

**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, JULY 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 July 23, 2012, with Chairman Dorine Sharp presiding.

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

Absent: None

Visitors: Jack Steele, Mike Kissel, Danis Simmons, Robert Hutson, Eric Smith, Steve Motley, Rob Kreisher, Peter Tatge, Mans McLeod and Terry Williams

**Item No. 1. Open the Meeting.** Chairman Dorine Sharp called the July 23, 2012 Regular Planning Board Meeting to order at 7:02 p.m. Chairman Sharp presented Mr. Jack Steele with a gift thanking him for serving on the Weddington Planning Board.

**Item No. 2. Determination of Quorum/Additions or Deletions to the Agenda.** There was a quorum. Town Planner Jordan Cook asked that Items 6 B. and C. be deleted from the agenda. By consensus, the Planning Board agreed to the amendment to the agenda.

**Item No. 3. Oath of Office – Jennifer Romaine.** Town Administrator Amy McCollum administered the Oath of Office to Ms. Jennifer Romaine prior to the opening of the meeting.

**OATH OF OFFICE**

I, Jennifer Romaine, do solemnly swear that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of the State of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties as a member of the Planning Board, Historic Preservation Commission and as an alternate to the Board of Adjustment, so help me God.

**Item No. 4. Approval of Minutes.**

**A. June 25, 2012 Regular Planning Board Meeting Minutes.** Vice-Chairman Rob Dow moved to approve the June 25, 2012 Regular Planning Board Meeting minutes. Mr. John Giattino seconded the motion with votes recorded as follows:

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

**Item No. 5. Old Business.** There was no Old Business.

**Item No. 6. New Business.**

**A. Review and Consideration - Vintage Creek RCD Subdivision Sketch Plan.** The Planning Board received a copy of the following memo from Town Planner Jordan Cook:

Stillwell NC, LLC submits a subdivision sketch plan application for a 90 lot Residential Conservation Subdivision on 116.52 acres located on Weddington-Matthews Road.

**Application Information:**

Date of Application: May 31, 2012

Applicant/Developer Name: Stillwell NC, LLC

Owner Name: Stillwell NC, LLC, Withrow Capital Inc. and Dorothy Morris Killough

Parcel ID#: 060-90-004, 060-93-011 01 and 28 acres of 060-93-007

Property Location: Weddington-Matthews Road

Existing Zoning: RCD

Proposed Zoning: RCD (Conservation Subdivision through the Conditional Zoning process)

Existing Land Use: Residential Conservation

Proposed Land Use: Residential Conservation

Existing Use: Vacant Land

Parcel Size: 116.52 acres

**Project Information:**

The Vintage Creek Subdivision is a proposed 90 lot subdivision on 116.52 acres comprised of three parcels. The subdivision is located on and accessed by Weddington-Matthews Road and is being developed by Stillwell NC, LLC 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 0.77 dwelling units per acre.

**Plan Information:**

*Sheet 1-Cover Sheet*

- Displays overall site layout, vicinity map and adjacent property owners.

*Sheet 2-Overall Site Analysis and Existing Resources*

- Displays existing conditions and features of the site including ponds, tree canopy, streams, ridge lines, wetlands, 100 and 500 year floodplains, soils, soil key, viewsheds. Duke Power utility right-of-way for overhead power lines traverses the eastern boundary of the property.
- Small portion of site within Duke Power right-of-way is within floodplain.
- No rock outcroppings, historic sites and/or trails are present on the site.
- Conservation Land Summary

*Sheet 3-Vegetative Cover- Site Analysis and Existing Resources*

- Displays existing vegetative cover of the site including forestlands, meadows, pastures, hedgerows, trees greater than 15 inches in caliper and wetlands.
- Conservation Land Summary

*Sheet 4-Slope Inventory- Site Analysis and Existing Resources*

- Displays existing slope inventory of the site including slopes of 0-10%, 10-15%, 15-25% and 25% or greater (of which there are none). Topography shown in one foot intervals.

*Sheet 5-Preliminary Yield Plan "B"*

- Displays the site as it could be developed by right as a conventional subdivision with minimum lot sizes of 40,000 square feet, minimum lot widths of 120 feet and 10% open space.

- The site plan shows 10% open space and the Amanda Drive Extension as required by the LARTP.
- Building envelopes shown to confirm lots are buildable per Town setback requirements.

