

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, OCTOBER 28, 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 October 28, 2013, with Chairman Dorine Sharp presiding.

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

Absent: John Giattino

Visitors: Greg Wyant, Scott Robinson, Bill Deter and Marla Schopler.

Item No. 1. Open the Meeting. Chairman Dorine Sharp called the October 28, 2013 Regular Planning Board Meeting to order at 7:02 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. August 26, 2013 Regular Planning Board Minutes. Vice-Chairman Rob Dow and Mr. Jeff Perryman gave corrections to the minutes. Vice-Chairman Dow moved to approve the August 26, 2013 Regular Planning Board Minutes with the noted corrections. Mr. Perryman seconded the motion, with votes recorded as follows:

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

B. September 23, 2013 Regular Planning Board Minutes. Vice-Chairman Dow noted one correction. Mr. Perryman moved to approve the September 23, 2013 Regular Planning Board Minutes with the noted correction. Ms. Janice Propst seconded the motion, with votes recorded as follows:

AYES: Perryman, Romaine, Propst, Vivian 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 Arbor Oaks Subdivision Entry Monument Sign. The Planning Board received the following memo from Town Planner Jordan Cook, the Permanent Sign Application, diagram of the sign, site plan for the subdivision, pictures of the lighting and Article V. Signs:

Please find the attached application from Orleans Homebuilders for the Arbor Oaks Subdivision entrance monument sign. The monument signs are for the previously approved ten lots depicted on the attached final plat.

The sign will be facing Amanda Drive. A copy of the site layout and setbacks from Amanda Drive are included in the plans provided. The specifications for the monument signs are as follows:

- Sign face total area is approximately 11.08 square feet (brick monument is approximately 41 square feet).
- Height of monument is approximately 11' 3".
- Width of monument at base is approximately 5'.
- The monuments are clear of the site triangle and out of NCDOT right-of-way at both entrances.

Section 58-152 (f) of the *Weddington Zoning Ordinance* permits two signs per subdivision entrance, behind the right-of-way line with a maximum area of 20 square feet per sign. The signs are in general conformance with the *Weddington Zoning Ordinance*.

Town Planner Cook advised that this is the former Bonner Oaks Subdivision and Union County has approved the new name.

Chairman Sharp questioned whether the light fixture was on the approved list with Union Power. Town Planner Cook advised that it was. Vice Chairman Dow asked that the light be a white bulb instead of with color.

It was advised that there is no ground lighting proposed, the sign is out of the sight lines, not in the open space and conforms to the Town's Lighting Ordinance.

Mr. Perryman moved to approve the entry monument sign for the Arbor Oaks Subdivision. Vice-Chairman Dow seconded the motion, with votes recorded as follows:

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

B. Review and Consideration of the Weddington United Methodist Church Attached Sign. The Planning Board received the following memo from Town Planner Cook, the Permanent Sign Application, a diagram of the sign, a map showing the location of the proposed signage, a sheet discussing the specifics of the signage and Article V. Signs:

Please find the attached application from Weddington United Methodist Church for two signs located on an existing brick wall located along Providence Road

The signs will be facing Providence Road. The signs will read "Weddington Christian Academy" and "Weddington Christian Preschool". A copy of the site layout, sign description and setbacks from Providence Road and property lines are included in the plans provided. The specifications for the monument signs are as follows:

- Weddington Christian Academy sign is 23.544 square feet.
- Weddington Christian Preschool sign is 26.568 square feet
- The signs will be located on an existing brick wall.
- The monuments are clear of the site triangle and out of State right-of-way at both entrances.
- Signs will be front lit by a floodlight.

Section 58-152 (d) of the *Weddington Zoning Ordinance* permits attached orientation signs, behind the right-of-way line. The signs are in general conformance with the *Weddington Zoning Ordinance*.

Mr. Greg Wyant spoke to the Planning Board advising them of the reason they wanted the additional signage. He advised that they met with the Sheriff's Department after the Sandy Hook shootings and they were not aware that the Church had a preschool or elementary school. He stated, "We have spent thousands of dollars on how we do safety at the school and how we care for the children on campus. We made the improvements that we need to make. These signs represent the last piece of the puzzle. The sign will be just like we have now except the font will be smaller."

Town Planner Cook advised that this would have to go through the Conditional Use Process with the Council since it is part of a Conditional Use Permit.

Vice-Chairman Dow questioned the need for two signs.

Mr. Wyant – The need for two is for directional purposes. The School is in the Family Life Center and the Preschool is in the Main Education Building. It would help direct emergency services that there are two schools on the premises. The signs are not necessarily located right in front of where the building is located.

Mr. Perryman moved to forward a favorable recommendation to the Town Council for the Weddington UMC attached sign. Mr. Jim Vivian seconded the motion, with votes recorded as follows:

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

C. Review and Consideration of the Bromley Subdivision Entry Monument Sign. The Planning Board received the following memo from Town Planner Cook, the Permanent Sign Application and the Entry Monument Plan:

Please find the attached application from Toll Brothers Inc. for the Bromley Subdivision entrance monument signs. The monument signs are for the recently approved final plats. The signs will be located on the unrecorded common open space within Phase 9 of the Bromley subdivision.

The signs will be facing Weddington-Matthews Road. A copy of the site layout, landscaping and setbacks from Weddington-Matthews Road are included in the plans provided. The specifications for the monument signs are as follows:

- Sign face total area is approximately 2.25 square feet. The stone monument and wall will be much larger as our Code allows.
- Height of monument is approximately 10' 9".
- Width of monument at base is approximately 4'.
- The monuments are clear of the site triangle and out of State right-of-way at both entrances.
- Signs are designed to match existing signs at Bromley's other entrance, located at Bromley Drive and Hemby Road.
- All proposed landscaping is supplemental. All plants are listed on the Town's "List of Acceptable Plant Species" in Appendix I of the *Zoning Ordinance*.

