

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, APRIL 25, 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 April 25, 2011 at 7:00 p.m., with Chairman Dorine Sharp presiding.

Present: Chairman Dorine Sharp, Vice-Chairman Rob Dow, Jeff Perryman, Jack Steele, Scott Buzzard (Arrived at 9:15 p.m.) and Janice Propst and Town Planner Jordan Cook and Town Administrator/Clerk Amy McCollum

Absent: Jim Vivian

Visitors: Walker Davidson, Bob Rapp, Scott Swimmer, Marilyn B. Swimmer, Harry Swimmer, Brian King and Terry L. Moore

Item No. 1. Open the Meeting. Chairman Dorine Sharp called the April 25, 2011 Regular Planning Board Meeting to order at 7:02 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. March 28, 2011 Regular Planning Board Meeting Minutes. Ms. Janice Propst moved to approve the March 28, 2011 Regular Planning Board Meeting minutes. Mr. Jeff Perryman seconded the motion, with votes recorded as follows:

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

Item No. 4. New Business.

A. Public Hearing – Review and Consideration of a Temporary Use Permit – DrumSTRONG. Chairman Sharp opened the public hearing to consider the Temporary Use Permit for DrumSTRONG. Town Administrator/Clerk Amy McCollum swore in the following individuals wishing to give testimony: Town Planner Jordan Cook and Scott Swimmer. The Planning Board received a copy of the following memo from Town Planner Cook and a map showing the area.

Mr. Scott Swimmer submits an application for a Temporary Use Permit for the 24 hour musical charity event titled DRUMSTRONG. The event is to be held at Misty Meadows Farm located at 455 Providence Road. The property is owned by Harry and Marilyn Swimmer.

Application Information

Date of Application: February 22, 2011

Applicant's Name: Scott Swimmer-Drumstrong for Cures, Inc.

Property Owner's Name: Misty Meadows Farm (Harry and Marilyn Swimmer)

Parcel ID#: 06153314, 06153315, 06153026A and 06153026B

Property Location: 455 Providence Rd, Weddington, NC

Existing Zoning: R-CD

Existing Use: Farm

Proposed Temporary Use: DRUMSTRONG 24 Hour Musical Charity Event

Property Size: 81 Acres

Event Hours: Starting Saturday, May 21 at 12:00 noon through Sunday, May 22, 2011 at 5:00pm

Additional information:

- Projected attendance is 3,500 attendees, services available for as many as 5,000.
- A copy of the Certificate of Insurance Liability has been provided to Planning staff.
- The Mass Gathering Permit application has been sent to Union County Environmental Health and will be issued by the County on the day of the event. Staff (Christy Ford) at Union County Environmental Health has stated that they are reviewing the application with other county agencies.
- Security and traffic control will be provided by Union County Sheriffs Department.
- Fire (Providence VFD and Wesley Chapel VFD), EMS, ambulance and medical personnel will be on site for the duration of the event.
- Portable bathroom facilities will be provided on site. All sewage will be self-contained and removed by professionals. Trash receptacles and a dumpster will be on site.
- Temporary electrical services will be provided by Union Power. Backup generators will also be available.
- On site parking will be available for approximately 2,000 vehicles. Additional parking will be available at Meadows at Weddington, Hunter Farms and Weddington Baptist Church (approximately 2,000 additional spaces) with the property owner's written approval.
- Applicant will be allowed two temporary off-premises and one on-site banner special event signs in accordance with *Section 58-151* of the *Town of Weddington Zoning Ordinance*.
- The organizers have stated that all sound and lighting from the event will abide by all Town of Weddington Ordinances. Amplified sound will be turned off by 11:00pm on Saturday, May 21 and not begin again until 1:00 p.m. on Sunday, May 22.
- The applicant has received approval for a TUP since 2007 for the same event.

