| Minimum building setback lines  | X                | X          |
| The zoning classifications of the tract to be subdivided and on adjoining properties  | X                |            |
| Existing property lines on the tract to be subdivided and on adjoining properties   | X                | X          |



|  |   |   |
|--|---|---|
| Existing buildings or other structures, watercourses, railroads, bridges, culverts, storm drains, both on the land to be subdivided and land immediately adjoining   | X | X |
| Proposed lot lines, lot and block numbers, and approximate dimensions  | X | X |
| The lots numbered consecutively throughout the subdivision   |   | X |
| Marshes, swamps, rock outcrops, ponds or lakes, streams or stream beds and any other natural features affecting the site   | X | X |
| The exact location of the flood hazard, floodway and floodway fringe areas from the town's FEMA maps in compliance with <u>chapter 58</u> , article XIII of the Weddington Code of Ordinances  | X | X |
| Septic tank suitability data furnished by the appropriate county health department   | X |   |
| Proposed roads with horizontal and vertical alignment  | X | X |
| Existing and platted roads on adjoining properties and in the proposed subdivision   | X | X |
| Rights-of-way, location and dimensions   | X | X |
| Pavement widths  | X | X |
| Proposed grades (re: Roads)  | X | X |
| Design engineering data for all corners and curves   | X | X |
| Typical road cross-sections  | X | X |
| Road names   | X | X |
| If any road is proposed to intersect with a state maintained road, the subdivider shall apply for driveway approval as required by the state department of transportation, division of highways' manual on driveway regulations. Evidence that the subdivider has obtained such approval | X | X |
| Subdivisions which are connected to Union County water systems must show the location of proposed fire hydrants in accordance with Union County Public Works standards   | X | X |
| The location and dimensions of all utility and other easements   | X | X |
| The location and dimensions of all buffer strips   | X | X |
| The location and dimensions of all pedestrian or bicycle paths   | X | X |
| The location and dimensions of all school sites, both existing and proposed  | X | X |
| The location and dimension of all parks and recreation areas with specific type indicated  | X | X |
| The location and dimensions of areas to be used for purposes other than residential with the purpose of each stated  | X | X |
| The future ownership (dedication or reservation for public use to governmental body, homeowners' association, or for tenants remaining in subdivider's ownership) of recreational and open space lands   | X | X |
| Acreage in total tract to be subdivided  | X |   |
| Acreage in parks and recreational areas and other nonresidential uses  | X |   |

|   |          |          |
|---|----------|----------|
| Total number of parcels created   | X        |          |
| Acreage in the smallest lot in the subdivision  | X        |          |
| Linear feet in streets  | X        |          |
| The name and location of any property or buildings within the proposed subdivision or within any contiguous property that is listed on the U.S. Department of Interior's National Register of Historic Places or is designated as a local historic property by the county   | X        | X        |
| The accurate locations and descriptions of all monuments, markers and control points  |          | X        |
| A copy of the approved erosion control plan submitted to the appropriate field office of the department of natural resources and community development, land quality division, for any major subdivision  | X        | X        |
| <b><u>A copy of any proposed deed restrictions or similar covenants. The developer shall submit to the town evidence that the developer has created a homeowners' association whose responsibilities will include perpetual maintenance of any streets that for any reason are not accepted by NCDOT. Such evidence shall include filed copies of the articles of incorporation, declarations and homeowners' association bylaws.</u></b> | <u>X</u> | <u>X</u> |
| A separate map drawn at the same scale as the preliminary plat showing only proposed streets and lot lines, topography with contour intervals of no greater than ten feet (at the discretion of the subdivision administrator, contour intervals of five feet may be required), and an accurate mapping of soil classifications found on the site and general depths thereof  | X        |          |
| A disk or tape copy of the final plat to be submitted in a format compatible to the town's GIS system. If this can not be supplied, expenses will be charged to the developer for the service to be completed by the town plus 15 percent   |          | X        |
| A copy of the approved roadway plan submitted to the appropriate office of the state department of transportation for any major subdivision   | X        |          |
| A copy of permits from Army Corps of Engineers, pursuant to section 58-342  | X        | X        |
| The location and dimensions of all drainage easements as defined in article XIII of <u>chapter 58</u> , including P.E. certification when required  | X        | X        |
| Compliance with section 58-338, "setbacks from streams"   | X        | X        |
| Establishment of flood protection elevation (FPE) in accordance with section 58-338   | X        | X        |
| Drainage, stormwater management plan and wetland protection plan demonstrating compliance with <u>chapter 58</u> , article XIII, <u>division 6</u> of the Weddington Code of Ordinances   |          |          |

Chairman Sharp suggested the X under preliminary be removed. Town Planner Burton will check with Attorney Anthony Fox and make sure it looks ok.

