

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, DECEMBER 17, 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 December 17, 2012, 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

Absent: John Giattino

Visitors: None

Item No. 1. Open the Meeting. Chairman Dorine Sharp called the December 17, 2012 Regular Planning Board Meeting to order at 7:00 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. Oath of Office.

A. Dorine Sharp. Town Administrator Amy McCollum administered the Oath of Office to Ms. Dorine Sharp prior to the opening of the meeting.

**TOWN OF WEDDINGTON, NC
PLANNING BOARD, HISTORIC PRESERVATION COMMISSION
AND BOARD OF ADJUSTMENT**

Oath of Office

I, Dorine Sharp, 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 a regular member to the Board of Adjustment, so help me God.

This the 17th day of December, 2012.

B. Jennifer Romaine. Town Administrator McCollum administered the Oath of Office to Ms. Jennifer Romaine prior to the opening of the meeting.

**TOWN OF WEDDINGTON, NC
PLANNING BOARD, HISTORIC PRESERVATION COMMISSION
AND BOARD OF ADJUSTMENT**

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.

This the 17th day of December, 2012.

Item No. 4. Election of Chairman and Vice-Chairman. Mr. Rob Dow nominated Ms. Sharp as Planning Board Chairman. Mr. Jeff Perryman seconded the motion, with votes recorded as follows:

AYES: Perryman, Propst, Romaine, Vivian and Dow
NAYS: None

Mr. Jim Vivian nominated Mr. Dow as Planning Board Vice-Chairman. Ms. Romaine seconded the motion with votes recorded as follows:

AYES: Perryman, Propst, Romaine, Vivian and Dow
NAYS: None

Item No. 5. Approval of Minutes.

A. October 22, 2012 Regular Planning Board Meeting Minutes. Mr. Perryman moved to approve the October 22, 2012 Regular Planning Board Meeting minutes. Mr. Vivian seconded the motion, with votes recorded as follows:

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

B. November 26, 2012 Regular Planning Board Meeting Minutes. There was one correction noted to the minutes. Ms. Janice Propst moved to approve the November 26, 2012 Regular Planning Board Meeting minutes with the one correction. Mr. Perryman seconded the motion, with votes recorded as follows:

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

Item No. 6. Old Business. There was no Old Business.

Item No. 7. New Business.

A. Consideration of Approval of the 2013 Meeting Calendar. Vice-Chairman Dow moved to approve the 2013 Meeting Calendar. Mr. Perryman seconded the motion, with votes recorded as follows:

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

**SCHEDULE OF PLANNING BOARD MEETINGS - 2013
(4TH MONDAY OF EVERY MONTH)**

DATE	TIME	LOCATION
January 28, 2013	7:00 p.m.	Town Hall Council Chambers
February 25, 2013	7:00 p.m.	Town Hall Council Chambers
March 25, 2013	7:00 p.m.	Town Hall Council Chambers
April 22, 2013	7:00 p.m.	Town Hall Council Chambers
May 20, 2013 (Moved up one week - Memorial Day)	7:00 p.m.	Town Hall Council Chambers
June 24, 2013	7:00 p.m.	Town Hall Council Chambers
July 22, 2013	7:00 p.m.	Town Hall Council Chambers
August 26, 2013	7:00 p.m.	Town Hall Council Chambers

September 23, 2013	7:00 p.m.	Town Hall Council Chambers
October 28, 2013	7:00 p.m.	Town Hall Council Chambers
November 25, 2013	7:00 p.m.	Town Hall Council Chambers
December 16, 2013 (Moved up one week - Christmas)	7:00 p.m.	Town Hall Council Chambers

B. Review and Consideration of a Proposed Text Amendment to Section 58-9-Entry Monuments.

Town Planner Jordan Cook reviewed the proposed text amendment with the Planning Board:

Sec. 58-9. - Fences and walls permitted within yard areas and at subdivision entrances.

Unless otherwise noted in this chapter, fences or walls are permitted in the various districts subject to the following regulations:

- (1) *Residential districts.*
 - a. Within the required rear and side yard areas, the maximum height of a fence (except court perimeter fences) or wall shall be eight feet.
 - b. Within the required front yard area, the maximum height of a fence or wall shall be five feet.
 - c. No portion on any fence or wall may be located within the established right-of-way of any publicly maintained road unless an encroachment agreement has first been obtained from the governing body maintaining said road.
 - d. Subdivision entry and perimeter walls **and entry monuments** are not required to be of any specific height or style, but are subject to review and approval of the planning board prior to the start of construction.
- (2) *Business districts.*
 - a. Within the required rear and side yard areas, the maximum height of a fence or wall shall be eight feet.
 - b. Within the required front yard area, the maximum height of a fence shall be five feet.

