

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, JANUARY 24, 2011 - 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 24, 2011 at 7:00 p.m., with Chairman Dorine Sharp presiding.

Present: Chairman Dorine Sharp, Vice-Chairman Rob Dow, Jim Vivian, Jeff Perryman, Jack Steele (Left at 7:57 p.m.), Scott Buzzard and Janice Propst and Town Planner Jordan Cook and Town Administrator/Clerk Amy McCollum

Absent: None

Visitors: Walker Davidson

Item No. 1. Open the Meeting. Chairman Dorine Sharp called the January 24, 2011 Regular Planning Board Meeting to order at 7:00 p.m.

By consensus, the Planning Board moved to continue their meeting until after the Special Board of Adjustment Meeting.

Chairman Sharp reopened the Planning Board Meeting at 7:04 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. December 20, 2010 Regular Planning Board Meeting Minutes. Mr. Jack Steele moved to approve the December 20, 2010 Regular Planning Board Meeting minutes. Mr. Jeff Perryman seconded the motion, with votes recorded as follows:

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

Item No. 4. Old Business. There was no Old Business.

Item No. 5. New Business.

A. Review and Compare Freestanding and Ground Sign Text. The Planning Board received a copy of the definitions of freestanding sign and ground sign and also a copy of Sections 58-149 and 58-150 from the Code of Ordinances.

Town Planner Jordan Cook stated, "After last month's approval of the Weddington Corners Shopping Center sign located at the access road, we came to realize there is some confusion between the freestanding and ground sign text."

Town Planner Cook reviewed the definitions and text that is currently in the Code of Ordinances and also shared regulations from other municipalities regarding freestanding and ground signs. Town Planner Cook questioned whether the two types of signs should be kept separate or combined into one category.

It was discussed that some signs are regulated through the Conditional Use Permit process.

Mr. Steele felt that the following should be addressed: height limit of the sign, square footage limit for the text and total square footage for the structure.

Vice-Chairman Dow advised that whether the sign is one-sided or two-sided should be considered when discussing square footages.

Chairman Sharp and Town Planner Cook will work on combining the regulations for the two signs and will bring language back to the Planning Board for their review at the February Planning Board Meeting.

B. Discussion and Consideration of Local Area Regional Transportation Plan (LARTP) Text

Amendments. The Planning Board received the following memo from Town Planner Jordan Cook and a copy of the proposed LARTP Text Amendments.

- The Town Council approved the LARTP (Local Area Regional Transportation Plan) at the September 14, 2009 Town Council meeting. Approval of this only included the Thoroughfare/Transportation Plan and LARTP Study.
- Each municipality (Marvin, Waxhaw, Weddington and Wesley Chapel) involved in the LARTP Study received a list of ten possible Text Amendments to add to their Ordinance. Each municipality was given the choice to choose which amendments suit their individual needs.
- The seven amendments provided tonight were written and recommended by the consultant (MartinAlexiouBryson) and have been reviewed by the Town Attorney or amended to specifically tailor to the *Town of Weddington Code of Ordinances*.
- The Planning Board reviewed these Text Amendments at the October and November 2009 Planning Board meetings. At those meetings we decided to wait until the LARTP was approved by the MPO (Metropolitan Planning Organization) and added to the LRTP (Long Range Transportation Plan). The LARTP will soon be added to the new CTP (Comprehensive Transportation Plan) rather than the LRTP.
- The attached handout shows the proposed LARTP text and the Town's current ordinance that relates to that proposed text.

Town Planner Cook stated, "I can add these text changes to our current text and bring back to you at our next meeting. The most important thing is to have something in our ordinance where if a developer wanted to develop land where an approved LARTP road is planned that they would provide the right-of-way and possibly help to build the road."

The Planning Board decided to go through the proposed text amendments and provide guidance to Town Planner Cook on whether they would like to proceed in adding that language to the ordinance.

1. Definitions of Roads. The Planning Board decided to add language in the definitions of minor and major thoroughfares regarding the LARTP Plan.

