

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, JANUARY 23, 2012 - 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 January 23, 2012, with Chairman Dorine Sharp presiding.

Present: Chairman Dorine Sharp, Vice-Chairman Rob Dow, Jack Steele, Janice Propst, John Giattino and Jim Vivian and Town Planner Jordan Cook

Absent: Jeff Perryman

Visitors: None

Item No. 1. Open the Meeting. Chairman Dorine Sharp opened the January 23, 2012 Planning Board Meeting at 7:01 p.m.

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

Chairman Sharp asked that the Luminous/Lighted Signs Text Amendment be broken into two parts (A. Prohibited Signs and B. Luminous/Lighted Signs) so that they could be discussed and voted on separately.

Vice-Chairman Rob Dow moved to approve the agenda as amended. Ms. Janice Propst seconded the motion, with votes recorded as follows:

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

Item No. 3. Approval of Minutes.

A. December 19, 2011 Regular Planning Board Meeting Minutes. Mr. Jack Steele moved to approve the December 19, 2011 Regular Planning Board Meeting Minutes. Mr. Jim Vivian seconded the motion, with votes recorded as follows:

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

Item No. 4. Old Business.

A. Review and Consideration of Prohibited Signs Text Amendment. The Planning Board received a copy of the following proposed text amendment:

Sec. 58-146. - Prohibited signs.

The following signs are expressly prohibited within all zoning districts, unless as otherwise specified in this chapter:

- (1) All off-premises signs, including directional signs and billboards. Such prohibition, however, shall not be applicable to temporary signs permitted by section 58-151
- (2) All portable signs, except as may otherwise be allowed by this chapter.
- (3) Flashing light signs (~~except signs which give time and temperature and other public information messages~~).

- (4) Any sign which the zoning administrator determines obstructs the view of bicyclists or motorists using any street, private driveway, approach to any street intersection, or which interferes with the effectiveness of or obscures any traffic sign, device or signal.
- (5) Luminous signs.
- (6) Any sign placed upon a traffic control sign, tree, or utility pole for any reason whatsoever.

Town Planner Jordan Cook stated, "This is what we looked at last month. Section 3 shows removing the following text: except signs which give time and temperature and other public information messages. The Planning Board did decide to move forward with striking this text."

Mr. Giattino moved to send the proposed amendment to Section 58-146 to the Town Council with a favorable recommendation. Ms. Propst seconded the motion, with votes recorded as follows:

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

B. Review and Consideration of Luminous/Lighted Signs Text Amendment. Town Planner Cook reviewed the following proposed text amendment with the Planning Board:

Sec. 58-147. - General requirements.

- (a) Any lighted sign or lighting device shall be so oriented as not to cast light upon a public right-of-way so as to cause glare, intensity or reflection that may constitute a traffic hazard or a nuisance, or cast light upon adjacent property that may constitute a nuisance.
- (b) Lighted signs shall employ only devices emitting a light of constant intensity **and white color**, and no signs shall be illuminated by a flashing, intermittent, rotating or moving light.
- (c) No electric sign shall be so located with relation to pedestrian traffic as to permit such sign to be easily reached by any person. The bottom of such sign shall be located a minimum of ten feet above the grade immediately under said sign, if the sign is within 15 feet of the edge of the street right-of-way.
- (d) The area of a sign shall be measured by measuring one face of the entire sign including any border or trim and all of the elements of the matter displayed, but not including the base or apron, supports or other structural members. The area of a double face sign shall be the area of one face of the sign.
- (e) Nonconforming signs shall be subject to the provisions contained in section 58-112.
- (f) Fencing, scoreboards, and structures in the athletic fields may be utilized for customary signs, and all such signs shall be directed solely towards users of the facility. Such individual signs, whether temporary or permanent, shall not exceed 32 square feet in size and shall be permitted by the zoning administrator in the manner of other permanent, attached (on-structure) signs under section 58-148, or temporary signs under section 58-151, without amendment to the conditional use permit or conditional zoning permit so long as compliance with all standards in this chapter are met.

Vice-Chairman Dow discussed that there are several signs in the windows of the current shopping center that are internally lit and he questioned whether those are okay.

Chairman Sharp advised that they could not be seen as you are driving down Providence Road.

Mr. Giattino questioned the possibility of an internal shopping area where the stores are facing inward into the parking lot and if the store owner would have the right to put up a flashing sign.

Chairman Sharp advised that if that did happen in the future that the Town has conditional zoning and would be able to regulate those types of signs during that process.

Town Planner Cook also advised that typically a parking lot is not considered right-of-way.