Staff has reviewed the application and submitted documents and finds the Temporary Use Permit Application to be in compliance with the *Town of Weddington's Zoning Ordinance* with the following conditions (all conditions taken from last year's TUP):

1. Receive Union County Mass Gathering Permit;
2. Receive Certification from Union County Health Department;
3. Need written permission from property owners if using off-site parking;
4. Amplification to be turned down from no later than 11:00pm on Saturday to 1:00pm on Sunday;
5. Saturday-Have at least two police officers present from 3:00pm to 8:00pm;
6. Sunday-Have at least two police officers present from 12 noon until officers no longer see a need to be there.

Applicant has provided written confirmation that they will comply with all aforementioned conditions of approval.

The Planning Board also received a copy of the following narrative regarding the event.

Permit Application - DRUMSTRONG 2011 May 21 and 22

DrumsForCures presents DRUMSTRONG™ :: rhythm : from : the : heart

Scott L. Swimmer, Founder and President of drumSTRONG™ DrumsForCures, Inc.

DRUMSTRONG is a 24 hour musical, charity event showcasing available regional and national resources

that support people with cancer and those who love them.

Featuring many cancer health exhibitors, including both conventional and complementary healthcare entities, together with private practices and cancer societies in a 'Health Expo' environment held in the pastures of Misty Meadows Farm, Weddington, NC.

Funds are raised by corporate and individual sponsorships and per hour drumming sponsorships. Schools, churches and community service groups participate as well.

DrumsForCures community services includes appropriate programming for cancer health education in schools so that children learn about cancer without being afraid, and to lay the foundations for prevention and early detection, the best defenses against cancer. We also organize Drum Circles and bring percussionists into Pediatric Clinics.

Funds are appropriated to support cancer education, survivorship initiatives, awareness, and research.

DrumsForCures is a 501(c)(3) and the producer of DRUMSTRONG™. The Levine Children's Hospital, the Leukemia & Lymphoma Society, Carolinas Breast Friends, the Health Guidance Center, Simms/Mann Center for Integrative Oncology, Buddy Kemp Caring House, Ronald McDonald House, multiple cancer Camps, local chapters of i[2]y (i'm too young for this), The Ulman Cancer Fund, The V Foundation, The Lance Armstrong Foundation, and others have benefited from our efforts.

The event commences at 12:00 pm on Saturday, May 21, 2011 at 455 Providence Rd. S, Weddington, NC 28173 and continues through 5:00 pm Sunday, May 22, 2011.

We anticipate approximately 3,500 attendees throughout the weekend but are prepared to provide all services for as many as 5,000. A \$25.00 entrance fee per individual and \$50.00 per family will be charged. Two check-in/ticket booths will be stationed at the registration area. Security officials will be present at all times and round-the-clock First Aid on site.

There will be monitored/controlled access and only people with specific passes, event staff, and participating artists will be allowed on the property. Participants, who will play through the night, will be on site overnight and there will be sufficient lighting and supervision. Camping is allowed for these participants.

Exhibit Tents and a shade structures will be on site.

Decibel levels and speaker placement are monitored throughout the weekend. There are no residences within 1500 feet of activity and camping areas. Event insurance has been procured.

The pastures are grassy areas so dust is not an issue.

A controlled (small) ceremonial fire will be continuously monitored; no other campfires are allowed. The Wesley Chapel Fire Dept. will be on site.

EMS, ambulance, fire department and medical staff will be on site for the full duration of the event. Both fire departments from the Providence Division and the Wesley Chapel Division have been informed and have offered their on-site services. Emergency responders will be on site for the duration. Tents are on premises to provide shelter from inclement weather and stage announcements will be made by two local (celebrity) meteorologists monitoring the National Weather Service.

All drinking water will be bottled. Thirty Port-o-Johns and four hand wash facilities will be delivered and maintained by professionals. All sewage and grey water will be self-contained and removed by professionals.

Union Power Co. has provided permanent service for our electrical needs with 2 drops on Ennis Rd. directly to the site and we will establish sufficient lighting for the safety and use of participants. Back-up (redundant) generators and independently powered lights will also be on site.

