

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, AUGUST 22, 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 August 22, 2011, with Chairman Dorine Sharp presiding.

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

Absent: Jack Steele and Jeff Perryman

Visitors: Lauren Bailey, Walker Davidson, Pam Hadley, Bob Rapp, Barbara Harrison, Stephanie Belcher, Jim Spittle and Paisley Gordon

Item No. 1. Open the Meeting. Chairman Dorine Sharp called the August 22, 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. June 27, 2011 Regular Planning Board Meeting. Vice-Chairman Rob Dow moved to approve the June 27, 2011 Regular Planning Board Meeting minutes with the one correction noted by Ms. Janice Propst. Ms. Propst seconded the motion, with votes recorded as follows:

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

B. July 25, 2011 Regular Planning Board Meeting. Vice-Chairman Dow moved to approve the July 25, 2011 Regular Planning Board Meeting minutes. Mr. Jim Vivian seconded the motion, with votes recorded as follows:

AYES: Vivian, Buzzard, Propst 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 of Spittle Land Use Map Amendment. The Planning Board received a copy of the following memo from Town Planner Jordan Cook and a copy of the Project Narrative:

Mr. Jim Spittle requests a Land Use Map Amendment on his property located at 6874 Weddington-Matthews Road.

Application Information:

Date of Application: July 15, 2011

Applicant Name: Jim Spittle

Owner Name: Jim Spittle

Parcel ID#: 06-150-059
Property Location: 6874 Weddington-Matthews Road
Existing Zoning: RCD
Proposed Zoning: RCD (No proposed zoning change)
Existing Land Use: Residential Conservation
Proposed Land Use: Business
Existing Use: Single Family Home
Proposed Use: Single Family Home
Parcel Size: 7.09 Acres

General Information:

- Parcel 06-150-059 currently has a Land Use designation of Residential Conservation. The applicant proposes that this designation be changed to Neighborhood Business or Business as shown on the Land Use Map.
- The Land Use Plan is a document used to promote the Town's vision and shall be used as a guide for future development.
- The Land Use Plan may be amended at any time by the Town Council; however, the Land Use Plan does state on Page 25 (attached) that "land use amendments may occur more frequently than policy changes but should not occur more than twice per year." The last Land Use Map amendment was approved by the Town Council on June 14, 2010.
- The June 14, 2010 Land Use Map amendment changed a portion of Mike Treski's property from Traditional Residential to Business. Mr. Treski's property is adjacent to Mr. Spittle's property.
- A Land Use Plan or Map Amendment does not require a Public Hearing. Therefore, this application will be on the September 12, 2011 Town Council agenda for consideration.

Project Narrative – Paisley Gordon, Jr.

Jim and Mettie Spittle have been trying to sell their land for many years but have been unable to find a buyer. They no longer need to live on this property and would like to downsize. The property is located adjacent to the rear of the Weddington Corners shopping center. The land use plan was changed in 2010 and several properties were changed from residential conservation to business. Originally the Spittle's property was included in the land use change from residential conservation to business but was later removed. We are asking that the Spittle's land be changed to business on the land use plan. We are not asking for a rezoning but a land use plan change only. This will be conditional district and will require any plan to be brought before the Planning Board and Town Council for approval. The Spittle property is important in creating a downtown core which is a natural for the area. The downtown core would provide much needed economic development to Weddington and it would also increase Weddington's tax base. The property is adjacent to areas that are already used for commercial uses and will provide a way to plan for future growth for Weddington. Weddington has continued to grow even during the recent recession. With all of these new residents, there will continue to be demand for new services in Weddington.

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

- Zoning Map Change Application LUP01-11 dated July 15, 2011
- Land Use Map
- Aerial Map
- A copy of Exhibit 1: Future Land Use Categories and IV. Plan Administration and Implementation Strategies from the Land Use Plan

Mr. Jim Spittle – I am the owner of the property. Our children are grown. My wife and I have come to a different stage in our lives. We have been in Weddington 20+ years. I have enjoyed watching the shopping center behind me - no one asked my opinion on that. I was too young and naïve to get our

property grandfathered in at that same time. As a natural progression of the downtown core area, I was hurt when we were not changed to commercial when the Council changed the Treski's property. I want to be treated fairly. In 2006, I had a contract with some doctors for my property. We cannot sell as a home because of the shopping center behind us. There were doctors interested in putting facilities on this parcel. I am asking for the same thing that was given to Mr. Treski. He backs up to me. It is a natural place if this Town is going to grow. A bunch of us from church go to eat in Wesley Chapel. Our tax money is going to other places but we are left with the traffic problems. It would be nice to be able to walk down the street and do something with your kids instead of having to drive to other places in your car. It seems like we have dragged our feet way too long. There are a lot of senior citizens in the Town. Maybe today we have our eyes more open to the needs of the Town. The Town has grown from what it was to what we have now which is basically nothing.

