

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, JUNE 23, 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 June 23, 2014, with Chairman Dorine Sharp presiding.

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

Absent: Bruce Klink

Visitors: Marcea Wolf-Carter, Ken Chapman, Mark Kime, Randy Goddard, Bill Carter, Ed Sealey and Tracy Stone

Item No. 1. Open the Meeting. Chairman Dorine Sharp opened the meeting at 7:03 p.m.

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

Town Planner Julian Burton requested that the Planning Board consider New Business prior to Old Business. Vice Chairman Rob Dow moved to accept the agenda as amended. Mr. Jeff Perryman seconded the motion, with votes recorded as follows:

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

Item No. 3. Approval of Minutes.

A. April 28, 2014 Regular Planning Board Meeting. Vice Chairman Dow moved to approve the minutes as submitted. Mr. Perryman seconded the motion, with votes recorded as follows:

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

B. May 19, 2014 Regular Planning Board Meeting. Mr. Perryman moved to approve the minutes as submitted. Vice Chairman Dow seconded the motion, with votes recorded as follows:

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

Item No. 4. New Business.

A. Review and Consideration – Heath Sessions Minor Subdivision. The Planning Board received the following memo from Town Planner Burton and the final record plat of the Heath Sessions Minor Subdivision.

The Sessions 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 3 acre parcel owned by Heath and Kristin Sessions, located off of Weddington Church Rd.

Application Information

Date of Application: May 23rd, 2014

Applicant/Owner Name: Heath and Kristin Sessions

Property Location: Weddington Church Rd.

Parcel ID#: 06150041A

Existing Zoning: R-40; No zoning change proposed

Existing Use: Single family residential

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

- The applicant proposes to subdivide a 3.084 acre parcel into 2 separate tracts.
- Lots will be served by public water and sewer.
- Approximately 6000 square feet will be combined over from Lot 2, into Tract A and Tract B (1570 into Tract A and 4,338 into Tract B).
- Panhandle for Tract B meets the requirements of the ordinance, measuring exactly 200 ft long and 35 ft. wide.

Planning Board Action:

Approve/Approve with Conditions/Deny

Chairman Sharp asked if the Town has verification from Peter Harding that he does agree to sell the property.

Town Planner Burton said it would be the same owner. He stated, “There are four lots - two exists and two are new. There were two lots on the right side and now they are creating two more on the left. There were two parcels with a minor subdivision on each.”

Vice Chairman Dow asked if the 41 x 50 could not be extended and the corner cleaned up.

Chairman Sharp said it could not be done because the panhandle would be too long.

Vice Chairman Dow wanted to know what the Town would have to do to get an extension on the panhandle distance.

Town Planner Burton replied that there would need to be a modification from the Subdivision Ordinance.

Ms. Jennifer Romaine and Chairman Sharp agreed that it was awkward but didn’t really have a problem with it.

Mr. Ken Chapman (representative for Peter Harding who owns the lots) – You have the panhandle lot on the other side. There are two houses that are angled toward the road. We are mirroring that. The two houses on the next two lots will be angled the other way (towards the panhandle). It will fix what might have been an awkward situation.

Vice Chairman Dow asked where the front, side and back yards will be.

Chairman Sharp answered the front setback is measured from Weddington Church Road.

Mr. Jim Vivian - On Tract B the setback is Weddington Church Road. Will that change how close the building can be to Tract A?

Chairman Sharp asked Town Planner Burton when they come for a building permit what will be used for setbacks when a permit is being issued. She said the 15 foot side yard does not look right.

Mr. Chapman – When you angle the house that will be the side. The back of the house will be more toward the angle. We have talked to the Board at the Reserve about bringing the nine houses into the Reserve so it will feel like one development.

Chairman Sharp said the neighborhood was built as the Retreat and then the name changed to the Reserve.

Mr. Chapman will research the official name.

Chairman Sharp – I think they should have to have 50 feet from the apex of the little dotted line to the property line.

Mr. Chapman – You might have to go back further than 50 feet to get the 120 foot width.

Town Planner Burton said there is not a different accommodation for front setback on a panhandle lot.

Chairman Sharp – Is the 225 foot setback measured to the point that is deepest in or is it measured to the apex?

Mr. Chapman – It should be 225 at any point.

Chairman Sharp asked when Town Planner Burton gets the building permit as long as they have the lot width they need at the front building line then will it meet the conditions of the ordinance.

Town Planner Burton responded yes.

Vice Chairman Dow – What would be the setbacks if the front of a lot was either a corner lot or extreme pie shaped lot or panhandle?

