

**TOWN OF WEDDINGTON  
REGULAR PLANNING BOARD MEETING  
MONDAY, DECEMBER 19, 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 December 19, 2011, with Chairman Dorine Sharp presiding.

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

Absent: None

Visitors: Pamela Hadley and Barbara Harrison

**Item No. 1. Open the Meeting.** Chairman Dorine Sharp called the December 19, 2011 Regular Planning Board Meeting to order at 7:02 p.m.

**Item No. 2. Oaths of Office – Jeff Perryman and John Giattino.** Town Administrator/Clerk Amy McCollum administered the Oaths of Office to Jeff Perryman and John Giattino.

**Item No. 3. Determination of Quorum/Additions or Deletions to the Agenda.** There was a quorum. Chairman Sharp asked to add the following items to the agenda:

- Election of Chairman and Vice-Chairman
- Consideration of the 2012 Meeting Schedule

Mr. Jeff Perryman moved to adopt the agenda as amended. Vice-Chairman Rob Dow seconded the motion, with votes recorded as follows:

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

**Item No. 4. Election of Chairman and Vice-Chairman.** Chairman Sharp opened the floor for nominations for Planning Board Chairman. Vice-Chairman Dow nominated Ms. Sharp as Chairman.

Mr. Perryman moved to close nominations. Mr. Jim Vivian seconded the motion, with votes recorded as follows:

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

Vice-Chairman Dow moved to elect Ms. Sharp as Chairman. Ms. Janice Propst seconded the motion, with votes recorded as follows:

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

Chairman Sharp opened the floor for nominations for Planning Board Vice-Chairman. Mr. Jack Steele nominated Mr. Dow as Vice-Chairman.

Mr. Vivian moved to close nominations. Ms. Propst seconded the motion, with votes recorded as follows:

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

Mr. Steele moved to elect Mr. Dow as Vice-Chairman. Mr. Perryman seconded the motion, with votes recorded as follows:

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

**Item No. 5. Consideration of 2012 Meeting Schedule.** Vice-Chairman Dow moved to adopt the 2012 Meeting Schedule. Mr. John Giattino seconded the motion, with votes recorded as follows:

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

**SCHEDULE OF PLANNING BOARD MEETINGS - 2012  
(4<sup>TH</sup> MONDAY OF EVERY MONTH)**

DATE	TIME	LOCATION
January 23, 2012	7:00 p.m.	Town Hall Council Chambers
February 27, 2012	7:00 p.m.	Town Hall Council Chambers
March 26, 2012	7:00 p.m.	Town Hall Council Chambers
April 23, 2012	7:00 p.m.	Town Hall Council Chambers
May 21, 2012 (Moved up one week - Memorial Day)	7:00 p.m.	Town Hall Council Chambers
June 25, 2012	7:00 p.m.	Town Hall Council Chambers
July 23, 2012	7:00 p.m.	Town Hall Council Chambers
August 27, 2012	7:00 p.m.	Town Hall Council Chambers
September 24, 2012	7:00 p.m.	Town Hall Council Chambers
October 22, 2012	7:00 p.m.	Town Hall Council Chambers
November 26, 2012	7:00 p.m.	Town Hall Council Chambers
December 17, 2012 (Moved up one week)	7:00 p.m.	Town Hall Council Chambers

**Item No. 6. Approval of Minutes.**

**A. November 28, 2011 Regular Planning Board Meeting Minutes.** Mr. Steele moved to approve the November 28, 2011 Regular Planning Board Meeting minutes. Vice-Chairman Dow seconded the motion, with votes recorded as follows:

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

**Item No. 7. Old Business.** There was no Old Business.

**Item No. 8. New Business.**

**A. Discussion of Luminous and Lighted Signs.** The Planning Board received a copy of the following memo from Town Planner Jordan Cook:

- Included in the packet are *Sections 58-146 through 58-147* and the definitions for “lighted signs” and “luminous signs”.
- Please see specifically *Section 58-146 (3) and (5) and Section 58-147 (a) and (b)*.
- The Planning Board will discuss the included text and determine if any lighted and/or luminous signs should be allowed in town. The attached Bethany Church sign is a current example of what a lighted and/or luminous sign could look like.
  - Bethany Church has not submitted an application for this sign nor have they applied for a text amendment to allow the sign.

