

**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, MARCH 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 March 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, Paisley Gordon and Mayor Nancy Anderson

**Item No. 1. Open the Meeting.** Chairman Dorine Sharp called the March 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. February 28, 2011 Regular Planning Board Meeting Minutes.** Mr. Jack Steele moved to approve the February 28, 2011 Regular Planning Board Meeting minutes. Mr. Jim Vivian seconded the motion, with votes recorded as follows:

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

**Item No. 4. New Business.**

**A. Review and Consideration of Pet Grooming Text Amendment.** The Planning Board received a copy of the following text amendment:

Sec. 58-57.1. B-2(CD) shopping center conditional district.

The B-2(CD) shopping center conditional district is established to provide an orderly arrangement of convenience and comparison shopping outlets, along with adequate off-street parking and other amenities in accordance with the intent described in subsection 58-5(3)c. Development in a B-2(CD) shopping center conditional district may only occur in accordance with the requirements for conditional zoning as outlined in section 58-271. Rezoning to a B-2(CD) shopping center conditional district shall only be applicable to areas designated for future business in the town's land use plan. Any development or redevelopment occurring after August 1, 2010 shall comply with MX development standards.

(1) *Permitted uses.*

- a. *Essential services, classes I, II, III and IV.*
- b. *Retail trade and services.*
  1. All uses permitted in the B-1(CD) district.
  2. Appliance and appliance repair stores.
  3. Automobile parts supply stores.
  4. Bakeries, retail.

5. Bicycle stores.
6. Catalog stores.
7. Clothing stores.
8. Delicatessen.
9. Floor covering, wallpaper, paint and window covering stores.
10. Furniture stores.
11. Music stores.
12. Notion and fabric shops.
13. Pet shop.
14. Photographic studios and camera supply stores.
15. Restaurants, excluding drive-in and fast-food.
16. Supermarkets.
17. Toy and hobby shops.
18. Small animal veterinary outpatient clinics.
- 19. Pet Grooming (not to include overnight boarding)**

c. *Other conditional uses.*

1. Shopping centers having two or more individual uses. Uses in shopping centers shall be limited to those commercial, retail or office uses which are permitted and/or conditional in the B-1(CD) or B-2(CD) districts.
2. Service stations and convenience stores, provided that all bulk fuels are stored underground. Petroleum pumps and canopies must be located a minimum of 80 feet behind any street right-of-way line.
3. Telecommunication towers.

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Town Planner Jordan Cook – Pet Grooming is not an allowed use in the Shopping Center. The Town Council has instructed me to add this as a use in the B-2 (CD) Shopping Center District because the owners of the shopping center have received a request from a possible tenant that would like to pursue this use.

Vice-Chairman Rob Dow moved to send a favorable recommendation to the Town Council on the Pet Grooming Text Amendment. Mr. Perryman 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 Town Monument Signs Text Amendment.** The Planning Board received a copy of the following text amendment:

**Sec. 58-145. Signs permitted without permit.**

The following signs shall not require a permit:

- (1) Signs required to be posted by law, signs established by governmental agencies, "Warning" signs and "No Trespassing" signs, **Town monuments** and historical markers placed by a governmental agency or a recognized historical society. Historical markers shall not exceed six square feet in area, exclusive of the support structure. **Town monuments shall not exceed fourteen feet in height.** Private unofficial traffic signs indicating directions, entrances, or exits, also shall not require a permit.
- (2) One sign, including a professional name plate, per dwelling unit, denoting the name of the occupant, not to exceed 1 1/2 square feet in area.

(3) All political signs; provided that such signs shall be placed no sooner than 60 days prior to the date of election being advertised and shall be removed by the candidates within ten days after the election.

(4) One sign advertising real estate or incidental items "for sale," "for rent," or "for lease," not greater than six square feet in area, located upon property so advertised or property where such incidental items are being sold. Any such sign advertising property for sale shall be removed within seven days after the property has been sold (upon closing), rented or leased. Any signs erected pursuant to this provision must not violate section 58-146(6). Any signs advertising real estate subdivisions shall be limited to one sign no greater than six square feet in area located at the entrance of the subdivision.

(5) A sign advertising the sale of produce on the premises where the produce is being sold and grown shall be no more than ten square feet per side.