2. Transportation Purpose Statement. The Planning Board recommended possibly adding this statement to the Land Use Plan and Chapter 46 of the Code of Ordinances.

3. Right of Way Dedication Provisions. There was a lengthy discussion on the differences between dedicating the right-of-way versus reserving the right-of-way for future roads as indicated on the LARTP Plan and what was the intent of the LARTP language. The Planning Board requested that this item be placed on the Town Council's agenda for the retreat to seek clarification. There was discussion regarding compensation to the property owner for dedicating the right-of-way.

4. Transportation Impact Analysis. The Planning Board felt that requiring a Transportation Impact Analysis was not needed since the Town does not build roads and that NCDOT requires a driveway permit review when a subdivision is built.

5. Incorporation/Reference of Street Cross-Sections in Ordinance. Planning Board members questioned this item since the Town does not control the construction or maintenance of roads. Town Planner Cook advised that the cross-sections recommended do conform to NCDOT standards. Consensus was to get direction from the Town Council on this item.

6. Access Management, Driveway Spacing and Non-Residential Development Connectivity. Consensus of the Planning Board was to not pursue this proposed text recommendation because it was taken care of by NCDOT.

After clarification from the Town Council on some of these proposed text amendments, Town Planner Cook will incorporate into the ordinance the proposed language to bring to the Planning Board for further consideration and recommendation.

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

- The Trust for Public Land has created base maps with proposed trail locations based on the feedback received at the four Listening Sessions. Open Houses have been scheduled for the following dates and times at the following locations:

Wednesday, February 2: 6:00-8:00- Monroe Aquatics and Fitness Center (2325 Hanover Drive, Monroe, <http://www.monroeaquaticsandfitnesscenter.com/>)

Thursday, February 3: 6:00-8:00- Wingate Community Center (315 West Elm Street, Wingate, <http://wingate.govoffice.com/>)

Friday, February 4: 6:00-8:00- Waxhaw First Friday at the Women's Club (200 East South Main Street, Waxhaw, <http://waxhawwomansclub.org/>)

Saturday, February 5: 10:00-1:00- Extreme Ice Center (4705 Indian Trail-Fairview Road, Indian Trail, <http://www.xicenter.com/>)

Please see the following website for further information: <http://www.carolinathreadtrail.org/>

- The Town Council will call for the Public Hearing on the B-1(CD) and B-2(CD) Rezonings at their next Town Council meeting.
- NCDOT has completed the access road behind Town Hall and removed all of the berm along Weddington-Matthews Road. A landscaping plan for the access road has been approved and the applicant has agreed to the conditions of approval recommended by the Planning Board for the ground sign. The applicant has also agreed to install a light at the access road and Weddington-Matthews Road intersection. The landscaping and sign should be installed in the next 2-4 weeks.
- Landscaping on Providence Road and Weddington Road should begin in the next two weeks. This work will be performed by NCDOT.
- The Town Council decided to continue the proposed Residential Open Burning text until the February meeting. Union County Sheriffs Office reviewed the text and made some minor changes.

- NCDOT has acquired the right-of-way needed to install turn lanes and a traffic signal at the intersection of Hemby Road/Beulah Church Road and Weddington-Matthews Road. Installation of the traffic signals has begun. The turn lanes and signal should be completed in early 2011.
- The Text Amendment adding “Private Banquet, Reception and Conference Center” use(s) as a permitted use in the MX Zoning District is on the February 14, 2011 Town Council agenda for Consideration.
- The Minor Subdivision Text Amendment is also on the February 14, 2011 Town Council agenda for Consideration.

Item No. 7. Other Business.

A. Report from the January 17, 2011 Special Town Council Meeting. The Planning Board received a copy of the January 17, 2011 Special Town Council Meeting agenda as information.

Item No. 8. Adjournment. Vice-Chairman Dow moved to adjourn the January 24, 2011 Regular Planning Board Meeting. Mr. Jim Vivian seconded the motion, with votes recorded as follows:

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

The meeting adjourned at 8:45 p.m.

Dorine Sharp, Chairman

Attest:

Amy S. McCollum, Town Clerk