On site parking (approx. 2000 cars) and off site (across Ennis Rd in the Meadows in Weddington development, Hunter Farms, Weddington Baptist Church = approx. 2,000 cars). It has been suggested that people carpool. Staff and vendors will have a separate parking area with independent access.

Security and traffic control as needed will be provided by professional services (including Union County Sheriff's Dept). All possible safety measures will be implemented including safety vests, traffic cones and ample signage.

A staging and control post for staff and volunteers will be stationed "back stage" and will be staffed at all times. Staff will be fitted with communication devices and will be briefed at scheduled, pre-event meetings.

A stage with sound and lighting will be monitored from a control booth by a nationally recognized company and they will abide by all Weddington Town code and ordinances. Speakers and subwoofers will be adjusted to contain amplified sound to the immediate area. Amplified sound will be turned off at 11:59 pm Sat. and live music will schedule on stage again at 10:00am Sun.

The event will be simultaneously webcast for the duration. Over 50 cities in 12 countries participated via live webcast last year raising awareness and funds for their local cancer organizations.

There will be a tented area at the event where specific cancer societies, medical entities, cancer support organizations and integrative health entities will be represented. Tables, chairs and lighting will be provided for exhibitors.

The music will bring many people to an event where questions about health (particularly cancer) can be addressed. People can receive guidance from the exhibitors and familiarize themselves with some of the resources available nationally and regionally that help address cancer concerns.

Food prepared in properly sanctioned facilities and water will be available on site. No alcohol will be served or permitted on the premises.

Hand wash stations and Port-O-Johns with handicap access will be on site. Trash receptacles will be maintained and dumpsters will be located in the corner of the property.

There are several egresses to the area so that emergency vehicles can exit from three accesses on the Ennis Rd. side or via Misty Meadows Farm driveway.

Our immediate neighbors have been informed, invited and are in support of the event. Load-out and cleanup commences immediately after the event.

Town Planner Cook advised that there were no complaints received regarding last year's event.

Chairman Sharp asked Mr. Swimmer the following Findings of Fact:

The proposed temporary use will not materially endanger the public, health, welfare and safety. Mr. Swimmer: Yes, it will not. We are providing security and traffic control. All facilities are on site including tents for coverage in case of inclement weather. EMS and the Fire Department will be on site and on call. We will have the necessary garbage and sanitary facilities.

The proposed temporary use will not have a substantial negative effect on adjoining properties. Mr. Swimmer: It will not have a negative effect on adjoining properties. We have notified our neighbors and the impact is relatively low. The music will be turned down by Saturday night.

The proposed temporary use is in harmony with the general purpose and intent of the ordinance and preserves its spirit. Mr. Swimmer: I have agreed to all of the conditions and have complied with the ordinance.

The proposed temporary use is held no more than four times (4) per year at any particular location. Mr. Swimmer – That is correct. This is an annual event.

Vice-Chairman Rob Dow moved to approve the Temporary Use Permit for DrumSTRONG based on the Findings of Fact as stated by the applicant with the conditions that were stipulated by the Town Planner. Mr. Perryman seconded the motion, with votes recorded as follows:

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

Chairman Sharp closed the public hearing.

Item No. 5. Old Business.

A. Review and Consideration of Orientation Signs Text Amendment. The Planning Board received a copy of the following memo from Town Planner Cook:

- The Planning Board reviewed the Orientation Sign text amendment at their March 28th meeting. At that meeting the Planning Board asked that applicant (Weddington United Methodist Church) review Planning Board comments and return in April with additional text.
- The applicant has filed a formal application (attached) and added text that states, “Orientation signs must be 20 feet behind the right-of-way line” based on the Planning Board’s discussion.
- The applicants will be at the Planning Board meeting to answer any questions about the proposed text and/or signage plan. The overall signage plan has been included in your packet; however the exact locations of many signs have changed due to the new text proposed by the applicant.
- Also attached are sample definitions of “Institutional Uses” throughout various zoning ordinances.