(6) Any sign in town, deemed by the zoning administrator to be in need of repair, shall be renovated within 30 days by the owner upon receipt of written notification.

(7) Temporary signs erected by homeowners' associations or neighborhood associations which are not greater than six square feet in area and which are located upon property owned by the homeowners' association at the entrance to the subdivision for a maximum of five days.

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Town Planner Cook reviewed the proposed text change with the Planning Board. Mr. Jeff Perryman moved to send a favorable recommendation to the Town Council on the proposed Town Monument Signs Text Amendment. Ms. Janice Propost seconded the motion, with votes recorded as follows:

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

**C. Review and Consideration of B-1(CD) and B-2(CD) Rezoning.** The Planning Board received a copy of the Zoning Map Change Application, aerial and zoning map of the area and the following memo from Town Planner Cook:

The Town of Weddington requests a Rezoning of all properties currently zoned B-1 General Business District and B-2 Shopping Center District to B-1 General Business District (Conditional District) and B-2 Shopping Center District (Conditional District). All of the properties are located in the Northeast quadrant of Providence Road and Weddington Road.

**Application Information**

Date of Application: March 1, 2011

Applicant Name: Town of Weddington

Owner Name: See table below

Parcel ID Numbers: 06-150-050, 06-150-049, 06-150-059A, 06-150-054, 06-150-056, 06-150-057, 06-150-053, 06-150-053A, 06-150-055 and 06-150-050A

Property Location: Northeast quadrant of Providence Road and Weddington Road

Existing Land Use: Business

Proposed Land Use: Business

Existing Zoning: B-1 General Business District and B-2 Shopping Center District  
Proposed Zoning: B-1 General Business District (CD) and B-2 Shopping Center District (CD)  
Existing Use(s): Businesses, Government Facility, Shopping Center, Bank, Convenience Store, etc.  
Proposed Use(s): Same as exiting uses  
Parcel Size: 25.16 Acres

**General Information-Background**

- The Town Council approved the B-1(CD) and B-2(CD) text amendment at their June 14, 2010 meeting.
- Adopting this new text essentially added new zoning districts within the Town of Weddington. These new zoning districts called B-1(CD) and B-2(CD) established another conditional zoning district within Weddington. The other conditional zoning district is MX or Mixed Use. Conditional Zoning districts utilize the legislative review process rather than the quasi-judicial review process and allow for more communication between the applicant and staff, Planning Board and Town Council as well as Public Involvement Meetings.
- The Planning Board recommended approval of the B-1(CD) and B-2(CD) text amendment at their April 26, 2010 meeting.

**General Information-B-1(CD) and B-2(CD) Rezoning**

- The rezoning proposal would include ten parcels comprising of 25.16 acres in the Northeast quadrant of Providence and Weddington Road. All currently B-1 and B-2 zoned properties are included in this rezoning.
- These rezonings do not increase and/or change the amount of commercial buildings, uses or acres within the Town of Weddington. This is simply a mechanism to ensure that all existing commercial uses follow the legislative (conditional zoning) process rather than the quasi-judicial (conditional use permit) process from this point forward.
- Below is a detailed list of the parcels being rezoned:

Parcel Number	Property/Use Description	Acres	Owner
06150057	Weddington Town Hall	2.14	Town of Weddington
06150053A	Dr. Pinsak's Office	0.67	George & Carol Pinsak
06150053	Weddington Associates Medical Building	0.84	Weddington Associates
06150056	Weddington Corners Shopping Center	10.00	Weddington Associates
06150054	Vet Clinic	0.17	Weddington Associates
06150055	Gas Station/Convenience Store	1.34	Jerry & Robbie Pressley
06150050A	Citizens South Bank	1.00	Citizens South Bank
06150059A	Treski Property	7.87	M Squared Holdings LLC
06150049	NCDOT parcel in front of Treski Property	0.92	NCDOT
06150050	NCDOT parcel in front of Citizens South Bank	0.21	NCDOT

**Minimum Standards for Office and Retail Uses in the B-1(CD) and B-2(CD) Zoning Districts:**

- All zoning district regulations and development standards are the same as the previous B-1 and B-2 zoning districts. This was done to ensure that all existing uses would remain in compliance with the new B-1(CD) and B-2(CD) Zoning District.
- However, any development or redevelopment occurring after August 1, 2010 shall comply with MX development standards.

