

**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, JUNE 27, 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 June 27, 2011 at 7:00 p.m., with Chairman Dorine Sharp presiding.

Present: Chairman Dorine Sharp, Vice-Chairman Rob Dow, Jack Steele, Janice Propst, Jeff Perryman, Scott Buzzard and Jim Vivian and Town Planner Jordan Cook and Town Administrator/Clerk Amy McCollum

Absent: None

Visitors: Sue Fitch, Mayor Nancy Anderson, Barbara Harrison, Pat Harrison, Ed Goscicki, Pete D'Adamo and Scott Honeycutt

**Item No. 1. Open the Meeting.** Chairman Dorine Sharp called the June 27, 2011 Regular Planning Board Meeting to order at 7:01 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. May 23, 2011 Regular Planning Board Meeting Minutes.** Mr. Jack Steele moved to approve the May 23, 2011 Regular Planning Board Meeting minutes. Vice-Chairman Rob Dow seconded the motion, with votes recorded as follows:

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

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

**Item No. 5. New Business.**

**A. Review and Consideration – Union County Water Tower Conditional Zoning Application.** The Planning Board received a copy of the following memo from Town Planner Jordan Cook:

Union County requests a Conditional Zoning Permit (CZ) for a 198 foot, 1.5 million gallon elevated water storage tank. The tank will be located at 247 Providence Road South.

**Application Information:**

Date of Application: May 27, 2011

Applicant Name: Cynthia Coto (Union County-County Manager)

Owner Name: Margaret H. Hemby, Kenneth H. Hemby and Laura H. Heffner

Parcel ID#: 06-153-013C, 06-153-013D and 06-153-007A

Property Location: 247 Providence Road South (western side of Providence Road just south of Rea Road)

Existing Zoning: R-40 and RCD

Proposed Zoning: R-40(CZ) and RCD(CZ)

Existing Land Use: Traditional Residential and Residential Conservation (no change proposed)

Existing Use: Vacant

Proposed Use: Elevated Water Storage Tank, Class II Essential Service  
Parcel Size: 8.255 Acres (comprised of three separate parcels that will be combined)

**General Information:**

- A Conditional Zoning Permit is required for a Class II Essential Service in the R-40 and RCD zoning districts. Water Storage is included as a Class II Essential Service in the *Town of Weddington Zoning Ordinance*.
- The applicant is proposing a 198 foot tall, 1.5 million gallon elevated water storage tank within a fenced in area along Providence Road. The fenced area will encompass 2.53 acres.
- The proposed water tank style will be a fluted column with a 52 foot concrete diameter base and approximately 86 foot diameter bowl.
- The proposed facility will be accessed by a 20 foot wide gravel access road from Providence Road. A decorative entrance gate will be placed 20 feet from the property line while an access gate at the facility entrance will be placed approximately 400 feet from the property line to reduce visibility of the facility from Providence Road. The actual water tower will be located over 550 feet from Providence Road.
- In addition to the water storage tank, the site will include a drainage structure with a rip rap apron and a detention pond and spillway near the rear of the property.
- There is an existing stream on site but the property is not within any FEMA regulated flood zones.

**Minimum Standards for a Class II Essential Service in R-40 and RCD Zoning Districts:**

Minimum Lot Area- 40,000 square feet—Combined lots are 8.255 Acres

Minimum Front Yard Setback- 75 feet—proposed setback is greater than 550 feet

Minimum Lot Width- 120 feet as measured at the front yard setback—proposed width is approximately 350 feet

Minimum Side Yard Setbacks- 15 feet—proposed left and right side yard setbacks are 180 feet and 100 feet respectively

Minimum Rear Yard Setback- 40 feet—proposed setback is greater than 350 feet

- The proposed water storage tank complies with all minimum yard regulations and front, side and rear yard setbacks for a Class II Essential Service in the R-40 and RCD zoning districts as set forth in the *Town of Weddington Zoning Ordinance*.
- The applicant has submitted a lot line revision plat that is currently under review. This lot line revision plat includes parcels 06-153-013C, 06-153-013D and 06-153-007A. All of parcels 06-153-013C and 06-153-013D will be included on the water tank site while only 0.735 acres of parcel 06-153-007A will be included. Parcel 06-153-007A is 7.923 acres in its entirety.