Mr. Perryman moved to send to the Town Council with a favorable recommendation the proposed text amendment for the Homeowners Association and Street Maintenance as submitted. Ms. Romaine seconded the motion, with votes recorded as follows:

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

**D. Review and Consideration of Text Amendment: Notification Submitted to Facilities Director of UCPS of all Proposed Major Subdivisions (Within Checklist).** The Planning Board received the following text amendment:

**Sec. 46-46. Information to be contained in or depicted on preliminary and final plats.**

The preliminary and final plats shall depict or contain the information indicated in the following table. An 'X' indicates that the information is required. Preliminary plat information is only required for major subdivisions.

| Information   | Preliminary Plat | Final Plat |
|---|------------------|------------|
| Title block containing the subdivision name and the name of the owner   | X                | X          |
| Location (including township, county and state)   | X                | X          |
| Date or dates survey was conducted and plat prepared  | X                | X          |
| A scale of drawing in feet per inch listed in words and figures   | X                | X          |
| A bar graph scale and north arrow   | X                | X          |
| The name of the subdivider  | X                | X          |
| A sketch vicinity map with north arrow showing the relationship between the proposed subdivision and surrounding area   | X                | X          |
| The names, addresses and telephone numbers of all owners, mortgagees, registered land surveyors, land planners, architects, landscape architects and professional engineers responsible for the subdivision | X                | X          |
| The registration numbers and seals of the professional engineers and land surveyors   | X                | X          |
| Date of plat preparation  | X                | X          |
| The boundaries of the tract or portion thereof to be subdivided, distinctly and accurately represented with all bearings and distances shown  | X                |            |
| The exact boundary lines of the tract to be subdivided, fully dimensioned by lengths and bearings, and the location of existing boundary lines of adjoining lands   |                  | X          |
| The names of owners of adjoining properties   | X                | X          |
| The names of any adjoining subdivisions of record or proposed and under review  | X                | X          |
| Minimum building setback lines  | X                | X          |
| The zoning classifications of the tract to be subdivided and on adjoining properties  | X                |            |
| Existing property lines on the tract to be subdivided and on adjoining properties   | X                | X          |
| Existing buildings or other structures, watercourses, railroads, bridges, culverts, storm drains, both on the land to be subdivided and land immediately adjoining  | X                | X          |
| Proposed lot lines, lot and block numbers, and approximate dimensions   | X                | X          |
| The lots numbered consecutively throughout the subdivision  |                  | X          |
| Marshes, swamps, rock outcrops, ponds or lakes, streams or stream beds and any other natural features affecting the site  | X                | X          |

|  |   |   |
|--|---|---|
| The exact location of the flood hazard, floodway and floodway fringe areas from the town's FEMA maps in compliance with <u>chapter 58</u> , article XIII of the Weddington Code of Ordinances  | X | X |
| Septic tank suitability data furnished by the appropriate county health department   | X |   |
| Proposed roads with horizontal and vertical alignment  | X | X |
| Existing and platted roads on adjoining properties and in the proposed subdivision   | X | X |
| Rights-of-way, location and dimensions   | X | X |
| Pavement widths  | X | X |
| Proposed grades (re: Roads)  | X | X |
| Design engineering data for all corners and curves   | X | X |
| Typical road cross-sections  | X | X |
| Road names   | X | X |
| If any road is proposed to intersect with a state maintained road, the subdivider shall apply for driveway approval as required by the state department of transportation, division of highways' manual on driveway regulations. Evidence that the subdivider has obtained such approval | X | X |
| Subdivisions which are connected to Union County water systems must show the location of proposed fire hydrants in accordance with Union County Public Works standards   | X | X |
| The location and dimensions of all utility and other easements   | X | X |
| The location and dimensions of all buffer strips   | X | X |
| The location and dimensions of all pedestrian or bicycle paths   | X | X |
| The location and dimensions of all school sites, both existing and proposed  | X | X |
| The location and dimension of all parks and recreation areas with specific type indicated  | X | X |
| The location and dimensions of areas to be used for purposes other than residential with the purpose of each stated  | X | X |
| The future ownership (dedication or reservation for public use to governmental body, homeowners' association, or for tenants remaining in subdivider's ownership) of recreational and open space lands   | X | X |
| Acreage in total tract to be subdivided  | X |   |
| Acreage in parks and recreational areas and other nonresidential uses  | X |   |
| Total number of parcels created  | X |   |
| Acreage in the smallest lot in the subdivision   | X |   |
| Linear feet in streets   | X |   |
| The name and location of any property or buildings within the proposed subdivision or within any contiguous property that is listed on the U.S. Department of Interior's National Register of Historic Places or is designated as a local historic property by the county                | X | X |

