

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, JUNE 24, 2013 - 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 24, 2013, with Chairman Dorine Sharp presiding.

Present: Chairman Dorine Sharp, Vice-Chairman Rob Dow, Jennifer Romaine, Janice Propst and Jim Vivian and Town Planner Jordan Cook and Town Administrator Amy McCollum

Absent: Jeff Perryman and John Giattino

Visitors: Mark Kime, Isaac Harrow, Sheri Garcia, Francisco Garcia, Barbara Harrison, Clint Lawrence, Harvey Gantt, Mia Sensabaugh, Mark Appleyard and Terry Whittenberg

Item No. 1. Open the Meeting. Chairman Dorine Sharp called the June 24, 2013 Regular Planning Board Meeting to order at 7:00 p.m.

Item No. 2. Determination of Quorum/Additions or Deletions to the Agenda. There was a quorum. There were no additions or deletions to the agenda.

Item No. 3. Approval of Minutes.

A. April 22, 2013 Regular Planning Board Meeting Minutes. Vice-Chairman Rob Dow noted one correction to the minutes and moved that they be approved with the correction. Ms. Janice Propst seconded the motion, with votes recorded as follows:

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

Item No. 4. Old Business. There was no Old Business.

Item No. 5. New Business.

A. Review and Consideration of the Preliminary and Final Plat for the Francisco Garcia Minor Subdivision. The Planning Board received a copy of the following memo from Town Planner Jordan Cook:

The Francisco Garcia Property Subdivision is a minor subdivision as defined in the *Weddington Subdivision Ordinance Article II Section 46-40*. Two lots are being created from an existing 3.26 acre parcel owned by Francisco and Sheri Garcia located at 3809 Twelve Mile Creek Road.

Application Information

Date of Application: April 25, 2013

Applicant/Owner Name: Francisco and Sheri Garcia

Property Address: 3809 Twelve Mile Creek Road, Weddington, NC 28104

Parcel ID#: 06-099-010B

Existing Zoning: R-40, no zoning change proposed

Existing Use: Single family house on Lot 2

Proposed Use: Single family house on Lot 1 and 3

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 3.26 acre parcel into three separate tracts.
- Lot 2 is currently served by Union County Water. Future plans are for Lots 1, 2 and 3 to be served by Union County Public Water.
- Applicant proposes individual septic tanks on each lot. Staff has received approved septic permits from Union County. Well on the property is for irrigation.
- The driveway leading to Lot 2 will be relocated so that it will not encroach onto Lot 1.

The Planning Board also received the following:

- Application for Submittal of the Subdivision Preliminary Plat and Final Plat
- Aerial Map
- Minor Subdivision Plat

Ms. Jennifer Romaine moved to approve the preliminary and final plat for the Francisco Garcia Minor Subdivision. Mr. Jim Vivian seconded the motion, with votes recorded as follows:

AYES: Vivian, Propst, Romaine and Vice-Chairman Dow

NAYS: None

B. Review and Consideration of the Preliminary Plat for the Beulah Acres Major Subdivision. The Planning Board received a copy of the following memo from Town Planner Cook:

Griffin Asset Management, LLC submits a preliminary 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: May 23, 2013

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.

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.
- No new roads will be constructed as part of this subdivision. This subdivision will not establish a Homeowners Association.
- 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. If required, applicant must obtain driveway permits from NCDOT for five residential driveways.

The Planning Board also received the following:

- Application for Submittal of the Subdivision Preliminary Plat
- Aerial Map
- Zoning Map
- Topographic Map
- Major Subdivision Preliminary Plat – 5.57 Acres

Town Planner Cook added the following conditions:

- Town Council to consider granting exception for marginal access street
- The final plat must show utility easement if needed, in accordance with Section 46-45 (c) 1

Ms. Propst - Is there not already a road in the back?

Chairman Sharp - It is an access driveway. The way Beulah Oaks was platted is there is a private drive that comes off the cul-de-sac so these lots are accessed through the rear so they did not all have driveway cuts on Beulah Church Road. It is not a public roadway.

Vice-Chairman Dow - The developed lots already access off the back and do not access off the road. Why would these not work the same way?

Chairman Sharp – They would have to construct a way in to get there. It does not go through that lot and there is a lot in between the two. If you wanted some sort of marginal street access you would have to suggest that they have to construct some sort of driveway that would then bend and go behind the lots which the Town Council could require. That is why that second condition is in there because the ordinance basically says the Town Council may choose not to require the marginal street access.