**Additional Information:**

- Screening and landscaping will be provided using new and existing, mature vegetation currently on site.
- A 40 foot landscape buffer is required around the proposed water tank. Landscaping will be added to the front and southern perimeters of the property to meet these buffer requirements. A natural/existing tree buffer will surround the rear and northern perimeters of the property.
- Clearing will only occur where the access road will be installed and within the tank construction limits. All proposed landscaping complies with the *Town of Weddington Zoning Ordinance*.
- Outdoor lighting will be minimal. Lighting on top of the tank will comply with Federal Aviation Administration requirements.
- The water tank does not have any pumps or other moving parts, therefore noise should not be a factor.

- The applicant has provided a map and pictures of the proposed water tank from various locations surrounding the water tank.
- The proposed water tank is exempt from the Town's maximum height restrictions per *Section 58-15* of the *Town of Weddington Zoning Ordinance*.
- All property owners have provided authorization to Union County to apply for the CZ Permit.
- Two Public Involvement Meetings (PIM) were held in accordance with *Section 58-271* of the *Town of Weddington Zoning Ordinance*.
  - The first PIM was held on-site at 247 Providence Road South on June 16, 2011 from 2:00-4:00pm. There were approximately 15 attendees at that meeting.
  - The second PIM was held at Weddington Town Hall on June 20, 2011 from 5:30-7:30pm. There were approximately 25 attendees at that meeting.
  - Most attendees were from the Stratford on Providence subdivision and were not in support of the proposed water tank.

**Conclusion and Conditions of Approval:**

Staff has reviewed the application and submitted documents and finds the Conditional Zoning Application is in compliance with the *Town of Weddington Zoning Ordinance* with the following conditions:

1. All engineers (USI-Bonnie Fisher) comments must be addressed and completed prior to any construction;
2. Applicant must apply for NCDOT Driveway Permit for proposed driveway along Providence Road;
3. Lot line revision plat must be approved and recorded by the Union County Register of Deeds prior to any construction.

The Planning Board also received a copy of the following information:

- Conditional Zoning Application dated May 27, 2011
- Narrative for the Conditional Zoning Permit Application
- Image Map of the area showing the locations of Pictures 1 through 4
- Pictures 1 through 4 showing the proposed water tank from various locations surrounding the water tank
- GIS Location Map
- Aerial Map
- Zoning Map
- Land Use Map
- Section IX – Amendments from the Code of Ordinances
- Cover Sheet, Sheet Index and Vicinity Map
- General Legend and Project Notes
- Standard Details
- Drainage Structure Plan and Sections
- Erosion Control Details
- Storm Water Details
- Site Plan
- Yard Piping Plan
- Erosion Control and Grading Plan
- Stormwater Plan
- Landscaping Plan
- Tank Piping Plan
- Watersphered Elevated Storage Tank Details