**Additional Information:**

- Adjacent Property Uses are as follows:
  - North: Parcels containing single family houses (R-40 and RCD zoning districts)
  - South: Highway 84 (Weddington Road) and parcels containing single family houses (R-40 and RCD zoning districts)
  - East: Weddington-Matthews Road and parcels containing single family houses (RCD zoning district)
  - West: NC 16 (Providence Road) and parcels containing single family houses (R-40 and RCD zoning districts)

Public Involvement Meetings for this rezoning were held on Monday, March 28 from 3:00-7:00pm at Weddington Town Hall.

Staff has reviewed the application and submitted documents and finds the B-1(CD) and B-2(CD) Rezoning Application is in compliance with the *Town of Weddington Zoning Ordinance*.

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Town Planner Cook advised that the Public Involvement Meetings on this item were held today and seven people were in attendance.

Vice-Chairman Dow questioned whether the small parcels in front of the Treski Property and Bank are actually zoned B-1 and felt that they were still zoned residential.

Vice-Chairman Dow moved to send a favorable recommendation to the Town Council on the rezoning of all B-1 and B-2 Parcels to B-1 (CD) and B-2 (CD); however, if the following parcels are determined by Town Planner Cook as being residential then the recommendation is to remove them at this time from the rezoning.

06150049	NCDOT parcel in front of Treski Property	0.92	NCDOT
06150050	NCDOT parcel in front of Citizens South Bank	0.21	NCDOT

Mr. Scott Buzzard seconded the motion, with votes recorded as follows:

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

**D. Review and Consideration of R-40, R-40D, R-60, R-80, RCD, and RE Text Amendments.** The Planning Board received a copy of the following text amendment:

**Current Text in R-80 and R-60:**

(2) *Conditional uses.* The following uses may be permitted by the town council in accordance with article III of this chapter. The council shall address review criteria for each use which is contained in article III of this chapter:

**Proposed Text in R-80 and R-60:**

(2) *Conditional uses.* The following uses may be permitted by the town council in accordance with Section 58-271. The council shall address review criteria for each use which is contained in Section 58-271:

**Current Text in R-40:**

(2) *Conditional uses.* The following uses may be permitted by the town council in accordance with article III of this chapter:

**Proposed Text in R-40:**

(2) *Conditional uses.* The following uses may be permitted by the town council in accordance with Section 58-271. The council shall address review criteria for each use which is contained in Section 58-271:

**Current Text in R-CD:**

(2) *Conditional uses.* The following uses may be permitted as conditional uses by the town council in accordance with article III of this chapter; provided, however, that no such uses shall be allowed within a conservation subdivision. The council shall address any additional review criteria for these land uses as may be contained in section 58-88:

o. Conservation subdivisions; provided, however, that conservation subdivisions that have a sketch plan approval as of the date of the adoption of the ordinance from which this section is derived will not be required to apply for a conditional use permit.

**Proposed Text in R-CD:**

(2) *Conditional uses.* The following uses may be permitted by the town council in accordance with Section 58-271; provided, however, that no such uses shall be allowed within a conservation subdivision. The council shall address review criteria for each use which is contained in Section 58-271. The council shall address any additional review criteria for these land uses as may be contained in section 58-88:

o. Conservation subdivisions.

**Current Text in R-40D and RE:**

(2) *Conditional uses.* The following uses may be permitted by the town council in accordance with article III of this chapter:

**Proposed Text in R-40D and RE:**

(2) *Conditional uses.* The following uses may be permitted by the town council in accordance with Section 58-271:

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Town Planner Cook stated, “At the Planning Retreat, the Town Council directed the Planning Board and staff to change all conditional use permits in the residential districts to conditional zoning. The Town Council wants the process to be handled through a legislative process instead of the quasi-judicial process.”

