

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, FEBRUARY 28, 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 February 28, 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, 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 February 28, 2011 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. Approval of Minutes.

A. January 24, 2011 Regular Planning Board Meeting Minutes. Mr. Jack Steele noted one correction to the minutes. Mr. Jeff Perryman moved to approve the minutes with the correction that was noted. Mr. Scott Buzzard 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.

A. Review and Consideration of LARTP Text Amendments. The Planning Board received a copy of the following proposed LARTP Text Amendments and Chairman Sharp and Town Planner Cook reviewed with the Board:

Section 46-9 Subdivisions

LARTP (Local Area Regional Transportation Plan) means the plan developed in collaboration with and adopted by the Village of Marvin, the Town of Waxhaw, the Town of Weddington, and the Village of Wesley Chapel. The provisions of the plan are intended to ensure: (a) an integrated system of roads that provides safe and efficient traffic circulation; (b) the efficient movement of through traffic by providing an interconnected system of roads; (c) uncomplicated road layouts so that emergency service personnel, public service personnel and visitors can find their way to and from destinations; and (d) controlled access to thoroughfares.

Section 46-9 Subdivisions

Thoroughfare, major, means a major thoroughfare as designated by the Mecklenburg-Union Thoroughfare Plan or Local Area Regional Transportation Plan (LARTP) and adopted by the town, as amended from time to time. The term "major thoroughfare" includes any other routes as designated by the town.

Thoroughfare, minor, means a minor thoroughfare as designated by the Mecklenburg-Union Thoroughfare Plan or Local Area Regional Transportation Plan (LARTP) and adopted by the town, as amended from time to time. The term "minor thoroughfare" includes any other routes as designated by the town.

Section 58-4 Zoning

LARTP (Local Area Regional Transportation Plan) means the plan developed in collaboration with and adopted by the Village of Marvin, the Town of Waxhaw, the Town of Weddington, and the Village of Wesley Chapel. The provisions of the plan are intended to ensure: (a) an integrated system of roads that provides safe and efficient traffic circulation; (b) the efficient movement of through traffic by providing an interconnected system of roads; (c) uncomplicated road layouts so that emergency service personnel, public service personnel and visitors can find their way to and from destinations; and (d) controlled access to thoroughfares.

Section 58-4 Zoning

Major thoroughfare means a thoroughfare as designated by the Mecklenburg-Union Metropolitan Planning Organization (MUMPO) Thoroughfare Plan or Local Area Regional Transportation Plan (LARTP) and adopted by the town, as amended from time to time.

Minor thoroughfare means a thoroughfare as designated by the Mecklenburg-Union Metropolitan Planning Organization (MUMPO) Thoroughfare Plan or Local Area Regional Transportation Plan (LARTP) and adopted by the town, as amended from time to time.

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

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

B. Review and Consideration of Freestanding/Ground Sign Text Amendment. The Planning Board received a copy of the following proposed text amendment:

Delete the current definition of freestanding sign and ground sign from Section 58.4 and replace with the following definition:

Sec. 58-4. Definitions.

Sign, freestanding ground, means any single or double sided sign either monument style or erected on a supporting structure, mast, post or pole and not attached, supported or suspended to or from any building or structure.

Delete from the Ordinance Section 58-149. Freestanding signs and Section 58-160. Ground Signs:

Sec. 58-149. Freestanding Ground signs

- (a) No freestanding ground sign shall be higher than 15 feet above grade as measured to the top of the sign.

- (b) No part of the sign shall be located closer than five feet to any adjacent side lot line and shall not be located within fifteen feet of the edge of the street right-of-way line.
- (c) No portion of a freestanding ground sign, including projections, may extend into or over an existing public right-of-way.
- (d) All freestanding ground sign structures or poles shall be self-supporting structures erected on or set into and permanently attached to concrete foundations. Such structures or poles shall comply with the building codes of Union or Mecklenburg County and be affixed as not to create a public safety hazard.
- (e) The sign shall be located in a manner that does not impair traffic visibility.
- (f) Freestanding ground signs are permitted as long as the building or structure in which the activity is conducted is set back at least 30 feet from the street right-of-way.
- (g) The maximum total sign area per side shall be 50 square feet and the total text (including logos) area per side shall be no greater than 20 square feet.