Vice-Chairman Dow moved to send the proposed text amendment to Section 58-147 to the Town Council with a favorable recommendation. Mr. Vivian seconded the motion, with votes recorded as follows:

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

C. Review and Consideration of Freestanding Ground Signs Height Text Amendment. The Planning Board received a copy of the following memo from Town Planner Jordan Cook:

- At the December Planning Board meeting I presented a rough draft of a freestanding ground sign proposed by Bethany Church.
- The proposed sign was twelve feet tall, which is allowed by our current ordinance. The Planning Board expressed concern over that height.
- In the packet I have included existing freestanding ground signs from Weddington Corners, Citizens South Bank, Weddington Family Medicine and Chesterbrook Academy. Please note that the Weddington Corners Shopping Center sign on Providence Road is 14'-7" tall and is allowed under "Shopping Center Identification Signs" regulations. Those signs are permitted to be 20 feet tall. All other signs fall under the "Freestanding Ground Signs" regulations.
- *Section 58-149-Freestanding Ground Signs* has been included in the packet.

Town Planner Cook reviewed the following proposed text amendment:

Sec. 58-149. - Freestanding ground signs.

- (a) No freestanding ground sign shall be higher than ~~12~~ **8** feet above grade as measured to the top of the sign.
- (b) No part of the sign including projections shall be located closer than 15 feet to any adjacent side lot line and shall not be located within five feet of the edge of the street right-of-way line.
- (c) All freestanding ground sign structures or poles shall be self-supporting structures erected on or set into and permanently attached to concrete foundations. Such structures or poles shall comply with the building codes of Union County and be affixed as not to create a public safety hazard.
- (d) The sign shall be located in a manner that does not impair traffic visibility.
- (e) Freestanding ground signs are permitted as long as the building or structure in which the activity is conducted is set back at least 30 feet from the street right-of-way.
- (f) The maximum sign area varies by type and use. Unless otherwise specified in the Ordinance, the maximum total sign area per side shall be 50 square feet and the total text area per side (including logos) shall be no greater than 20 square feet.

There was discussion by the Planning Board of what above grade means and how it is measured.

Vice-Chairman Dow moved to send the proposed text amendment to Section 58-149 to the Town Council with a favorable recommendation contingent upon the following amendment being made:

- (a) No portion of any freestanding ground sign shall be higher than 7 feet above grade as measured to the top of the sign.

Ms. Propst seconded the motion, with votes recorded as follows:

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

Mr. Steele discussed his concern that under the Town's current ordinance a shopping center sign could be 20 feet in height. He suggested that height be reduced to 15 feet. Town Planner Cook will research this item and bring a proposed text change to the Planning Board for their review and consideration.

Item No. 5. New Business. There was no New Business.

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

- Construction of the NC 84 Weddington-Matthews Road Dual Lane Roundabout should begin this summer. NCDOT plans to begin construction as soon as schools are out. NCDOT has provided costs for additional items in or around the roundabout. Those items are sidewalks along Weddington Road, irrigation in the roundabout, additional street lighting, upgraded crosswalks and sign posts. NCDOT Division Engineer Barry Moose will be at the February 13th meeting to discuss these upgrades and the proposed roundabout in greater detail.
- NCDOT plans to start construction of the Weddington Church Road relocation in March. All environmental permits have been approved and the construction contract will soon be awarded.
- Planning Staff and our Engineer met with developers interested in developing the Annecy site last month. The previously approved Preliminary Plat (48 one acre lots along Weddington-Matthews Road) would need to be vacated and a new subdivision process would begin if the site plan is modified. They plan to submit an application in February 2012.
- The Town has received a petition for voluntary annexation of 6.177 acres located at the northwest corner of Providence Road and New Town Road. This area includes three commercial parcels with existing commercial uses. During their January 9th meeting, the Town Council directed staff to investigate the New Town Market annexation petition.
- Town Council approved the following text amendments at their January 9th meeting:
 - Water Connection Policy
 - Building Mounted Signs
- The following items may be on the February 27th Planning Board agenda for discussion:
 - Signage Ordinance-Staff and Planning Board member(s) will continue looking at how to improve and clarify the current signage ordinance. This may be a multi-step process and entail multiple text amendments. Staff is currently looking into creating a "quick reference table" as an element of the signage ordinance.
 - Produce Stand Definition and Regulations
 - Farmers Market Definition and Regulations
- The following permits were issued in 2011:
 - Zoning Permits for New Houses-51
 - Upfit Permits for Additions or Remodeling Projects-74
 - Accessory Use Permits for Pools or Detached Structures-31
 - Compliance Permits for Completed Houses-42
 - In 2010 there were 34 new homes permitted, 80 upfits permitted and 51 accessory structures permitted.

Item No. 7. Other Business.

A. Report from the January Town Council Meetings. The Planning Board received the January 5 and January 9 Town Council Agendas as information.

Item No. 8. Adjournment. Mr. Steele moved to adjourn the January 23, 2012 Regular Planning Board Meeting. Ms. Propst seconded the motion, with votes recorded as follows:

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

The meeting adjourned at 7:33 p.m.

Dorine Sharp, Chairman

Attest:

Amy S. McCollum, Town Clerk