

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, OCTOBER 24, 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 October 24, 2011, with Chairman Dorine Sharp presiding.

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

Absent: None

Visitors: Barbara Harrison

Item No. 1. Open the Meeting. Chairman Dorine Sharp called the October 24, 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. September 26, 2011 Regular Planning Board Meeting Minutes. Mr. Jack Steele moved to approve the September 26, 2011 Regular Planning Board Meeting minutes. Mr. Jeff Perryman seconded the motion, with votes recorded as follows:

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

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

Item No. 5. New Business.

A. Discussion of Building Mounted Signs. The Planning Board received a copy of the definitions of attached sign (on-structure) and building-mounted sign from the Code of Ordinances and also Section 58-146 Prohibited Signs and Section 58-148 – Attached (on-structure) signs.

Town Planner Jordan Cook advised the Planning Board that he is going through the Sign Ordinance and the two items on the agenda tonight are things that he has received questions on from developers and/or sign companies. He reviewed the definition of attached (on structure) sign and building mounted signs.

Chairman Sharp - Do we want to allow building-mounted signs in the Town? These signs have a separate definition but we do not give them standards. If we want to allow them, then we need to put standards in the ordinance. If we want to prohibit them, then we need to put them in the list of prohibited signs.

Town Planner Cook showed the Board a picture of an example of a building mounted sign.

Items discussed:

- Mr. Steele felt like this type of signage would create visual clutter.

- Mr. Vivian discussed that these types of signs can be attractive if they follow a theme, etc. and are used for more pedestrian friendly locations rather than for vehicular use. He also mentioned the obsolescent design of the current shopping center. Members felt that if the design of the shopping center changed then these types of signs could be addressed at that time.
- Mr. Vivian felt that the Town could be prohibiting something that can be defined and look good. Mr. Buzzard mentioned just because it is prohibited in the ordinance does not mean it could not happen. The developer could work with the Town Planner on a text change if they really wanted to have this type of sign.
- Signs not visible from the road are not regulated by the Town.
- Mr. Perryman felt that instead of prohibiting these types of signs the Town should allow some type of flexibility if an individual wanted that type of sign and should have parameters on the sign design.
- Mr. Steele had concerns that the Town would not be able to satisfactorily define the standards and could not define what is architecturally acceptable. Mr. Steele felt that there was not a huge desire from individuals to have these types of signs now in Weddington.
- Chairman Sharp informed the Board that something needed to be done with the language because it was vague and hard to interpret by the Town Planner.
- Mr. Perryman felt that the Town should give the business owners and property owners opportunities instead of saying “no – this is not allowed.”

Planning Board members asked that Town Planner Cook make the definition clearer and then put building mounted signs as prohibited.

B. Discussion of Construction and Announcement Signs. The Planning Board received a copy of the following proposed text amendment:

Section 58-4 Definitions

*Sign, construction **announcement**.* means a sign located on the premises of a construction site, identifying the purpose of the construction, the name of the architect, engineer, contractor, subcontractor and suppliers of material or equipment on the premises of work under construction.

Section 58-151 Temporary Signs

- (b) **Construction 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.

Town Planner Cook advised that the Town has standards for announcement signs but only defines construction signs. He reviewed the text change with the Planning Board. He stated, “We combined the standards and the definition to say construction announcement signs.”

Vice-Chairman Dow moved to send a favorable recommendation to the Town Council on the proposed text change with the following amendments:

Section 58-4 Definitions

Sign, construction announcement, means a sign located on the premises of a construction site, identifying the purpose of the construction, the name of the architect, engineer, contractor, subcontractor and suppliers of material or equipment on the premises of work under construction.

Section 58-151 Temporary Signs

(b) **Construction 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.

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

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

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

- NCDOT has notified the Town that work on the NC 84 Weddington-Matthews Road Dual Lane Roundabout has commenced. NCDOT will have engineers, surveyors, geologists, and others gathering data for the next several months. Construction of the roundabout should begin in the summer of 2012, while design plans will be done much earlier. The Town is working with NCDOT to improve the aesthetics of the circle and install electrical and water lines to the middle of the circle for future use.
- NCDOT has received 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. NCDOT will begin taking bids on the project in March 2012.
- The Town Council approved the Spittle and Matthews Land Use Map amendments at their October 10th meeting. Both properties will have a Land Use designation of Business.
- The Town Council had a joint meeting with the Union County Board of County Commissioners on October 10th. At that meeting they discussed the recently approved and then rescinded elevated water storage facility. The Town Council and UCBOCC decided to wait until the Union County Water and Sewer Master Plan is completed before making any decisions. The Plan should be done in November or December, at that time discussions will resume.
- The Town has begun discussion with NCDOT and David Grant (Union County Urban Forester) regarding supplemental plantings in the medians along Providence Road. Plantings should be done by March 2012.
- A planner from the NC Division of Community Assistance is coming to Waxhaw on Tuesday, October 25th at 6:30pm for a quasi-judicial training for Board of Adjustment members. The Town of Waxhaw has extended an invitation to surrounding communities' Boards.
- Town Council will hold a Public Hearing on the following text amendments at their November 14th meeting:
 - Temporary Banner Signs for Special Events

- Freestanding Ground Signs

Item No. 7. Other Business.

A. Report from the October 10, 2011 Regular Town Council Meeting. The Planning Board received a copy of the October 10, 2011 Regular Town Council Meeting agenda as information.

Item No. 8. Adjournment. Vice-Chairman Dow moved to adjourn the October 24, 2011 Regular Planning Board Meeting. Mr. Vivian seconded the motion, with votes recorded as follows:

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

The meeting adjourned at 7:40 p.m.

Dorine Sharp, Chairman

Attest:

Amy S. McCollum, Town Clerk