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

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

C. Review and Consideration of a Proposed Text Amendment to Section 58-152-Subdivision Identification Signs. Town Planner Cook reviewed the proposed text amendment with the Planning Board:

Sec. 58-152. – Signs permitted in all R residential districts

- (f) Subdivision identification signs **(included on entry monuments)** shall be regulated as follows:

(1)	Types of signs permitted:	Identification.
(2)	Permitted number of signs:	Two signs per subdivision entrance.
(3)	Maximum area of signs:	No sign shall be greater than 20 square feet in area.
(4)	Permitted location:	Behind right-of-way line.

Mr. Vivian 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, Propst, Romaine, Vivian and Vice-Chairman Dow
 NAYS: None

D. Review and Consideration of a Proposed Text Amendment - Appendix 1-List of Acceptable Plant Species. Town Planner Cook reviewed the proposed text amendment with the Planning Board:

**APPENDIX I. LIST OF ACCEPTABLE PLANT SPECIES
 TABLE INSET:**

Botanical Name	Common Name
LARGE MATURING TREES	
Abies firma	Japanese fir
Acer platanoides	Norway Maple
Acer rubrum	Red Maple
Acer saccharinum	Silver Maple
Saccharum	Sugar Maple
Altis laevigata	Sugar hackberry
Amelanchier Canadensis	Serviceberry
Betula negra	River Birch
Carya illinoensis	Pecan
Carya glabra	Shagbark hickory
Carya cordiformis	Pignut hickory
Cedrus deodara	Deodar cedar
Celtis occidentalis	Hackberry
Cryptoeria japonica	Japanese cryptomeria
Cupressocyparis leylandii	Leyland cypress
Diospyros virginiana	Persimmon
Fagus grandiflora	American beech
Fraxinus americana	White ash

<i>Fraxinus pennsylvanica</i>	Green ash
<i>Ginkgo biloba</i>	Ginkgo
<i>Gleditsia triacanthos inermis</i>	Thornless honeylocust
<i>Gymnocladus dioicus</i>	Kentucky coffee tree
<i>Juniperus virginiana</i>	Eastern red cedar
<i>Liquidambar styraciflua</i>	Sweetgum
<i>Liriodendron tulipifera</i>	Tulip poplar
<i>Magnolia acuminata</i>	Cucumber tree
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Nyssa sylvatica</i>	Black gum
<i>Picea abies</i>	Norway spruce
<i>Picea orientalis</i>	Oriental spruce
<i>Picea pungens</i>	Colorado spruce
<i>Pinus bungeana</i>	Lacebark pine
<i>Pinus echinata</i>	Short leaf pine
<i>Pinus nigra</i>	Austrian pine
<i>Pinus sylvestris</i>	Scotch pine
<i>Pinus thunbergi</i>	Japanese black pine
<i>Pinus taeda</i>	Loblolly pine
<i>Pinus virginiana</i>	Virginia pine
<i>Platanus acerifolia</i>	London planetree
<i>Platanus occidentalis</i>	Sycamore
<i>Pseudotsuga menziesii</i>	Douglas Fir
<i>Quercus acutissima</i>	Sawtooth oak
<i>Quercus alba</i>	White oak
<i>Quercus bicolor</i>	Swamp white oak
<i>Quercus borealis</i>	Northern red oak
<i>Quercus coccinea</i>	Scarlet oak
<i>Quercus falcata</i>	Southern red oak
<i>Quercus laurifolia</i>	Laurel oak
<i>Quercus macrocarpa</i>	Bur oak
<i>Quercus nigra</i>	Water oak

Quercus phellos	Willow oak
Quercus rubra maxima	Eastern red oak
Quercus shumardi	Shumard oak
Quercus velutina	Black oak
Quercus virginiana	Live oak
Salix babylonica	Weeping willow
Sophora japonica regent	Japanese pagoda tree
Taxodium distichum	Bald cypress
Tilia cordata	Littleleaf linden
Tsuga caroliniana	Carolina hemlock
Tsuga canadensis	Eastern hemlock
Ulmus alata	Winged elm
Ulmus americana	American elm
Ulmus parvifolia	Lacebark elm
Zelkova serrata	Japanese zelkova
SMALL MATURING TREES	
Acer buergeranum	Trident maple
Acer campestre	Hedge maple
Acer ginnala	Amur maple
Acer griseum	Paperbark maple
Amelanchier arborea	Service berry
Betula platyphylla japonica	Japanese white birch
Carpinus betulus	European hornbeam
Carpinus carolinana	American hornbeam
Catalpa bignonioides	Southern catalpa
Cornus florida	Flowering dogwood
Cornus kousa	Kousa dogwood
Cornus mas	Cornelian-cherry dogwood
Cercis candensis	Eastern redbud
Crataegus phaenopyrum	Washington hawthorne
Cupressus arizonica	Arizona cypress