Town Planner Cook read the language from the ordinance regarding a marginal access street.

Vice-Chairman Dow – Is that a private road on the back of those other lots?

Chairman Sharp – I think it is a driveway easement. I don't think it is a private road.

Vice-Chairman Dow – Is there a limit on the number of lots that can be accessed through an easement?

Town Planner Cook – Not that I have ever seen.

Vice-Chairman Dow - The home sites on all of the lots are on the back side of the power lines. It would seem to be more attractive to come in the back side anyway and the lots would be more saleable.

Ms. Propst - Can you build a driveway on a septic field?

Vice-Chairman Dow– It does not mean that whole area would be used by a field. Those are proposed areas that would perk. You cannot drive across a septic field. That area is the area that would work for septic. The field itself would only take up 1/3 of that area.

Ms. Propst - My point is that on Lot 2 the septic field is in the front so there is very little room for a driveway.

Chairman Sharp – Have you considered doing any sort of access road at the rear of the property such as they did in Beulah Oaks in order to avoid all those driveway cuts on Beulah Church Road?

Mr. Isaac Harrow – Jordan and I spoke about that. I did contact NCDOT and discussed that with them and they went out to the site. There will be no problem to them with the five driveways and they told us what size pipe needed to go in for drainage. They had no issues.

Chairman Sharp – There is a lot that belongs to someone that is sitting between their project and where that access for the driveways ends. Jordan and I looked at the plat this morning. That lot is not developed.

Vice-Chairman Dow - From a developer's standpoint, I would think it would be a more valuable piece of property and more attractive if it were accessed other than a driveway on a thoroughfare. I would think it would be in their benefit to look into it.

Town Planner Cook pulled the Beulah Oaks plat because Chairman Sharp thought that one of the issues may be that the roadway is being maintained by those individual homeowners or the HOA and there may be an issue with continuing it.

Vice-Chairman Dow - It may be something that they would be delighted to work out and share the maintenance over 10 houses and not five.

Mr. Harrow has not spoken with the owners of the lots in Beulah Oaks.

Chairman Sharp - If I owned one of these lots, I would not want the extra traffic driving by the rear of my house. The question of access will be up to the Town Council.

Vice-Chairman Dow moved to send the preliminary plat for the Beulah Oaks Subdivision to the Town Council with a favorable recommendation with the conditions noted by Town Planner Cook but urged the Town Council and the developer to explore the possibility of minimizing the driveway cuts. Ms. Propst seconded the motion, with votes recorded as follows:

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

C. Review and Consideration - Southside Christian Assembly Temporary Mobile Classrooms Conditional Use Permit. The Planning Board received a copy of the following memo from Town Planner Cook:

Terry Whitworth requests a Conditional Use Permit (CUP) for three temporary modular classrooms located at Southside Christian Assembly. The modular classrooms will be located at 5207 Weddington Road. The modular classrooms are permitted per *Section 58-14 of the Town of Weddington Zoning Ordinance*.

Application Information

Date of Application: May 22, 2013

Applicant/Owner Name: Terry Whitworth/Southside Christian Assembly/All Nations Christian Fellowship

Parcel ID#: 06-069-021

Property Location: 5207 Weddington Road

Existing Zoning: R-40

Property Size: 3.13 Acres

General Information

- Applicant is required a CUP per *Section 58-14 of the Town of Weddington Zoning Ordinance*.
- The three modular classrooms will be located behind the existing church facility.
- The classrooms do meet the setbacks requirements for the R-40 zoning district.
- The applicant has stated that the modular classrooms will meet North Carolina and Union County Building Codes.
- As stated in *Section 58-14 of the Town of Weddington Zoning Ordinance*, the CUP may be issued for up to one year and may be renewed by the Town Council for subsequent periods of one year.

Staff has reviewed the application and submitted documents and finds the Conditional Use Permit Application is in compliance with *Article 3-Conditional Uses* and *Section 58-14 of the Town of Weddington Zoning Ordinance*.

The Planning Board also received the following:

- Conditional Use Permit Application
- Letter From Terry Whittenburg, ANCF on Behalf of Crossroads South
- Section 58-14 – Temporary structures and uses requiring a temporary conditional use permit
- Aerial Map
- Physical Survey of 5207 Monroe-Weddington Road (Southside Christian Assembly)

Town Planner Cook – Chairman Sharp and I discussed this today. The zoning of adjacent properties needs to be added to the map and also the parking calculations for the new trailers.

