

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, MAY 23, 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 May 23, 2011 at 7:00 p.m., with Chairman Dorine Sharp presiding.

Present: Chairman Dorine Sharp, Vice-Chairman Rob Dow, Jack Steele, Scott Buzzard (Arrived at 7:19 p.m.) and Jim Vivian and Town Planner Jordan Cook and Town Administrator/Clerk Amy McCollum

Absent: Janice Propst and Jeff Perryman

Visitors: Bob Rapp and Brian King

Item No. 1. Open the Meeting. Chairman Dorine Sharp called the May 23, 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. April 25, 2011 Regular Planning Board Meeting Minutes. Vice-Chairman Rob Dow moved to approve the April 25, 2011 Regular Planning Board Meeting minutes. Mr. Jack Steele seconded the motion, with votes recorded as follows:

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

Item No. 4. Old Business.

A. Review and Consideration of Orientation Signs Text Amendment. The Planning Board received a copy of the proposed text change.

The Board continued their discussion of the sign language text revision requested by the Weddington United Methodist Church. The items discussed included:

- Relating the number of allowed orientation signs to the length of public road frontage.
- Height and area of signs.
- Revision of the definition of bulletin board signs to allow for permanent structures.
- Number of identification and bulletin board signs allowed based on the number of principal buildings.
- Members discussed that the Town Signs Ordinance needed to be revamped.
- Concern over proliferation of signs in the Town.

The text agreed upon by the Board included changes to the definition of bulletin board signs, a new definition for orientation signs, and a new category for signs in residential zoning on premises of church campuses and educational and governmental facilities. Mr. Jim Vivian moved to send the proposed language to the Town Council with a favorable recommendation. Mr. Steele seconded the motion, with votes recorded as follows:

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

Bulletin board means a sign used to announce meetings or programs of a church, school, auditorium, library, museum, community recreational center or similar noncommercial place of public assembly. **Bulletin board signs may be permanent signs which hold temporary banners or text that changes on a regular basis.**

Orientation sign means an on-premise sign that directs pedestrians and traffic on a property.

ARTICLE V. SIGNS

Sec. 58-150. Orientation signs

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

(b) Orientation signs are intended for directing pedestrians and traffic 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 ground orientation 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 20 feet of the edge of the street right-of-way line.

(Ord. No. 87-04-08, § 8.7, 4-8-1987)

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 and governmental facilities are regulated as follows:

TABLE INSET:

<u>(1)</u>	<u>Types of signs permitted:</u>	<u>Identification, Bulletin Board and Orientation</u>
<u>(2)</u>	<u>Permitted number of signs:</u>	<u>Attached: One for each building's main entrances. All requirements of section 58-148 shall be met.</u>
		<u>Freestanding Ground Identification and Bulletin Board: One identification or one bulletin board per principal building.</u>
		<u>Orientation: One freestanding ground and two attached for each 750 feet of frontage on a public roadway on one or more contiguous lots with common ownership. 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 (excluding Orientation): The maximum total sign area per side shall be 25 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: 25 square feet. Bulletin Board signs that display text that changes regularly shall be allowed to have permanent support structures as long as the text area including logos or other graphics does not exceed 20 square feet.</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>Orientation: 20' behind property line and in accordance with section 58-150-1.</u>

Item No. 5. New Business.

A. Review and Consideration of Weddington United Methodist Church Conditional Zoning District Minor Amendment. The Planning Board received the following memo from Town Planner Jordan Cook along with an Aerial and Zoning map of the area and a diagram showing where the proposed signs are to be located:

Weddington United Methodist Church requests a Conditional Zoning District Minor Amendment for a universal signage plan located on Weddington United Methodist Church owned parcels throughout the Town of Weddington.

Application Information

Date of Application: April 28, 2011

Applicant Name: Weddington United Methodist Church

Owner Name: Weddington United Methodist Church

Parcel ID#: 06-150-039, 06-150-040, 06-150-045A, 06-150-064B and 06-150-075

Property Location: Weddington United Methodist Church-Sanctuary, Helms Hall, Weddington Christian Preschool and Academy, Family Life Center, Hemby House, Fellowship Hall and Offices

Existing Land Use: All parcels designated Residential Conservation

Proposed Land Use: Residential Conservation

Existing Zoning: All parcels zoned RCD

Proposed Zoning: RCD-CD (Conditional District)

General Information-Conditional Zoning District Minor Amendment

- A Conditional Zoning (CZ) District Minor Amendment is required for the Signage Plan proposed on the Church owned properties. The uses on the Church properties are previously approved Conditional Use Permits (CUP's). Therefore any modification from those approved CUP's require Town Council approval. This signage plan project will be reviewed under the CZ process rather than the CUP process since all CUP's were replaced with CZ's in the *Zoning Ordinance*.
- The Orientation signs and a portion of the Bulletin Board signs are currently not permitted by the Town's *Zoning Ordinance*. These (Orientation and Bulletin Board) signs will only be permitted if proposed Orientation Sign text is approved by the Town Council. Proposed text amendments for these signs will be on the same Planning Board and Town Council agendas as the Conditional Zoning Amendment Application.
- Other signs are permitted but still require Town Council approval.

