

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, MARCH 26, 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 March 26, 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 and Town Administrator/Clerk Amy S. McCollum

Absent: Jeff Perryman

Visitors: None

Item No. 1. Open the Meeting. Chairman Dorine Sharp called the March 26, 2012 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. February 27, 2012 Regular Planning Board Meeting Minutes. Town Administrator/Clerk Amy McCollum and Chairman Sharp reviewed several corrections to the minutes. Vice-Chairman Rob Dow moved to approve the February 27, 2012 Regular Planning Board Meeting minutes with the noted corrections. Mr. John Giattino seconded the motion, with votes recorded as follows:

AYES: Vivian, Giattino, Propst, Steele 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 Shopping Center Signs Text Amendment. The Planning Board received a copy of the following proposed text amendment and a diagram of the existing Weddington Corners Sign:

Sec. 58-153. – Signs permitted in B-1, B-1 (CD), B-2 and B-2(CD) business districts.

b. Shopping center identification signs shall be regulated as follows:

(1)	Types of signs permitted:	Shopping center identification.
(2)	Permitted number of signs:	A shopping center containing three or more businesses with separate entrances shall have one freestanding identification sign giving the names of the businesses located in the shopping center. No other freestanding signs shall be allowed. Such sign shall be in accordance with section 58-149.
(3)	Maximum area of signs:	<u>The maximum total sign area per side shall be 100 square feet and the total text area per side (including logos) shall be no greater than 50 square feet</u> , provided that no portion of the sign advertising a particular business shall be in excess of 20 square feet.
(4)	Permitted location:	The maximum height of said <u>any portion of the</u> sign shall be 1520 feet <u>from grade</u> and shall be located behind the right-of-way line.

Town Planner Jordan Cook stated, “Mr. Steele actually brought this up at the January meeting when we were revising freestanding ground signs. This amendment would apply to multi-tenant shopping centers.”

Items discussed:

- Topography is important in determining what the appropriate height of a sign should be.
- Signs in a shopping center would be part of the M-X District and further restrictions could be placed during the conditional zoning process.
- A variance would not be allowed for a shopping center sign. Planning Board asked that variance language be drafted to also include height of the sign.

Mr. Giattino moved to send a favorable recommendation to the Town Council regarding the proposed shopping center signs text amendment with the following recommended changes (as shown below). Mr. Steele seconded the motion, with votes recorded as follows:

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

(1)	Types of signs permitted:	Shopping center identification.
(2)	Permitted number of signs:	A shopping center containing three or more businesses with separate entrances <u>may</u> shall have one freestanding identification sign giving the names of the businesses located in the shopping center. No other freestanding signs shall be allowed. Such sign shall be in accordance with section 58-149.
(3)	Maximum area of signs:	<u>The maximum total sign area per side may shall be no greater than 100 square feet and the total text area per side (including logos) shall be no greater than 50 square feet</u> , provided that no portion of the sign advertising a particular business shall be in excess of 20 square feet.
(4)	Permitted location:	The maximum height of said <u>any portion of the</u> sign shall be no greater than 121520 feet <u>from grade</u> and shall be located behind the right-of-way line.

B. Review and Consideration of Temporary Use Permit Banners Text Amendment. The Planning Board received a copy of the following proposed text amendment:

Sec. 58-151. - Temporary signs.