The Planning Board received a copy of the following text from the Code of Ordinances:

**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.

**Sec. 58-147. - General requirements.**

- (a) Any lighted sign or lighting device shall be so oriented as not to cast light upon a public right-of-way so as to cause glare, intensity or reflection that may constitute a traffic hazard or a nuisance, or cast light upon adjacent property that may constitute a nuisance.
- (b) Lighted signs shall employ only devices emitting a light of constant intensity, and no signs shall be illuminated by a flashing, intermittent, rotating or moving light.
- (c) No electric sign shall be so located with relation to pedestrian traffic as to permit such sign to be easily reached by any person. The bottom of such sign shall be located a minimum of ten feet above the grade immediately under said sign, if the sign is within 15 feet of the edge of the street right-of-way.
- (d) The area of a sign shall be measured by measuring one face of the entire sign including any border or trim and all of the elements of the matter displayed, but not including the base or apron, supports or other structural members. The area of a double face sign shall be the area of one face of the sign.
- (e) Nonconforming signs shall be subject to the provisions contained in section 58-112
- (f) Fencing, scoreboards, and structures in the athletic fields may be utilized for customary signs, and all such signs shall be directed solely towards users of the facility. Such individual signs, whether temporary or permanent, shall not exceed 32 square feet in size and shall be permitted by the zoning administrator in the manner of other permanent, attached (on-structure) signs under section 58-148, or temporary signs under section 58-151, without amendment to the conditional use permit or conditional zoning permit so long as compliance with all standards in this chapter are met

**Sign, lighted,** means a sign illuminated only by light cast upon the sign from an external light source.

**Sign, luminous,** means a sign lighted by or exposed to artificial lighting either by lights on or in the sign.

Town Planner Cook advised that he had had a couple of businesses inquire regarding having a digital sign and he informed them that they were not allowed in the Town's ordinances. Mr. Cook mentioned that Bethany Church has also discussed plans for a display sign that would change messages which would do away with the temporary banners that they currently have. Town Planner Cook asked how the Planning Board felt about allowing these types of signs.

Planning Board members expressed concern that if they were to allow these types of signs that it would open the door for all of the businesses, churches, etc. to have one.

Vice-Chairman Dow moved to strike the section in parentheses under Section 58-146 (3), to maintain the Town's prohibition of luminous signs and to send the proposed text to the Town Council with a favorable recommendation. Ms. Propst seconded the motion, with votes recorded as follows:

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

**B. Discussion of Bethany Church Lighted Sign.** The Planning Board received a copy of the sign proposed by Bethany Church. Members discussed that the sign was a combination of a bulletin board and identification sign and questioned whether the Town would rather have one sign or two.

Members expressed concern with the height of the sign and felt that it was too tall and whether the section in the middle of the sign could be left open instead of having a display sign. Town Planner Cook advised that the sign met the height restrictions of the Town's ordinances. Members agreed that they did not want to allow flashing or luminous signs.

The Planning Board requested that Town Planner Cook do the following before the next meeting:

- Research height requirements from other towns for these types of signs
- Develop text giving recommendations on height and total square footage of these types of signs
- Have a picture available showing what this sign would look like from the roadway similar to what was done in the past showing the location of the water towers
- Examples of other signs in the Town showing different heights
- Develop text restricting applicants to be able to use different colors of lights and only allow white lighting

**Item No. 9. Update from Town Planner.** The Planning Board received a copy of the following update from Town Planner Cook:

- 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. NCDOT has provided costs for 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 had a joint meeting with the Union County Board of County Commissioners on October 10<sup>th</sup>. 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 approved in December or January, 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.
- Union County asked that the municipalities with annexation agreements with Charlotte renew before the agreements expired to ease concerns of some citizens in unincorporated Union County. Staff has talked with Union County Planning Director Dick Black about this issue numerous times. Per Mr. Black, Marvin has not agreed to renew their annexation agreement early and Union County had intended for all municipalities to renew at once. Weddington will still need to determine if we want to renew prior to 2014 or just wait for the expiration date.
- 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.
- Planning Staff and our Engineer met with developers interested in developing the Annecy site last week. The previously approved Preliminary Plat (48 one acre lots along Weddington-Matthews Road) would need to be vacated and a new subdivision process would begin if the site plan is modified. They plan to submit an application in January 2012.
- The Town has received a petition for voluntary annexation of 6.177 acres located at the northwest corner of Providence Road and New Town Road. This area includes three commercial parcels with existing commercial uses.
- The Town Council will hold a Public Hearing on the following text amendment at their January 9<sup>th</sup> meeting: Water Connection Policy and Building Mounted Signs
- Town Council approved the following text amendments at their December 12<sup>th</sup> meeting: Construction Announcement Signs
- The following items may be on the January 23<sup>rd</sup> 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.
  - Produce Stand Definition

Town Planner Cook advised the Planning Board that the Town Council has requested that a member of the Planning Board rotate attending the Union County Planning Board Meetings as a liaison from the Town. Town Planner Cook suggested he review the agendas to see if there is anything on the agenda that would impact the Town before attending the meetings. Members discussed the importance of knowing what is going on with regards to water and sewer and property that borders the Town.

#### **Item No. 10. Other Business.**

**A. Report from the December Town Council Meetings.** The Planning Board received the December 12 and December 15, 2011 Regular Town Council Meeting agendas as information.

**Item No. 11. Adjournment.** Vice-Chairman Dow moved to adjourn the December 19, 2011 Regular Planning Board Meeting. Mr. Perryman seconded the motion, with votes recorded as follows:

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

The meeting adjourned at 7:54 p.m.

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Dorine Sharp, Chairman

Attest:

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Amy S. McCollum, Town Clerk