Petition for Zoning Text Change

Petition Number: TA01-11

Date of Petition: 4/20/11

Petitioner’s Name: Brian King on behalf of Weddington United Methodist Church

Address: 13901 Providence Road, Weddington, NC 28104

We would like Article V. (Signs) amended to allow additional signage on church campuses that contain more than one building. We would like Sec. 58-150-1 added to the article to allow orientation signs for both pedestrians and vehicles within campus property. Section 58-152 will also be modified to further clarify the number, size and location of orientation signs.

The Planning Board also received a copy of the Sample Institutional Use Definitions, Proposed Sign Language and a copy of the Sign Request Proposal from Weddington UMC.

Sample Institutional Use Definitions:

Town of Cornelius:

Institutional Uses

Large scale civic and semi-civic uses such as elementary and secondary schools, colleges, hospitals, assisted living facilities, convents, monasteries, hospices, and other long-term medical care facilities.

Lake of Bays Canada:

1. Two institutional zones will be established with the following permitted uses:

Institutional 1 – I1

- Institutional Group Home
- Health Care Clinic
- Religious Institution
- Day Nursery
- Library
- Post Office

Institutional 2 – I2

- Educational Institution
- Community Centre
- Arena
- Club
- Place of Assembly
- Museum
- Long Term Care Facility
- Retirement Home
- Hospital
- Public Administration Office

DeKalb County Planning:

INS - Institutional

Includes community facilities and institutions which are anticipated to remain in public use throughout the planning period. These lands include: government-owned administration buildings and offices, fire stations, public hospitals and health care facilities, day care centers, public schools, colleges and educational research lands. Cemeteries, churches, and other religious facilities not designated in Low Density Residential or Low Medium Density Residential are included in this land use category. The plan anticipates that institutional uses in residential areas will continue as the current use. If an institutional use vacates property in residential areas then the property should be redeveloped as a low density residential use, for example, the Georgia Mental Health Institute and Georgia Regional Hospital.

ARTICLE V. SIGNS

Sec. 58-144. Purpose.

The purpose of this article is to permit such signs that will not, by their reason, size, location, construction, or manner of display, endanger the public safety of individuals, confuse, mislead, or obstruct the vision necessary for traffic safety, or otherwise endanger public health, safety, and welfare, to protect and enhance property values and community appearance as part of the town's concerted effort to enhance the aesthetic quality, and to permit and regulate signs in such a way as to support and complement the land use objectives set forth in the land development plan.

(Ord. No. 87-04-08, § 8.1, 4-8-1987)

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, 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. 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.
- (Ord. No. 87-04-08, § 8.2, 4-8-1987; Ord. No. O-2003-16, 7-14-2003)

Sec. 58-146. Prohibited signs.

The following signs are expressly prohibited within all zoning districts, unless as otherwise specified in this chapter:

- (1) All off-premises signs, including directional signs and billboards. Such prohibition, however, shall not be applicable to temporary signs permitted by section 58-151.
 - (2) All portable signs, except as may otherwise be allowed by this chapter.
 - (3) Flashing light signs (except signs which give time and temperature and other public information messages).
 - (4) Any sign which the zoning administrator determines obstructs the view of bicyclists or motorists using any street, private driveway, approach to any street intersection, or which interferes with the effectiveness of or obscures any traffic sign, device or signal.
 - (5) Luminous signs.
 - (6) Any sign placed upon a traffic control sign, tree, or utility pole for any reason whatsoever.
- (Ord. No. 87-04-08, § 8.3, 4-8-1987; Ord. No. O-2003-06, 3-10-2003)

Sec. 58-147. General requirements.