General Information-Sign Plan

- The applicant proposes various signage throughout Church owned properties in Weddington.
- Under current zoning regulations each Church owned property is allowed one Freestanding Ground Identification sign, one Attached sign per building and Temporary Banners/Bulletin Board signs as permitted by Zoning Administrator.
- All Orientation signs and Bulletin Board signs require a text amendment.
- The *Weddington Zoning Ordinance* defines a "sign" as any form of publicity, visible from any public highway directing attention to an individual activity, business service, commodity or product and conveyed by means of words, figures, numerals, lettering, emblems, devices, designs, trademarks or trade names or other pictorial matter designed to convey such information and displayed by means of bills, panels, posters, paints, or other devices erected on an open framework,

or attached to or otherwise applied to posts, stakes, poles, trees, buildings, or other structures or supports.

- Breakdown of proposed signage:
 - Signs #1 and #2 are Attached signs and are affixed to the Family Life Center and Youth Center.
 - Sign #3 is a replacement sign attached to the brick wall in front of the Sanctuary.
 - Sign #4 is a Freestanding Ground sign on the Fellowship Hall and Office parcel.
 - Sign #5 is a Freestanding Ground sign on the Family Life Center parcel. This sign will be moved to the Providence Road and Weddington Church Road intersection when Weddington Church Road is relocated.
 - Sign #6 is a Freestanding Ground sign on the Sanctuary parcel.
 - Sign #7 is an Orientation sign along Weddington Church Road and will be internal to the site when Weddington Church Road is relocated.
 - Sign #8 is an Orientation sign on the Sanctuary parcel that is internal to the site.
 - Sign #9 is an Orientation sign located on a vacant parcel near the Family Life Center that is internal to the site.
 - Sign #10 is a Freestanding Identification sign located on the Hemby House parcel.
 - Sign #12 is a Freestanding Identification sign located on a vacant parcel at the intersection of Weddington Church Road and Providence Road.
 - Sign #13 is an Orientation sign located on the Family Life Center parcel.
 - Signs #14 and #19 are Freestanding Identification signs located at the Fellowship Hall/Office parcel.
 - Sign #15 is an Orientation sign located on the Sanctuary parcel.
 - Sign #16 (three total) are Bulletin Board signs that will hold Temporary Banners. Temporary Banners change frequently and are allowed for a maximum of 30 days and intended only for special events. These three Bulletin Board signs are located on the Sanctuary, Fellowship Hall/Office and Family Life Center parcels.
 - Sign #17 is an Attached sign located on the cement retaining wall installed by NCDOT at the corner of Providence Road and Weddington Road. The applicant proposes to cover the cement wall with brick and attach a text sign.
 - Sign #18 is a Freestanding Ground Identification sign located at the entrance of Weddington Christian Academy on the Sanctuary parcel.

Additional Information:

- The required Public Involvement Meetings (PIM) for this project were held on May 23, 2011. The first of the required PIM's was held on-site at the Hemby House from 2-4pm. The second PIM was held at Weddington Town Hall from 4-6pm.
- Adjacent property owners within 1,300 feet were notified of the Public Involvement Meetings via first class mail.

Conditions of Approval:

1. The Orientation Text Amendment must be approved for Orientation and Bulletin Board signs to be approved;
2. Any sign lighting must comply with the Town's *Lighting Ordinance*;
3. All Temporary Banners must be approved by the Town of Weddington Zoning Administrator;
4. Any future revisions to the approved signage plan and other approved documents must comply with *Section 58-271 (i)* and *Chapter 58* of the *Weddington Zoning Ordinance*.

Staff has reviewed the application and submitted documents and finds the Conditional Zoning District Minor Amendment Application is in compliance with the *Town of Weddington Zoning Ordinance* with the aforementioned Conditions of Approval.

The Board reviewed the signage proposed by the Weddington United Methodist Church.

Mr. Buzzard moved to send the Conditional Zoning District Amendment for the Weddington United Methodist Church to the Town Council with a favorable recommendation contingent upon the following conditions:

- New Sign Text is adopted by the Town Council and amendment is in compliance with the new language
- Two signs in the front of the Fellowship Hall and Office are combined into one
- Sign #12 needs to be reduced in height from 7 feet to 6 feet
- Sign #5 needs to be moved to its new location upon completion of the Weddington Church Road Relocation
- Four conditions noted in Town Planner Cook's memo.

Mr. Vivian seconded the motion, with votes recorded as follow:

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

Mr. Buzzard moved to amend Section 50-149 as follows and to send it to the Town Council with a favorable recommendation:

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 to 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.~~

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

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

Item No. 6. Update from Town Planner. The Planning Board received 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 signal 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.
- The DrumSTRONG 2011 Temporary Use Permit was approved at the last Planning Board meeting. The event is scheduled to take place on May 21-22.
- The Town Council approved the Freestanding/Ground Text Amendment at their May 9th meeting.
- A link to the 2012-2018 Draft TIP is available on the Town website and a hard copy is available in Town Hall for Public Comment. The Public Comment period will end on June 15th.
- Steve McLeod (owner of Weddington Corners Shopping Center) will have an electrical engineer look at the lights on the new sign along the access road.
- Town Staff has received a Conditional Zoning Application from Union County for the construction of a Water Tower in Weddington. This project will be on the June 27th Planning Board agenda. Public Involvement meetings will be held sometime in June.

Item No. 7. Other Business.

A. Report from the May 9, 2011 Regular Town Council Meeting. The Planning Board received a copy of the May 9, 2011 Regular Town Council Meeting agenda as information.

Item No. 8. Adjournment. Mr. Steele moved to adjourn the May 23, 2011 Regular Planning Board Meeting. Vice-Chairman Dow seconded the motion with votes recorded as follows:

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

The meeting adjourned at 10:16 p.m.

Dorine Sharp, Chairman

Attest:

Amy S. McCollum, Town Clerk