

**TOWN OF WEDDINGTON
REGULAR PLANNING BOARD MEETING
MONDAY, NOVEMBER 28, 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 November 28, 2011, with Chairman Dorine Sharp presiding.

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

Absent: Jeff Perryman

Visitors: Walker Davidson, Pam Hadley, Genny Reid, Richard Sahlie and Barbara Harrison

Item No. 1. Open the Meeting. Chairman Dorine Sharp called the November 28, 2011 Regular Planning Board Meeting to order at 7:03 p.m.

Item No. 2. Determination of Quorum/Additions or Deletions to the Agenda. There was a quorum.

Item No. 3. Approval of Minutes.

A. October 24, 2011 Regular Planning Board Meeting Minutes. Mr. Jack Steele moved to approve the October 24, 2011 Regular Planning Board Meeting Minutes. Vice-Chairman Rob Dow seconded the motion, with votes recorded as follows:

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

Item No. 4. Old Business.

A. Discussion and Consideration of Building Mounted Signs Text Amendment. Town Planner Jordan Cook reviewed the proposed text change with the Planning Board:

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.
- (7) **Building-mounted signs.**

Sec. 58-4.-Definitions

Sign, attached (on-structure), means a sign applied or attached directly to the face of a building and becoming, or appearing to become, a part of the building. **These signs are flush to the wall to which they are affixed.**

Sign, building-mounted, means any sign attached to and deriving its major support from a building, and including wall or fascia signs, projecting signs, and roof signs. **These signs are perpendicular to the wall and protrude from the wall to which they are affixed.**

Vice-Chairman Dow moved to send the proposed text amendments regarding building mounted signs to the Town Council with a favorable recommendation. Mr. Scott Buzzard seconded the motion, with votes recorded as follows:

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

Mr. Vivian felt that the verbiage could include certain criteria to allow building mounted signs in the event of a walkable downtown area.

Chairman Sharp advised that the text could be revisited in the future if this need came up.

Item No. 5. New Business.

A. Discussion and Consideration of Connection to Public Water Lines Text Amendment. Town Planner Cook reviewed the proposed text amendment with the Planning Board:

Sec. 46-78. - Connection to public water lines.

(a) If county or municipal water lines are located within one-half mile of a subdivision of ten to 39 lots, or one mile of a subdivision of 40 lots or more, where the distances are measured along the roadway to the nearest edge of the property, then the developer must connect to these lines to provide water service and fire protection for the subdivision. Extensions to the county water system shall be made in conformance with the policies and procedures set forth in the current Union County Water and Sewer Extension Policy as approved by the board of county commissioners and Town of Weddington.

(b) There may be times when the county cannot issue new water permits due to lack of available capacity. If a developer is denied permits for this reason, the town may allow the use of individual domestic wells to serve a proposed development provided that the developer still installs water lines to county specifications as initially approved for fire flow only. The developer shall be responsible for proving to the town that capacity is not available. A determination of what capacity is available and whether to allow the use of individual domestic wells shall lie within the sole discretion of the town.

(c) The proposed water lines must still meet all the requirements of the Union County Water and Sewer Extension Policy, including providing fire flow protection to the development and taps and meter boxes for each developable lot. If the county and town approve these plans then the use of wells may be approved as an interim measure until such time as water capacity becomes available. **The developer will be required to provide written proof that Union County will charge the lines for fire hydrant use.**

(d) As a condition of approval of the proposed development, the developer or property owner shall require these lots with domestic use wells connect to the county system at such time as the county indicates

water capacity is available. Individual wells may be converted to irrigation use at the property owners expense provided such conversion is in conformance with the Union County Building Code and Union County Water and Sewer Specifications. The developer and/or property owner shall be responsible for any fees and charges from the county as a condition of connection to the county water system.

(e) The use of community wells for domestic needs is discouraged and will only be allowed if the water system is built to Union County Water and Sewer Specifications. The system must be capable of meeting the water needs of the community including domestic, irrigation and fire flow requirements and an agreement exists with the county for: 1) the conditions under which the system becomes part of the county system; and 2) an arrangement is made with the county to tap into the county system for working fire hydrants according to the county specifications.