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Mr. Pete D'Adamo – I am with HDR Engineers. We are here on behalf of Union County as it relates to the conditional zoning application for the Weddington elevated storage tank. This project was part of a Water Master Plan Update completed in 2005 which recommended the construction of a 1.5 million gallon tank. At that time it was recommended for completion by 2010. The goal was to dedicate a new Weddington elevated storage tank. This would create some separate service areas for Stallings and Weddington and would improve the overall operation of Union County's water supply system to include both static and fire flow in the Western service area. We had created a hydraulic model back then and evaluated the existing water system based on the infrastructure that was on the ground including the pipes. Part of that Master Plan looked at projections for growth in the area and identified improvements that would be needed to make sure that the County could provide reliable water service. This is a basic map which shows the existing infrastructure which gives you an idea of the general location of the proposed tower. As part of the modeling analysis that we did, we examined static pressures within the Union County distribution system. The State has certain requirements and minimum pressures that have to be maintained in a water distribution system. From an insurance standpoint, there are recommended flows and pressures related to fire flow. The reason that you want to maintain minimum pressure is you could get into a situation where your pressure drops so low and at certain times it could drop below zero and a negative pressure could be created. Water and sewer lines are under the ground and sewer lines tend to leak and you never want a situation where your water system is depressurized because you could potentially draw in sewage. That is why there is a minimum pressure requirement. We identified a small area to the north as having low pressure concerns. Union County has worked with some of the residents in those areas by using data/pressure loggers on their systems which identified low pressures. It was not just a modeling exercise – it was reality too. We projected forward in the future. Growth has slowed down at this point but will continue at a steady pace over time and we looked at the potential of what would happen when a max day demand occurred at 25 mgd. Back in 2007 before everything slowed down, Union County actually had a max day demand of 21 mgd. It showed a larger area being affected by low pressure. Not everyone in that area is on public water but we are talking about those that are on public water and served by Union County. We have been before this board previously for the site across the street and that was denied. We are here with this new site for you to consider. The disturbed area for the construction of the water tower will be about 1.5 acres. The new impervious area is less than ½ acre. We enclosed part of the tank area on the site in a fence which is roughly encompassing about 2.5 acres. There are no 100-year flood elevation issues. The proposed tank finish floor is 688 feet. The maximum tank water level is 873 feet and the top of the tank is typically about 10 feet higher. What we try to present is the worst case scenario. There is the potential that the tank could be shorter and that is all dependent on the final design of the tank and the manufacturer selected. There is a 20 foot gravel access road off of Providence Road that goes back to the tank. There are four parking spaces and that is strictly for Union County personnel that would visit the tank periodically. The tank has a concrete foundation. Because we are creating an impervious area, we have a stormwater basin that would also be used for sediment and erosion control during construction. You can also see the natural tree line that is there now. Some of that area would be cleared to construct the tank. We have a 24-inch line on Providence Road. Coming off of this line would be two 18-inch lines that go up to the tank. One would be for fill and one would be discharge and they would run parallel to the access road and up to the tank. We have shown a landscaping plan as well. The western, southern and northern sides would include natural vegetation. What is being proposed is vegetation along the access road and it is a mixture of four different species, primarily evergreens. Going across the front paralleling the road frontage of Providence Road another row of landscaping would be added to provide screening. There are four different picture locations where we took the drawings from the tank manufacturer which provided the scale and the height of the tank and we put that into three dimensional CAD drawings with the finished grade elevation at the site so we could project images of what it may look like when it is constructed. What is being proposed is the spheroid design. The last time we were here we showed both and there was discussion that some people like one versus the other. The spheroid tank is more architecturally pleasing. It is actually more expensive than the fluted column tank. From the County's

standpoint, they would be happy with either style.

Mr. Steele – Does the tank provide for the co-location of cellular providers?

Mr. D'Adamo – Not at this time.

Chairman Sharp – Back during the public hearings that you had before with the Town Council, the question was raised about a ground tank. Can you talk to us about this proposal versus a ground tank?

Mr. D'Adamo – From an operational standpoint, what is being proposed is taking one existing pump station (Waxhaw-Marvin Pump Station) and pump and fill the tank. The water level would float up and down based on the demand and when the water level gets to a certain point it would send a signal to pump water up. It is a very simple operation to maintain static pressure and fire flow. We looked at options for a ground level storage tank. There were a lot of things that would need to be done. We would have to install new transmission mains to the service area. We would have to put pressure reducing valves in the system to reduce the pressure. There was a significant amount of infrastructure improvements needed. It would also need to be coordinated. Now you would be pumping from a pump station that is running a certain pressure, then pressurize the line, then it gets to a ground level tank and it kills the pressure as opposed to keeping on the same pressure that is filling the tank. Then you have to re-pressurize the water from that new location to serve another area. From an energy standpoint it is not as desirable. From a complication standpoint to operate that system is just a little more complex.

Chairman Sharp – We have never had anything that required lighting. We restrict cell tower height for that purpose.

Mr. Steele – It is below the 200 foot threshold requirement. If you are not in excess of 200 feet then you do not have to have the extra strobe lights and those kinds of things.

Chairman Sharp – Will there be anything on top of the tank such as Union County Communication antennas?

Mr. D'Adamo – We are not aware of anything.

Mr. Ed Goscicki – We are not planning to put any cell tower antennas. If in the future that is something that is considered, they would actually be on the bottom part of the tank.

Ms. Janice Propst – If it is 198 feet and I have a one story house - how many stories is that?

Mr. D'Adamo – It would be a 20 story building.

Ms. Propst – What percentage of Weddington currently uses County water? I believe that most of Weddington is still well water. I know the neighbors that live on Cottonfield want city water. If you put this water tower right on top of them, is Cottonfield going to get access to city water?