*Sheet 6-Preliminary Cluster Sketch Plan*

- Displays the site as a conservation subdivision with minimum lot sizes of 12,000 square feet, minimum lot widths of 80 feet and 50% open space. Shows all required building setbacks, lot sizes and landscaping and thoroughfare buffers.
- The site plan includes 63% open space or 72.85 acres and two “pocket parks” internal to the site.
- The plan also shows Amanda Drive Extension as required by the LARTP, possible water quality (if required) and conservation lands.

*Sheet 7- Preliminary Cluster Sketch Plan-Tree Inventory*

- Displays the site’s conservation lands to be preserved and trees 15 inches in caliper or greater in the developed area. Trees 15 inches or greater not in the proposed developed area not included.
- Conservation Land Summary

*Sheet 8-Aerial 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. Vintage Creek has provided the following conservation lands:

- Tier A-35.71 acres of forestland and an existing pond.
- Tier B-36.73 acres of farmland and open meadow pastures.
- Tier C-small area of steep slopes on the mid-eastern portion of the property.
- Total of 72.85 acres of the 116.52 acres or 63% 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.
- Vintage Creek is to be served by Union County Public Water and Sewer. The applicant proposes to connect to existing 16 inch waterline located on north side of Weddington-Matthews Road. A sewer line is within one mile of the site while other alternatives are being discussed with Union County Public Works.
- Vintage Creek is comprised of three parcels. The Town has received signed and notarized letters from all property owners allowing Stillwell NC, LLC to represent them in the Sketch Plan and Preliminary Plat process.
- Lot 23 is the largest lot at 24,427 square feet or .56 acres
- Lot 80 is the smallest lot at 13,099 square feet or .30 acres.
- Amanda Drive Extension is an approved thoroughfare improvement on the adopted Local Area Regional Transportation Plan (LARTP) which will soon be added to NCDOT’s Comprehensive Transportation Plan (CTP).
- Applicant must obtain a driveway permit from NCDOT for access off of Weddington-Matthews Road.
- Public Involvement Meetings (PIM) were held on Monday, July 9<sup>th</sup> on-site and Wednesday, July 11<sup>th</sup> at Town Hall. 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 Vintage Creek RCD Subdivision Sketch Plan has been found to be in general conformance with the Town of Weddington Zoning and Subdivision Ordinances.**

The Planning Board also received the following:

- Application for Submittal of Subdivision Sketch Plan
- Subdivision Application – Residential Conservation District Pre-Sketch Conference
- Aerial Map of the Property
- Shirley N. Hill Property Map
- Cover Sheet
- Overall Site Analysis and Existing Resources
- Vegetative Cover - Site Analysis and Existing Resources
- Slope Inventory – Site Analysis and Existing Resources
- Preliminary Yield Plan
- Preliminary Cluster Sketch Plan and Tree Inventory
- Aerial Map

Mr. Robert Hutson spoke to the Planning Board and advised them that Centerline was a 19 year old company that had recently purchased 802 lots in the Charlotte area with approximately 441 of those lots being in Union County.

The following items were discussed:

- The two lots located in the front of the property are approximately 100 feet from the edge of the road. Vice-Chairman Dow commented that one of the important things about conservation subdivisions is view shed from the road and urged them to remember that in planning the entrance, landscaping and utilizing existing tree cover. The applicant felt that there was plenty of vegetation to buffer the two lots shown at the front of the plan.
- Water quality (retention pond) was put on the site by the applicant in case there is a need for it.
- The Planning Board discussed when the combination of the three parcels would need to be completed.
- Members asked what type of homes Centerline plans to build. Mr. Hutson advised that the houses are in the \$500,000 price range. Chairman Sharp informed the Planning Board that that information should not affect their decision and it is the Planning Board's role to determine whether the plat meets the specifications of the ordinance.
- Town Planner Cook referred to Section 46-76 G of the Town's Code which states the following: In conservation subdivisions, cul-de-sacs may be greater than 600 feet in length in order to prevent the degradation and development of primary and secondary lands within the subdivision thereby conserving the integrity of the conservation subdivision by preserving open space in an unaltered state. He advised that there is a cul-de-sac shown on the plan that is 705 feet.
- The applicant advised that they are seeking to get additional property at the front for the entrance monument and better transition on the curve for the right-of-way turn lane design.
- Mr. Peter Tatge, representative for the project, advised that the greatest attribute is all of the green space and informed the Planning Board that almost every lot backs up to some type of vegetation.
- Mr. Giattino questioned what plans the developer had for the pocket parks. They advised that they were planning for heavy landscaping, benches, trail heads, etc. but would have further detail as the plans progressed.
- Planning Board members questioned whether the County had given a commitment relative to water and sewer for the project. Mr. Eric Smith gave an update on conversations he has had with Union

County Public Works which consisted of capacity issues, the expansion of Twelve Mile Creek Waste Water Treatment Plant and the lift station policy which is being changed. He stated, "We are waiting for data from Union County to determine how we will sewer the property. We know there is going to be a lift station and a force main and at least two manholes. We know we can sewer it but we do not know how we will physically do it. I think a lot of that will happen over the next 90 days." Town Planner Cook advised that the Town would require this information during the preliminary plat process.