<i>Elaeagnus angustifolia</i>	Russian olive
<i>Eriobotrya japonica</i>	Loquat
<i>Halesia carolina</i>	Carolina silverbell
<i>Hammamelis mollis</i>	Chinese witch-hazel
<i>Fagus sylvatica</i>	European beech
<i>Ilex Fosteri</i>	Foster holly
<i>Ilex opaca</i>	American holly
<i>Ilex opaca hume</i>	Hume holly
<i>Ilex x attenuata 'Fosteri'</i>	Foster hybrid holly
<i>Ilex x attenuata savannah</i>	Savannah holly
<i>Koelreuteria bipinnata</i>	Chinese flame tree
<i>Koelreuteria paniculata</i>	Golden raintree
<i>Lagerstroemia indica</i>	Crepe myrtle
<i>Magnolia soulangeana</i>	Saucer magnolia
<i>Magnolia stellata</i>	Star magnolia
<i>Malus floribunda</i>	Flowering crabapple
<i>Malus hybrida</i>	Flowering crabapple
<i>Morus alba</i>	White mulberry
<i>Morus alba 'Pendula'</i>	Weeping white mulberry
<i>Osmanthus americanus</i>	Devilwood
<i>Ostrya virginiana</i>	Ironwood
<i>Oxydendrum arboreum</i>	Sourwood
<i>Paulownia tomentosa</i>	Empress tree
<i>Prunus caroliniana</i>	Carolina cherry laurel
<i>Prunus cerasifera 'Atropurpurea'</i>	Pissard plum
<i>Prunus cerasifera pissardii</i>	Purpleleaf plum
<i>Prunus cerasus</i>	Sour cherry
<i>Prunus serrulata kwanzan</i>	Kwanzan cherry
<i>Prunus subhirtella pendula</i>	Weeping cherry
<i>Prunus yedoensis</i>	Yoshino cherry
<i>Pyrus calleryana</i>	Callery pear
<i>Pyrus calleryana Bradfordi</i>	Bradford pear

Pyrus calleryana 'Redspire'	Redspire pear
Pyrus calleryana 'Capital'	Capital pear
Quercus acuta	Japanese evergreen oak
Quercus glauca	Ring cupped oak
Ulmus parvifolia	Chinese elm
Viburnum rufidulum	Southern blackhaw
SHRUBS	
Abelia grandiflora	Glossy abelia
<u>Abelia x grandiflora</u>	<u>Kaleidoscope abelia</u>
Aucuba japonica	Japanese aucuba
Azalea hybrida	Glendale azalea
Azalea indica	Indian azalea
Azalea obtusum Kaempferi	Kaempferi azalea
Bambusa multiplex	Hedge bamboo
Berberis julianae	Wintergreen barberry
Berberis thunbergii	Japanese barberry
Camellia japonica	Camellia
Camellia sasanqua	Sasanqua camellia
Chaenomeles speciosa	Flowering quince
Cleyera japonica	Cleyera
Euonymus alatus	Winged euonymus
Euonymus japonicus	Evergreen euonymus
Eleagnus pungens	Eleagnus
Forsythia intermedia	Forsythia
Hammamelis virginiana	Witch-hazel
Hydrangea quercifolia	Oakleaf hydrangea
Ilex aquifolium	English holly
Ilex cornuta	Chinese holly
Ilex cornuta burfordi	Burford holly
Ilex cornuta burfordi nana	Dwarf burford holly
Ilex crenata 'convexa'	Convex japanese holly