The applicant advised that they do use the gravel area for overflow parking.

Town Planner Cook – Per trailer they would be required 8.6 parking spaces and I came up with 26 to 27 parking spaces for the trailers alone. If we want them to have more parking we need to have it labeled on the site plan that they have “x” amount of spaces in the gravel area.

The Board asked them to label the gravel as overflow parking.

Vice-Chairman Dow asked why the trailers were temporary.

The applicant advised that they are anticipating outgrowing their facilities and do not plan building any more onto the current facilities. They feel that they will sell the property within the next two to three years.

Town Planner Cook advised that the trailers will be located behind their facilities and they will have to come back every year for renewal.

Ms. Propst moved to send a favorable recommendation to the Town Council for the Conditional Use Permit for Southside Christian Assembly with the conditions noted during the meeting. Mr. Vivian seconded the motion, with votes recorded as follows:

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

D. Review and Consideration of the Sketch Plan for the Highclere Conservation Subdivision. The Planning Board received a copy of the following memo from Town Planner Cook:

Standard Pacific Homes submits a subdivision sketch plan application for a 42 lot Residential Conservation Subdivision on 56.819 acres located on Rea Road.

Application Information:

Date of Application: April 19, 2013

Applicant/Developer Name: Standard Pacific Homes (Bob Bennett)

Owner Name: MFG Enterprises, Inc.

Parcel ID#: 06-180-019

Property Location: Rea Road

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: 56.819

Project Information:

The Highclere Subdivision is a proposed 42 lot subdivision on 56.819 acres. The subdivision is located on Rea Road and is being developed by Standard Pacific Homes 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 is 0.74 dwelling units per acre.

Plan Information:

Sheet C-1.0-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.

Sheet C-2.0-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 30.74 acres or 54.10% of site as conservation lands.

Sheet C-2.1-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 kept as conservation lands and 50% of the secondary conservation lands must be kept as conservation lands per *Section 58-58 (4)* of the *Weddington Zoning Ordinance*.
- Displays trees greater than 15 inches in caliper that will be removed as well as existing vegetation details (photographs).

Sheet C-2.2-Viewshed Analysis

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

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

1. Comment Responses from May 22, 2013 plans.
2. Aerial Photograph
3. Slopes map indicating 0-5%, 5-10%, 10-15% and greater than 15% slopes
4. Soils map

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. Highclere has provided the following conservation lands:

- Primary Conservation Lands-18.918 acres of SWIM Buffers and Wetlands
- Secondary Conservation Lands-6.548 acres of Tier A Forestlands
- Other Conservation Lands-7.350 acres of Permanent Grasslands
- A total of 32.82 acres of the 56.819 acre site or 57.76% 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.
- Highclere is to be served by Union County Public Water and Sewer.
- Lot 42 is the largest lot at 31,213 square feet or .72 acres
- Lot 21 is the smallest lot at 20,007 square feet or .46 acres.
- The applicant will use an existing curb cut off of Rea Road for primary ingress/egress.
- The Highclere subdivision will be a gated community with private roads. These roads must be built to NCDOT standards and approved by NCDOT. Approval of the entrance gate will be done during the Final Plat phase.
- The cul-de-sac on the “main entrance road” is 1,226 feet in length. The Town does allow cul-de-sacs in conservation subdivisions to exceed 600 feet in length. This is to prevent degradation and development in primary and secondary conservation lands.
- Public Involvement Meetings (PIM) were held on-site on Tuesday, June 11, 2013 and at Town Hall on Wednesday, June 12, 2013. Property owners within 1,300 feet of the property were notified of the PIM’s. A public notice was given in the newspaper and a sign was posted on the property at least 10 days prior to the PIM’s.

The Highclere RCD Subdivision Sketch Plan has been found to be in general compliance with the Town of Weddington Zoning and Subdivision Ordinances with the following conditions:

1. Sheet C-2.0-Common open space shall be differentiated from conservation lands and labeled accordingly;
2. Sheet C-2.0 and Sheet C-2.1-Conservation land calculations shall match.

The Planning Board also received the following:

- Conditional Zoning Application
- Zoning Map
- Letter dated June 17, 2013 from Mark E. Kime, RLA, Landscape Architect with LandDesign (Preliminary Sketch Plan Comments for Initial Submittal of May 22, 2013 along with Aerial Photograph, Slope Analysis and Soils Map)
- Slope Analysis
- Conventional Subdivision Yield Plan
- Conservation Subdivision Plan
- Environmental Plan
- Viewshed Analysis

Town Planner Cook discussed the Public Involvement Meetings and advised that there were several folks that lived in the adjacent subdivision off of Cottonfield Circle that generally were not thrilled with having a subdivision right beside them but others were glad that it was not commercial. He stated, “The Loves that live on the corner of Rea Road and Providence Road were not in favor and do not want the property developed at all.”