Town Planner Burton – Whichever way the driveway is on.

Mr. Chapman – We have not received approval for water and sewer. There is a sewer line on the property and the water line is in the main road.

Mr. Perryman moved to approve the Heath Sessions Minor Subdivision as submitted with the name correction if necessary from the Retreat to the Reserve as annotated on Lot I. Mr. John Giattino seconded the motion with votes recorded as follows:

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

B. Review and Consideration of the Sketch Plan for the Falls at Weddington. The Planning Board received the following memo from Town Planner Burton:

Withrow Land Ventures, LLC, submits a subdivision sketch plan application for a 185 lot Residential Conservation Subdivision on 234.49 acres located off of Antioch Church Rd.

Application Information:

Date of Application: April 25, 2014

Applicant/Developer Name: Withrow Land Ventures, LLC

Owner Name: Metrolina Properties

Parcel ID#: 06093007; 06093008A

Property Location: Antioch Church Rd.

Existing Zoning: RCD

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

Existing Land Use: Residential Conservation

Proposed Land Use: Residential Conservation (CZ)

Existing Use: Vacant Land

Parcel Size: 234.49

Project Information:

The Falls at Weddington Subdivision is a proposed 185 lot subdivision on 234.49 acres. The subdivision is located on Antioch Church Rd. and is being developed by Withrow Land Ventures, LLC, as an RCD conservation subdivision.

A conservation subdivision must base the number of proposed lots on a yield plan per *Section 46-42 of the Weddington Subdivision Ordinance*. This yield plan must show the number of lots that would be allowed if the tract was developed as a conventional subdivision with 40,000 square foot lots. 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.

Plan Information:

Sheet SK.1.0 – Aerial

- Displays an aerial photograph of the entire site.

Sheet SK-1.1 – Site Context Map

- Highlights the area within 1000 feet of the site, and displays existing subdivisions surrounding the site.

Sheet SK- 1.2-Conventional Subdivision Yield Plan

- Displays overall site layout if the property were to be developed as an RCD Conventional Subdivision with minimum 40,000 square foot lots and 10% open space. This is referred to as the “yield plan” and is permitted by right.

Planning Board stopped Town Planner Burton to ask questions.

Vice Chairman Dow advised what the Town has control of. He stated, “The Town can’t stop an individual from selling land if they meet the Town’s Zoning Ordinances and all of the codes. If a developer comes in and has all of the outside agencies’ approvals and letters of intention they could build this without a hearing or input. The Town can’t legally stop development but it can make sure it looks the way the Town wants it to.

Chairman Sharp asked if there is actually a building pad on Lot 127.

Mr. Giattino asked if it was okay to have lots in the lake.

Chairman Sharp answered yes because you can own part of the lake.

Town Planner Burton continued with the memo.

Sheet SK-1.3-Conservation Subdivision Plan

- Displays overall site layout being developed as an RCD Conservation Subdivision with minimum 12,000 square foot lots and 50% conservation lands.
- Displays 139.32 acres or 59.92% of site as conservation lands.

Sheet SK-1.4-Environmental Plan

- Displays existing primary and secondary conservation lands.
- Displays pond, streams, SWIM buffers, stream buffers, wetland buffers, wetlands, forestlands, forestlands to be removed, existing structures and tree lines.
- Provides a breakdown of primary, secondary and “other” conservation lands.
- All primary conservation lands must be preserved entirely as conservation lands, and 50% of the secondary conservation lands must be preserved as conservation lands per *Section 58-58 (4)* of the *Weddington Zoning Ordinance*.

Sheet SK-1.5-Viewshed Analysis

- Displays on-site photographs of the viewshed as required in *Section 46-42* of the *Weddington Subdivision Ordinance*.

Additional Maps:

- Slope Analysis indicating 0-5%, 5-10%, 10-15% and greater than 15% slopes
- Soils Map
- Tree Survey

In addition to the large format plans and maps, the applicant has provided the following information:

1. Forest and Tree Assessment
 - a. Given the size of the parcel, as well as the density of the existing vegetation, the Town allowed the applicant to survey 11 transect lines and 16 1-acre samples in lieu of surveying every acre of disturbed area. The applicant has then applied the highest 1-acre sample area to the whole of the site’s disturbed area as the number of trees to be removed with the construction of this project.
2. Comment Response Letter from April 25th Submittal
3. Draft Traffic Impact Analysis

Conservation Land Summary:

Section 58-58 (4) of the *Weddington Zoning Ordinance* stipulates that a minimum of 50% of the gross acreage must be retained as conservation land. Conservation lands must remain conservation lands in perpetuity. This is often done by requiring conservation easements and/or review and approval of neighborhood CCR’s. Conservation lands are broken down into three tiers and given different priorities.