Town Planner Cook – In September 2010, the Town Council approved Items b. c. and d. of this language. Sections a. and e. already existed. At the time water capacity was not available and we wanted to allow the developer to dig wells but to put in the lines for future water charge. We also sent an Interlocal Agreement to the Union County Public Works Director for their review and approval. It mirrored this language so that we had a guarantee that if the developers and homeowners put in the lines and wells that once the water was available that Union County would charge the lines. We never got that Interlocal Agreement signed. We were told that the Union County Commissioners would not sign the Interlocal Agreement. If your subdivision is a certain size and within a certain distance from a water line, you are required to hookup to water but if water is not available you cannot. It basically stopped the development. The current language basically charges the line with water for fire protection but not immediately for individual hookup.

Vice-Chairman Dow - What about if the developer cannot get Union County to provide the information?

It was advised that when the Town requested approval of the Interlocal Agreement it was for the whole Town and this language would be on a per subdivision basis. The burden to receive this information from Union County would be placed on the developer.

Town Planner Cook mentioned that the language has been sent to the Town Attorney and the Union County Public Works Director for their input.

Vice-Chairman Dow moved to send the proposed text amendment to the Town Council with a favorable recommendation. Mr. Steele seconded the motion, with votes recorded as follows:

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

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

- NCDOT has notified the Town that work on the NC 84 Weddington-Matthews Road Dual Lane Roundabout has commenced. NCDOT relocated two trees along Weddington-Matthews Road to make room for the roundabout. Construction of the roundabout should begin in the summer of 2012, while design plans will be done much earlier. Approximately 25% of the road design is complete. The Town Council is considering adding additional items in or around the roundabout. Those items are sidewalks along Weddington Road, irrigation in the roundabout, additional street lighting, upgraded crosswalks and sign posts. NCDOT needs a municipal agreement by January 13, 2012 for these items.

- The Town Council approved a Land Use Map amendment for the Spittle Property at 6874 Weddington-Matthews Road and Matthews Property at 6924 Weddington-Matthews Road. Both of these properties are now designated Business on the Land Use Map.
- 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 December, at that time discussions will resume.
- The Town has begun discussions 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. NCDOT has requested a letter requesting a planting permit and a landscape plan to begin the review process. David Grant is currently working on a landscaping plan while I will prepare the letter.
- Staff will begin working with the City of Charlotte to renew the annexation agreement prior to 2014, when it is set to expire. Union County asked that the municipalities with annexation agreements with Charlotte renew sooner to ease concerns of some citizens in unincorporated Union County. Town staff is still waiting to hear from the Charlotte and Union County Planning Departments to proceed.
- Planning staff is currently working with the TCC, MUMPO and NCDOT on the CTP (Comprehensive Transportation Plan). Several meetings have occurred and most of the LARTP recommendations have made it to the CTP. The CTP should go to MUMPO in July 2012 for approval and to the NCDOT Board in September 2012 for final approval.
- The Town Council will hold a Public Hearing on the following text amendment at their December 12th meeting: Construction Announcement Signs
- Town Council approved the following text amendments at their November 14th meeting: Temporary Banner Signs for Special Events-The Town Council added that the group applying for the signs must use the same company and same materials as the Town uses for their banners and Freestanding Ground Signs
- The following text amendments may be on the December 19th Planning Board agenda for discussion: Signage Ordinance-Staff and Planning Board member(s) will begin looking at how to improve and clarify the current signage ordinance. This may be a multi-step process and entail multiple text amendments. Staff is currently looking into creating a “quick reference table” as an element of the signage ordinance and Produce Stand Definition

Item No. 7. Other Business.

A. Report from the November 14, 2011 Regular Town Council Meeting. The Planning Board received a copy of the November 14, 2011 Regular Town Council Meeting agenda for information.

Item No. 8. Adjournment. Ms. Janice Propst moved to adjourn the November 28, 2011 Regular Planning Board Meeting. Mr. Vivian seconded the motion, with votes recorded as follows:

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

The meeting adjourned at 7:26 p.m.

Dorine Sharp, Chairman

Attest:

Amy S. McCollum, Town Clerk