*Section 58-151 will become Section 58-150

*Section 58-152 will become Section 58-151

*Section 58-153 will become Section 58-152

Town Planner Cook discussed the height of other signs within the Town. The Planning Board requested that the text be changed to say that no freestanding ground sign shall be higher than 12 feet and that language be drafted to reflect the newly approved Town markers.

The Planning Board discussed item (b) and the setbacks that are listed and that five feet to any adjacent side lot line seemed very close and 15 feet from the edge of the street right-of-way seemed excessive. The Planning Board felt that it would make more sense to switch the two numbers.

The Board did not feel that item (c) was needed and that item (b) and item (g) should be reworded to say the following:

- (b) No part of the sign **including projections** shall be located closer than fifteen feet to any adjacent side lot line and shall not be located within five feet of the edge of the street right-of-way line.
- (g) The maximum total sign area per side shall be **no greater than** 50 square feet and the total text (including logos) area per side shall be no greater than 20 square feet.

The Board discussed why Mecklenburg County was noted in item (d). Chairman Sharp advised that several properties in the Town are half in Union County and half in Mecklenburg County and referred to the Annexation Agreement with Charlotte. Chairman Sharp and Town Planner Cook will work on this concern.

Town Planner Cook and Chairman Sharp will address the Planning Board's concerns with the text and bring back to the next meeting for their review and consideration.

Item No. 5. New Business. There was no New Business.

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

- Open Houses for the Carolina Thread Trail were held a couple weeks ago throughout Union County. Comments from those open houses will be used to determine proposed locations for the trails. Throughout March and April the Carolina Thread Trail Steering Committee and Consultants will begin walking the proposed trail sites and locations to determine if the land is actually suitable for the proposed trails. For a map of the proposed trail locations and a survey please visit the following website: <http://www.carolinathreadtrail.org/index.php?id=116>
- The Town Council will hold the Public Hearing for the B-1(CD) and B-2(CD) Rezoning at their next Town Council meeting.
- The Town Council will hold the Public Hearing for the Residential Burning Ordinance 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 weeks.
- Landscaping on Providence Road and Weddington Road has commenced. This work is being performed by NCDOT.
- The Minor Subdivision Text Amendment was approved at the last Town Council meeting.
- The Text Amendment adding "Private Banquet, Reception and Conference Center" use(s) as a permitted use in the MX Zoning District Minor Subdivision Text Amendment is on the March 14, 2011 Town Council agenda for Consideration.
- 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 Planning Board began to review the proposed LARTP (Local Area Regional Transportation Plan) Text Amendments at their January 24th meeting. The LARTP should soon be added to the CTP (Comprehensive Transportation Plan). The Planning Board decided that some of the Text Amendments should be discussed at the March Planning Retreat.
- Councilman McKee and Mike Carver of the Weddington Public Safety Committee and I met with Scott Cole and Pate Butler of NCDOT last week regarding the Antioch Church Road and Beulah Church Road intersection. This meeting was arranged after discussions about the safety of this intersection at the Public Safety Committee meetings. NCDOT plans to install stop signs along Beulah Church Road to make this intersection an all-way or four-way stop. NCDOT had previously determined that this was an unsafe intersection and needed to be improved. According to NCDOT, installing an all-way intersection typically reduces crashes up to 60%. The two new stop signs should be installed within 4-6 weeks.

Item No. 7. Other Business.

A. Report from the February 14, 2011 Regular Town Council Meeting. The Planning Board received a copy of the February 14, 2011 Regular Town Council Meeting agenda as information.

Item No. 8. Adjournment. Vice-Chairman Dow moved to adjourn the February 28, 2011 Regular Planning Board Meeting. Mr. Scott Buzzard seconded the motion, with votes recorded as follows:

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

The meeting adjourned at 8:05 p.m.

Dorine Sharp, Chairman

Attest:

Amy S. McCollum, Town Clerk