<i>Ilex crenata</i> 'hetzi'	Hetzi japanese holly
<i>Ilex crenata</i> 'roundifolia'	Roundleaf japanese holly
<i>Ilex</i> 'Emily Brunner'	Emily brunner holly
<i>Ilex glabra</i>	Inkberry holly
<i>Ilex latifolia</i>	Lusterleaf holly
<i>Ilex pernyi</i>	Perny holly
<i>Ilex vomitoria</i>	Yaupon holly
<i>Jumperus chinensis</i> pfitzeriana	Pfitzer jumper
<i>Jumperus chinensis</i> hetzi	Hetzi jumper
<i>Laurus nobilis</i>	Laurel
<i>Ligustrum japonicum</i>	Japanese privet
<i>Ligustrum lucidum</i>	Glossy privet
<i>Ligustrum vicaryi</i>	Vicary goldern privet
<i>Loropetalum chinense</i>	Loropetalum
<i>Mahonia lealei</i>	Leatherleaf mahonia
<i>Myrica cerifera</i>	Wax myrtle
<i>Nandina domestica</i>	Nandina
<i>Osmanthus fortunei</i>	Fortune tea olive
<i>Osmanthus fragrans</i>	Fragrant tea olive
<i>Osmanthus heterophyllus</i>	Holly osmanthus
<i>Osmanthus heterophyllus</i> roundifolius	Curly leaf tea olive
<i>Photinia fraseri</i>	Fraser photinia
<i>Photinia serrulata</i>	Chinese photinia
<i>Pieris floribunda</i>	Mountain andromeda
<i>Pieris japonica</i>	Japanese andromeda
<i>Pittosporum tobira</i>	Pittosporum
<i>Prunus laurocerasus</i>	English laurel
<i>Prunus laurocerasus</i> angustifolia	Narrow leaf english laurel
<i>Podocarpus macrophyllus</i> maki	Podocarpus
<i>Pyracantha coccinea</i>	Scarlet firethorn
<i>Raphiolepis umbellata</i>	Yeddo-hawthorn
<i>Spirea cantoniensis</i>	Reves spirea

Spirea thunbergi	Thunberg spirea
Spirea prunifolia plena	Bridalwreath spirea
Spirea vanhouttei	Vanhoutte spirea
Taxus cuspidata	Japanese yew
Viburnum prunifolium	Blackhaw viburnum
Viburnum rhytidophyllum	Leatherleaf viburnum
Viburnum tinus	Laurestinus viburnum

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

Item No. 8. Update from Town Planner. The Planning Board received the following update from Town Planner Cook:

- The Land Use Plan Survey was closed on Monday, November 19th. We received about 680 responses out of approximately 3,400 surveys for a 20% response rate. CCOG presented the results to the Town Council at their last meeting. Survey results can be found at www.townofweddington.com. The Town Council will now have bi-weekly workshop meetings beginning on Thursday, January 17th to discuss the Land Use Plan. There will be a total of six meetings held every other Thursday from 4-6pm. At these meetings the Council will review the Land Use Plan chapter by chapter. The new Land Use Plan will be completed by March 31, 2013.
- Stillwell NC, LLC’s Sketch Plan for a 90 lot conservation subdivision called Vintage Creek on parcels 060-90-004, 060-90-007 and 060-93-011 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. The Planning Board will now act as the Design Review Board for the elevations and construction document reviews. Polivka International has begun working on their construction documents.
- A scoping meeting for the Rea Road Extension took place on November 9, 2012. In that meeting it was stated that the Environmental Assessment will be completed in December 2013. The Finding of No Significant Impact (FONSI) will be completed in December 2014. “Segment One” of the project (Rea Road Extension 1,000 feet east of NC 16) is scheduled to begin right-of-way acquisition in 2016 and construction in 2017. The “Second and Third Segments” (1,000 feet east of NC 16 to NC 84 and NC84 to Indian Trail-Waxhaw Road respectively) are currently unfunded for right-of-way and construction.
- Town Attorney Anthony Fox has provided feedback on the proposed Agritourism and Agricultural Use Definition text amendments. This will be discussed at the Town Planning Retreat.
- The Town Council approved the following text amendments at their December 10th 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 March 31,2013
- The following items may be on the January 28th Planning Board agenda for discussion:
 - Beulah Church Road Minor Subdivision
 - Howie Property Minor Subdivision
 - Transportation Impact Analysis (TIA) Text Amendment-requirement for residential subdivisions to submit TIA
 - Mixed Use (MX) Review Process Text Amendment based on the recently approved text amendment to Section 58-60

Item No. 9. Other Business.

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

Item No. 10. Adjournment. Ms. Propst moved to adjourn the December 17, 2012 Regular Planning Board Meeting. Vice-Chairman Dow seconded the motion, with votes recorded as follows:

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

The meeting adjourned at 7:46 p.m.

Dorine Sharp, Chairman

Attest:

Amy S. McCollum, Town Clerk