Ms. Propst - Were there people excited that it was a conservation subdivision?

Town Planner Cook – I think that people like that there was a buffer and not a 40,000 square foot lot coming all the way to their property.

Chairman Sharp – Sometimes when you have a very long cul-de-sac we require an emergency entrance like we required at Highgate. I am not sure if we need to require one here in this subdivision.

Ms. Romaine - It is a concern in our neighborhood with only one way in and one way out with cars parking on the roadway.

Chairman Sharp – It may be a good idea to put something like Highgate has. It is siren activated. The HOA is required to have it tested once a year and provide documentation. We really do not like one entrance only subdivisions.

Vice-Chairman Dow - I think they have tried to accomplish everything that our conservation subdivisions are trying to do and this property lends itself because there are so many wetlands. The only real downfall of this property from my viewpoint is the way the land lays you are not able to protect the viewshed from the road. You look down on the whole subdivision. What we ideally love is to save the ponds, wetlands and trees and not see anything. It is strictly the topography of this piece of land. It is not their fault or the way that they have laid it out. Is there any way we can work in any type of buffering along the road?

Applicant – We have some ideas of plantings and buffering. The current landowner is the developer of Longview and the vision that we keep coming back to is on Tom Short Road which is pretty excessive but you cannot see anything.

Ms. Romaine - My neighbors have been concerned regarding the watershed into the streams.

Chairman Sharp - I believe the way this subdivision is laid out is that they will have less runoff because there is less land that is being cleared and disturbed.

Ms. Romaine - As compared to a conventional subdivision, but just in general with disturbance with the land behind them will bring more streaming water down to this creek that runs in between.

Chairman Sharp – I believe that the ordinance requires a stormwater erosion control plan to be reviewed by our engineer.

Applicant – We will be over-engineering the property to ensure that there is not an increase in flows.

Vice-Chairman Dow moved to approve the sketch plan for the Highclere Subdivision with the conditions noted by the Town Planner and for the applicant to explore the possibility of an emergency access entrance and additional landscaping above and beyond in light of the viewshed requirements. Ms. Propst seconded the motion, with votes recorded as follows:

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

E. Review and Consideration - St. Mark Coptic Orthodox Church CZ Rezoning. The Planning Board received a copy of the following memo from Town Planner Cook:

Gantt Huberman Architects requests a Conditional Zoning (CZ) Rezoning for St. Mark Coptic Orthodox Church located at the intersection of Providence Road and Old Mill Road.

Application Information

Date of Application: March 22, 2013

Applicant Name: Gantt Huberman Architects-Harvey Gantt

Owner Name: St. Mark Coptic Orthodox Church-Fr. Arsanios Ragheb
Parcel ID#: 06-153-013A
Property Location: Southeast corner of Providence Road and Old Mill Road
Existing Land Use: Residential Conservation (no proposed change)
Existing Zoning: RCD
Proposed Zoning: RCD (CZ)
Existing Use: Vacant Land
Proposed Use(s): Church, School, Multi-Function Building, Gymnasium, etc.
Parcel Size: 13.1 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 May 13th and May 14th, 2013. The meeting on May 13th was held at Town Hall from 4:30-6:30pm. The meeting on May 14th was held on-site from 10:00am-12:00pm.

Proposed Uses on Site Plan:

- I. Phase 1—0 to 5 years
 - 15,433 square foot Multi-Function Building
 - 40 parking spaces
 - Single entrance from Old Mill Road
 - 9,800 square foot detention pond
 - 1,800 square foot rain garden and 4,880 square foot rain garden
 - Three sports fields (soccer, basketball and volleyball)
- II. Phase 2—5 to 10 years
 - 17,105 square foot Church Sanctuary
 - 60 additional parking spaces
 - Additional entrance from Old Mill Road and entrance from future Rea Road Extension
 - 4,380 square foot rain garden and 9,844 square foot rain garden
- III. Phase 3—10 to 15 years
 - 35,362 square foot K through 5 School
 - 300 square foot Outdoor Facility
 - 44 additional parking spaces
 - Bleachers adjacent to Soccer Field
- IV. Phase 4—15 to 20 years
 - 10,875 square foot Gymnasium
 - Once Gymnasium is built, the school will become a K through 12 school
- V. Overall Master Plan
 - 79,075 square feet of building facilities built in four phases over 15-20 years
 - 55,500 square feet of athletic fields
 - Landscaping is added as phases are built
 - Parking spaces built in phases as outlined above