|  |                 |                 |
|--|-----------------|-----------------|
| The accurate locations and descriptions of all monuments, markers and control points   |                 | X               |
| A copy of the approved erosion control plan submitted to the appropriate field office of the department of natural resources and community development, land quality division, for any major subdivision   | X               | X               |
| A separate map drawn at the same scale as the preliminary plat showing only proposed streets and lot lines, topography with contour intervals of no greater than ten feet (at the discretion of the subdivision administrator, contour intervals of five feet may be required), and an accurate mapping of soil classifications found on the site and general depths thereof | X               |                 |
| A disk or tape copy of the final plat to be submitted in a format compatible to the town's GIS system. If this can not be supplied, expenses will be charged to the developer for the service to be completed by the town plus 15 percent  |                 | X               |
| <b><u>A copy of notification submitted to the Facilities Director of Union County Public Schools and the Chairman of the Union County Board of Education stating the number of lots requested in the plat application.</u></b>   | <b><u>X</u></b> | <b><u>X</u></b> |
| A copy of the approved roadway plan submitted to the appropriate office of the state department of transportation for any major subdivision  | X               |                 |
| A copy of permits from Army Corps of Engineers, pursuant to section 58-342   | X               | X               |
| The location and dimensions of all drainage easements as defined in article XIII of <u>chapter 58</u> , including P.E. certification when required   | X               | X               |
| Compliance with section 58-338, "setbacks from streams"  | X               | X               |
| Establishment of flood protection elevation (FPE) in accordance with section 58-338  | X               | X               |
| Drainage, stormwater management plan and wetland protection plan demonstrating compliance with <u>chapter 58</u> , article XIII, <u>division 6</u> of the Weddington Code of Ordinances  |                 |                 |

Mr. Giattino moved to send the text amendment regarding the Union County Public Schools and the Chairman of the School Board for upcoming preliminary and final plats to the Town Council with a favorable recommendation. Mr. Vivian seconded the motion, with votes recorded as follows.

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

**E. Review and Consideration of Land Use Plan Annual Review.** Chairman Sharp presented the following draft.

### **LAND USE PLAN ANNUAL REVIEW – JULY 2014**

#### **LAND USE GOALS AND POLICIES**

The Town continues to require open space for developments 6 acres or greater, and emphasizes viewshed from the road where appropriate.

All developments currently being proposed are single family homes.

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.

A conservation subdivision is in progress on Rea Road and another on Weddington-Matthews Road with smaller lots thus providing additional conservation land in the Town. The Town has received a sketch plan for a conservation subdivision on Lochaven Road.

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 the re-working of two subdivisions in order to minimize curb cuts on major and minor thoroughfares. (Atherton Estates and Beulah Acres)

The Town continues to work with the Providence VFD to ensure the efficient delivery of emergency services. The Town has contracts with Stallings and Wesley Chapel VFD's to serve portions of the Town.

The Town is currently in litigation regarding the adequate water supply to homes and for fire protection while also protecting the aesthetics in the area.

The Town Clerk has contacted USI regarding improvements to road construction standards. This will be coordinated with NCDOT to stay within their requirements for taking over the subdivision streets.

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 extension of the moratorium with Charlotte regarding annexation across the county line is close to implementation.

---

Ms. Romaine wanted to add the subdivision information that has been approved year after year since the Land Use Plan was adopted. She wants to know the activity that has been taking place.

Chairman Sharp asked Town Planner Burton to come up with a chart with the subdivision and the number of lots and anything commercial or mixed use that was approved.

Vice Chairman Dow – We are looking for actual count on how many more lots and homes and households will be in the area. We are talking about buildable lots that are segregated out? If not, I suggest we make sure it is.

Chairman Sharp suggested a sentence of how many subdivisions have gone through preliminary plat, final plat and what is the total number of buildable lots.

Vice Chairman Dow wants to also know if they are septic or sewer.

Chairman Sharp reminded everyone what the objective of the review is - to determine the Planning Boards' progress in achieving the plan goals, objectives and strategies.

Vice Chairman Dow reminded the Planning Board that they have had the discussion about modifying conservation subdivisions and that this is part of the review process.