Vice-Chairman Dow moved to send a favorable recommendation to the Town Council regarding the R-40, R-40D, R-60, R-80, RCD, and RE Text Amendments. All were in favor, with votes recorded as follows:

AYES: Propst, Buzzard, Steele, Perryman, Vivian and Vice-Chairman Dow

NAYS: None

**E. Review and Consideration of Text Revisions to Town Land Use Plan.** The Planning Board received a copy of the following text revisions to the Town Land Use Plan:

### **III. GOALS AND POLICIES**

**Future Land Use.** Weddington's *Land Use Plan* is the fulfillment of extensive input and conversation that has transpired while planning for the Town's future. Land Use policies build the framework on which land use decisions can be founded. They are aimed at providing guidance in the location of future land uses and the redevelopment of existing land uses. Land use is dynamic rather than static. It is a process that is marked by public input and is dependent upon continued participation of residents and business owners for its success. The Land Use plan is that component of this document that links all the factors impacting Weddington. The purpose of the Land Use plan is to institute an ostensibly efficient direction to delineate Weddington's future development patterns - where the community members want to go and how the Town leaders can get there.

The Future Land Use map is not the zoning map for the Town. The Future Land Use map is conceptual and is intended to guide future land use decisions. Future land uses are developed in the context of all of the Plan's goals and policies.

#### **Land Use Goals:**

- Goal 1: To ensure that all new development takes place in a manner that conserves open space and scenic views.
- Goal 2: To limit development activities on environmentally sensitive lands.
- Goal 3: To preserve open space and scenic views, while providing opportunities for low-density development.
- Goal 4: To maintain the town's strong single-family residential character.
- Goal 5: To retain a mix of land uses that reinforces Weddington's unique small town character.
- Goal 6: To ensure that the type, location, and scale of existing and future commercial development in the Town provides essential goods and services for the residents of Weddington, and through the development process, preserves open space.
- Goal 7: Through the conditional **zoning** process, provide smaller lot sizes to accommodate a variety of age and income groups, and broader residential preferences, so that the community's population diversity may be enhanced.

#### **Land Use Policies:**

- Policy 1: Preserve open space and scenic views through appropriate zoning regulations. Require open space preservation in both conventional and conservation subdivisions.
- Policy 2: Preserve the Town's natural resources. Depending upon the fragility of the resource, restrictions should limit or prohibit construction, grading, and even vegetative clearing.
- Policy 3: Limit development to areas of the Town that have suitable soil and topographic characteristics for development.
- Policy 4: Limit development in designated 100-year floodplains, wetlands and along natural waterways to reduce the risk of significant damage and injury to life and property.
- Policy 5: Ensure that development is consistent with the Town's quality and aesthetic values, thereby preserving and enhancing property values.
- Policy 6: Retain the character of the community by ensuring that new residential development consists of single-family homes.
- Policy 7: Continue to allow manufactured housing in Weddington on individual lots within Residential (R) zoning districts in accordance with NCGS 160A-383.1.
- Policy 8: Prohibit medium and high-density residential development and large-scale commercial development that could create potential traffic and safety problems for the Town.
- Policy 9: Ensure that the scale and design of commercial development is consistent with the unique small-town character of Weddington. Limit such development to small-scale retail and service businesses, primarily serving Town residents, particularly specialty shops and restaurants and prohibit regional scale retail and service commercial establishments. Provide for open space preservation in new and/or expanded commercial developments.
- Policy 10: Limit the number of street curb cuts to avoid traffic congestion and ensure safety.
- Policy 11: Ensure that land uses abutting residential development are compatible with the scale, intensity and overall character of existing and planned neighborhoods.
- Policy 12: Consider land use descriptions shown in **Exhibit 1** and the Future Land Use Map shown in **Exhibit 2** in making zoning and development decisions.

**Exhibit 1: Future Land Use Categories**

Land Use	Description
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Traditional Residential	This category applies to areas where most of the lots and parcels are less than six acres in area. Most of this area is platted and is, or will be zoned for 40,000 sq. ft. lots at a density of approximately 1 dwelling unit per acre, in accordance with the Town's current Residential (R) zoning regulations.
Conservation Residential	This category applies to the areas within the Town that are currently zoned R-40 and are six acres or greater in area. Most of this area has not been platted and the Town will allow for the creation of conventional or conservation subdivisions. Conventional subdivisions shall have minimum lot sizes of 40,000 square feet, plus be subject to a 10% open space requirement. Conservation subdivisions shall be subject to a conditional <del>use permit</del> <b>zoning</b> and allow for smaller lot sizes, yet retain a density of approximately one dwelling unit per 40,000 square feet.
Neighborhood Business	Existing commercially zoned parcels that lie in the vicinity of the "Town Center" or near the intersection of New Town Road and NC 16. This area is intended for neighborhood scale businesses that serve the needs of Weddington's residents.