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 one entrance on Old Mill Road upon the completion of Phase 1. Upon completion of Phase 2, another driveway will be constructed on Old Mill Road and the future Rea Road Extension.
- NCDOT and the Town Traffic Engineer have provided feedback on the proposed plan or the Traffic Impact Analysis. These comments and a traffic pattern map are included in the packet.
- The applicant is required 125 parking spaces for the Church use (the most intense parking requirement use). The applicant has provided a total 144 parking spaces. However, 40 parking spaces will be built in Phase I, 60 parking spaces will be built in Phase II and the remaining 44 parking spaces will be built in Phase III.
- 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.
- The Church spires are proposed to be 85 feet and 40 feet tall. Church spires are exempted from our height requirement per *Section 58-15* of the *Weddington Zoning Ordinance*.

Screening and Landscaping:

- Screening and landscaping will be provided by using existing vegetation in addition to new landscaping. The applicant is required 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 a freestanding ground sign at the future Rea Road entrance and the Phase 1, Old Mill Road entrance.
- Attached on-structure signage and a scoreboard are also proposed.

Additional Information:

- Adjacent Property Uses are as follows:
North: Old Mill Road and single family houses
South: Single family houses
East: Vacant tract zoned RCD
West: Providence Road and 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.
- Water is currently provided by Union County Public Works. Septic is provided by a subsurface septic system built in Phase 1.

- Planning staff has received a signed and notarized affidavit from the property owners allowing the applicant to apply for the CZ Rezoning.

Conditions of Approval:

1. Water/Sewer note on site plan should be amended to state “Construction of the remaining three phases will be contingent upon the County’s plan to extend the sewer line”;
2. Traffic Impact Analysis comments from Town Traffic Engineer must be addressed by applicant;
3. Engineering must be approved by Town Engineer, Bonnie Fisher with USI;
4. Water and sewer/septic plans to be approved by Union County Public Works and Environmental Health;
5. All signage must comply with *Chapter 58, Article 5* of the *Weddington Code of Ordinances*;
6. Lighting Plan must be approved by Town Staff and shall comply with Town Lighting Ordinance;
7. Applicant must confirm that parking is sufficient for all uses per *Chapter 58, Article VI* of the *Weddington Code of Ordinances*;
8. Any future revisions to the approved site plan and other approved documents must comply with *Section 58-271 (i)* of the *Weddington Zoning Ordinance*;
9. 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*.

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* aforementioned Conditions of Approval.

The Planning Board also received the following:

- Conditional Zoning Application
- Aerial Map
- Article VI – Off-Street Parking and Loading
- Independent Review by Transportation Engineer Justin T. Carroll, P.E. of the Traffic Impact Analysis Conducted by Design Resource Group
- Email correspondence between NCDOT and Design Resource Group Regarding the Traffic Impact Analysis
- Letter dated April 29, 2013 to Randy Goddard, Design Resource Group from John W. Underwood, District Engineer with NCDOT noting the approval and acceptance of the Traffic Impact Analysis as revised.
- St. Mark’s Coptic Church TIA – Site Plan with Recommended Improvements
- St. Mark Coptic Orthodox Church Master Plan

Vice-Chairman Dow – Regarding condition 7, do we not have the formulas that show the number of parking spaces that are required?

Town Planner Cook - That is why I have this condition in there. That is the conversation I want to have tonight. If we take each use on its own you are going to have 100’s of parking spaces. It is a conditional zoning permit so we can work back and forth with the applicant.

Vice-Chairman Dow – Nobody wants a lot of parking but on the other hand you don’t want a facility that does not have enough parking.

Town Planner Cook - I agree. They are telling me that these things are not going on all at once and this is the most parking spaces they will need at one time. I want the Planning Board, Town Council and the applicant to have the conversation to see if that is sufficient.