Section 58-152 (f) of the *Weddington Zoning Ordinance* permits two signs per subdivision entrance, behind the right-of-way line with a maximum area of 20 square feet per sign. The signs are in general conformance with the *Weddington Zoning Ordinance*.

The Planning Board discussed concerns with approving the monument sign in this area without the map for Phase 9 being approved and the possibility of lot lines changing. It was advised that full engineering was done during the preliminary plat and the sight lines were shown on the plat. It was discussed that if there was a drastic change to the plat that the monument could possibly have to be torn down. Town Planner Cook will explain to the developer that if there are major changes to the plat that they may have to tear down the monument.

Town Planner Cook pulled the preliminary plat so that the Board could see Phase 9 of the project. It was noted that the application stated that lighting would not be applicable.

Vice-Chairman Dow moved to approve the entry monument sign for the Bromley Subdivision. Mr. Perryman seconded the motion, with votes recorded as follows:

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

D. Review and Consideration of a Text Amendment to Section 58-4 - Conference Center Definition.

The Planning Board received a copy of the proposed text amendment.

Section 58-4

Conference center as defined in our ordinance:

Conference centers are uses designed and built almost exclusively to host conferences, exhibitions, large meetings (in excess of 250 persons), seminars, company retreats, training sessions, etc.

Suggested expanded definition:

Conference centers are uses designed and built to accommodate 250 or more persons and used to host conferences, exhibitions, meetings, seminars, company retreats, training sessions, etc. Conference centers may include meeting rooms, auditoriums, exhibition halls, facilities for food preparation and serving, parking facilities and administration offices.

Town Planner Cook - We removed wedding and banquet facilities from the M-X Zoning District several months ago. We left conference centers in there but the Planning Board asked for a better definition. The Town Council also discussed it in August. The Town Council requested that any event of 250 people or more be held in a conference center. They do not want someone in a residential area having an event of 500 people.

Vice-Chairman Dow – Do you mean that the Weddington Festival, DrumStrong or a large event at the Hunter Farm would have to go to a conference center?

Town Planner Cook – No, that would still fall under the TUP permit. If you came in and wanted to build a wedding and banquet facility for 350 people, I would say that it needs to be a conference center. You have exceeded what we want in a banquet facility.

Town Planner Cook advised that there are no applications pending regarding this item.

There was discussion of in the future looking at the uses that are allowed in various places in the Town and see if they needed to be removed or moved to another location in the ordinance.

Vice-Chairman Dow - Are there any businesses in Weddington that could be constructed that have over 250 people meeting from time to time?

Town Planner Cook advised that the only place he knew of was the Groome's property and that he has been informed that they would no longer be doing weddings. Everything else has its own zoning district.

Mr. Perryman moved to send the proposed text amendment to the Town Council with a favorable recommendation. Ms. Propst seconded the motion, with votes recorded as follows:

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

E. Review and Consideration of a Text Amendment to Section 58-23 – PRDs. The Planning Board received a copy of the proposed text amendment. Town Planner Cook advised that currently PRD's or gated communities are handled through the conditional use process and the subdivision process can either be permitted or handled through the conditional zoning process. He advised that this causes confusion with combining a quasi-judicial process with either a legislative or conditional zoning process. This text change will make the process to become a gated community a conditional zoning process.

Vice-Chairman Dow moved to send the proposed text amendment to the Town Council with a favorable recommendation. Mr. Perryman seconded the motion, with votes recorded as follows:

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

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

- The Highclere Conservation Subdivision submitted their Preliminary Plat on Friday, August 23rd. The plan will be on the November 12th Town Council agenda.
- Todd and Jessica Alexander submitted a CZ Application for a Wedding/Banquet Facility located at 7112 New Town Road. This plan will be on the November 12th Town Council agenda.
- At their September 9th meeting, the Town Council chose to continue the Public Hearing for the Anderson Agritourism CZ Permit. The Council continued this Public Hearing to the November 12th meeting.
- Staff has received a Sketch Plan for the 106 lot Atherton Estates II subdivision. This is a conventional subdivision located on Weddington-Matthews Road. Twenty-four of these lots will be located off of Cox Road. The previously approved 23 lot Atherton Estates subdivision Preliminary Plat will be vacated. Those 23 lots and the new 106 lots will become a 129 lot subdivision known as Atherton Estates. The Preliminary Plat should be on the November or December Planning Board agenda.
- The Town Council approved the Union County Elevated Water Storage Tank at their October 14th meeting.
- The following items will be on the November 12th Town Council agenda:
 - Highclere Conservation Subdivision Preliminary Plat
 - 7112 New Town Road Wedding/Banquet CZ Permit
 - Anderson Agritourism CZ Permit

- The following items may be on the November 25th Planning Board agenda for discussion:
 - Vintage Creek Entrance Monument Sign
 - Atherton Estates Conventional Subdivision Preliminary Plat
 - Bard Property Preliminary Plat
 - TUP Text Amendment

Town Planner Cook informed the Board that he received plans for a six-lot subdivision across from the Weddington Swim and Racquet Club.

Item No. 7. Other Business.

A. Report from the October Town Council Meeting. The Planning Board received a copy of the agenda from the October 14, 2013 Regular Town Council Meeting as information.

Item No. 8. Adjournment. Ms. Propst moved to adjourn the October 28, 2013 Regular Planning Board Meeting. Mr. Perryman seconded the motion, with votes recorded as follows:

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

The meeting adjourned at 8:05 p.m.

Chairman Dorine Sharp

Attest:

Amy S. McCollum, Town Clerk