Policy 13: Through the conditional **zoning** process, provide for alternative smaller lot sizes to accommodate a variety of age and income groups, which promotes community, residential, and population diversity.

Policy 14: Allowing alternative smaller lots to promote residential and population diversity in the community.

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### **IMPLEMENTATION PROGRAM**

The following list of strategies should be reviewed and updated annually to reflect community accomplishments, new approaches to community issues, changing conditions, shifting priorities and new demands.

This list is not intended to be exhaustive or all inclusive -- the Town, County and other public and private entities will take numerous actions throughout the life of this plan to achieve the community's goals. This list of strategies is intended to identify those deemed to be of the highest priority that should be pursued by the Town over the next several years. The strategies shown are not listed in priority order as each, if implemented, will provide meaningful long-term benefit to the Town. Notwithstanding the above, actual legislative decisions or implementation strategies made in the future in Weddington will be in the Town Council's discretion.

Strategy 1: Incorporate design standards into the zoning ordinance to ensure that non-residential developments are well designed and in harmony with neighboring land uses.

Strategy 2: Evaluate the creation of a new zoning classification to address the needs of areas of the Town where new residential development would not be appropriate.

Strategy 3: Amend the conditional use zoning review standards to require that the following be addressed on site development plans:

- a. Relationship of the proposed development to adjacent properties;
- b. Buffering, screening, and landscaping both within and around the development;
- c. Preservation of existing vegetation;
- d. Parking designs, landscaping and building layout;
- e. Access to and from the development and also within the development;
- f. The view from adjoining public roads;
- g. Architectural design;
- h. The impact of the additional traffic from the development on neighboring thoroughfares.

Strategy 4: Ensure that the Town's subdivision regulations require roads to be designed and constructed to meet North Carolina Department of Transportation (NC DOT) standards.

Strategy 5: Adopt access standards to preclude direct access from residential subdivision lots onto designated major or minor thoroughfares depicted on the Town's Thoroughfare Plan.

Strategy 6: Require subdivisions to provide individual lots access through internal subdivision roads.

Strategy 7: The Town should review its contract with the Union County Sheriff's Department on an annual basis to ensure that adequate police services continue to be provided.

Strategy 8: Allow conservation subdivision on large, unplatted parcels (i.e., subdivisions that retain R-40 housing yields but allow for smaller lot sizes), through the conditional ~~use~~ **zoning** process to preserve open space and scenic views.

Strategy 9: Require conditional **zoning** ~~use permits (CUP)~~ for all commercial development to ensure that it is compatible with the community character.

Strategy 10: Conduct an annual review of this Land Use Plan to monitor the Town's progress in achieving its goals.

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Town Planner Cook advised that due to the previous text amendment of removing Conditional Use Permits from the Zoning Ordinance that any reference to CUPs also needed to be removed from the Land Use Plan.

Mr. Perryman moved to send a favorable recommendation to the Town Council regarding the amendments to the Land Use Plan. All were in favor, with votes recorded as follows:

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

**F. Review and Consideration of Orientation Signs Text Amendment.** The Planning Board received a copy of the following text amendment:

ARTICLE V. SIGNS

**Sec. 58-150-1. Institutional Orientation signs**

**(a) Institutional Orientation signs are allowed on church campuses and educational facilities containing several buildings located on one or more lots.**

**(b) Institutional Orientation signs are intended for directing pedestrians and traffic on institutional property and are not allowed off-premise.**

**(c) All orientation signs must be secured to the ground or affixed so as not to create a public safety hazard.**

**(d) The sign shall be located so as to not impair traffic visibility.**

**(e) The maximum total sign area per side shall be 14 square feet including all text, graphics and logos.**

**(f) No freestanding sign shall be located higher than 6 feet above grade as measured to the top of the sign.**

**(g) 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.**

**(Ord. No. 87-04-08, § 8.7, 4-8-1987)**

Sec. 58-151. Temporary signs.

(a) *Banners, pennants and temporary signs.* The following temporary signs are permitted after the zoning administrator has issued a temporary sign permit, for a total period not to exceed 30 days:

(1) Except for temporary off-premises special event signs set out below, unlighted portable signs, banners and wind-blown signs such as pennants, spinners, flags and streamers for special events and grand openings. Any such sign shall be no greater than 20 square feet and will be limited to one sign per address.

