

**TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL AND PLANNING BOARD WORK SESSION
MONDAY, MARCH 25, 2013 – 5:30 P.M.
MINUTES**

The Town Council and Planning Board of the Town of Weddington, North Carolina, met in a Special Work Session at the Weddington Town Hall, 1924 Weddington Road, Weddington, NC 28104 on March 25, 2013, with Mayor Walker F. Davidson and Chairman Dorine Sharp presiding.

Present: Mayor Walker F. Davidson, Mayor Pro Tem Daniel Barry, Councilmembers Werner Thomisser, Pamela Hadley, Barbara Harrison, Chairman Dorine Sharp, Vice-Chairman Rob Dow, Janice Propst, Jennifer Romaine (Arrived at 6:16), Jim Vivian (Arrived at 5:36 p.m.), John Giattino (Arrived at 5:34 p.m.), Town Planner Jordan Cook and Town Administrator Amy McCollum

Absent: Jeff Perryman

Visitors: Bill Price, Jan Taylor, Dennis Taylor, Ken Millette, Melissa Millette and Nancy Anderson

Item No. 1. Open the Meeting. Mayor Walker F. Davidson called the March 25, 2013 Special Town Council Work Session to order at 5:30 p.m. There was a quorum of the Town Council. Chairman Dorine Sharp called the March 25, 2013 Special Planning Board Work Session to order at 5:34 p.m. There was a quorum of the Planning Board.

Item No. 2. Review of Chapters 1 through 5 of the Weddington Land Use Plan. The Town Council received a copy of the revised Land Use Plan. Town Planner Jordan Cook advised that the factual and legal changes along with the policy changes recommended by Council were included in the plan that they received. Town Planner Cook informed the Council that he did not receive any information from Union County Public Works for their section but that an amendment to that text could be made after April 8 if needed. Town Planner Cook reviewed the following four items that needed to be addressed:

1. Are there any changes to the current Future Land Use Map? Councilwoman Pamela Hadley advised that she would like three areas for possible future fire substations to be shown on a map. Council agreed that a Public Safety Map should be included in the plan showing areas for future fire substations and for Councilwoman Hadley to draft text to be included in the plan regarding future substations. Council did not want to make any changes to the Future Land Use Map.

2. What additional maps are wanted? The previous Plan contained Union County Water/Sewer Maps, a "Planning Area" Map and an "Existing Land Uses" Map. Maps can be added at any point and don't really constitute an amendment to the document. Council agreed to also include a School District Map, Current Use Map, LARTP/Transportation Map and a Zoning Map.

3. I have not yet added "new boxes" as Land Use Categories. We'll need to discuss these new designations and then apply that designation to a specific parcel. This would probably require separate Public Hearings since we are actually changing Land Use Designations of individual parcels. Town Planner Cook advised that the Town currently has three Land Use Designations. There was a lengthy discussion regarding the Current Use Map created by Town Planner Cook and how to show non-residential uses on that map. Individuals felt that it was misleading to color in certain areas red because they were not zoned commercial and were permitted uses under residential zoning or allowed through a Conditional Use Permit or Conditional Zoning. Town Planner Cook advised that the map was created by him at the direction of Council to show what uses are actually on the ground. It was discussed that the

only commercially zoned property in the Town is around the Weddington Corners Shopping Center and across the street. Members of the Planning Board discussed that agricultural uses/farms are allowed in residential zoning and there are uses that are allowed in residential zoning through a Conditional Use Permit or through Conditional Zoning. Vice-Chairman Dow suggested that the Planning Board reexamine the list of uses under residential zoning.

All of Council except Mayor Pro Tem Barry agreed to use four colors on the Current Use Map – business would be shown as red, residential and agricultural uses as one color, schools/educational as another color and non-residential uses that have received a Conditional Use Permit or Conditional Zoning approval another color. Staff will also include a list to go along with the CUP or CZ approvals.

4. Please take a look at the Glossary and let me know if more definitions should be added. There is no standard definition for “High and Low Density” as it is different in every municipality throughout the world. High Density in Weddington would be considered two units per acre while that is considered Low Density in Charlotte. Councilwoman Hadley advised that she would like to keep the definitions for development, goal, policy and strategy and add a definition for traditional and conservation and remove the other definitions.

Mayor Pro Tem Barry wanted to make sure that the plan is clear and was fine with leaving the definitions.

Members discussed that high density and low density meant different things to different people and agreed to remove the definitions from the glossary.

Councilwoman Hadley asked that all language in the plan reference traditional instead of conventional and to also be consistent on the maps. Councilwoman Hadley also requested on Page 21 that the goals and policies match up with each other in order. She also asked that Colonel Beatty Park be referenced as being in Mecklenburg County.

Town Planner Cook informed the Council that the factual and legal changes do not show up as tracked changes but the policy changes made by Council do.

Item No. 3. Adjournment. Mayor Pro Tem Barry moved to adjourn the March 25, 2013 Special Town Council Work Session. All were in favor, with votes recorded as follows:

AYES:	Councilmembers Thomisser, Hadley, Harrison and Mayor Pro Tem Barry
NAYS:	None

Vice-Chairman Dow moved to adjourn the March 25, 2013 Special Planning Board Work Session. Ms. Propst seconded the motion, with votes recorded as follows:

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

The meeting adjourned at 6:52 p.m.

Walker F. Davidson, Mayor

Dorine Sharp, Chairman

Amy S. McCollum, Town Clerk