The Falls at Weddington has provided the following conservation lands:

- Primary Conservation Lands- 21.311 acres of SWIM Buffers and Wetlands
- Secondary Conservation Lands- 109.45 acres of Tier A Forestlands

- Other Conservation Lands-8.561 acres located within utility easement (50% may be counted towards conservation).
- A total of 139.32 acres of the 235 acre site or 59.29% of the site will remain conservation lands.

Additional Information:

- Planning Board review of the Sketch Plan is required only on conservation subdivisions. Approval of the Sketch Plan is a precursor to the submission of a Preliminary Plat. The Preliminary Plat will be reviewed by both the Planning Board and Town Council.
- The Falls at Weddington is to be served by Union County Public Water and Sewer.
- Lot 74 is the largest lot at 33,024 square feet or .76 acres
- Lot 115 is the smallest lot at 12,303 square feet or .28 acres.
- The applicant will create 2 access points along Antioch Church Road, and create a third access point by extending Amanda Drive from the Vintage Creek subdivision.
- The Falls at Weddington subdivision will contain public roads. These roads must be built to NCDOT standards and approved by NCDOT.
- Public Involvement Meetings (PIM) were held at Town Hall on Wednesday June 18th, 2014 and on-site on Thursday, June 19th, 2014. Property owners within 1,300 feet of the property were notified of the PIM's. A public notice was given in the newspaper and two signs were posted on the property at least 10 days prior to the PIM's. Public Comments will be summarized and presented to the Planning Board at the June 23rd meeting.

The Planning Board also received the following:

- Subdivision Sketch Plan Application
- Transportation Technical Memorandum dated June 12, 2014
- Forest and Tree Assessment
- Cover Sheet
- Aerial Map
- Site Context Map
- Conventional Site Plan
- Conservation Site Plan
- Environmental Plan
- Viewshed Analysis
- Slope Map
- Soils Map
- Tree Survey

Mr. Mark Kime – One of the concerns at the public involvement meetings was the proximity of the Antioch Woods Subdivision. We have revised the plan to provide a 100-foot buffer. Lots 159 and 173 have been removed. We have received feedback from NCDOT that they will want left hand turn lanes. We are exploring that. We discussed doing a symmetrical and asymmetrical widening at the main entrance. This will provide a left hand turn lane for Antioch Woods as well.

Mr. Giattino asked about the concern of folks crossing Antioch Church Road.

Mr. Kime said they are still exploring that and are considering an island.

Chairman Dow – A pedestrian crossing where you could push a button for the lights would be a good idea.

Mr. Randy Goddard (Design Research Group) – I spoke to NCDOT. The best option would be a midblock pedestrian refuge island to where it is still within a 3 lane section. You do high visibility cross walk markings and then you take them to cross one lane into an island in the middle and let them wait and then cross the other half. NCDOT requires a certain volume of traffic and pedestrians before this can be installed.

Mr. Vivian asked if the two new lots next to 74 are 22,000-24,000 square foot lots.

Vice Chairman Dow asked what ratio is the conservation land versus the developed land on either side.

Mr. Kime – Around 50/50.

Vice Chairman Dow asked that a note be included on the preliminary plat that tells the percentage of conservation land on the east side of Antioch Church Road and on the west side. Vice-Chairman Dow also asked if the two tracts that are white are not incorporated into the open space calculation.

It was advised that they are outparcels and the one on the left contains a cell tower.

Chairman Sharp said that the Amanda Drive topic will come up with the Council. She stated, “The Town has a Local Area Transportation Plan that visualizes Amanda Drive going through to Antioch Church Road and then over to Forest Lawn Drive. Is there a reason that the road did not come straight across?”

Mr. Kime – It is water and mostly wetlands.

Mr. Giattino asked what the smallest parcel is.

Town Planner Burton answered 12,303.

Vice Chairman Dow asked for a breakdown of common open space and conservation land.

Mr. Kime – We are providing much common open space outside of the amenities.

Chairman Sharp reminded everyone that the amenities site is not part of the sketch plan in that when they are ready to build the amenities site that is going to be handled through conditional zoning. It will be handled separately from the subdivision.