It was discussed that the Town Council initiated the last request from the retreat discussions.

Items Discussed:

- If the Town considers the Spittle Property then it would have to consider the Matthews Property right beside it so there would not be a donut hole.
- This request is to only designate the property as future business on the Land Use Map. A plan would have to be presented before anything could be done with the property.
- ULI and Hadenstanziale Downtown Studies were discussed.
- Vice-Chairman Dow expressed concern that the Council reacts to applications instead of planning for roads and future expansion.
- Whoever develops property would build road to accommodate the commercial development.
- You will always have property that backs up to commercial – Town needs to consider some type of buffer zoning or some type of transition area from commercial to residential zoning.
- There are numerous people in Weddington that do not want to live on one acre lots and would like the Town to consider different housing options.
- Traffic plans for the area were discussed.
- The Town is still less than 50% developed.
- By including the Spittle and Matthews Property it would only add approximately 11 acres of commercial.

Mr. Vivian moved to recommend to the Town Council that the Spittle Property and the Matthews Property be changed to commercial on the Future Land Use Plan and asked that the Clerk add to the next retreat agenda discussion with the Town Council on transitional/buffer zoning.

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

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

B. Preliminary Discussion on Farmers Market Text. The Planning Board reviewed and discussed sample language from the following municipalities and counties: Town of Waxhaw, Pinehurst, Conway, SC, Town of Maiden, Tupelo, MS, and New Hanover County.

Town Planner Cook advised that the Downtown Core Committee and Parks and Recreation Advisory Board have talked about the Farmers' Market concept but wanted guidance from the Planning Board on what would be acceptable. Chairman Sharp felt that the Planning Board could discuss and come up with a list of questions for those committees to consider before actual language is drafted.

The following items were discussed:

- Where would the use be located in the Town?
- What is the minimum amount of land that would be required?
- Minimum/maximum number of vendors?
- Is the Farmers' Market going to be Town sponsored?
- Would homemade products be allowed?
- What can be sold?
- What signage would be allowed?
- How are vendors going to be vetted?
- How long would the use be allowed to be open?
- Do we want to promote North Carolina grown products or set a specified mile radius since the Town is located so close to South Carolina?

Vice-Chairman Dow felt that the language from the Town of Maiden was a good starting point.

Item No. 6. Update from Town Planner. The Planning Board received a copy of 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 complete all work by the end of August 2011.
- NCDOT has notified the Town that work on the NC 84 Weddington-Matthews Road Dual Lane Roundabout will commence within the next few weeks. NCDOT will have engineers, surveyors, geologists, and others gathering data for the next several months.
- NCDOT is also in the process of receiving the proper permits from NCDWQ (NC Division of Water Quality) and the US Army Corps of Engineers for the construction of the relocation of Weddington Church Road.
- The Town Council approved the Union County Elevated Water Storage Tower Conditional Zoning Application at their August 8th meeting. Mayor Pro Tem Daniel Barry requested that the balance of property (4-5 acres) be deeded to the Town of Weddington to be used as a park or open space.
- Staff has received an inquiry for a stand-alone or walk-up ATM machine in the Weddington Corners parking lot. This project may be on a future Planning Board agenda.
- The Town Council will hold a Public Hearing on the CUP to CZ Text Amendment and the Emergency and Entrance Gate Text Amendments at their September 12th meeting.
- The following text amendment may be on the September 26th Planning Board agenda for discussion:
 - Light Pole Banners

Item No. 7. Other Business.

A. Report from the August 8, 2011 Regular Town Council Meeting. The Planning Board received a copy of the August 8, 2011 Regular Town Council Meeting agenda as information. Parks and Recreation Chairman Stephanie Belcher gave a brief update on the Weddstock Event held on August 20, 2011 and estimated that approximately 4,000 people attended the event.

Item No. 8. Adjournment. Vice-Chairman Dow moved to adjourn the August 22, 2011 Regular Planning Board Meeting. Mr. Vivian seconded the motion, with votes recorded as follows:

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

The meeting adjourned at 8:15 p.m.

Attest:

Amy S. McCollum, Town Clerk

Dorine Sharp, Chairman