Mr. Goscicki – I am not sure of the percentage of the residents that we serve in Western Union County. It is probably in the order of 25% to 30%. We continually get interest from communities within Weddington that would like to be on the municipal water system that would like to have the fire flow protection. Would they be eligible? It will probably take us another year to get out of the water allocation challenge of not having enough water to give to everybody. Right now, if you are residential community, I do not have water for you. Once we get out of that process, they are welcome to join the system. The issue would be who pays for it and how much.

Ms. Propst – They are right next door. They are going to get a see a tower and they do not have water. They have been here forever. If I had to look at that water tower, I would like to know that I had the option soon that I could access water.

Mr. Goscicki – The answer to when will they have water available, it is a water policy issue because of the scarcity that we are in right now. It is going to take us a year to build this tank. A year from now we hope to be out of this water allocation policy.

Mr. Jeff Perryman – Can you tell me what if any other sites were considered and why you settled on this one versus any other potential site?

Mr. D’Adamo – This has been an ongoing process back to 2007. There were 19 sites evaluated. The one that was brought to Weddington previously was across the street. There have been recent discussions about the school site on Rea Road. In terms of getting to this point, there were various reasons why sites were not chosen - elevations, costs, not having a willing seller.

Mr. Perryman – You also stated that this is designed for future expansion. Do you have a timeline on that?

Mr. D’Adamo – The typical planning envelope is 25 years.

Mr. Goscicki – We are in the middle of trying to wrap up our Water and Sewer Master Plan. We are looking out 20+ years and this will meet our needs for at least a 20-year basis.

Ms. Propst – Does the tank have to be in Weddington?

Mr. D’Adamo – We looked at sites both in and out of Weddington.

Mr. Goscicki – It needs to be in this general area.

Mr. D’Adamo – We tried to define a geographical area based on the hydrologic modeling that would meet the pressure needs of a reasonably sized tank that had the land availability and did not have any issues with the land such as excessive slopes. We evaluated preliminary engineering analyses on all of those. A lot of the sites on Providence Road are at their highest at the road and then they drop off. It makes it a little more difficult.

Mr. Scott Buzzard – Do you recall how tall the tank was across the street?

Mr. D’Adamo – I think the height was approximately 160 feet.

Ms. Propst – We have a downtown area and I know that the church did not want that particular site but did you discuss with other people that are already in our commercial area other options.

Mr. D’Adamo – I do not believe we did.

Town Planner Cook – Most of the residents that attended the Public Involvement Meetings were from Stratford on Providence. At least publicly I do not remember hearing any support for the project. The comments were – Why this site, What is the cost of the land, Why was this site pushed to the top of the list, Who is going to get water, Who is going to benefit from this, Why in a residential area?

Vice-Chairman Dow – Any project like this is going to hit the same wall. Citizens have to sit back and

look at it long term. Everybody wants water, everybody wants a better public service but no one wants to see a tower. You cannot have both. There are only certain locations it can be because of the height. This presents in my view the only location because it has to be close to that 24-inch main along Providence Road. This tract has so much depth. It has to go somewhere. We cannot have better service and expand our water without it.

Chairman Sharp – This only affects water pressure and not availability.

Mr. Goscicki – Yes. As availability comes, we would have more of a pressure problem without the tank.

Ms. Propst – Do water towers leak?

They answered no.

Ms. Propst – Could anything happen to that water tower to hurt the church?

Mr. D’Adamo – Water towers have survived tornados and hurricanes. The tanks with multi-legs are less stable than the tanks with the single pedestal. Historically when a tank has failed most of the time is a ground storage tank that has failed.

Chairman Sharp – It was my understanding that no water towers failed when Hurricane Andrew came through Florida.

Mr. Jim Vivian – The landscaping you have proposed is located right at the base of the tower. From that diagram if the landscaping were to be brought out closer to Providence Road, it would help impede the visibility of it if you brought the landscape buffer to the road.

Chairman Sharp – Is there any natural buffer closer to Providence Road? We could recommend to the Town Council to consider moving the buffer line closer to Providence Road.

Mr. Perryman moved to send the Union County Water Tower Conditional Zoning Application to Town Council with a favorable recommendation with the following conditions:

1. Applicant must consider additional screening/buffering/landscaping closer to Providence Road to reduce the visibility of the water tank from the road.
2. All engineers’ (USI-Bonnie Fisher) comments must be addressed and completed prior to any construction;
3. Applicant must apply for NCDOT Driveway Permit for proposed driveway along Providence Road;
4. Lot line revision plat must be approved and recorded by the Union County Register of Deeds prior to any construction.