(2) Temporary banner-type signs customarily located at athletic fields containing signs shall be directed solely towards users of the athletic field. Fencing, scoreboards and structures in the athletic fields may be utilized for customary signs in order to raise funds for these same facilities. Such individual temporary signs shall not exceed 20 square feet in size, may be permitted for a period not to exceed one year, and may be renewed so long as the sign remains in compliance with the requirements of this article.

(3) One temporary off-premises special event sign shall be allowed, per parcel fronting on a public road upon the issuance of a temporary use permit, subject to the following restrictions:

a. Each temporary off-premises special event sign shall be on private property, outside the road right-of-way and subject to permission of the property owner;

b. A temporary off-premises special event sign can only be placed seven days before the special event and must be removed 48 hours after the special event;

c. A separate permit must be issued for each temporary off-premises special event sign;

d. No parcel may be issued more than two temporary off-premise special event sign permits during any 12-month period;

e. Temporary off-premises special event signs shall be limited to three times per year per group/organization.

(b) *Announcement signs.* The term "announcement sign", when used in this subsection, means a sign that indicates the name, address, etc., of the firm making improvements on the property. One sign per project

shall be permitted and shall require a sign permit, valid for one year and renewable, one time, for one additional year, shall comply with the provisions of section 58-149, and shall be single-faced of a maximum area of 20 square feet. This sign shall be temporary and shall be removed within seven days after completion of the work on the subject property by the firm that is advertised on the sign. Announcement signs are not to be used to advertise real estate or subdivisions. No lighting of announcement signs shall be permitted.

(Ord. No. 87-04-08, § 8.8, 4-8-1987; Ord. No. O-2003-07, 3-10-2003; Ord. No. O-2009-04, 7-13-2009)

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

(a) Signs on-premises of single-family and two-family dwellings and on the premises of mobile homes in all R residential districts are regulated as follows:

TABLE INSET:

(1)	Types of signs permitted:	Identification.
(2)	Permitted number of signs:	One per dwelling unit.
(3)	Maximum area of signs:	Three square feet.
(4)	Permitted location:	Behind street right-of-way.

(b) Signs on-premises of small group day care homes are regulated as follows:

TABLE INSET:

(1)	Types of signs permitted:	Identification.
(2)	Permitted number of signs:	One per dwelling unit.
(3)	Maximum area of signs:	Three square feet.
(4)	Permitted location:	Behind street right-of-way.

(c) Signs on-premises of cemeteries are regulated as follows:

TABLE INSET:

(1)	Types of signs permitted:	Identification.
(2)	Permitted number of signs:	One per street front.
(3)	Maximum area of signs:	20 square feet.
(4)	Permitted location:	Behind required setback.

**(d) Signs on-premises of church campuses and educational facilities are regulated as follows:**

**TABLE INSET:**

<u>(1)</u>	<b><u>Types of signs permitted:</u></b>	<b><u>Identification, Bulletin Board, Temporary and Orientation</u></b>
-	-	
<u>(2)</u>	<b><u>Permitted number of signs:</u></b>	<b><u>Attached: One per building use. Each building must serve as part of the church campus. All requirements of section 58-148 shall be met. The Zoning Administrator has the ability to allow additional attached signs if additional building uses are documented.</u></b>
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—	—	<u>Freestanding Ground: One per developed lot that serves as part of the church campus and is owned by the church. All requirements of section 58-149 (new section) shall be met.</u>
		<u>Temporary Signs: One per developed lot that serves as part of the church campus and is owned by the church. All requirements of section 58-151 shall be met.</u>
		<u>Orientation: Two freestanding ground and two attached per developed lot. All requirements of section 58-150-1 shall be met.</u>
(3)	<u>Maximum area of signs:</u>	<u>Attached: One square foot of aggregate area per linear foot of building street frontage up to a maximum of 64 square feet per premises, regardless of the number of establishments occupying such premises.</u>
—	—	<u>Freestanding Ground: The maximum total sign area per side shall be 50 square feet and the total text area per side (including logos) shall be no greater than 20 square feet.</u>
—	—	<u>Temporary and Bulletin Board: 20 square feet. Bulletin Board signs that display temporary banners shall be allowed to have permanent support structures as long as the banner complies with section 58-151.</u>
		<u>Orientation: The maximum total sign area per side shall be 14 square feet including all text, graphics and logos.</u>
(4)	<u>Permitted location:</u>	<u>Attached: Signs shall be located on the building and shall not extend above the parapet of the building nor more than 18 inches from any building wall or marquee face, provided that such sign shall not project more than six inches into the street right-of-way unless it is at least ten feet above street grade, in which case it may not extend more than 18 inches into the street right-of-way.</u>
—	—	<u>Freestanding Ground: Signs shall be no greater than 12 feet in height and in accordance with section 58-149.</u>