Mr. Harvey Gantt stated, "St. Mark's Church has been in Charlotte for almost two decades on Randolph Road. They want to expand their site. They are limited in that area by floodplain restrictions. They located this property on Providence Road. The idea was to develop on 13.1 acres a religious and educational campus for their church. To make sure that they efficiently use that land they wanted to come forth and have a rezoning of the property which is required by the Weddington Town ordinances which accommodated all the facilities that they wanted to have there. We have worked out the plan and come up with 79,000 square feet of space that will be built in 20 years. The idea was to address the growing aspects of the church and to add as the need was required by the church due to growth and budget constraints. We have planned development of the site and complied with the ordinances. The site is 13.1 acres but only about seven acres of that can actually be used. We plan to build all of the parking in Phase 2. The most intense use is the church."

The Planning Board discussed the Town's parking requirements and Town Planner Cook advised that the Town's ordinances do allow for shared parking.

Mr. Gantt – If there was a high holy day we think we could use the soccer field to have temporary parking available.

Vice-Chairman Dow asked if there was room on the property to accommodate additional parking if necessary in the future.

Mr. Gantt – If we are seeing that the 144 spaces is not enough it may be that they cannot build the gymnasium.

Chairman Sharp – If they are in Phase 3 and parking is beginning to be a problem, when they come in with the plans for the gymnasium can we require additional parking at that time in order for the gymnasium to be built?

Town Planner Cook – I think you could.

Mr. Gantt – There are other constraints on this development too. We may end up with just Phase 1 if Union County does not get around to extending sewer lines in that direction because there is no ability for them to do the additional development of that scale without having county sewage available.

Vice-Chairman Dow – Driving along Providence Road, what is the visibility of all the parking out front?

Ms. Sensabaugh – We would hope to be able to screen that. It is going uphill.

Mr. Gantt – We hope that we can screen some of the parking. We hope with some landscaping and buffering that you will be able to see the buildings more than the parking.

The Board discussed the height of the proposed bell spires and Town Planner Cook advised that at the Weddington UMC to the top of the steeple is 66 feet and First Baptist Church is 55 feet.

Town Planner Cook advised that there were very few people at the Public Involvement Meetings and there was no opposition.

Ms. Romaine advised that she had concerns with the traffic and the height of the spire. Ms. Romaine also discussed that traffic backs up at the First Baptist Church when people are picking up kids and it is quite dangerous.

The Board discussed that the applicant has provided 300 feet of stacking on Old Mill Road and 2,200 feet on site.

Chairman Sharp advised that if the Town sees that there is a problem with traffic that at different phases these items could be addressed.

The Planning Board did not see a concern regarding the height of the spire and agreed also to remove condition #2.

Vice-Chairman Dow moved to send a favorable recommendation to the Town Council for the St. Mark Coptic Orthodox Church CZ Rezoning with the conditions noted by the Town Planner and the request is consistent with the Town's Land Use Plan. Ms. Propst seconded the motion, with votes recorded as follows:

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

Item No. 6. Update from Town Planner. The Planning Board received a copy of the following update from Town Planner Cook:

- The Vintage Creek Preliminary Plat was approved at the June 10th Town Council meeting. The applicant plans to acquire an adjacent property to relocate the primary entrance 50 feet north.
- The Town Council approved the Polivka Construction Documents at their June 10th meeting. The applicant can now apply for Zoning and Building permits to begin construction.
- Orleans Homebuilders has submitted the Lake Forest Preserve Phase 3B Final Plat for 41 lots.
- The DrumStrong Temporary Use Permit Application was approved at the April 22nd Planning Board meeting. This event took place May 17-19 at the Misty Meadows Farm located at 455 Providence Road. The Town received several complaints and has received the police reports from that night. A violation letter will be sent to the DrumStrong applicant.
- The Town and NCDOT have executed the right-of-way agreements for the roundabout located at NC 84 and Weddington-Matthews Road. Construction is planned for this summer and is expected to be completed by September 6, 2013.
- Staff has received an application for the 23 lot Atherton Estates Subdivision located along Highway 84. This project is to be developed as a Conventional Subdivision.
- Union County plans to submit their Water Tower CZ Application in mid-July.
- The following items may be on the July 22nd Planning Board agenda for discussion:
 - Bard Property Major Subdivision Preliminary Plat
 - Atherton Estates Subdivision Preliminary Plat
 - Application for an Agritourism Conditional Zoning Permit for Nancy Anderson

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. Ms. Romaine moved to adjourn the June 24, 2013 Regular Planning Board Meeting. Mr. Vivian seconded the motion, with votes recorded as follows:

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

The meeting adjourned at 9:06 p.m.

Chairman Dorine Sharp

Attest:

Amy S. McCollum, Town Clerk