Vice-Chairman Dow seconded the motion, with votes recorded as follows:

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

**B. Public Hearing – Review and Consideration of Temporary Use Permit – Weddstock Presents the Electric Cow - Full Day Family Festival to be held on Saturday, August 20<sup>th</sup> on The Hunter Farm.**

Chairman Sharp opened the public hearing to review and consider the Temporary Use Permit for

Weddstock. Town Administrator/Clerk Amy McCollum swore in the following individuals wishing to give testimony: Town Planner Cook, Mayor Anderson and Sue Fitch.

The Planning Board received a copy of the following memo from Town Planner Jordan Cook:

Kid's First of the Carolinas submits an application for a Temporary Use Permit. The applicant is proposing a full day family festival to promote positive Weddington community spirit. The event will take place at the Hunter Farm located at 13616 Providence Road on Saturday, August 20<sup>th</sup>.

**Application Information:**

Date of Application: May 18, 2011

Applicant's Name: Kid's First of Carolinas

Property Owner's Name: Nancy Anderson

Parcel ID#: 06-150-044

Property Location: 13616 Providence Road, Weddington (The Hunter Farm)

Existing Zoning: R-CD

Existing Use: Agricultural

Proposed Temporary Use: Concert/Social Fundraising Event

Property Size: 47.658 Acres

Event hours: 8:00am-11:00pm on Saturday, August 20<sup>th</sup> (Rain Date Sunday, August 21<sup>st</sup>)

**Required Information:**

- Projected attendance is approximately 4,000-5,000 people.
- Certificate of Liability Insurance has been provided to the Town.
- Application has been submitted to Union County Sheriff's office for review of traffic and crowd control (not yet completed-condition of approval).
- Certification of Review from Union County Health Department has been submitted (not yet completed-condition of approval).
- A Union County Mass Gathering Permit is not required per Christy Ford of Union County Environmental Health. Admission will not be charged at the event, therefore it is not required to get a Mass Gathering Permit.
- The Department of Revenue has issued the Temporary Sales and Use ID #.

**Additional Information:**

- Property owner Nancy Anderson has signed the Temporary Use Application.
- Security and crowd control will be provided by Union County Sheriffs Office and other security personnel.
- Providence Volunteer Fire Department will be on site for fire protection and EMS services.
- Existing electrical service at property will be available along with rented generators.
- Three (3) acres of parking is available on site. Overflow parking will be located at Weddington Corners Shopping Center with the property owner's permission.
- The organizers have stated that all sound from the event will abide by all *Town of Weddington Code of Ordinances*.
- Some lighting is already on site but additional lighting will be rented for the event.
- Trash receptacles and port-o-johns will be placed throughout the property.
- The location for all proposed uses can be found on the Site Plan presented at the Planning Board meeting.
- The organizers will install one (1) temporary banner on site for the event consistent with the *Town of Weddington Temporary Sign Ordinance*. The organizer will also be permitted no more than two (2)



temporary off-premises special event directional signs consistent with *Sec. 58-151* of the *Town of Weddington Temporary Sign Ordinances*.

- This applicant has not applied for a TUP within the last year. The last TUP for this parcel was issued for an event that took place on August 13, 2010.

In accordance with the provisions of *Article I, Section 58-13* of the *Weddington Zoning Ordinance*, the property owners and the owners of the parcels of land abutting the property involved in the Temporary Use Application have been sent notification of this evening's public hearing. The property involved in the hearing was posted June 16, 2011. Additionally, notification of said hearing was advertised in *The Union Observer*.

Staff has reviewed the application and submitted documents and finds the Temporary Use Permit Application to be in compliance with the *Weddington Zoning Ordinance* with the following exceptions:

1. Certification of Review from Union County Sheriff's Department regarding traffic and crowd control;
2. Certification of Review from Union County Health Department;
3. The applicant agrees to work with Zoning Administrator to address any complaints that may be received;
4. Applicant must receive written permission from property owner for any off-site/overflow parking;
5. Applicant shall delineate areas for non-alcoholic consumption including kids areas and exits;
6. Temporary lighting must be focused on event site;

Planning staff recommends approval of the TUP with completion of aforementioned conditions of approval.