(e) Signs on all other nonresidential uses in an R district are regulated as follows:  
TABLE INSET:

(1)	Types of signs permitted:	Identification and bulletin board
(2)	Permitted number of signs:	One principal building: One identification and one bulletin board each. A third sign is permitted if the building is located on a through lot or has frontage on three or more streets.
		Two or more principal buildings: One identification and one bulletin board for the first principal building, plus one identification or one bulletin board for each additional principal building.
(3)	Maximum area of signs:	One principal building: No sign shall be greater than 30 square feet.
		Two or more principal buildings: No signs shall be greater than 15 square

		feet.
(4)	Permitted location:	Identification and bulletin board: Behind right-of-way line.

**(f)** Subdivision identification signs shall be regulated as follows:

TABLE INSET:

(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.

(Ord. No. 87-04-08, § 8.9, 4-8-1987)

Sign, orientation, means an on-premise freestanding ground or attached sign which provides directions for pedestrians and traffic on institutional property.

Town Planner Cook advised that Weddington United Methodist Church is looking into adding several directional or wayfinding signs on their campus. He stated, "After discussions with the Church it was determined that they cannot do what they have proposed according to our ordinance. The Church came up with text for wayfinding/directional signs. Chairman Sharp and I came up with text for orientation signs. This would apply to institutional uses which have multiple buildings internal or a campus type property."

Mr. Steele questioned whether institutional was defined in the ordinance. It was answered that it was not defined and that staff was going to start looking into institutional zoning and a definition would be available within the next month.

The following items were discussed:

- Concern over multiple signs being located along Providence Road.
- Change setbacks so that the signs are located deeper into the property and that they have to be a certain distance from a roadway or adjacent property.
- What would be a reasonable setback?
- Should the setback be from the building instead of the road?
- Concern over size of the sign.
- Changed (a) to take out church campuses and educational facilities and change to institutional properties or uses.
- Differences between Institutional uses located on several different parcels versus one property.
- What should be listed under institutional uses?
- Weddington UMC has a unique situation by being located on four different parcels.
- Could the Town allow some flexibility with their signage until Weddington Church Road is relocated? Town Planner Cook advised that he did allow flexibility for the Shopping Center and Church during the road widening of Providence Road.
- Town Planner Cook will research how other Towns define institutional.

The Planning Board reviewed the number of signs that Weddington UMC was requesting. Members felt that some of the signs would be considered directional due to their location.

The Planning Board asked that Town Planner Cook contact the Church to advise them that the Board will work with them on the internal signs but has concerns over the externally placed signs. The Town would be willing to work out temporary arrangements for signage for the Church until Weddington Church Road is relocated. Town Planner Cook felt that a representative from the Church should be in attendance at the next meeting to discuss their signage plans with the Planning Board.

**Item No. 5. Old Business.**

**A. Review and Consideration of Freestanding/Ground Text Amendment.** The Planning Board received a copy of the following text amendment and Town Planner Cook reviewed with the Board:

THE FOLLOWING DEFINITIONS WILL BE DELETED-

*Sign, freestanding*, means any sign erected on a supporting structure, mast, post or pole greater than 3 1/2 feet tall and not attached or suspended from a building structure.

*Sign, ground*, means any sign erected on a supporting post, mast or pole 3 1/2 feet or less in height and not attached, supported or suspended to or from any building or structure.

REPLACEMENT TEXT-

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.

THE FOLLOWING SECTIONS WILL BE DELETED-

Sec. 58-149. Freestanding signs.