Ms. Romaine – I would like to discuss the likelihood of some of those houses actually being built on some of those lots. It is slim based on where they are and the terrain to get to the building site. Some are set over streams. I would like to get a better definition for a buildable lot within the yield plan.

Chairman Sharp asked the Planning Board what additional information they wanted to see when they bring in the preliminary plat.

Mr. Giattino moved to approve the sketch plan for the Falls at Weddington. Mr. Perryman seconded the motion, with votes recorded as follows:

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

C. Review and Consideration of Proposed Text Amendments to Section 46-76. The Planning Board received a copy of the following proposed text amendment:

Sec. 46-76. Road standards and buffering along thoroughfares.

(a) *Public roads.*

- (1) All subdivision lots, except as provided herein and in section 58-10, shall abut public roads. All public roads shall be ~~built with a minimum of 20 feet of pavement and built~~ **to the design criteria and** construction standards of the state department of transportation **and the Town** for subdivision roads. Streets which are not eligible to be put on the state department of transportation system because there are too few lots or residences shall, nevertheless, be offered for dedication to the public and shall be designed and constructed in accordance with the above-referenced standards. A written maintenance agreement with provision for maintenance of the street until it is accepted as part of the state system shall be included in the final plat.
- (2) Exceptions to the public road frontage requirements shall be as follows: Any lot or tract shall be allowed to have easement lots created for construction of single-family dwellings as the principal use. Creation of such lots is made necessary by virtue of the fact that development of said property by conventional means (i.e., extension of public street) is impractical due to the disproportionate costs of required improvements as compared to the relative value of lots created and is within the spirit and intent of this chapter. These lots shall be created as follows:
 - a. The applicant shall submit an application to the planning board with a sketch plat showing the proposed easement lots for approval to proceed further as specified in this section.
 - b. All access easement;§i; shall be at least 45 feet in width and shall meet or exceed the state department of transportation minimum standards for subdivision road width where possible. The travel surface of said easement shall be at least 16 feet in width. The travel surface need not be paved. The easement shall be maintained at all times in a condition that is passable for service and emergency vehicles.
 - c. The creation of easement lots shall follow the procedures of a minor subdivision as outlined in section 46-40. In addition, a statement shall be placed on the subdivision plat acknowledging that said lots were being created upon a privately maintained and recorded easement, and a statement indicating the parties responsible for maintaining the easement.
 - d. Creation of such easement lots and access easements shall not impair future extension of an adequate system of public streets to serve such lots.
 - e. Easement lots shall not be further subdivided unless the newly created lots abut a public road. Any additional subdivision of easement lots shall be a major subdivision and shall be reviewed using the major subdivision plat approval process.

- f. If public road access becomes available to easement lots, all affected lot owners shall have the easement terminated of record.

Town Planner Burton - There has been a change in NCDOT minimum standards specifically affecting the street width that created a contradiction in our ordinance. Twenty (20) feet is no longer the standard for NCDOT. It is now eighteen (18) feet. Some subdivisions are being affected like Atherton Estates. It can be 26 feet if it is curb and gutter face to face.

Chairman Sharp suggested that the Planning Board put something in the ordinance requiring curb and gutter because this will give the Town wider streets.

Town Planner Burton will research what exactly wider streets mean to include actual width of the pavement itself before you get to the concrete apron going to the curb itself.

Chairman Dow - If we had a higher standard for construction of streets would NCDOT still take them over?

Town Planner Burton and Chairman Sharp both said they would not take them over.

Town Planner Burton - NCDOT is okay with the Town adding depth. In general they want 18 feet. Our Town Engineer put this together. There will be a few more text amendments that will be reviewed soon. Our engineer has put together a draft of Weddington Road standards that the ordinance can cite which will deal with issues like depth. Everything that our engineer is presenting has the okay from NCDOT.

Chairman Dow moved to send the proposed text amendment to Section 46-76 to the Town Council with a favorable recommendation. Mr. Vivian seconded the motion with votes recorded as follows:

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

Item No. 5. Old Business.

A. Review and Consideration of Land Use Plan Annual Review. The Planning Board received the following Land Use Plan Annual Review document:

LAND USE GOALS AND POLICIES

The Town continues to require open space for developments six 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 and for one on Antioch Church 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 Providence VFD to ensure the efficient delivery of emergency services. The Town also has contracts with Stallings VFD and Wesley Chapel VFD to serve portions of the Town.

The Town was in litigation regarding the adequate water supply to homes and for fire protection while also protecting the aesthetics in the area. The lawsuit has been dropped and plans for the water tower are proceeding.