Chairman Sharp thought the Planning Board should get further along on this. She suggested it go on the next agenda.

Chairman Sharp stated the current Land Use Plan is available on the Town's website. The charge is on Page 23. She asked that everyone look through the goals, policies and strategies to see if there is something not being done well or needs work to email her. She will incorporate any changes or bring some items in for discussion. Approval will be at the next meeting to be presented to the Town Council at their July meeting. The water tower is still in process and Chairman Sharp relayed to the Planning Board that it is no longer under litigation. The lawsuit was vacated with prejudice which means it can't be brought back up again. The County Commission has a committee comparing water tanks and ground water storage.

Ms. Romaine suggested something be added about hiring a compliance officer.

#### **F. Update on Retreat Items.**

#### **PLANNING BOARD ITEMS FROM 2014 COUNCIL RETREAT**

|   |                  |
|---|------------------|
| Planning Board to review ordinance to see if TIAs should be extended in other areas of the ordinance – <u>Chairman Sharp and Mayor Bill Deter have asked Mr. Mike Smith to help Vice Chairman Dow on this item because of the speed limit trailer. He also will work with the Town's Traffic Engineer. Vice Chairman Dow thinks it's good to look at even smaller subdivisions where the Town doesn't require traffic impact analysis. Chairman Sharp suggested better standards for the traffic impact analysis. Town Planner Burton suggested to say for all major subdivisions. Chairman Sharp said the number 25 lots or more was suggested several months ago. Vice Chairman Dow said it depends on where it is.</u>                             | Rob Dow          |
| Send subdivision data to school system and consider as checklist item under the subdivision process. <u>Completed</u>   | John Giattino    |
| Expand engineer review of developer Traffic Impact Analysis (TIA)   | Rob Dow          |
| Review buffering requirements in ordinance to see if they should be increased <u>Ms. Romaine requested an extension. Town Planner Burton to send something out on list serve requesting information for buffering requirements.</u>   | Jennifer Romaine |
| Review list of permitted uses in residential zoning and take out fraternal and service organizations. Council preferred to keep residential uses in line with the Town's vision and requested that the Planning Board review the definitions of the items listed and revise the list to make adjustments based on the Town's vision to remain a residential community - <u>Mr. Perryman referenced Polivka because it had a home on it and now has a business on it. Mr. Perryman asked the board what they think should be the deciding factor on whether something is residential CZ or MX conditional use. Vice Chairman Dow stated that there isn't one thing that makes the difference. He does think from a tax standpoint they are treated</u> | Jeff Perryman    |

differently. He stated that one is for profit and the other is a membership owned. Mr. Giattino proposed that the Planning Board look at what is on the list and decide if we want to keep it, get rid of it or further put some goal posts up. Vice Chairman Dow suggested that the Planning Board come up with a definition of terms. Ms. Romaine advised does it enhance the property values of the neighboring properties? Does it create a nuisance or disturbance to the neighboring properties?

Next steps – Come up with more specific definitions. Remove the fraternal and service organization. Have a copy of the list and go through them one at a time.

**Item No. 5. Update from Town Planner.** The Planning Board received the following update memo from Town Planner Burton:

- Drumstrong voluntarily complied with all of the conditions. The problems that came up were minor and were dealt with without any issues. The deputies thought it was a good event. Mr. Harry Swimmer's intention is to move it further out. Note for next year – need to get application earlier.
- The Town Council approved the Modification from the Subdivision Ordinance: Gruhns Tract Culs-de-sac extension
- The Town Council approved the Bard Property preliminary plat with conditions
- The Town Council called for a public hearing on the conservation subdivision sideyard setback text amendment
- Staff has received a Sketch Plan application for the Falls at Weddington major conservation subdivision, located off of Antioch Church Rd. Staff will walk the site on May 20th, and PIMs will likely be scheduled following the site walk.
- The following items may be on the June 23rd Planning Board agenda for discussion:
  - Atherton Estates Final Plat
  - The Falls at Weddington Sketch Plan

**Item No. 6. Other Business.**

**A. Report from the May Town Council Meeting.** The Planning Board received the May Town Council Agenda as information.

**Item No. 7. Adjournment.** Vice Chairman Dow moved to adjourn the May 19, 2014 Regular Planning Board Meeting. Mr. Klink seconded the motion with votes as follows:

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

The meeting adjourned at 9:37 p.m.

\_\_\_\_\_  
Dorine Sharp, Chairman

Attest:

\_\_\_\_\_  
Amy S. McCollum, Town Clerk

Minutes transcribed by Tonya Goodson