The Planning Board also received the following information:

- Temporary Use Permit Application dated May 18, 2011
- Temporary Use Permit Application Checklist
- Narrative
- Aerial Map

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Ms. Sue Fitch discussed the name change that was requested by the Town Council but that the name has been changed back to Weddstock Presents the Electric Cow. She stated, "The 'cow theme' brings in the farm atmosphere. It had a lot of creative things that the group felt that they could do with the event."

The Planning Board discussed with the applicant concerns regarding amplification of music since the event started early in the morning. The Planning Board asked that a condition be added stating the following would help address that concern: No band amplification prior to 10:00 a.m.

Ms. Fitch also shared that her group is considering ordering banners to be placed on the street lights prior to the event. There was discussion that there are costs associated with putting the banners up and taking them down. Ms. Fitch mentioned that the Town had given money for the event and felt that it was a Town event.

Chairman Sharp asked the following Findings of Fact to Ms. Fitch:

The proposed temporary use will not materially endanger the public, health, welfare and safety. Ms. Fitch: Yes, it will not materially endanger the public, health, welfare and safety. We will have two off-duty police officers on Providence Road for traffic control. We will be hiring on-site security. We are also looking into a group called The Explorers to give guidance for managing kids and crowds. We will also have an EMT and Providence VFD has agreed to be onsite.

The proposed temporary use will not have a substantial negative effect on adjoining properties. Ms. Fitch: Yes, it will not have a negative impact on adjoining properties. They will all be notified prior to the event and we will be mindful of the sound ordinances and the amplification issue before 10:00 a.m.

The proposed temporary use is in harmony with the general purpose and intent of the ordinance and preserves its spirit. Ms. Fitch: Yes, we believe it to be in harmony based on the amount of Weddington residents that attended last year and the favorable comments that we received. The Town has partnered with us and it is something positive for the Town.

The proposed temporary use is held no more than three times (3) per year at any particular location. Ms. Fitch: Yes, it is not held more than three times per year and is only being held one time.

Chairman Sharp closed the public hearing.

Vice-Chairman Dow moved to approve the Temporary Use Permit for Weddstock Presents the Electric Cow based on the Findings of Fact discussed and contingent upon the following conditions:

1. Certification of Review from Union County Sheriff's Department regarding traffic and crowd control;
2. Certification of Review from Union County Health Department;
3. The applicant agrees to work with the Zoning Administrator to address any complaints that may be received;
4. Applicant must receive written permission from property owner for any off-site/overflow parking;
5. Applicant shall delineate areas for non-alcoholic consumption including kids areas and exits;
6. Temporary lighting must be focused on event site;
7. No band amplification prior to 10:00 a.m. or after 11:00 p.m.

Ms. Propst seconded the motion, with votes recorded as follows:

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

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

- 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.
- The DrumSTRONG 2011 Temporary Use Permit was approved at the April 25<sup>th</sup> Planning Board meeting. The event took place on May 21-22.
- The Town Council will hold a Public Hearing on July 11<sup>th</sup> to add Orientation Signs to the Town Zoning Ordinance. These signs would be allowed only on church campuses, educational and government facilities.

- The Town Council will hold a Public Hearing on July 11<sup>th</sup> to review a CZ Amendment Application from Weddington United Methodist Church for church campus signs.
- Staff has received an application for a stand-alone ATM machine in the Weddington Corners parking lot. This project may be on the July 25<sup>th</sup> Planning Board agenda.
- 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 30<sup>th</sup>.
- The following text amendments may be on the July 25<sup>th</sup> Planning Board agenda for discussion:
  - Access Entrances Gates for Subdivisions (annual maintenance)
  - CUP Removals (removing any reference to CUP and replacing with CZ)
  - Farmers Market definition and development standards

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

**A. Report from the June 13, 2011 Regular Town Council Meeting.** The Planning Board received a copy of the June 13, 2011 Regular Town Council Meeting agenda as information.

**Item No. 8. Adjournment.** Mr. Jim Vivian moved to adjourn the June 27, 2011 Regular Planning Board Meeting. Mr. Jack Steele seconded the motion, with votes recorded as follows:

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

The meeting adjourned at 8:24 p.m.

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Dorine Sharp, Chairman

Attest:

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Amy S. McCollum, Town Clerk