- (a) *Banners, pennants and temporary signs.* The following temporary signs are permitted after the zoning administrator has issued a temporary sign permit, for a total period not to exceed 30 days:
- (1) Except for temporary off-premises signs authorized under subsection (a)(3) of this section, special event signs set out below, unlighted portable signs, banners and wind-blown signs such as pennants, spinners, flags and streamers for special events, grand openings and store closings. Any such sign shall be no greater than 20 square feet and shall be limited to one sign per address. For the purposes of this section, special event shall mean any festive, educational, sporting or artistic event or activity for a limited period of time, which is not considered as part of the normal day-to-day operations of the group, organization or entity.
 - (2) Temporary banner-type signs customarily located at athletic fields containing signs shall be directed solely towards users of the athletic field. Fencing, scoreboards and structures in the athletic fields may be utilized for customary signs in order to raise funds for these same facilities. Such individual temporary signs shall not exceed 20 square feet in size, may be permitted for a period not to exceed one year, and may be renewed so long as the sign remains in compliance with the requirements of this article.
 - (3) A maximum of two off-premises signs shall be allowed per event, provided one temporary off-premises special event sign shall be allowed, per parcel fronting on a public road upon the issuance of a temporary use permit, subject to the following restrictions:
 - a. Each temporary off-premises special event sign shall be on private property, outside the road right-of-way and subject to permission of the property owner;
 - b. A temporary off-premises special event sign can only be placed seven days before the special event and must be removed 48 hours after the special event;
 - c. A separate permit must be issued for each temporary off-premises special event sign;
 - d. No parcel may be issued more than four temporary off-premises special event sign permits during any 12-month period;
 - e. Temporary off-premises special event signs shall be limited to four times per year, per group/organization;
 - ~~f. After a temporary use permit has been approved by the planning board, the planning board may allow the replacement of town street banners with banners promoting the special event. The design, number and location of these banners must be approved by the planning board. These banners can only be placed seven days before the special event and must be removed and the town banners rehung within 48 hours after the special event. All costs associated with these event banners, including manufacturing, installation and removal, will be at the expense of the group that received the temporary use permit. The group must also use the same company and same materials that the town uses for their banners.~~

Town Planner Cook stated, “We added Section f in October of last year. The last sentence of Section f and the requirement to be reviewed by the Planning Board was added at the Town Council meeting. Councilwoman Pamela Hadley came to me and asked that this be changed and asked that we strike the entire Section f.”

Vice-Chairman Dow moved to send a favorable recommendation to the Town Council regarding the proposed text amendment to Section 58-151. Ms. Propst seconded the motion, with votes recorded as follows:

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

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. The Town will pay \$9,000 for conduit for irrigation and/or lighting and fill dirt in the roundabout. Sidewalks along Weddington Road, upgraded crosswalks and sign posts will not be upgraded by the Town. NCDOT has agreed to install dark (almost black) tint to the inside of the circle and a terra cotta color tint for the larger islands leading into and out of the circle.
- The Town Council denied the petition for voluntary annexation of 6.177 acres located at the northwest corner of Providence Road and New Town Road. This area included three commercial parcels with existing commercial uses. The Town Council agreed with the Planning Board's comments.
- At their February 13th meeting the Town Council approved \$35,000 for additional median landscaping along Providence Road, Hemby Road and Rea Road. Councilman Thomisser, Councilwoman Harrison and I met with Union County Urban Forester David Grant on February 22nd to develop a plan. David Grant recently submitted a plan and would like to have the plants in the ground by May 15th at the latest.
- The Agritourism and Agricultural Use Definition text amendments were on the February 27th Planning Board agenda (both received a favorable recommendation). These text amendments may be on the April 2nd Town Council agenda. Town staff wishes to discuss these with the Town Attorney before proceeding.
- The Town Council approved the following text amendments at their March 12th meeting:
 - Luminous/Lighted Signs
 - Freestanding Ground Signs Height
- The following items may be on the April 23rd Planning Board agenda for discussion:
 - Items discussed at March 23rd Retreat
 - Produce Stand Definition and Regulations
 - Farmers Market Definition and Regulations
 - DrumStrong Temporary Use Permit for the May 19-20 event

Other items discussed:

- Develop text to regulate subdivision sales signs for subdivisions under construction.
- The agritourism and agricultural use definition text amendments may be able to be combined into the Farmers Market definition and regulations.
- Town Planner Cook will receive a new update on the status of the Weddington Church Road relocation at the next TCC Meeting and report back to the Planning Board.
- Town Planner Cook will forward to the Planning Board copies of the roundabout location map.
- Town Planner Cook advised the Board that the Town Council at their retreat did initiate the process of beginning to revise the Land Use Plan and to possibly send out a new Town survey. The Planning Board indicated an interest in reviewing the survey prior to it being mailed to citizens and felt that COG or another organization should assist the Town in preparing the survey.

Item No. 7. Other Business.

A. Report from the March Town Council Meetings. The Planning Board received a copy of the March Town Council agendas for their information.

Item No. 8. Adjournment. Vice-Chairman Dow moved to adjourn the March 26, 2012 Regular Planning Board Meeting. Mr. Vivian seconded the motion, with votes recorded as follows:

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

The meeting adjourned at 7:51 p.m.

Dorine Sharp, Chairman

Attest:

Amy S. McCollum, Town Clerk