- (a) Any lighted sign or lighting device shall be so oriented as not to cast light upon a public right-of-way so as to cause glare, intensity or reflection that may constitute a traffic hazard or a nuisance, or cast light upon adjacent property that may constitute a nuisance.
- (b) Lighted signs shall employ only devices emitting a light of constant intensity, and no signs shall be illuminated by a flashing, intermittent, rotating or moving light.
- (c) No electric sign shall be so located with relation to pedestrian traffic as to permit such sign to be easily reached by any person. The bottom of such sign shall be located a minimum of ten feet above the grade immediately under said sign, if the sign is within 15 feet of the edge of the street right-of-way.
- (d) The area of a sign shall be measured by measuring one face of the entire sign including any border or trim and all of the elements of the matter displayed, but not including the base or apron, supports or other structural members. The area of a double face sign shall be the area of one face of the sign.
- (e) Nonconforming signs shall be subject to the provisions contained in section 58-112.
- (f) Fencing, scoreboards, and structures in the athletic fields may be utilized for customary signs, and all such signs shall be directed solely towards users of the facility. Such individual signs, whether temporary or permanent, shall not exceed 32 square feet in size and shall be permitted by the zoning administrator in the manner of other permanent, attached (on-structure) signs under section 58-148, or temporary signs under section 58-151, without amendment to the conditional use permit so long as compliance with all standards in this chapter are met.

(Ord. No. 87-04-08, § 8.4, 4-8-1987; Ord. No. O-2006-05, 1-9-2006)

Sec. 58-148. Attached (on-structure) signs.

- (a) On-structure signs shall be considered either attached signs or painted wall signs.
- (b) No sign painted on a building or wall shall exceed 20 percent of the wall area, or a maximum of 64 square feet, with the exception of attached (on-structure) signs located at the athletic fields containing signs which shall be permitted per subsection (d) of this section.
- (c) No sign shall be located on the roof of any structure or extended above the parapet or eave line of any structure.
- (d) Attached (on-structure) signs customarily located at athletic fields containing signs shall be directed solely toward users of the facility. Such individual signs, whether temporary or permanent, shall not exceed 32 square feet in size.

(Ord. No. 87-04-08, § 8.5, 4-8-1987; Ord. No. O-2006-05, 1-9-2006)

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)

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> -	<u>Types of signs permitted:</u> -	<u>Identification, Bulletin Board, Temporary and Orientation</u>
<u>(2)</u> -	<u>Permitted number of signs:</u>	<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>
—	—	<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: Three freestanding ground and two attached per developed lot. All requirements of section 58-150-1 shall be met.</u>
<u>(3)</u> -	<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>
<u>(4)</u> -	<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>
		<u>Orientation: 20' behind street right-of-way line and in accordance with section 58-150-1.</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.
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(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)

Sec. 58-153. Signs permitted in B-1 and B-2 business districts.

(a) Signs on premises of permitted uses conducted in buildings or with buildings associated shall be regulated as follows:

TABLE INSET:

(1)	Types of signs permitted:	Business and/or identification.
(2)	Permitted number of signs:	Attached: One only, except that an additional freestanding sign may be permitted on through lots or lots having frontage on three or more streets. All requirements of section 58-148 shall also be met.
		Ground: One only, except that an additional ground sign may be permitted on through lots having frontage on three or more streets.
(3)	Maximum area of signs:	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.
		Freestanding: One-half the permitted size of attached signs, except as indicated in this section.
		Ground: 20 square feet.
(4)	Permitted location:	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.
		Freestanding: Signs shall be no greater than 20 feet in height and in accordance with section 58-149.
		Ground: Behind street right-of-way line and in accordance with section 58-150.

(b) Shopping center identification signs shall be regulated as follows:

TABLE INSET:

(1)	Types of signs permitted:	Shopping center identification.
(2)	Permitted number of signs:	A shopping center containing three or more businesses with separate entrances shall have one freestanding identification sign giving the names of the businesses located in the shopping center. No other freestanding signs shall be allowed. Such sign shall be in accord with section 58-149.
(3)	Maximum area of signs:	100 square feet, provided that no portion of the sign advertising a particular business shall be in excess of 20 square feet.
(4)	Permitted location:	The maximum height of said sign shall be 20 feet and shall be located behind the right-of-way line.