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 Town has received a sketch plan for Falls at Weddington located on Antioch Church Road which will continue the Amanda Drive Extension.

The Annexation Agreement with Charlotte has been extended for another ten years. The two municipalities agree not to annex across the county line.

The Town has contracted with CCOG for a part-time Code Enforcement Officer to investigate complaints about violations of the Town's ordinance.

Planner Burton will present this to the Town Council at the next meeting. Chairman Sharp suggested that Planner Burton read to them the portion in the land use plan where it says what the Planning Board is supposed to do. She will get the text for Planner Burton.

Chairman Sharp asked the Planning Board for any policy additions or changes that the Town needs to make.

Chairman Sharp suggested that the Planning Board make a list of what they would like to see discussed at the retreat that might lead to new policy.

Vice Chairman Dow moved to adopt the Land Use Goals and Policies Review and submit it to the Town Council. Mr. Vivian seconded the motion with votes recorded as follows:

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

B. 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	Rob Dow
Send subdivision data to school system and consider as checklist item under the subdivision process	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	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	Jeff Perryman

TIA

Vice Chairman Dow spoke to Justin Carroll, the Town's Traffic Consultant. From Mr. Carroll's viewpoint the biggest holes in our traffic impact analysis requirements are that they are not a standardized set of criteria. He thought our ordinances are fine. There is a standardized criterion that has been adopted by several universities that could be used.

Mr. Perryman suggested that if we adopt one of the standards we could show the developer the model they need to use.

Vice Chairman Dow will get copies of several and go over with Justin. He also said the Town needs to be able to require some type of study possibly from the traffic trailer. Right now the Town has no required regulations stating use. The trailer can be used to identify big and small problems.

Town Planner Burton spoke to Bonnie about this. She mentioned it might be good to incorporate a larger area the next intersections down.

Vice Chairman Dow will have specifics at the next Planning Board Meeting. Mr. Carroll would love to get in at an earlier stage.

Buffering

Ms. Romaine has heard from Town of Marvin and Town of Waxhaw. She will check online and reach out personally to see what she can find out.

The Planning Board put out some suggestions for towns that could be contacted such as: Davidson, Hilton Head, Waxhaw and Wesley Chapel. They want to consider towns that have strict viewshed.

Chairman Sharp suggested the Planning Board go to Municode and check to see if the town they are thinking about are on there and then give the town name to Ms. Romaine.

Mr. Giattino offered to help Ms. Romaine.

Permitted Uses and Residential Zoning

Mr. Perryman took away from last meeting that the Planning Board is to judge any application or idea without initial fundamental criteria.

Vice Chairman Dow thinks the Council wants the Planning Board to go through the list and determine what should stay and what should go.

The Planning Board discussed the following:

A. Churches and affiliated uses

Chairman Sharp suggested a query be sent to Amy/Anthony about what towns can and can't do with regards to regulating churches and the affiliated uses.

B. Public and Private Schools serving all grades including preschool facilities (leave as is)

C. Golf Courses, parks, playgrounds and community recreation centers both public and private (leave as is)

D. Country Clubs, fraternal social and other civic organizations (cross off fraternal, social and other civic organizations)

E. Emergency Governmental Service Facilities including police, fire and rescue (leave as is)

F. Cemeteries (leave as is)

G. Essential Services Classes 2 & 3 (leave as is)

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

- The Town Council denied the text amendment application for sideyard setbacks in conservation subdivisions.
- The Town Council Called for Public Hearings for the following items:
 - Call for Public Hearing to Review and Consider - Weddington United Methodist Church Conditional Zoning Application
 - Call for Public Hearing to Review and Consider - Text Amendment (Homeowners Association and Street Maintenance - Within Checklist)
 - Call for Public Hearing to Review and Consider - Text Amendment (Notification Submitted to Facilities Director of UCPS of all Proposed Major Subdivisions - Within Checklist)
 - The following item may be on the July 28th Planning Board agenda for discussion: Atherton Estates Final Plat

Chairman Sharp suggested the following items for next month's agenda:

- Jim Vivian research buffering in California
- Atherton Estates

Item No. 7. Other Business.

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

Item No. 8. Adjournment. Mr. Perryman moved to adjourn the June 23, 2014 Regular Planning Board Meeting. Mr. Giattino seconded the motion, with votes as follows:

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

The meeting adjourned at 9:25 p.m.

Dorine Sharp, Chairman

Attest:

Amy S. McCollum, Town Clerk

Minutes transcribed by Tonya Goodson