- NCDOT will determine what improvements the developer will have to make to get their driveway cut for their entrance. Preliminary discussions with NCDOT indicate that a turn lane may be needed.
- Planning Board members advised that they were really impressed with the layout of the homes.
- Ms. Propst discussed clear cutting that has occurred with previous conservation subdivisions. The developer advised that it is their intent to preserve as many trees as they can and expressed that was the value of what they were trying to accomplish by building to the land and clear lot by lot by using transitional grading.

Vice-Chairman Dow moved to approve the length of the 705 foot cul-de-sac due to the location of the continuation of Amanda Drive and the existing topography at the site. Mr. Vivian seconded the motion, with votes recorded as follows:

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

Mr. Vivian moved to approve the Vintage Creek RCD Subdivision Sketch Plan. Mr. Perryman seconded the motion, with votes recorded as follows:

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

**B. Review and Consideration - Agritourism Definition Text Amendment.** This item was deleted from the agenda.

**C. Review and Consideration - Agricultural Uses Definitions Text Amendment.** This item was deleted from the agenda.

**Item No. 7. Update from Town Planner.** The Planning Board received the following update memo from Town Planner Cook:

- NCDOT is still acquiring right-of-way for the roundabout. DOT plans to let the project this year but may have to wait until school is out next year to begin construction.
- Construction of the Weddington Church Road relocation project began on June 27<sup>th</sup>. Many preliminary engineering items in and around the pond have been installed. The completion date for this project is September 14, 2012 and the total cost of the project is \$513,175.50.
- I met with the engineering and consultant group hired by NCDOT to work on the Rea Road Extension project last week. This meeting was just for preliminary discussion and fact finding. NCDOT plans to have the Environmental Impact Analysis completed by 2014.
- Clay Burch with GreenTek has completed the installation of additional landscaping to the medians along Providence Road, Hemby Road and Rea Road.
- Polivka International Company submitted their MX Conditional Zoning Application along with a Land Use Map Amendment request. The Land Use Map Amendment was approved by the Town Council at their last meeting. The applicant will now proceed with the MX rezoning. Public

Involvement Meetings for this rezoning will occur on July 25<sup>th</sup> from 10:00-12:00pm on-site and on August 16<sup>th</sup> from 6:00-8:00pm at Town Hall.

- I sent the Town Council the 2002, 2006 and 2007 Town surveys on April 12<sup>th</sup>. This was discussed at the Planning Retreat during the Land Use Plan update conversation. The Council discussed the Land Use Plan and reviewed a proposed timeline at their last meeting. Staff will now begin to work with Centralina COG to develop a survey.
- Stillwell NC, LLC has submitted a sketch plan for a 90 lot RCD Conservation subdivision named Vintage Creek. This is the previous Annecy site with the addition of 41.45 acres. The Public Involvement Meetings for this plan occurred on Monday, July 9<sup>th</sup> from 2-4pm on – site and on Wednesday, July 11<sup>th</sup> from 6-8pm at Town Hall.
- The Town Council approved the following items at their July 9<sup>th</sup> meeting:
  - Subdivision Sales Sign Text Amendment-Letters will now be sent to all developers with existing subdivision sales signs.
  - Polivka Land Use Map Amendment from Traditional Residential to Business.
- The Town Council called for the Public Hearing on the following item(s):
  - Union Power Text Amendment
- The following items may be on the August 27<sup>th</sup> Planning Board agenda for discussion:
  - Polivka MX Rezoning

**Item No. 8. Other Business.**

**A. Report from the July Town Council Meeting.** The Planning Board received a copy of the July Town Council Meeting agenda as information.

**Item No. 9. Adjournment.** Mr. Perryman moved to adjourn the July 23, 2012 Regular Planning Board Meeting. Vice-Chairman Dow seconded the motion, with votes recorded as follows:

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

The meeting adjourned at 8:23 p.m.

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Dorine Sharp, Chairman

Attest:

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Amy S. McCollum, Town Clerk