The following items were discussed:

- Representatives from Weddington UMC discussed with the Planning Board their proposed signage plan and which signs would be visible from the road.
- The Planning Board was concerned with the number of signs proposed.
- If the signage is not visible from the right-of-way, then the sign is not regulated by the Town.
- Does visible from the road mean legible?
- The Planning Board discussed the definition of a sign and discussed that it is any form of publicity, visible from any public highway...
- Town Planner Cook advised that he had a difficult time getting a definition for institutional uses.
- Planning Board felt that the word institutional should be removed from the text since it is not defined in the Town's ordinance.
- When would Weddington Church Road be relocated?
- Representatives from Weddington UMC expressed their concern over the number of buildings that they have and trying to unify the campus through signage and discussed the amount of foot traffic they have because of six different buildings.
- There was concern expressed over contiguous properties that are owned by one entity with the number of signs that are allowed based on per developed lot. Members discussed that language could be added that you could have multiple ground signs as long as they are not within 1,000 feet from other contiguous pieces of property owned by the same entity.
- Planning Board discussed the proliferation of signs in the Town and that any text recommended would need to be able to be applied throughout the Town.
- The Church is proposing a permanent frame for the numerous banners that they have and the Planning Board discussed whether that would fall under the temporary banner or bulletin board language in the ordinance.
- Setbacks from property line versus right-of-way - Town Planner Cook advised that right-of-way lines are sometimes difficult to locate.

Representatives from the Church will submit a Conditional Zoning Amendment Application for the Planning Board to consider their signage plan. Town Planner Cook and Planning Board Chairman Sharp will continue to work on the proposed text for identification type signs and bring back to the next meeting for the full board's consideration.

Item No. 6. Update from Town Planner. The Planning Board received a copy of the following memo from Town Planner Cook:

- Routes for the Carolina Thread Trail have been selected and the Final Plan is currently being reviewed. The selected route does not pass through Weddington but does border the Town in Wesley Chapel and Waxhaw. For a map of the proposed trail locations please visit the following website: <http://www.carolinathreadtrail.org/local-connections/union-county-nc/>
- 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. NCDOT will soon have the asphalt for the road work and will then need about two weeks to complete the grading and pavement work.
- Landscaping on Providence Road and Weddington Road has been completed except for some Loropetalium that will be planted this fall.
- NCDOT has completed the installation of the new stop signs at the intersection of Antioch Church Road and Beulah Church Road.
- The Town Council approved the following text amendments at their April 11th meeting:
 - Text Amendment adding Pet Grooming to B-2(CD) zoning district
 - R-40, R-40D, R-60, R-80, RCD and RE Text Amendments (Removing CUP's and replacing with CZ's)
 - Revisions to Town Land Use Plan (Removing CUP's and replacing with CZ's)
 - LARTP Text Amendments to Section 46-9 and 58-4 (Definition and Purpose Statement only)
 - Town Monument Sign Text Amendment
- The Town Council approved the rezoning of all B-1 and B-2 properties to B-1(CD) and B-2(CD).
- The Town Council called for the Public Hearing on the Freestanding/Ground Text Amendment. It will be on the May 9th Town Council agenda.
- The TCC (Technical Coordinating Committee) recommend leaving the Rea Road Extension on the draft TIP project list. The draft TIP will be available for public comment in the next week. A hard copy will be available at Town Hall and a link to the draft plan will be on our website.

Vice-Chairman Dow discussed the lighting on the signage at the access road behind Town Hall and asked that Town Planner Cook contact the owners of the Shopping Center to make some adjustments to the light because it was spilling over into the roadway.

Item No. 7. Other Business.

A. Report from the April 11, 2011 Regular Town Council Meeting. The Planning Board received a copy of the April 11, 2011 Regular Town Council Meeting agenda as information.

Item No. 8. Adjournment. Mr. Steele moved to adjourn the April 25, 2011 Regular Planning Board Meeting. Vice-Chairman Dow seconded the motion, with votes recorded as follows:

The meeting adjourned at 9:20 p.m.

Dorine Sharp, Chairman

Attest:

Amy S. McCollum, Town Clerk