- (a) No freestanding sign shall be located higher than 20 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.
  - (c) No portion of a freestanding sign, including projections, may extend into or over an existing public right-of-way.
  - (d) All freestanding 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.
  - (e) The sign shall be located in a manner that does not impair traffic visibility.
  - (f) The bottom of any freestanding sign located within 15 feet of the edge of the street right-of-way line shall be a minimum of ten feet above the grade immediately under said sign.
- (Ord. No. 87-04-08, § 8.6, 4-8-1987)

Sec. 58-150. Ground signs.

- (a) No part of a ground sign, including projections, may extend into or over an existing public right-of-way.
  - (b) 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.
  - (c) All ground signs must be secured to the ground or affixed so as not to create a public safety hazard.
  - (d) The sign shall be located so as to not impair traffic visibility.
  - (e) The maximum area of the sign shall be 20 square feet.
  - (f) No part of the sign shall be located closer than five feet to any adjacent side lot line.
- (Ord. No. 87-04-08, § 8.7, 4-8-1987)

REPLACEMENT TEXT-

Sec. 58-149. Freestanding Ground signs

- (a) No freestanding ground sign shall be higher than 12 feet above grade as measured to the top of the sign.
- (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.
- (c) 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 County and be affixed as not create a public safety hazard.
- (d) The sign shall be located in a manner that does not impair traffic visibility.
- (e) 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.
- (f) The maximum total sign area per side shall be 50 square feet and the total text area per side (including logos) shall be no greater than 20 square feet.

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Mr. Steele moved to send a favorable recommendation to the Town Council regarding the text amendment for freestanding/ground signs. Vice-Chairman Dow seconded the motion, with votes recorded as follows:

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

**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 landscaping and sign along the access road behind Town Hall has been completed.
- Landscaping on Providence Road and Weddington Road has been completed
- The Town Council voted to not approve the Residential Burning Ordinance at their last meeting.
- The Town Council asked for more information regarding the Miniature Horse Text Amendment and Livestock Management Plan. It will be discussed at a later meeting.
- The Text Amendment adding “Private Banquet, Reception and Conference Center” use(s) as a permitted use in the MX Zoning District was approved at the last Town Council meeting.
- The Town Council will hold a public hearing on the LARTP Text Amendments regarding the purpose statement and LARTP definitions at their April 11<sup>th</sup> meeting.
- 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.
- DrumSTRONG 2011 Temporary Use Permit will be on the April 25<sup>th</sup> Planning Board agenda. The event is scheduled to take place on May 21-22.
- The Town Council discussed the proposed LARTP (Local Area Regional Transportation Plan) Text Amendment regarding right-of-way reservation versus dedication at their Planning Retreat last weekend. The Planning Board determined that this item was a policy decision that needed to be discussed at the Retreat. At the Retreat the Council voted to keep the Ordinance the way it currently is and only require the reservation of right-of-way.



- The Town Council will hold a special meeting on Monday, March 28<sup>th</sup> at 8:15pm. The Town Council will call for a Public Hearing on the Pet Grooming Text Amendment, B-1(CD) and B-2(CD) Rezoning, Town Monument Sign Text Amendment and the R-40, R-40D, R-60, R-80, R-CD and RE Text Amendments. The meeting will occur after the Planning Board has made their recommendation on the aforementioned items. The Planning Board meeting will resume after the Town Council has called for the Public Hearings. This special meeting will allow the Council to vote on all of these items at their April 11<sup>th</sup> meeting.

Vice-Chairman Dow questioned if it is possible to ask the property owners beside the Weddington Athletic Center if the Town could plant Willow Oaks in the section that NCDOT did not cover. Mr. Buzzard advised that a subcommittee of the Downtown Committee is reviewing what NCDOT has planted to see how the Town can supplement.

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

**A. Report from the March 14, 2011 Regular Town Council Meeting.** The Planning Board received a copy of the March 14, 2011 Regular Town Council Meeting agenda and March 18-19, 2011 Special Town Council Retreat Agenda as information.

**Item No. 8. Adjournment.** Mr. Steele moved to adjourn the March 28, 2011 Regular Planning Board Meeting. Mr. Perryman seconded the motion, with votes recorded as follows:

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

The meeting adjourned at 8:17 p.m.

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Dorine Sharp, Chairman

Attest:

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Amy S. McCollum, Town Clerk