

**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, NOVEMBER 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 November 26, 2012, with Chairman Dorine Sharp presiding.

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

Absent: Jeff Perryman

Visitors: Barbara Harrison and Pamela Hadley

**Item No. 1. Open the Meeting.** Chairman Dorine Sharp called the November 26, 2012 Regular Planning Board Meeting to order at 7:03 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. October 11, 2012 Special Town Council and Planning Board Meeting Minutes.** Vice-Chairman Rob Dow moved to approve the October 11, 2012 Special Town Council and Planning Board Meeting Minutes. Mr. John Giattino seconded the motion, with votes recorded as follows:

|       |                                                         |
|-------|---------------------------------------------------------|
| AYES: | Propst, Giattino, Vivian, 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 Bromley Monument Signs.** The Planning Board received the following memo from Town Planner Jordan Cook:

Please find the attached application from Toll Brothers Inc. for the Bromley Subdivision entrance monument signs. The monument signs are for the recently approved ten lots depicted on Bromley Map 1.

The signs will be facing Hemby Road. A copy of the site layout, landscaping and setbacks from Hemby 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 (brick monument is approximately 59 square feet).
- Height of monument is approximately 10' 3".
- Width of monument at base is approximately 8'.
- 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.
- All proposed landscaping is supplemental. Only the 'Nellie R. Stevens' Holly and Kaleidoscope Abelia are not listed on the Town's "List of Acceptable Plant Species" in Appendix I of the *Zoning Ordinance*. Otherwise, all landscaping meets and/or exceeds the Town's landscaping 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 also received the Sign Only (Permanent) Zoning Permit Application dated November 18, 2012 and a copy of the Entry Monument Plan.

Town Planner Cook advised that the 10 lots in Bromley Phase I are not accessed by their main entrance. Mr. Cook read several sections of the code dealing with free standing ground signs and subdivision identification signs. The Planning Board felt that language needed to be drafted to exclude subdivision entrance signs from that language. Chairman Sharp felt that the Planning Board could approve the Bromley monument sign because it is a subdivision entrance monument and not a sign.

Chairman Sharp questioned if this was an access road for 10 lots and whether it really needs to be considered an entrance to the neighborhood. She advised that she did not have a problem with something being there but she felt that the sign was too big.

Ms. Janice Propst felt that the entrance monument is an asset to the community and those 10 lots want to be known as part of the subdivision.

Vice-Chairman Dow - This is an entrance. In the application you say it is a brick monument but it needs to say masonry instead in your memo.

Councilwoman Barbara Harrison informed the Board that her neighborhood had more than one entrance and that homeowners in her neighborhood want as nice of an entrance in their area as the main entrance since they all pay the same dues.

Town Planner Cook advised that the landscaping that they are proposing is supplemental. The Planning Board felt that it may be time to have someone look over the Town's landscaping list.

Vice-Chairman Dow moved to approve the Bromley Subdivision Entrance monument because it is considered a subdivision entrance wall and monument which does not come under the freestanding sign regulation and the landscaping is acceptable because it is supplemental. Ms. Jennifer Romaine seconded the motion, with votes recorded as follows:

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

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

- The Land Use Plan Survey was closed on Monday, November 19<sup>th</sup>. We received about 680 responses out of approximately 3,400 surveys for a 20% response rate. CCOG will now compile the results and present them to Council in the next few weeks.
- Stillwell NC, LLC's Sketch Plan for a 90-lot conservation subdivision called Vintage Creek on parcels 06-090-004, 06-090-007 and 06-093-011 was approved. The applicant is now working with Union County on finalizing water and sewer plans. Once finalized, the applicant can begin preparing the preliminary plat.
- The Town Council approved the Polivka MX Conditional Zoning Rezoning application at their last meeting. This rezoning was approved with the thirteen conditions that the Planning Board recommended. The Planning Board will now act as the Design Review Board for the elevations and construction document reviews.
- The Agritourism and Agricultural Use Definition text amendments were on the February 27<sup>th</sup> Planning Board agenda (both received a favorable recommendation). These text amendments have been amended since that February Planning Board meeting. Town Attorney Anthony Fox has provided feedback on the proposed text amendments and recommends some changes. These can be discussed at a later date. *(This item may be moved to the Retreat agenda.)*
- The Town Council will consider the following text amendments at their December 10<sup>th</sup> meeting:
  - Section 46-46-Fire Hydrant Text
  - Section 58-60-Mixed Use Text
  - Land Use Plan Text Changes-Pages 24 and 25
  - Extending the expiration date of the Land Use Plan to 2013
- The following items may be on the December 17<sup>th</sup> Planning Board agenda for discussion:
  - Beulah Church Road Minor Subdivision
  - Howie Property Minor Subdivision
  - Vintage Creek Monument Sign
  - Transportation Impact Analysis (TIA) Text Amendment-requirement for residential subdivisions to submit TIA

The Planning Board and Town Planner Cook talked about the Land Use Survey and its credibility because there was a concern that individuals could take the survey more than once. Vice-Chairman Dow discussed that he was concerned with how many people did not fill out the survey and that people did not receive the yellow card informing them to take the survey.

Vice-Chairman Dow informed Councilwomen Hadley and Harrison who were in attendance that the Planning Board is the Design Review Board by default. He advised that the Town Council has the right to select a Design Review Board but it defaults to the Planning Board if another board does not exist. Councilwoman Hadley asked that this item be added to the December Town Council agenda for discussion.

#### **Item No. 7. Other Business.**

**A. Report from the November Town Council Meeting.** The Planning Board received a copy of the November 13, 2012 Town Council agenda for information.

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

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

The meeting adjourned at 7:45 p.m.

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Dorine Sharp, Chairman

Attest:

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Amy S. McCollum, Town Clerk